

# **BOROUGH OF CHESTERFIELD**

You are summoned to attend a Meeting of the **Council** of the **Borough of Chesterfield** to be held virtually via Microsoft Teams on **Wednesday, 15 July 2020** at **5.00 pm** for the purpose of transacting the following business.

This meeting will be held virtually via Microsoft Teams software, for which members of the Committee and others in attendance will receive an invitation. Members of the public will be able to access Part 1 (Public Information) of the meeting online by following the link [here](#).

## Part 1 (Public Information)

1. To approve as a correct record the Minutes of the Meeting of the Council held on 26 February, 2020 (Pages 7 - 26)
2. Mayor's Communications
3. Apologies for Absence
4. Declarations of Members' and Officers' Interests relating to Items on the Agenda.
5. Public Questions to the Council

To receive questions from members of the public in accordance with Standing Order No. 12.

### **Question submitted by Greg Hewitt, Plastic Free Chesterfield:**

*“Hello, I am the Community Lead for Plastic Free Chesterfield and tonight at 7pm we are holding an online meeting on addressing people and businesses’ concerns around using reusables and refillables at this time during COVID.*

*The Coronavirus pandemic led national cafe chains such as Cafe Nero and Starbucks refusing to accept reusable coffee cups in an attempt to prevent the virus. But last week a group of over 100 scientists responded to this confirming that it is safe to use reusable containers during the pandemic, as long as strict cleaning measures are implemented. Local Chesterfield businesses such as Lottie’s Sandwich Bar, El Cafe Verde and Steph’s Sustainable Stuff have taken heed of this advice and are accepting reusables and refillables.*

*Based on this, and also based on the council’s climate emergency declaration and action plan, will Chesterfield Borough Council be promoting*

*reusables and refillables (reusable water bottles, reusable coffee cups, reusable containers) to Chesterfield's businesses and public?"*

**Question submitted by Lisa Hopkinson, Transition Town Chesterfield:**

*"This time last year the council rightly declared a climate emergency. An enlightened response to the covid emergency can help avert the climate emergency.*

*I understand that the £7.42 million Hollis Lane Link is to be partly funded by a £3.8 million grant from D2N2 with the balance to be funded through borrowing.*

*A recent TUC analysis of infrastructure investment options to build back better concluded that the best jobs for immediate job creation are construction projects including social housing building, rail upgrades, cycle lane construction and pedestrianisation, and energy efficiency measures. These all provide the largest absolute numbers of potential direct and supply chain jobs created. The two projects scoring lowest included road building.*

[https://www.tuc.org.uk/sites/default/files/TUC%20Jobs%20Recovery%20Plan\\_2020-06-17\\_proofed.pdf](https://www.tuc.org.uk/sites/default/files/TUC%20Jobs%20Recovery%20Plan_2020-06-17_proofed.pdf)

*Given the immediate priority to create jobs, and the climate emergency that this council declared a year ago, wouldn't it make more sense to borrow money to fund environmentally and socially beneficial projects, such as insulating homes, than for another road that will add further carbon, air pollution and congestion to Chesterfield?"*

**Question submitted by Polly Bentley:**

*"How much consideration is being given to the main points of the Transition Economics analysis for Green economic regeneration in this area? {see below}*

*My particular interest is in social housing, which seems not to be a priority here. (eg. Development at the old football ground...no sign of any "properly" affordable, as opposed to "executive" housing there). Is social housing never part of the planning consent in the many new for-profit developments (eg. Old Co-op site) or are the rules too easily flouted, as with the gigantic piecemeal developments at Walton, where even the concrete bases laid to imply facilities MIGHT one day be built, have now vanished. Is Chesterfield Borough Council allowing the development of a multitude of mini-Walton deserts?"*

*{1.24 million jobs across the UK can be created in the coming two years through a two year emergency clean infrastructure stimulus, reabsorbing workers who have lost employment due to the COVID19 crisis. Our analysis recommends 19 infrastructure projects totalling £85 billion public investment, based on investment and employment modelling and ten World Bank-derived criteria including long-term job creation, resilience and sustainability. Broken down by sector, projected job creation (direct and supply chain) is as follows:*

- *735 thousand jobs in housing construction and energy efficiency retrofits*
- *289 thousand jobs in transport upgrades*
- *98 thousand jobs in energy, waste, and manufacturing infrastructure upgrades*
- *81 thousand jobs in land, forestry, and agriculture improvements*
- *42 thousand jobs in broadband upgrades. These jobs benefit sectors and demographics hit hardest by the COVID19 emergency. Over 75% of the jobs would be created in sectors that traditionally employ non-graduate workers.*

*Published June 2020. [transitioneconomics.net@transition\\_econ](mailto:transitioneconomics.net@transition_econ)}*

6. Petitions to Council

To receive petitions submitted under Standing Order No. 13.

7. Questions to the Leader

To receive questions submitted to the Leader under Standing Order No.14.

8. General Fund Budget Outturn Report 2019/20 (Pages 27 - 46)

9. Month 2 Budget Monitoring 2020/21 and Updated Medium Term Financial Plan (Pages 47 - 66)

10. Chesterfield Borough Local Plan 2018 - 2035 (Pages 67 - 402)

11. Update on Civic Arrangements 2020 - 2022 (Pages 403 - 408)

12. Equality and Diversity Annual Report 2019/20 (Pages 409 - 438)

13. Scrutiny Annual Report 2019/20 (Pages 439 - 470)

14. Report of Decisions taken under Emergency Delegated Decision Making Powers and Special Urgency Provisions (Pages 471 - 494)

15. Minutes of Committee Meetings (Pages 495 - 496)

To receive for information the Minutes of the Meetings of the following Committees:

- Appeals and Regulatory Committee
- Employment and General Committee
- Licensing Committee
- Planning Committee
- Standards and Audit Committee

16. To receive the Minutes of the Meetings of the Cabinet of 25 February, 17 March, 9 June and 23 June, 2020 (Pages 497 - 526)
17. To receive the Minutes of the Meetings of the Joint Cabinet and Employment and General Committee of 25 February and 9 June, 2020 (Pages 527 - 536)
18. To receive and adopt the Minutes of the Meeting of the Overview and Performance Scrutiny Forum of 23 January, 2020 (Pages 537 - 542)
19. To receive and adopt the Minutes of the Meeting of the Community, Customer and Organisational Scrutiny Committee of 30 January, 2020 (Pages 543 - 550)
20. To receive and adopt the Minutes of the Meeting of the Enterprise and Wellbeing Scrutiny Committee of 6 February, 2020 (Pages 551 - 554)
21. Questions under Standing Order No. 19

To receive questions from Councillors in accordance with Standing Order No.19.

22. Notice of Motion under Standing Order No. 21

To consider the motion submitted by Councillor P Niblock in accordance with Standing Order No. 21:

*“Having declared a Climate Emergency, this Council commits with the Derbyshire Pensioners Group, Transition Chesterfield, Friends of The Earth and Divest Derbyshire in calling for the Derbyshire Pension Fund to disinvest its remaining funds in Fossil Fuels companies and to invest in Renewable Energy companies instead.”*

By order of the Council,



A handwritten signature in black ink, appearing to read "Alan Jones". The signature is fluid and cursive, with a period at the end.

Chief Executive

Chief Executive's Unit,  
Town Hall,  
Chesterfield

7 July 2020

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## COUNCIL

Wednesday, 26th February, 2020

Present:-

Councillor Simmons (The Mayor)

Councillors	Barr	Councillors	Hollingworth
	Bingham		Holmes
	Blakemore		Kellman
	Blank		Kelly
	Borrell		Mannion-Brunt
	Brady		Mann
	Brittain		Marriott
	Callan		Miles
	Catt		A Murphy
	Caulfield		T Murphy
	D Collins		P Niblock
	L Collins		S Niblock
	Coy		Perkins
	Davenport		Rayner
	Dyke		Redihough
	G Falconer		Rogers
	K Falconer		Sarvent
	Flood		Serjeant
	Fordham		Snowdon
	P Gilby		Thornton
	T Gilby		

## 72 MINUTES OF COUNCIL

Councillor Fordham requested that his vote against approval of the Minutes of the meeting of Council held on 18 December, 2019 be recorded.

### **RESOLVED –**

That the Minutes of the meeting of the Council held on 18 December, 2019 be approved as a correct record and be signed by the Chair.

**73**      **MAYOR'S COMMUNICATIONS**

The Mayor referred with sadness to the recent death of former Mayoress, Mrs Vera Wright. Members stood for a minute's silence in her honour.

The Mayor thanked Members for their support for the Mayor's Appeal at the December meeting which had raised £100.

The Mayor referred to the numerous festive events which he and the Mayoress had attended including carol services at St Thomas' Church and for Ashgate Hospicecare and the Carers' Celebration at the Crooked Spire.

He also referred to the following recent Mayoral engagements:

- A visit to United Cast Bar for a tour of their Chesterfield factory;
- Visits from Cavendish Junior School to the Mayor's parlour as part of the Local Democracy activities;
- Judging the North Derbyshire Young Enterprise Trade Fair entries.

The Mayor reminded Members that he and the Mayoress would be hosting a Gala Dinner at the Proact Stadium on 3 April, 2020.

**74**      **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bagshaw, Bellamy, J Innes, P Innes, Ludlow and Perry.

**75**      **DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS RELATING TO ITEMS ON THE AGENDA.**

No declarations of interest were received.

**76**      **PUBLIC QUESTIONS TO THE COUNCIL**

Under Standing Order No. 12, the following questions were asked:

(1) by Max Kerley:

“Demolition of Council Houses on Rufford Close, Chesterfield:

At the meeting of the Borough Council on 18 December 2019, I asked a question about the demolition of four newly built council houses on Rufford Close. The Council had previously announced that these houses had been demolished because of a fire underneath them and I had assumed that the fire had ignited in an unremoved coal seam under the houses. However, I was apparently in error and, in her answer to me at the time, Cllr Gilby, the Council leader informed me:

1. That all coal under the houses had been completely removed during the construction process.
2. That there was no fire under the houses.
3. That the gases that were detected and that led to the conclusion that there was a fire which in turn led to the decision to demolish the houses had been emitted from some material used by the contractor to fill the void left by the removal of the coal seam.

Cllr Gilby also informed me that this issue was now to be the subject of a technical investigation which might lead to legal proceedings.

Since I received that answer I have consulted informally with two experienced chemical engineers. They both expressed surprise at the information given by Cllr Gilby as they were unaware of any materials or processes which would spontaneously produce gases closely similar to those given off by burning fossil fuels, particularly coal. They were, therefore, very interested to know what the results of the technical investigation might show when revealed as part of legal proceedings or, if no such proceedings were to be undertaken, when the technical investigation report is made public by the Council.

Therefore, my question is a very simple one:

Has the technical investigation about which Cllr Gilby informed us on 18 December now been carried out?”

Councillor P Gilby, Leader, provided a verbal response, confirming that the Council had received the final report from a full geo-environmental investigation of the site in September, 2019.

Max Kerley asked a supplementary question as to whether the final report would lead to legal action.

Councillor P Gilby provided a verbal response, stating that the issue was subject to potential legal action.

(2) by Paul Stone:

"I wish to know as a public body, how long Chesterfield Borough Council keeps records of:

- a) Contracts
- b) Recording of Minutes taken at Full Council?"

Councillor Blank, Cabinet Member for Governance, provided a verbal response, referring to the Council's Records Management Policy and Corporate Record Retention and Disposal Schedule, which recommended retention of contract documents for six or 12 years, depending on their value, and retention of minutes of Council meetings permanently as a historical record.

Paul Stone asked a supplementary question regarding the retention of electronic recordings of Council meetings.

Councillor Blank provided a verbal response, confirming that electronic recordings were considered for destruction once they had become obsolete or were no longer required.

## 77 **PETITIONS TO COUNCIL**

No petitions had been received.

## 78 **QUESTIONS TO THE LEADER**

Under Standing Order No. 14 Members asked the following questions:

- Councillor Fordham asked what action the Leader had taken following his earlier question at the Council meeting held on 17 July, 2019 regarding engagement with NACRO following two recent deaths in Brockwell ward and a further death subsequently nearby.

The Leader provided a verbal response, regretting the loss of life and referring to the active and continuing involvement of the

Council, with public sector partners, ward councillors and NACRO to address issues in the Albion Road area.

- Councillor Kellman asked about the disparity between the proportion of male and female employees of the Council receiving bonus payments and what actions were being taken to address the gender pay gap.

The Leader provided a verbal response, referring to the actions proposed to address the gender pay gap within the People Plan for 2019 – 2023, which had been approved at the Council meeting held on 18 December, 2019.

- Councillor Collins asked whether consideration could be given to the HS2 maintenance depot proposed to be built within her ward becoming a construction depot.

The Leader provided a verbal response, confirming that the Council had requested HS2 to consider locating a construction depot within the borough, given the additional jobs that this would bring to the area.

## 79 **CHANGES TO CABINET APPOINTMENTS - 2019/20**

The Democratic and Scrutiny Officer submitted a report requesting that Council noted the decision of the Leader of the Council to appoint an Assistant Cabinet Member in accordance with Article 7 of the Council's constitution.

### **RESOLVED –**

That Council note the Leader of the Council's decision to appoint Councillor Dean Collins to the role of Assistant Cabinet Member for the remainder of the council year 2019/20.

## 80 **CHANGES TO MEMBERSHIP OF MEMBER LEVEL COMMITTEES - 2019/20**

The Democratic and Scrutiny Officer submitted a report detailing proposed changes to the membership of Member level committees and to the appointment of chairs and vice-chairs for the remainder of the 2019/20 municipal year.



**RESOLVED –**

1. That the following changes to the membership of committees as proposed by the political groups be agreed:

**Community, Customer and Organisational Scrutiny Committee**

- Councillor Mann to replace Councillor Bagshaw as a Community Independent group member

**Enterprise and Wellbeing Scrutiny Committee**

- Councillor Brittain to replace Councillor Dean Collins as a Labour group member
- Councillor Mann to replace Councillor Bagshaw as a Community Independent group member

**Overview and Performance Scrutiny Forum**

- Councillor Brittain to replace Councillor Dean Collins as a Labour group member
- Councillor Mann to replace Councillor Bagshaw as a Community Independent group member.

2. That the following change to the appointment of chairs and vice-chairs as proposed by the Leader of the majority group be agreed:

**Enterprise and Wellbeing Scrutiny Committee**

- Councillor Brittain to replace Councillor Dean Collins as Vice-Chair of the Enterprise and Wellbeing Scrutiny Committee.

**81 TREASURY MANAGEMENT STRATEGY 2020/21**

Pursuant to Standards and Audit Committee Minute No. 42 the Acting Chief Finance Officer submitted a report recommending for approval the Treasury Management Strategy Statement for 2020/21, the Capital Strategy Report for 2020/21, the Investment Strategy Report for 2020/21 and the Minimum Revenue Provision (MRP) policy for 2020/21.

**RESOLVED –**

1. That the Treasury Management Strategy Statement for 2020/21 be approved.

2. That the Capital Strategy report, including the Prudential Code Indicators, for 2020/21 be approved.
3. That the Investment Strategy report for 2020/21 be approved.
4. That the Minimum Revenue Provision (MRP) policy for 2020/21 be approved.

**82** **HOUSING REVENUE ACCOUNT (HRA) - BUDGET 2020/21 TO 2024/25**

Pursuant to Cabinet Minute No. 113 the Acting Chief Finance Officer and the Assistant Director - Housing submitted a report presenting the probable outturn on the Housing Revenue Account (HRA) for 2019/20 and the budget estimates for 2020/21 through to 2024/25 for approval.

**RESOLVED –**

1. That the probable outturn for the current financial year 2019/20 be noted.
2. That the draft budget estimates for 2020/21 and future financial years be approved.

**83** **HOUSING CAPITAL PROGRAMME: 2020/21 TO 2024/25**

Pursuant to Cabinet Minute No. 114 the Assistant Director – Housing submitted the Housing (Public Sector) Capital Programme for 2019/20 and 2020/21 and the provisional Capital Programmes for 2021/22 to 2024/25 for approval.

**RESOLVED –**

1. That the Housing (Public Sector) revised Capital Programme for 2019/20 be approved.
2. That the Housing (Public Sector) Capital Programmes for 2020/21 be approved and its procurement, as necessary, be authorised.
3. That the Housing (Public Sector) Capital programmes for 2021/22 to 2024/25 be provisionally approved.

4. That the commercial services share of the 2020/21 programme be approved.
5. That delegated authority be granted to the Assistant Director - Housing and/or the Acting Chief Finance Officer to transfer funds between programme heads and budgets in order to manage the Capital Programme as set out in the officers' report.

#### **84 GENERAL FUND CAPITAL PROGRAMME 2020/21**

Pursuant to Cabinet Minute No. 110 the Acting Chief Finance Officer submitted a report recommending for approval the updated General Fund Capital Programme for the financial year 2020/21.

#### **RESOLVED –**

That the updated General Fund Capital Programme expenditure and financing, as detailed in Appendix A of the officer's report, be approved.

#### **85 2020/21 BUDGET & MEDIUM TERM FINANCIAL PLAN**

Pursuant to Cabinet Minute No. 107 the Acting Chief Finance Officer submitted a report seeking Council approval for the General Fund Budget for 2020/21, including recommendations on the budget allocations and Council Tax level for 2020/21.

In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014, a recorded vote was taken for this item as follows:

#### **FOR –**

Councillors:

Blakemore  
Blank  
Brady  
Brittain  
Callan  
Catt  
Caulfield  
D Collins

Councillors:

T Gilby  
Kelly  
Mannion-Brunt  
Marriott  
Miles  
A Murphy  
T Murphy  
Perkins

L Collins  
Dyke  
Flood  
P Gilby

Rayner  
Sarvent  
Serjeant  
Simmons

### **AGAINST –**

Councillors:

P Barr  
Bingham  
Borrell  
Coy  
Davenport  
G Falconer  
K Falconer  
Fordham

Councillors:

Hollingworth  
Holmes  
Kellman  
P Niblock  
S Niblock  
Redihough  
Rogers  
Snowdon

### **ABSTENTIONS –**

Mann

### **RESOLVED –**

1. That the revised budget for 2019/20, as detailed in section 5 of the officer's report, be approved.
2. That the requests for funding from the budget risk reserve, as detailed in paragraphs 5.3 to 5.6 of the officer's report, be approved.
3. That the overall revenue budget summary for 2020/21, as detailed in section 7 and Appendix A of the officer's report, be approved.
4. That the Collection Fund and Tax Base forecasts, as detailed in section 8 of the officer's report, be noted.
5. That the use of the capital receipts flexibility to fund the revenue costs of the ICT programme which will lead to budget

savings, as detailed in section 9 of the officer's report, be approved.

6. That the budget forecasts for 2020/21 and the medium term and the action plan for addressing the projected deficits, as detailed in section 10 of the officer's report, be noted.
7. That the estimates of reserves including maintaining the General Working Balance at £1.5m, as detailed in section 11 and Appendix D of the officer's report, be approved.
8. That the budget risks and sensitivity analysis, as detailed in Appendix E of the officer's report, be noted.
9. That the recommended £5 increase in the Council's share of Council Tax for a Band 'D' property in 2020/21 be approved.
10. That the 2020/21 Council Tax Requirement and financing, as detailed in Appendix F of the officer's report, be approved.
11. That the Acting Chief Finance Officer's assurances, as detailed in section 16 of the officer's report, be noted.

## 86 **COUNCIL TAX 2020/21**

The Acting Chief Finance Officer submitted a report, the purpose of which was to enable the Borough Council, as Tax Collecting Authority, to set the Council Tax for its area for 2020/21 as required by the Local Government Finance Act 1992.

In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014, a recorded vote was taken for this item as follows:

### **FOR –**

Councillors:

Blakemore  
Blank  
Brady  
Brittain

Councillors:

T Gilby  
Kelly  
Mannion-Brunt  
Marriott

Callan  
Catt  
Caulfield  
D Collins  
L Collins  
Dyke  
Flood  
P Gilby

Miles  
A Murphy  
T Murphy  
Perkins  
Rayner  
Sarvent  
Serjeant  
Simmons

### **AGAINST –**

Councillors:

P Barr  
Bingham  
Borrell  
Coy  
Davenport  
G Falconer  
K Falconer  
Fordham

Councillors:

Hollingworth  
Holmes  
Kellman  
P Niblock  
S Niblock  
Redihough  
Rogers  
Snowdon

### **ABSTENTIONS –**

Mann

### **RESOLVED –**

1. That it be noted that at its meeting on 27<sup>th</sup> January 2020 the Employment and General Committee calculated the following tax base amounts for the year 2020/21 in accordance with regulation made under Section 31B of the Local Government Finance Act 1992 as:

- (a) 29,181.08 being the tax base calculated for the whole Council area.
- (b) For those areas to which a parish precept applies:

Staveley Town Council	4,215.27
Brimington Parish Council	2,322.81

2. That the Council approves the calculation of the Council Tax requirement for the Council's own purposes for 2020/21 (excluding parish precepts) as **£4,957,574**.
3. That the following amounts be calculated for the year 2020/21 in accordance with Sections 31 to 36 of the Act:
  - (a) **£110,978,267** being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act (gross expenditure) taking into account all precepts issued to it by Parish Councils;
  - (b) **£105,022,669** being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act (gross income including grants and the use of reserves);
  - (c) **£94,470** being the surplus on the Council tax elements of the Collection Fund and **£440,085** being the surplus on the Business Rate elements;
  - (d) **£5,421,043** being the amount by which the aggregate at 3.3(a) above exceeds the aggregate at 3.3(b) above plus 3.3(c), calculated by the Council, in accordance with Section 31A(4) of the Act, as its Council Tax requirement for the year. Please note that this is the total of the Borough's requirement of **£4,957,574** plus the total parish precepts of **£463,469**.
  - (e) **£185.77** being the amount at 3.3(d) above divided by 3.1(a) above, calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).
  - (f) **£463,469** being the aggregate amount of all special items (parish precepts) referred to in Section 34(1) of the Act.
  - (g) **£169.89** (Band 'D' Council Tax) being the amount at 3(e) above less the result given by dividing the amount at 3(f) above by the amount at 3.1(a) above, calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates. The tax does not exceed the principles set by the Secretary of



State for determining excessive tax increases and triggering a referendum.

Parts of the Council's area:

- (h) The following being the amounts calculated by adding the amount at 3.3(g) to the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned in 3.3(f) divided in each case by the amount at 3.1(b), calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its Council Tax for the year for dwellings in those parts of its area to which one or more items relate.

<b>Parish</b>	<b>Band 'D' Tax £</b>
Staveley	267.48
Brimington	192.32

- (i) The amounts given by multiplying the amounts at 3.3(g) and 3.3(h) by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands:

<b>Part of the Council's area</b>	<b>Valuation Band</b>							
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Staveley Town Council	178.32	208.04	237.76	267.48	326.92	386.36	445.80	534.96
Brimington Parish Council	128.21	149.58	170.95	192.32	235.06	277.80	320.53	384.64
All other parts of the Borough	113. 26	132. 14	151. 01	169. 89	207. 64	245. 40	283. 15	339. 78

4. That it be noted that for the year 2020/21 the Derbyshire County Council, the Derbyshire Fire and Rescue Service and the Derbyshire Police & Crime Commissioner have stated the following amounts in

precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

Precepting Authority	Valuation Band							
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Derbyshire County Council	899.56	1,049.49	1,199.41	1,349.34*	1,649.19	1,949.05	2,248.90	2,698.68
Derbyshire Fire & Rescue Service	51.82	60.46	69.09	77.73	95.00	112.28	129.55	155.46
Derbyshire Police & Crime Commissioner	151.07	176.24	201.42	226.60	276.96	327.31	377.67	453.20

\*The Derbyshire County Council Tax increase of 2.00% is to support the delivery of adult social care duties and responsibilities in 2020/21, equivalent to an additional £26.46 for dwellings in Council Tax Valuation Band 'D', which is included in the £1,349.34 in the table above.

5. That, having calculated the aggregate in each case of the amounts at 3.3(i) and 3.4 above, the Council, in accordance with Section 30(2) of the Local Government Finance Act 1992, hereby sets the following amounts as the amounts of Council Tax for the year 2020/21 for each of the categories of dwellings shown below:

Part of the Council's area	Valuation Band							
	A 6/9	B 7/9	C 8/9	D 9/9	E 11/9	F 13/9	G 15/9	H 18/9
	£	£	£	£	£	£	£	£
Staveley Town Council	1,280.77	1,494.23	1,707.68	1,921.15	2,348.07	2,775.00	3,201.92	3,842.30
Brimington Parish Council	1,230.66	1,435.77	1,640.87	1,845.99	2,256.21	2,666.44	3,076.65	3,691.98
All other parts of the Borough	1,215.71	1,418.33	1,620.93	1,823.56	2,228.79	2,634.04	3,039.27	3,647.12

87 **APPROVAL OF THE COUNCIL PLAN 2019 - 2023 DELIVERY PLAN FOR 2020/21**

Pursuant to Cabinet Minute No. 106 the Assistant Director - Policy and Communications submitted a report recommending the Council Plan Delivery Plan for 2020/21 for approval.

**RESOLVED –**

1. That the Council Plan Delivery Plan for 2020/21 be approved.
2. That the Deputy Leader be granted delegated authority to approve any minor drafting changes to the delivery plan in order to improve the readability and accessibility of the plan.

88 **CLIMATE CHANGE ACTION PLAN**

Pursuant to Joint Cabinet and Employment and General Committee Minute No. 40 the Assistant Director – Health and Wellbeing submitted a report advising Members of the progress made in relation to development of the Council’s Climate Change action plan and of the dates for the Council and the borough to achieve net zero greenhouse gas emissions and seeking approval for the adoption and implementation of the Council’s Climate Change action plan.

89 **STANDING ORDER NO. 33 - SUSPENSION OF STANDING ORDERS**

**RESOLVED –**

That, in accordance with Standing Order No. 33, Standing Order No. 4 paragraph 4.3 be waived to enable the meeting to continue beyond the three hours time limit.

90 **CLIMATE CHANGE ACTION PLAN**

Pursuant to Minute No. 88 –

**RESOLVED –**

1. That the proposed Climate Change action plan, as detailed in Appendix A of the officer’s report, to support the Council to achieve

net zero carbon emissions by 2030 and Chesterfield borough by 2050 be approved.

2. That a new post of Climate Change / Sustainability Officer be established.
3. That the Council allocates a sum of £100,000 per annum in each of the next three financial years to support the Council's work on Climate Change.
4. That the proposal for the Council to collaborate with the other district / borough councils in Derbyshire and Derbyshire County Council as part of a county-wide approach to tackling Climate Change and, in parallel, further work with Nottingham City Council to better understand the carbon footprint of the Council and Chesterfield borough be supported.
5. That the Deputy Leader be granted delegated authority in consultation with the Cabinet Member – Health and Wellbeing to approve action plan updates to ensure the plan remains current and relevant.

## 91 **CIVIC ARRANGEMENTS 2020/21**

Pursuant to Cabinet Minute No. 112 the Senior Democratic and Scrutiny Officer submitted a report to confirm arrangements for the civic year 2020/21 in respect of the following:

- a) Election of Mayor 2020/21
- b) Election of Deputy Mayor 2020/21
- c) Annual Council Meeting 2020
- d) Mayoral Dinner 2020
- e) Annual Civic Service and Parade 2020

### **RESOLVED –**

1. That Councillor Glenys Falconer be invited to become Mayor of the Borough for 2020/21.
2. That Councillor Tony Rogers be invited to become Deputy Mayor of the Borough for 2020/21.

3. That it be noted that the Annual Council meeting will be held on Wednesday 13 May 2020, followed by a drinks reception at the Town Hall.
4. That it be noted that the Annual Civic Service and Procession will be held on Saturday 16 May 2020.
5. That it be noted that the Mayoral Dinner will take place at The Winding Wheel Theatre on the evening of Saturday 16 May 2020 to coincide with a visit of the Oberbürgermeister of Darmstadt to mark the 60<sup>th</sup> anniversary of Chesterfield's twinning friendship with Darmstadt.

## **92 ELECTED MEMBERS PARENTAL LEAVE POLICY**

Pursuant to Cabinet Minute No. 111 the Assistant Director – Policy and Communications submitted a report recommending for approval the Parental Leave Policy for Elected Members.

### **RESOLVED –**

1. That the Parental Leave Policy for Elected Members be approved and implemented.
2. That the Cabinet Member for Governance be granted delegated authority to approve minor amendments to the Parental Leave Policy for Elected Members between the formal review periods.
3. That the Parental Leave Policy for Elected Members be reviewed every three years.

## **93 APPROVAL OF SENIOR PAY POLICY STATEMENT - 2020/21**

Pursuant to Cabinet Minute No. 109 the Human Resources and Support Services Manager submitted a report seeking approval for the Senior Pay Policy Statement for 2020/21, in accordance with the Localism Act 2011 and the Local Government (Transparency Requirements) (England) Regulations 2014.

**RESOLVED –**

That the revised Senior Pay Policy Statement for 2020/21, attached at Appendix 1 of the officer's report, be approved.

**94 MINUTES OF COMMITTEE MEETINGS****RESOLVED -**

That the Minutes of the following Committees be noted:

- Appeals and Regulatory Committee of 11 December (two meetings), 2019 and 15 January and 5 February, 2020;
- Employment and General Committee of 27 January, 2020;
- Licensing Committee of 3, 8 and 29 January and 5 February, 2020;
- Planning Committee of 6 and 27 January, 2020;
- Standards and Audit Committee of 27 November, 2020.

**95 MINUTES OF CABINET****RESOLVED –**

That the Minutes of the meetings of Cabinet of 17 December, 2019 and 14 January and 4 February, 2020 be noted.

**96 MINUTES OF THE JOINT CABINET AND EMPLOYMENT AND GENERAL COMMITTEE****RESOLVED –**

That the Minutes of the meetings of the Joint Cabinet and Employment and General Committee of 17 December, 2019 and 14 January, 2020 be noted.

97 **MINUTES OF THE OVERVIEW AND PERFORMANCE SCRUTINY FORUM**

**RESOLVED –**

That the Minutes of the meeting of the Overview and Performance Scrutiny Forum of 21 November, 2019 be approved.

98 **MINUTES OF THE COMMUNITY, CUSTOMER AND ORGANISATIONAL SCRUTINY COMMITTEE**

**RESOLVED –**

That the Minutes of the meetings of the Community, Customer and Organisational Scrutiny Committee of 28 November, 2019 be approved.

99 **MINUTES OF THE ENTERPRISE AND WELLBEING SCRUTINY COMMITTEE**

**RESOLVED –**

That the Minutes of the meeting of the Enterprise and Wellbeing Scrutiny Committee of 5 December, 2019 be approved.

100 **QUESTIONS UNDER STANDING ORDER NO. 19**

Under Standing Order No. 19 Councillor Fordham asked the following question:

“How many residents of the Borough have, over the last five years, been disposed of under the Prevention of Diseases Act, i.e. with no personal ceremony, with no active next of kin and no recognition of their life other than to dispose of their body safely?”

Councillor Mannion-Brunt, Cabinet Member for Health and Wellbeing, provided a verbal response, confirming that 59 funerals had been arranged by the Council over the last five years under the provisions of the Public Health (Control of Diseases) Act 1984, in each case appointing funeral directors and holding a simple but dignified service.



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## **For publication**

### **General Fund Budget Outturn Report 2019/20**

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Meeting:	Council
Date:	15 <sup>th</sup> July 2020
Cabinet portfolio:	Deputy Leader of the Council
Report by:	Acting Chief Finance Officer

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## **For publication**

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### **1.0 Purpose of report**

- 1.1 To report on the General Fund Revenue and Capital Outturns for 2019/20, provide details of significant variations from the revised estimates and consider carry forward requests.

### **2.0 Recommendation**

- 2.1 That Council notes the report on the General Fund Revenue and Capital Outturns for 2019/20.

### **3.0 Background**

- 3.1 This report includes details of the General Fund revenue account and a summary of the General Fund Capital Programme. There will be a separate report presented for the Housing Revenue Account covering both the revenue and

capital elements. The information in these reports will then be incorporated into the published Statement of Accounts 2019/20.

3.2 The external audit of the accounts is due to start in July. The formal published Statement of Accounts will be presented to the Standards and Audit Committee for approval in September on conclusion of the audit. Once approved, a copy of the Statement of Accounts will be placed on the Council's web-site.

3.3 The Council's Financial Strategy sets out the Council's policy on the levels and nature of reserves and balances. The Strategy also defines how under or overspends should normally be treated at the end of each financial year:

- ◆ Any under spend on the General Fund will be transferred to the Budget Risk Reserve;
- ◆ Any over spend on the General Fund will be met from the Budget Risk Reserve or the General Working Balance;
- ◆ Any OSD/DSO surpluses arising in the year that are not required for operational purposes will be transferred to the General Fund.

3.4 This report was considered by Cabinet at its meeting on 9 June, 2020 when it was resolved:

1. That the General Fund Revenue and Capital Outturn reports for 2019/20 be noted.
2. That the General Fund carry forward requests, as set out in paragraph 4.6 of the officer's report, be approved.
3. That the level of General Fund Reserves and Balances, as set out in section 6 and Appendix C of the officer's report, be approved.
4. That the transfers between reserves identified in paragraphs 6.4 and 6.5 of the officer's report be approved.

5. That the General Fund surplus for the financial year 2019/20, as set out in paragraph 6.6 of the officer's report, be transferred to the budget risk reserve.
6. That the capital financing arrangements, as set out in Appendix D of the officer's report, be approved.

#### **4.0 General Fund Revenue**

- 4.1 The Summary Revenue Account, comparing the outturn with both the original and revised estimates for the financial year, is shown at **Appendix A**. There was a net surplus of **£107k** in the year compared with:
  - a) The **original** February 2019 budget forecast - £202k deficit.
  - b) The **revised** February 2020 budget forecast - £148k surplus.
- 4.2 Details of the variances that contributed towards the overall £350k movement from the original surplus forecast to the revised forecast were included in the budget report to Cabinet on 25<sup>th</sup> February 2020.
- 4.3 The outturn surplus is **£41k** below the revised February 2020 budget forecast. A summary of the most significant variances is included in **Appendix B**.
- 4.4 Further work will be undertaken to establish which variances are likely to recur in future years. The results of this exercise will be included in the next budget monitoring report to Cabinet.
- 4.5 There are material variances in relation to asset charges included in the portfolio totals (e.g. Cabinet Member for Governance £1.8m relating to the Town Hall). Accounting regulations require the adjustments to be reflected in the appropriate services revenue account but they are then reversed out in the "Interest and Capital Charges" line (Appendix A) which shows increased income. There is,

therefore, no bottom-line impact from these accounting entries.

- 4.6 There are two **carry forward requests** to consider. Further details are provided at **Appendix E**. The table below provides a summary of these requests.

<b>Table 1 - Carry Forward Requests</b>			
<b>Portfolio</b>	<b>Service</b>	<b>Description</b>	<b>Amount</b>
Town Centre & Visitor Economy	Markets	Markets & Market Hall advertising	£4,200
Business Transformation	PPP Client	Arvato/Kier transition project	£15,870
<b>Total</b>	<b>Carry forwards</b>		<b>£20,070</b>

## 5.0 OSD/DSO's

- 5.1 A summary of the OSD/DSO surpluses/deficits and the proposed distribution is shown in the table below:

<b>Table 2 - Surplus/(Deficits) Proposed Distributions</b>				
	<b>Surplus / (Deficit)</b>	<b>Retained in the service</b>	<b>To Gen Fund</b>	<b>To Budget Risk Reserve</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Building Maintenance	<b>742,482</b>	165,000	577,482	-
Spirepride	<b>777,106</b>	-	777,106	-
Building Cleaning	<b>45,789</b>	-	-	45,789
Security Services	<b>5,979</b>	-	-	5,979
<b>Total</b>	<b>1,571,356</b>	<b>165,000</b>	<b>1,354,588</b>	<b>51,768</b>

- 5.2 An amount of £165k has been transferred to a future loss provision on building maintenance from the 2019/20 surplus to mitigate the impact of Covid19 on the 2020/21 trading position. It represents 50% of the budgeted figure for 2020/21 to reflect the difficulty that the service may find in generating a surplus in the first half of the year.

## 6.0 General Fund Balances & Reserves

- 6.1 The table below shows a summary of the General Fund Reserves and Provisions; more detail is provided in **Appendix C**. Please note that the summary of useable reserves in the table below excludes the **General Working Balance** of £1.5m.

<b>Table 3 - General Fund Reserves &amp; Provisions 2019/20</b>			
<b>Reserve</b>	<b>Opening Balance £'000</b>	<b>Revised Forecast £'000</b>	<b>Closing Balance £'000</b>
Budget Risk Reserve	<b>1,240</b>	<b>996</b>	<b>1,238</b>
Service Improvement Reserve	<b>315</b>	<b>299</b>	<b>300</b>
Other Earmarked Reserves	<b>8,135</b>	<b>7,651</b>	<b>8,379</b>
Provisions	<b>1,848</b>	<b>1,384</b>	<b>1,557</b>
<b>Total Reserves &amp; Provisions</b>	<b>11,538</b>	<b>10,330</b>	<b>11,474</b>

- 6.2 Overall the level of reserves and provisions are £1.1m above the revised budget forecast estimate. Further details are provided below.

### 6.3 **Budget Risk Reserve**

This reserve provides a supplement to the General Working Balance to cover any budget risks and to help finance any severance costs resulting from voluntary staffing reductions through implementing the ICT Improvement Programme.

This reserve is likely to be required to meet any budget deficit resulting from the impact of Covid19 on our financial position in 2020/21.

- 6.4 **Other Earmarked Reserves** - these reserves are held for specific purposes. The total balance on these reserves increased by £0.7m over the revised forecast for the financial year 2019/20. The most significant changes include:

- ◆ Vehicle & Plant - £229k above the revised forecast due to reduced expenditure.

- ◆ Property Repairs - £78k below the revised forecast due to higher levels of spend
- ◆ ICT - £403k below the revised forecast due to rephasing of spend into 2020/21.
- ◆ S106 Contributions – £291k additional contributions received in 2019/20.

Despite limiting spend to essential areas only, the balance on the property repairs fund continues to fall. It is suggested that this reserve is topped up by transferring £300k from the vehicle and plant reserve to ensure sufficient funds are available until the review of the 10-year property maintenance plan has been completed. An analysis of forecast spend from the vehicle and plant reserve over the next ten years supports the transfer of this amount.

## **6.5 Provisions**

- a) Transport Company Pensions Provision – this provision has been established to cover the Council’s future liabilities for pension costs relating to employees of the former Transport Company. This provision is reviewed every three years and the latest review was undertaken in April 2020 by the County Council’s pension fund actuary who recommended increasing the provision by £75k to reach £1.2m by March 2023. The provision would require an increase of £25k per annum for the next 3 years to achieve this and can be met from the budget risk reserve.
- b) Insurance Provision – An independent review of the insurance provision and reserves was undertaken in January 2020 and the changes identified were implemented as part of the budget setting process in February 2020.

6.6 The General Fund surplus is normally transferred to the Budget Risk Reserve. For 2019/20 a surplus of £107k would be transferred to this reserve.

6.7 It is important for Members to appreciate that many of the reserves and provisions are earmarked for specific purposes. The Funds should not, therefore, be regarded as being



available for general use. An additional consideration is the fact that the Council receives interest from the reserves and provisions, which is used to support the Council's revenue budget.

## **7.0 Capital Expenditure & Financing**

7.1 **Appendix D** provides details of the total General Fund Capital Programme expenditure and financing for the year.

7.2 Actual expenditure on schemes was £6.5m compared with the original budget for the year of £8.5m (as at Feb 2019) and £9.6m at the revised budget stage (February 2020). The main reasons for the variance from the revised budget (-£3.1m) include:

- Overspends on:
  - Waterside Basin Square Development (£57k) and HS2 Station Masterplan (£82k) – phasing of the budgets with more work up front than expected. Work on these schemes progressed more quickly than anticipated so spend was higher than the original budget for 2019/20. This position will be reversed in 2020/21 as the remaining spend in 2020/21 will be lower than originally forecast.
  
- Underspends on:
  - Northern Gateway Multi Storey Car Park (£817k) – with just the retention amounts due in 2020/21 this project has now completed under budget. As previously approved the underspend will be transferred to the Enterprise Centre element of the Northern Gateway project
  - Northern Gateway Enterprise Centre (£974k) – the scheme has been re-profiled into 2020/21 due to delays on the scheme arising from the archaeological findings
  - ICT Project (£230k) – phasing of the budget with more works due in 2020/21 than expected
  - Disabled Facilities Grants and Home Repairs Assistance Grants (£426k) – the underspends are committed and expected to be spent in 2020/21

- Barrow Hill Railway Bridge (£100k) – favourable structural report findings mean this scheme is now no longer required
- Revitalising the Heart of Chesterfield – phasing of the budget with more works due in 2020/21 than expected
- Queens Park 3G Pitches (£85k) – this scheme has now completed
- Car Parking Machines (£240k) – the machines were due to be delivered in March 2020 but due to the Covid-19 situation this will be delayed until 2020/21

7.3 On the financing side, the main variances were:

- Reduction in capital grants (£582k) to reflect the reduction in expenditure
- Reduction in the use of capital receipts to finance the capital programme (£1.1m) due to a reduced amount of receipts received in year
- Reduction in the amount of borrowing required (£1.5m) to reflect the reduction in expenditure

## 8.0 Capital Receipts

8.1 The movement on useable capital receipts in the year is summarised in the table below. £1.2m of General Fund useable receipts were used in the year.

<b>Table 4 - Useable Capital Receipts</b>			
	<b>Gen Fund £'000</b>	<b>Housing £'000</b>	<b>Total £'000</b>
Balance b/forward 1 <sup>st</sup> April	1,256	3,999	5,255
Add: Receipts in the year	429	3,815	4,244
Less: Housing receipts 'Pooled'	-	(925)	(925)
Less: Repayment of 1-4-1 receipts	-	(270)	(270)
Less: Applied to finance GF cap ex	(786)	-	(786)
Less: Applied to finance GF revenue (capital receipts flexibility)	(399)	-	(399)
Less: Applied to finance HRA cap ex	-	(3,026)	(3,026)
<b>Balance c/forward 31<sup>st</sup> March</b>	<b>500</b>	<b>3,593*</b>	<b>4,093</b>

\* The Housing balance of £3,593k relates to the retained 'one-for-one' element of RTB receipts.

8.2 The table below summarises the movements over the financial year. The actual amount achieved was less than the revised budget:

<b>Table 5 - General Fund Capital Receipts</b>	
	<b>Amount (£m)</b>
Original Budget Forecast – start of year	4.1
Revised Budget Forecast – Feb 2020	1.5
Actual	0.4

8.3 The target receipts figure for 2020/21 includes slippage of capital receipts from the 2019/20 financial year and is significant at £3.4m. One month into 2020/21 capital receipts of £513k have been received. However, the target may still be challenging to achieve in year due to the timings of property and land sales that can be difficult to accurately predict. A revised forecast will be produced at the end of Quarter 1.

## **9.0 Conclusions and Implications for the Medium Term**

9.1 The impact of Covid19 on the financial position for 2019/20 was minimal as the effects of the pandemic were only felt in the final two weeks of the year. A surplus of £107k was achieved which was £41k lower than forecast.

9.2 A small surplus of £16k was forecast for 2020/21 when budgets were approved in February 2020. The medium-term financial outlook was expected to become progressively more challenging from 2021/22 onwards as the cumulative effect of cuts in Government funding (Revenue Support Grant and New Homes Bonus) were realised. The Cabinet budget forecasts approved in February 2020 showed deficits of:

- £0.7m in 2021/22;
- £0.8m in 2022/23;
- £0.8m in 2023/24; &
- £0.7m in 2024/25

An action plan identified a programme of initiatives to eliminate these forecast deficits over the life of the medium-term financial plan. These were to be developed during 2020/21 in order that savings were realised for the start of 2021/22.

9.3 However the impact of Covid19 has meant that in the first few months of this year, officer time has been focussed on maintaining council services and providing assistance to the wider community.

9.4 In addition, a number of key revenue streams have ceased as members of the public are unable to utilise our sports centres, venues and car parks.

9.5 This has inevitably had an adverse impact on our budget forecast for 2020/21 and a full assessment of the scale of the impact will be reported to Cabinet and Council shortly. It has also had an impact on our ability to progress the aforementioned action plan.

9.6 Once the scale of the impact on the financial position for 2020/21 is known, we will identify actions required to fund or reduce the in-year deficit. These may include the implementation of further service efficiency measures and/or the use of reserves to meet the shortfall.

## **10.0 Recommendation**

10.1 That Council notes the report on the General Fund Revenue and Capital Outturns for 2019/20.

## **11.0 Reason for Recommendation**

11.1 In the interest of sound financial management.

## Decision information

<b>Key decision number</b>	<b>952</b>
<b>Wards affected</b>	<b>All</b>
<b>Links to Council Plan priorities</b>	To provide value for money services.

## Document information

<b>Report author</b>	<b>Contact number/email</b>
<b>Helen Fox Chief Accountant</b>	<a href="mailto:helen.fox@chesterfield.gov.uk">helen.fox@chesterfield.gov.uk</a>
<b>Background documents</b> These are unpublished works which have been relied on to a material extent when the report was prepared.	
<i>This must be made available to the public for up to 4 years.</i>	
<b>Appendices to the report</b>	
Appendix A	General Fund Outturn 2019/20
Appendix B	2019/20 Variance Analysis
Appendix C	General Fund Reserves & Provisions
Appendix D	General Fund Capital Programme
Appendix E	Carry Forward requests

## GENERAL FUND OUTTURN 2019/20

## GENERAL FUND OUTTURN 2019/20

	Original	Revised	Outturn	Variance
	£	£	£	Rev'd- Out £
Leader	47,190	31,850	<b>45,196</b>	13,346
Deputy Leader	1,209,290	1,231,340	<b>1,242,228</b>	10,888
Economic Growth	(481,920)	(458,780)	<b>(276,175)</b>	182,605
Town Centre & Visitor Economy	60,600	396,670	<b>812,329</b>	415,659
Health & Wellbeing	7,535,980	7,444,400	<b>7,577,444</b>	133,044
Homes & Customers	1,168,170	844,010	<b>187,329</b>	(656,681)
Governance	2,894,860	2,639,710	<b>4,437,288</b>	1,797,578
Business Transformation	2,513,590	2,935,250	<b>2,995,473</b>	60,223
<b>Other:</b>				
Other Income	(56,270)	(56,646)	<b>(56,646)</b>	0
Electricity Inflation	50,000	0	<b>0</b>	0
ICT Savings	(227,000)	(19,517)	<b>0</b>	19,517
Staff vacancies allowance	(100,000)	(50,000)	<b>0</b>	50,000
Share of Internal Audit surplus	0	0	<b>(7,491)</b>	(7,491)
Share of Crematorium Surplus	(250,000)	(350,000)	<b>(351,555)</b>	(1,555)
Spirepride surplus	(581,670)	(675,630)	<b>(777,106)</b>	(101,476)
OSD Trading surplus	(255,240)	(492,785)	<b>(577,482)</b>	(84,697)
Commercial Income	0	(223,215)	<b>(223,215)</b>	(0)
Holiday Pay	25,000	0	<b>0</b>	0
Other incl bad debt provision	25,000	25,000	<b>32,081</b>	7,081
<b>Total Service Expenditure</b>	<b>13,577,580</b>	<b>13,221,658</b>	<b>15,059,699</b>	<b>1,838,041</b>
Interest & capital charges	(2,949,111)	(2,620,170)	<b>(4,370,393)</b>	(1,750,223)
Contributions from Digital Innovation Reserve	(444,317)	(400,000)	<b>(400,000)</b>	0
Contributions from Service Improvement Reserve	(33,530)	(49,500)	<b>(70,050)</b>	(20,550)
Contributions from Budget Risk Reserve	(35,620)	(144,620)	<b>(115,504)</b>	29,116
Contributions to Renewals Fund etc	106,000	106,000	<b>106,000</b>	0
To/from Reserves	(107,000)	(257,000)	<b>(399,184)</b>	(142,184)
New Burden Grants	0	(86,520)	<b>(47,923)</b>	38,597
Surplus/(Deficit) - to/(from) reserves	<b>(202,325)</b>	<b>147,938</b>	<b>106,822</b>	(41,116)
<b>NET EXPENDITURE</b>	<b>9,911,677</b>	<b>9,917,786</b>	<b>9,869,467</b>	

## GENERAL FUND OUTTURN 2019/20

<b>Financed By:</b>			
RSG	434,451	434,451	<b>434,451</b>
Business Rates Baseline	3,319,436	3,319,436	<b>3,319,436</b>
<b>Settlement Funding</b>	<b>3,753,887</b>	<b>3,753,887</b>	<b>3,753,887</b>
Retained Business Rates Growth	1,217,159	1,172,268	<b>1,146,949</b>
Business rates pooling	300,000	328,000	<b>328,000</b>
Council tax support grants to parishes	(26,456)	(26,456)	<b>(26,456)</b>
Council Tax Fund Surplus/(Deficit)	(2,770)	(2,770)	<b>(2,770)</b>
Business Rates Fund Surplus/(Deficit)	(975,642)	(975,642)	<b>(975,642)</b>
Contribution (to)/ from Business Rate reserve	550,926	573,926	<b>550,926</b>
New Homes Bonus	312,659	312,659	<b>312,659</b>
Council Tax	4,781,914	4,781,914	<b>4,781,914</b>
<b>TOTAL FINANCING</b>	<b>9,911,677</b>	<b>9,917,786</b>	<b>9,869,467</b>

<b>BR Growth Retention:</b>			
Growth rate			
CBC 40% share of income	14,590,750	14,590,750	<b>14,590,745</b>
Less tariff	(11,281,885)	(11,281,885)	<b>(11,281,885)</b>
Add s31 grants	2,143,659	1,887,151	<b>1,929,812</b>
Gross income before levy	5,452,524	5,196,016	<b>5,238,672</b>
Less Baseline Funding	(3,319,436)	(3,319,436)	<b>(3,319,436)</b>
Growth	2,133,088	1,876,580	<b>1,919,236</b>
Levy	(1,066,544)	(936,527)	<b>(1,002,397)</b>
Adjs to Levy & Tariff	(344,660)	(367,638)	<b>(367,638)</b>
Retained BR re renewable energy	49,530	49,320	<b>49,320</b>
Grant re Multiplier Cap	445,746	550,533	<b>548,428</b>
<b>BR Growth Retained above Baseline</b>	<b>1,217,159</b>	<b>1,172,268</b>	<b>1,146,949</b>
Add Baseline Funding	3,319,436	3,319,436	<b>3,319,436</b>
Total BR Income Retained	4,536,595	4,491,704	<b>4,466,385</b>

<b>2019/20 VARIANCE ANALYSIS – REVISED BUDGET TO OUTTURN</b>		
Surplus Revised Budget		148
Surplus Outturn		107
<b>Variance</b>		<b>(41)</b>
<b><u>Outturn Savings:</u></b>		
OSD Surplus	85	
Spirepride Surplus	101	
Internal Audit Surplus	7	
Tapton House Repairs	30	223
<b><u>Outturn Savings - reduced expenditure:</u></b>		
Carry Forward Requests (4.6 & Appendix E)		20
<b><u>Outturn Reduced Income / Overspends:-</u></b>		
Sports Facilities	(79)	
Car Parking	(59)	
Recycling Contract Provisional Settlement	(122)	
Development Control	(24)	(284)
<b>Movement in Surplus</b>		<b>(41)</b>



## GENERAL FUND RESERVES AND PROVISIONS 2019/20

9001 code	Purpose	Bal at start of year £'000	Revised Bud Est £'000	Bal at end of year £'000
3240	Vehicles and Plant	640	656	885
	Wheelie Bin Replacements	57	41	77
3241	Property Repairs	225	249	171
3395	DSO/DLO	565	498	538
3263	Museum Exhibits	25	25	25
3264	Planning LDF Review	187	87	157
3265	Flooding Restoration Fund	53	37	53
3378	MMI Clawback Reserve	366	336	153
3380	ICT	218	-	403
3390	Insurance - claims not yet reported	597	1,181	1,070
3418	Theatre Restoration	-	90	103
3372	Repaid Improvement Grants	184	147	167
3399	Retained Business Rates	2,148	1,597	1,597
3419	General Fund Deficit Reduction	107	0	0
3243	Northern Gateway	280	147	149
3353	Community Infrastructure Levy	769	1,319	1,258
3354	S106 Contributions	258	198	528
3429	ICT Digital Innovation	706	316	316
3430	Service Redesign	750	727	729
	<b>Earmarked Reserves</b>	<b>8,135</b>	<b>7,651</b>	<b>8,379</b>
3388	Budget Risk	1,240	996	1,238
3412	Service Improvement	315	299	300
	<b>Reserves Total</b>	<b>9,690</b>	<b>8,946</b>	<b>9,917</b>
3237/8	Insurance - reported claims	807	339	510
3247	MMI Claw-back	16	6	6
3239	Transport Co. Pensions	1,025	1,039	1,041
	<b>Provisions Total</b>	<b>1,848</b>	<b>1,384</b>	<b>1,557</b>
	<b>Reserves &amp; Provisions Total</b>	<b>11,538</b>	<b>10,330</b>	<b>11,474</b>

## GENERAL FUND CAPITAL PROGRAMME 2019/20

	Original £'000	Revised £'000	Actual £'000	Variance Rev to Act £'000
<b><u>CAPITAL EXPENDITURE:</u></b>				
Home Repairs Assistance	275	100	69	(31)
Disabled Facilities Grants	650	900	505	(395)
Town Hall Alterations (Phase 1)	0	85	84	(1)
Town Hall Alterations (Phase 2 Preliminary Works)	0	145	137	(8)
Grant to Chesterfield Waterside Ltd	0	82	82	0
Waterside Basin Square Development	0	0	57	57
Northern Gateway – Saltergate MSCP	1,200	2,676	1,859	(817)
Northern Gateway – Public Realm	860	161	23	(138)
Northern Gateway – Enterprise Centre	2,578	1,100	126	(974)
Beetwell Street Car Park	600	487	477	(10)
IT Transformation Project	1,671	1,729	1,499	(230)
Whitecotes Park Play Area	0	19	19	0
Holland Road Play Area	0	71	71	0
Spital Play Area	0	35	35	0
Chester Street Play Area	0	47	0	(47)
Stand Road Bowls Pavilion	0	70	0	(70)
Whitebank Close Relocation of Car Park	0	40	12	(28)
Barrow Hill Railway Bridge	0	100	0	(100)
Artificial Sports Pitches – Former QPSC Site	700	629	544	(85)
Winding Wheel Improvements Retention	0	16	15	(1)
Tapton Terrace Flood Resilience Work	0	51	16	(35)
Revitalising the Heart of Chesterfield	0	100	0	(100)
Purchase of Land – Spire Neighbourhood	0	223	223	0
Purchase of Land – Sheffield Road	0	521	521	0
Calow Lane Industrial Unit Feasibility Study	0	20	20	0
HS2 Station Masterplan	0	0	82	82
Car Parking Machines	0	240	0	(240)
IT Projects (from IT Reserve)	0	0	25	25
<b>Grand Total</b>	<b>8,534</b>	<b>9,647</b>	<b>6,501</b>	<b>(3,146)</b>

	Original £'000	Revised £'000	Actual £'000	Variance Rev to Act £'000
<b>CAPITAL FINANCING</b>				
Borrowing: Saltergate	0	3,000	3,000	0
Borrowing: General	755	2,259	783	1,476
Grants & Contributions - see below	952	2,454	1,872	(582)
Capital Receipts	4,127	1,492	429	1,063
ICT Reserve	0	0	25	25
Vehicle & Plant Reserve	0	47	0	(47)
Flood Reserve	0	16	0	(16)
S106 Contributions	0	35	35	0
Home Repairs Reserve (Repaid Improvement Grants)	75	0	0	0
Use of Capital Receipts to Fund Revenue (Capital Receipts Flexibility)	(412)	(412)	(399)	(13)
<b>Total resources available in year</b>	<b>5,497</b>	<b>8,891</b>	<b>5,745</b>	<b>(3,146)</b>
Less total expenditure in year	8,534	9,647	6,501	
<b>Net in-year surplus / (deficit)</b>	<b>(3,037)</b>	<b>(756)</b>	<b>(756)</b>	
Surplus / (deficit) b/f from prev yr	3,537	1,256	1,256	
<b>Cum surplus / (deficit) c/f</b>	<b>500</b>	<b>500</b>	<b>500</b>	

	Original £'000	Revised £'000	Actual £'000	Variance Rev to Act £'000
<b>CAPITAL GRANTS etc:</b>				
Flood Risk Management Grant - EA	0	36	15	(21)
Disabled Facilities Grants (CLG/PCT)	650	990	574	(416)
Home Repairs Assistance (FILT / SSE)	10	10	0	(10)
Business Rate Growth – Revitalising the Heart of Chesterfield	0	100	0	(100)
D2N2 – HS2 Station Masterplan	0	0	82	82
Viridor – Whitecotes Park Play Area	0	16	16	0
Friends of Whitecotes Park Play Area	0	3	3	0
Viridor – Chester Street Play Area	0	45	0	(45)
Friends of Chester Street Play Area	0	2	0	(2)
Derbyshire County Council – Stand Road Bowls Pavilion	0	30	0	(30)
Sport England – Stand Road Bowls Pavilion	0	40	0	(40)

SCRIF – Waterside	0	82	82	0
SCRIF – Northern Gateway	292	1,100	1,100	0
<b>Grants Total</b>	<b>952</b>	<b>2,454</b>	<b>1,872</b>	<b>(582)</b>

## Appendix E

### 2019/20 BUDGET CARRY FORWARD REQUEST FORM

<b>Description</b>	Markets (0100) Advertising 4415 – £3,100 Market Hall (0102) Advertising 4415 – £1,100
<b>Reported to Members</b>	Cllr Kate Sarvent approved
<b>Corporate, cross-cutting (community safety, equality, etc) and service priorities</b>	Funding for promoting the recover/ relaunch of the markets, market hall, café, car boot and events as a result of the Coronavirus
<b>Mandatory / discretionary</b>	Discretionary
<b>Revenue Implications One-off or on-going</b>	One-off
<b>Savings identified elsewhere</b>	N/A
<b>Partnership opportunities</b>	None
<b>Grants and joint financing opportunities</b>	N/A
<b>Charging policy</b>	Existing markets charges apply
<b>Consultation undertaken</b>	N/A
<b>Affect on other services</b>	N/A
<b>Implications if not approved</b>	The Coronavirus has had a severe impact on many traders who have been unable to trade due to government restrictions. Approval of this carry forward will allow additional promotion to be done to support traders and assist in the recovery of income which was lost due to closures or reduced trader occupancy. Without the carryover of this money, additional promotion may not be able to do done and the 2021/21 advertising budgets will be underfunded.

<b>Other Comments:</b>	
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## 2019/20 BUDGET CARRY FORWARD REQUEST FORM

<b>Description</b>	4453 0453 - £15,870 - due to delays commencing the transition project to bring the PPP contract back in-house a request is being made to carry forward any under spend on the PPP Client Manager misc budget for 2019/20 into 2020/21.
<b>Reported to Members</b>	
<b>Corporate, cross-cutting (community safety, equality, etc) and service priorities</b>	Corporate & service priority
<b>Mandatory / discretionary</b>	Discretionary
<b>Revenue Implications One-off or on-going</b>	One-off
<b>Savings identified elsewhere</b>	None at this stage
<b>Partnership opportunities</b>	N/A
<b>Grants and joint financing opportunities</b>	None
<b>Charging policy</b>	N/A
<b>Consultation undertaken</b>	
<b>Affect on other services</b>	Legal, Finance & potentially services operated by Arvato/Kier that are coming back in-house when the PPP Contract ends
<b>Implications if not approved</b>	When the transition programme gets into full swing the Project Team will need advice from a number of external sources. These are not fully known at this stage but will include external legal advice, TUPE advice, actuarial review of the pension scheme etc. It would therefore be prudential to ensure that there is sufficient budget to ensure that the potential one-off costs of these professional services can be met.
<b>Suggested performance targets/indicators</b>	That services operated by Arvato/Kier are brought back in-house with as little interruption to internal and external customers as possible and that contract KPI's are met throughout the transition period.

<b>Other Comments:</b>	
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## **For publication**

### Month 2 Budget Monitoring 2020/21 & Updated Medium Term Financial Plan

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Meeting:	Council
Date:	15 <sup>th</sup> July 2020
Cabinet Portfolio	Deputy Leader
Report by:	Interim Chief Finance Officer

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## **For publication**

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### 1.0 **Purpose of report**

- 1.1 To provide the Council with an update on the budget position at the end of month 2, covering:
- General Fund Revenue Budget
  - General Fund Capital Programme
  - Housing Revenue Account
- 1.2 To meet the requirement set out in the Financial Procedure Rules to provide the Council with regular updates on the Council's financial position.
- 1.3 To report on the impact of Covid19 on the medium term financial plan.

## **2.0 Recommendations**

- 2.1 To note the general fund revenue budget financial performance in the first two months of the financial year and the new medium-term financial plan (Sections 4 and 5).
- 2.2 To approve the changes to the medium-term financial plan outlined in Sections 4 and 5.
- 2.3 To approve the updated capital programme outlined in section 6.
- 2.4 To approve the financing of the capital programme outlined in paragraph 6.3.
- 2.5 To note the position on HRA budgets (Section 7).

## **3.0 Background**

- 3.1 The Council approved the original budget for 2020/21 on 26<sup>th</sup> February 2020. The Band 'D' Council Tax was set at £169.89. The forecast budget for 2020/21 was a surplus of £16k.
- 3.2 The impact of Covid19 has meant that in the first few months of the year, officer time has been focussed on maintaining council services and assisting the wider community. This has led to an increase in spend over and above budgeted levels particularly around rough sleeping, homelessness, waste recycling and ICT solutions to enable home working. It has also limited progress on our ability to deliver savings for both this year and the remaining years of the medium-term financial plan.
- 3.3 At the same time, a number of key revenue streams have dried up as members of the public have been unable to utilise our sports centres, venues and car parks.
- 3.4 This has inevitably had an adverse impact on the budget forecast for 2020/21 and a full assessment of the scale of the



impact has recently been completed based on the information available to us at the present time. The situation will need to be closely monitored as the impact of the pandemic becomes more widely understood and continues over time.

3.5 This report and its recommendations are due to be considered by the Cabinet at its meeting on 14 July, 2020.

#### 4.0 Current Year's Budget

4.1 We started the year with a forecast surplus of **£16k**. At the end of month 2, known variances in relation to the impact of Covid19 have produced an anticipated deficit forecast at year end of **£3.246m**. A revised General Fund Summary for 2020/21 can be found at appendix A. A summary of the key variances is provided in the table below:

<b>2020/21 UPDATED BUDGET FORECAST</b>		
	<b>(£000)</b>	<b>(£000)</b>
<b>Surplus Forecast at the start of the year</b>		<b>(16)</b>
<u>Covid19 Impact: -</u>		
Sports Centres	2,340	
Car Parking	1,269	
Venues	362	
OSD Surplus	331	
Town Centre	303	
Business Rates Pooling	300	
Covid19 Expenditure - Homelessness & PPE	241	
Industrial/Commercial Rents	148	
Commercial Waste	124	
Investment Income	98	
Catering	98	
Spirepride Surplus	90	
Bad Debts Provision	75	
Legal & Land Charges Income	42	5,821
<u>Covid19 Related Grants: -</u>		
MHCLG Covid19 Grant	(1,097)	
CJRS (Furlough Grant April to June)	(500)	(1,597)

<b>Agreed Savings &amp; Additional Expenditure: -</b>		
Gas & Electricity	(140)	
Contribution to Business Rates Reserve	(440)	
Other Income	(107)	
Expenditure Savings – Budget Challenge	(92)	
Contribution to Vehicle & Plant Reserve	(50)	
Domestic Waste Contract	(65)	
Bank Charges	(52)	
Crematorium Surplus	(47)	
Pay Award (2.75% not 2.5%)	31	(962)
<b>Updated Deficit Forecast</b>		<b>3,246</b>

## 4.2 Changes to Approved Budgets

4.2.1 The council's response to the pandemic has required additional spend over and above approved budgets in a number of areas, for example on homelessness, waste recycling and personal protective equipment. ICT digital improvements have been brought forward in the programme to enable members and staff to work from home and increased cleaning requirements for public conveniences will create an additional spending pressure. This increase in costs has been built into the revised estimates for 2020/21. Any further costs identified as the council's response to the pandemic continues and transitions into the recovery phase will be reported to Cabinet and Council in future budget monitoring reports.

4.2.2 The enforced closure of the sports centres, venues and car parks has had a significant impact on the financial position. Based on our predictions so far, we are anticipating a fall in income of 70% (£2,617,640) at the sports centres, 49% (£1,287,880) from car parking and 49% (£1,021,600) from venues. Whilst we have minimised costs by applying for financial assistance from the government's furloughing scheme, the impact of Covid19 on these three service areas has increased the deficit by £4,741,040.

4.2.3 The impact of the pandemic on the wider economy has also had a significant impact on our rental income from industrial, commercial and retail properties which are evidencing higher void levels, and similarly rental income from our markets and the Market Hall. We have also experienced a fall in income from our commercial waste service.

4.2.4 The 'Everyone In' and 'Keeping Everyone In' initiatives to reduce homelessness and rough sleeping has also created additional cost pressures due to the grant funding received not covering the additional expenditure incurred in its entirety.

4.2.5 The original budget for 2020/21 included a surplus from the Operational Services Division (OSD) of £331k which is transferred to the General Fund in line with the council's financial strategy. OSD were unable to carry out any work other than emergency repairs/voids during lockdown and coupled with the new working requirements to ensure that tenants and staff remain safe it will be more difficult for the service to generate a surplus this year. An officer working group has been created with the objective of recovering the original surplus forecast.

4.2.6 Because of the serious impact of the pandemic on our financial position, a review of budgets has been carried out. A number of one-off savings in non-essential areas have been identified and these reductions have been included in the revised estimates for 2020/21. Work continues to identify further savings.

### 4.3 Government Assistance

4.3.1 The Government has provided local authorities with £3.2 billion in financial assistance to date. This came in two tranches of £1.6bn each. In the first tranche most of the funding went to upper tier authorities. Our allocation was £59,414. The second tranche was distributed on a population basis and we received £1,037,544.

4.3.2 It is expected that a further allocation of funding will be made available. We have not yet received formal notification of this, but it is not expected to fully cover the losses incurred.

4.3.3 The Joint Cabinet & Employment & General Committee recently approved a proposal to submit a claim to the Government's furlough scheme for staff in sports centres, venues, OSD, car parking and catering. This grant income has been included in the revised estimates.

4.4 Officers are already working to identify and recommend ways in which to reduce the £3.246m forecast deficit in 2020/21. The size of the deficit will ultimately be defined by the value of any further allocations of Government Covid19 grant support. Every effort will then be made to identify further reductions in expenditure and to raise new income. Any shortfall would ultimately have to be met from reserves, which would reduce the council's resilience to meet future funding challenges.

#### 4.5 Provisions and Reserves

4.5.1 Officers are carrying out an early review of current balances on earmarked reserves and provisions together with a review of 2020/21 contributions to reserves to identify potential savings.

### **5.0 Medium Term Outlook**

5.1 The impact of the pandemic is expected to have a detrimental effect on the medium-term financial plan particularly in 2021/22. Due to the accounting arrangements around council tax and business rates income, the consequences of any reduction in collection rates in the current financial year will not be felt until the following financial year.

Collection rates for council tax at the end of May are 19.4% compared to 20.6% at the same time last year. This represents a reduction of £631k for the first two months of 2020/21. If this rate of loss of income were to continue for the full year, the shortfall would be £3.16m, 10% of which would accrue to Chesterfield. However, the level of collection rates may deteriorate further.

For business rates, the collection rate is 16% compared to 17.6% last year. The number of customers who have a balance to pay but who have not yet made a payment is 553 and the value of overdue instalments stands at £1.55m at the end of May. Chesterfield receives 40% of any business rate income received and lost income relating to 2020/21 would impact the 2021/22 budget position.

A review of the council's position on recovery action for arrears may reverse this trend to some extent. The situation is being closely monitored and we will report further as the impact of the pandemic on the economy becomes clearer.

- 5.2 The medium-term financial plan approved at Council on 26<sup>th</sup> February 2020 evidenced a more challenging outlook from 2021/22 onwards with annual forecast deficits of at least £700k.

In response to this position, Council approved an action plan to eliminate the forecast deficits over the life of the medium-term financial plan. These were to be developed by officers and approved by members during 2020/21 in order that savings could be realised for the start of 2021/22, placing the medium-term financial plan on a path to a balanced position through 2024/25.

However, the impact of Covid19 has meant that in the first few months of this year, officer time has been focussed on maintaining council services. Unless attention can be given to

achievement of the action plan between now and the end of the financial year, members will be faced with difficult decisions ahead of the 2021/22 budget setting process.

5.3 The table below compares the latest medium-term financial plan with that approved on 26<sup>th</sup> February 2020:

	<b>Budget Forecasts</b>				
	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>	<b>2023/24 £'000</b>	<b>2024/25 £'000</b>
<b>February 2020 budget Deficit / (Surplus)</b>	<b>(16)</b>	<b>723</b>	<b>767</b>	<b>827</b>	<b>742</b>
Increase / (Decrease) Month 2	3.262	349	242	288	141
<b>Latest Forecasted Deficit / (Surplus) Quarter 2</b>	<b>3.246</b>	<b>1,072</b>	<b>1,009</b>	<b>1,115</b>	<b>883</b>
Transformation Projects - Savings to be Achieved	17	374	605	795	983
<b>Latest Savings Requirement</b>	<b>3,263</b>	<b>1,446</b>	<b>1,614</b>	<b>1,910</b>	<b>1,866</b>

## 6.0 General Fund Capital Programme

6.1 **Capital Receipts** - To date, £513k of capital receipts have been received during 2020/21. The original forecast for the year was £2.3m and included the first payment in respect of the council's land at Linacre. The current forecast of capital receipts for the year is £1.1m following the re-profiling of receipts from 2019/20. Due to the current Covid-19 situation, the first payment in respect of the land at Linacre is now expected in 2021/22. Further capital receipts need to be identified by the Council beyond 2021/22 when the 'pipeline' declines, otherwise the Council's borrowing will have to increase over time to fund further capital projects, putting more pressure on General Fund deficits.

6.2 **General Fund Capital Spend** –the original capital budget for 2020/21 was £20.3m, the revised position now stands at £19.9m (see appendix B for details). This includes £2.4m in respect of slippage from the 2019/20 capital programme. The other major differences in the capital programme are:

- Inclusion of additional Revitalising the Heart of Chesterfield expenditure (£650k), to be funded from a grant from D2N2 LEP;
- Re-profiling of expenditure into 2021/22 for schemes including Waterside Basin Square Development, Northern Gateway and Revitalising the Heart of Chesterfield;

6.3 **Net Capital Financing** – The original 2020/21 capital programme assumed a break even position and was approved by Council on 26<sup>th</sup> February 2020. Total borrowing of £14.2m is required in 2020/21 and £200k in 2021/22. The re-profiling of expenditure into 2021/22 has had a favourable impact on the General Fund Minimum Revenue Provision (MRP) for 2021/22, which has reduced from £682k to £364k. An updated capital programme will be reported to members in October 2020.

## 7.0 **Housing Revenue Account (HRA)**

7.1 **Housing Revenue** - Rent Arrears have increased in the first two months of the financial year due to the impact of Covid19. By the year-end it is forecast that rent arrears could be as high as £4.6m, compared with £1.8m at the end of 2019/20. As a result, the bad debts provision has been increased by £605,000 in the revised budget for 2020/21, to give a total bad debts provision of just under £2.2m (48% of the estimated arrears).

The main areas of spend such as employees, premises and supplies and services are on target, except for Housing Repairs, where the impact of Covid19 has reduced repair work to just jobs of an urgent nature for the first 2 months of the year. Consequently, there is an underspend of £781k up to the end

of May. It is anticipated that OSD will be able to catch up with external and voids works once safe systems of working have been agreed, meaning that the budget for this work will be fully spent by the year-end. However, on internal works such as plastering it is estimated that there will be an underspend of £497k by the year-end.

- 7.2 **Housing Capital Programme** - At the end of month 2 there was very little spend on the HRA Capital Programme. This was due to contractors withdrawing, safeguarding and furloughing their workforces in response to Covid19.

However, following the drawing up of procedures for safe working by the various contractors, a number of capital projects restarted on site in early June, including the Brockwell Court and Manor Drive new build schemes. It is also planned to use additional contractors to pull in the work not undertaken during April and May. Therefore, it is currently planned to spend the whole of the capital programme budget of £25.9m by the end of the financial year.

- 7.3 **HRA Business Plan** - The 30 Year HRA Business Plan will be updated to reflect the impact of Covid19 and other changes and will be presented to a future meeting of Cabinet for consideration. However, it is thought that there will be minimal impact on the "bottom line" as the increase in the bad debts provision has been largely offset by the forecast underspend on the repairs budget.

## 8.0 Risk Management

- 8.1 Budget forecasting, particularly over the medium term, and in the current climate is not an exact science. Officers are doing their best to forecast future expenditures and income streams but the final outcomes could be very different e.g. a second Covid19 wave, further Government grants, pay awards,



investment returns, etc. A full budget risk assessment will be included in future budget monitoring reports and the draft budget setting reports later in the financial year.

## **9.0 Legal Considerations**

9.1 There is a legal requirement for the Council to set a balanced budget before the start of each financial year and for the Chief Finance Officer to report on the robustness of the estimates and the adequacy of the reserves. Clearly, further, detailed work is required to minimise the impact of the pandemic on this year's financial position and to enable us to set a balanced budget for 2021/22 in February 2021.

## **10.0 Equality & Environmental Considerations**

10.1 Individual equality and environmental impact assessments are not required for the budget process. These are included as part of the decision making process for specific spending options.

## **11.0 Conclusions**

11.1 The Covid19 pandemic has had a seriously detrimental effect on the budget position for 2020/21 and future financial years. The current forecast deficit for the year is £3,245,679. Further funding is expected from central government but allocations are still to be announced. Given that Councils have a legal duty to balance their budgets, the Local Government Association continue to lobby government for further funding and flexibilities on behalf of all councils to provide financial certainty and sufficient additional funding to cover all costs and lost income from fees and charges and local taxation and thereby avoid the need for in-year savings and reductions to services.

- 11.2 Officers are continuing to review their respective budgets as more and more council facilities and services are restored, and work will continue to identify and agree further savings in 2020/21 to reduce the in-year deficit to a position which will require minimal recourse to the use of reserves.
- 11.3 The council is legally obliged to set a balanced budget and any remaining deficit in this year must be met from the implementation of in-year service efficiency measures and/or the use of reserves to meet the shortfall. The use of reserves will have an adverse impact on our financial standing going forward and impact on our ability to fund service developments in future years and is therefore an option of last resort.
- 11.4 The outlook for future years is also impacted. The ability to deliver the agreed in-year action plan to achieve savings to address predicted deficit forecasts in future financial years is at risk as officers prioritise the council's continuing response to the pandemic. Further revenue pressures are also expected as a result of the pandemic undermining the council's ability to deliver a balanced medium-term financial plan.
- 11.5 Further reports will be brought to Cabinet and Council to update members through the current financial year.

## **12.0 Recommendations**

- 12.1 To note the general fund revenue budget financial performance in the first two months of the financial year and the new medium-term financial plan (Sections 4 and 5).
- 12.2 To approve the changes to the medium-term financial plan outlined in Sections 4 and 5.

12.4 To approve the updated capital programme outlined in section 6.

12.4 To approve the financing of the capital programme outlined in paragraph 6.3.

12.5 To note the position on HRA budgets (Section 7).

### **13.0 Reasons for recommendations**

13.1 To actively manage the Council's finances in the current financial year and forecast forward the emerging budget position to future financial years.

#### **Decision information**

<b>Key decision number</b>	<b>959</b>
<b>Wards affected</b>	<b>All</b>
<b>Links to Council Plan priorities</b>	All

#### **Document information**

<b>Report author</b>	<b>Contact number/email</b>
Helen Fox	<b>Ext. 7273</b>
<b>Background documents</b> These are unpublished works which have been relied on to a material extent when the report was prepared.	
<i>This must be made available to the public for up to 4 years.</i>	
<b>Appendices to the report</b>	
Appendix A	General Fund Summary 2020/21
Appendix B	Revised Capital Programme 2020/21

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## GENERAL FUND REVENUE ESTIMATES SUMMARY

	2020/21	
	Original	Revised
	£	£
Leader of the Council	33,640	38,950
Deputy Leader of the Council	1,191,120	1,176,790
Cabinet Member for Economic Growth	(620,810)	(487,330)
Cabinet Member for Town Centre and Visitor Economy	453,890	2,344,060
Cabinet Member for Health and Wellbeing	7,753,690	10,147,100
Cabinet Member for Housing (GF)	1,054,190	1,167,390
Cabinet Member for Governance	2,748,330	2,917,060
Cabinet Member for Business Transformation	3,043,670	3,128,970
<b>Portfolios Total</b>	<b>15,657,720</b>	<b>20,432,990</b>
Spirepride surplus	(640,050)	(554,240)
OSD surplus	(331,000)	0
Commercial Income 2018/19	0	0
Building Cleaning Surplus	0	0
Holiday pay	0	0
Crematorium surplus	(275,000)	(322,180)
<b>ICT Digital Innovation Savings Target</b>	<b>(231,537)</b>	<b>(231,537)</b>
<b>ICT Digital Innovation Savings Achieved</b>	<b>214,160</b>	<b>214,160</b>
Pension Costs - 2020 Revaluation	145,000	145,000
Pay Award (2.75%)	0	30,805
Electricity Inflation	0	0
Historical Leisure VAT Claim	0	0
Staff vacancy / attendance allowance	(200,000)	(200,000)
<b>Total Service Expenditure</b>	<b>14,339,293</b>	<b>19,514,998</b>
Interest & capital charges	(3,319,778)	(3,243,197)
Contrb to/(from) Digital Innovation Reserve	(294,317)	(294,317)
Contrib to/(from) Service Improve't Reserve	(8,500)	(8,500)
Contrib to/(from) Revenue Risk Reserve	(42,710)	(42,710)
Contrib to/(from) Earmarked Reserves	(150,000)	(301,500)
Contrib to/(from) Crematorium General Reserve	0	0
Contribution to Vehicle & Plant Fund	106,000	56,000
Bad debt provision	25,000	100,000

## GENERAL FUND REVENUE ESTIMATES SUMMARY

	2020/21	
	Original	Revised
	£	£
Covid19 Grant	0	(1,096,958)
Coronavirus Job Retention Scheme (April to June)	0	(499,811)
Other income	(49,000)	(176,231)
<b>Surplus/(deficit) - savings target</b>	<b>16,022</b>	<b>(3,245,679)</b>
<b>NET EXPENDITURE</b>	<b>10,622,010</b>	<b>10,762,095</b>

<b>Total Savings Target</b>	<b>(1,355)</b>	<b>(3,263,056)</b>
-----------------------------	----------------	--------------------

## GENERAL FUND REVENUE ESTIMATES SUMMARY

	2020/21	
	Original	Revised
	£	£

<b>Financed By:</b>		
RSG	441,530	441,530
Business Rates Baseline	3,373,521	3,373,521
<b>Settlement Funding</b>	<b>3,815,051</b>	<b>3,815,051</b>
Retained Business Rates Growth	1,379,717	1,379,717
Business Rates pooling	300,000	0
NNDR Fund Surplus/(Deficit)	440,085	440,085
Contrib (to)/from Business Rate Reserve	(440,085)	0
Council tax support grants to parishes	(19,841)	(19,841)
Council Tax Fund Surplus/(Deficit)	94,470	94,470
New Homes Bonus	95,039	95,039
Council Tax (taxbase x tax below)	4,957,574	4,957,574
<b>TOTAL FINANCING</b>	<b>10,622,010</b>	<b>10,762,095</b>

<b>Council Tax Income:</b>		
Taxbase Growth		
Taxbase Estimate	29,181.08	29,181.08
Tax increase	0	0
Band 'D' Tax	169.89	169.89
<b>Yield =- taxbase x Band 'D'</b>	<b>4,957,574</b>	<b>4,957,574</b>

<b>BR Growth Retention:</b>		
Growth rate		
CBC 40% share of income (18/19 50% share of income)	<b>15,123,477</b>	<b>15,123,477</b>
Less tariff	<b>(11,465,704)</b>	<b>(11,465,704)</b>
Add s31 grant re SBRR	<b>1,919,090</b>	<b>1,919,090</b>
Add s31 grant re other reliefs	<b>0</b>	<b>0</b>
Gross income before levy	5,576,863	5,576,863
Less Baseline Funding	(3,373,521)	(3,373,521)
Growth	2,203,342	2,203,342
Levy (NB 50% on nndr3 not nndr 1)	(1,101,671)	(1,101,671)
S31 Grant - Switch to CPI Adj		
Adjs to Levy & Tariff	(459,547)	(459,547)
Levy Account surplus		

## GENERAL FUND REVENUE ESTIMATES SUMMARY

	2020/21	
	Original	Revised
	£	£
Retained BR re renewable energy	52,395	52,395
Grant re Multiplier Cap	<b>685,199</b>	<b>685,199</b>
Business Rates Baseline Reset Adjustment (Growth)	<b>0</b>	<b>0</b>
<b>BR Growth Retained above Baseline</b>	<b>1,379,717</b>	<b>1,379,717</b>
Add Baseline Funding	3,373,521	3,373,521
Total BR Income Retained	4,753,238	4,753,238



## GENERAL FUND CAPITAL PROGRAMME 2020/21

Code	<b>CAPITAL EXPENDITURE</b>	20/21	Revised June 20/21	21/22	22/23
		£'000	£'000	£'000	£'000
8295	Home Repairs Assistance	275	150	400	275
8292	Disabled Facilities Grants	2,000	1,000	2,200	475
	Town Hall Alterations Phase 2 Preliminary Works		8		
8968	Waterside Office Space	7,761	6,478	1,225	
8959	Northern Gateway - Saltergate MSCP		99		
8973	Northern Gateway - Public Realm	709	601	431	
8974	Northern Gateway - Enterprise Centre	3,956	4,471	497	
8989	Chester Street Play Area		47		
	Stand Road Bowls Pavilion		70		
	Relocation of Bowls Club Car Park Whitebanks Close		28		
8981	Beetwell Street Car Park		10		
8991	IT Project	1,124	1,354	26	276
8971	Tatpton Terrace Flood Resilience Work		35		
	Revitalising the Heart of Chesterfield - Public Realm	1,300	594	306	
	Revitalising the Heart of Chesterfield - Town Centre		575	575	
8995	Calow Lane Industrial Units	367	367		
	Underpinning Tapton House	50	50		
	Waste Contract Vehicles	1,635	1,635		
8678	HS2 Station Masterplan	1,100	2,068	250	
	Car Parking Machines		240		
	<b>Total Expenditure</b>	<b>20,277</b>	<b>19,880</b>	<b>5,910</b>	<b>1,026</b>

	<b>CAPITAL FINANCING</b>	20/21	Revised June 20/21	21/22	22/23
		£'000	£'000	£'000	£'000
	Borrowing - Saltergate				
	Borrowing - general	13,600	14,206	197	
	Grants & Contributions - see below	4,325	4,525	3,381	750
	Capital Receipts	2,332	1,066	2,332	2,451
	Flood Reserve		16		
	S106 Reserve				
	IT Reserve				
	Vehicle and Plant Reserve		47		
	Home Repairs Reserve (Repaid Improvement Grants)				
	IT Transfer to Revenue : Capital Receipts Flexibility	-480	-480		
	Repay Prudential Borrowing - Town Hall Restack				
	<b>Total resources available in year</b>	<b>19,777</b>	<b>19,380</b>	<b>5,910</b>	<b>3,201</b>
	Less total expenditure in year	20,277	19,880	5,910	1,026
	<b>Net in-year surplus / (deficit)</b>	<b>-500</b>	<b>-500</b>	<b>0</b>	<b>2,175</b>
	Surplus / (deficit) b/f from prev yr	500	500	0	0
	<b>Cum surplus / (deficit) c/f</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,175</b>

	<b>CAPITAL GRANTS ETC (Accruals Basis)</b>	20/21	Revised June 20/21	21/22	22/23
		£'000	£'000	£'000	£'000
	Flood Risk Management Grant - EA		21		
	Disabled Facilities Grants (BCF / Derbys PCT)	2,265	1,150	2,600	750
	Home Repairs Assistance Grants (FILT / SSE)	10	0	0	0
	Revitalising the Heart of Chesterfield - Business Rate Growth Grant	950	519	531	
	Revitalising the Heart of Chesterfield - D2N2 Grant		650		
	Stand Road Bowls Pavilion - DCC		30		
	Stand Road Bowls Pavilion - Sport England		40		
	Whitecotes Playing Field - Viridor				
	Whitecotes Playing Field - Friends of Whitecotes				

Grant to CWL Basin Square Infrastructure - SCRIF				
Northern Gateway (Refurb of Saltergate MSCP) - SCRIF				
HS2 Station Masterplan - D2N2 Grant	1,100	2,068	250	
Chester Street Play Area - Viridor		45		
Chester Street Play Area - Friends of Monkey Park		2		
<b>Grants Total</b>	<b>4,325</b>	<b>4,525</b>	<b>3,381</b>	<b>750</b>

## For publication

### **Chesterfield Borough Local Plan 2018-2035 (EG0000R)**

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Meeting:	Council
Date:	15 July 2020
Cabinet portfolio:	Economic Growth
Report by:	Strategic Planning and Key Sites Manager

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#### **1.0 Purpose of report**

- 1.1 To report the findings of the Inspectors' Report into the Examination in Public of the new Chesterfield Local Plan.
- 1.2 To seek approval to adopt the Chesterfield Borough Local Plan (as recommended to be modified by the Inspectors' Report) as the Council's Development Plan for the borough [Regs].

#### **2.0 Recommendations**

- 2.1 That the Inspectors' Report attached at appendix B to this report is noted.
- 2.2 That the Local Plan 2018-2035 attached at appendix A, incorporating the modifications recommended by the Planning Inspectors' Report is adopted by the Council to meet the requirement of Section 38 of the Planning and Compulsory Purchase Act 2004.

- 2.3 That the Council delegates authority to the Strategic Planning and Key Sites Manager, in consultation with the Cabinet Member for Economic Growth to make any minor changes (including formatting and images) necessary to make the Local Plan (that do not materially affect the Plan) and associated documents ready for printing and uploading to the council website.
- 2.4 That the Council delegates authority to the Strategic Planning and Key Sites Manager, in consultation with the Cabinet Member for Economic Growth to make necessary changes to any Supplementary Planning Documents and informal Planning Guidance currently used by the Council to make appropriate reference to the new Local Plan.

### 3.0 **Background**

- 3.1 Every Local Planning Authority is required, under the Planning and Compulsory Purchase Act 2004, to prepare a Local Plan for their area that addresses priorities for development and use of land. The plan must be based on robust evidence and be in accordance with the National Planning Policy Framework (NPPF).
- 3.2 The borough's previous Local Plan consisted of the Chesterfield Borough Local Plan Core Strategy (adopted July 2013) and the saved policies of the Replacement Chesterfield Borough Local Plan (adopted June 2006). The plan is now over five years old and pre-dated the most recent NPPF.
- 3.3 The Local Plan 2018-2035 will fully replace both the Core Strategy and the Replacement Chesterfield Borough Local Plan. It has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

3.4 In order to be adopted, a Local Plan must be found 'Sound' through an independent Examination in Public, held by a Planning Inspector/s appointed by the Secretary of State. These 'Tests of Soundness' are as follows.

**Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

**Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

**Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

**Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

3.5 The council consulted on a draft of the plan in January and February of 2017 and undertook a further consultation on potential Gypsy and Traveller Sites in January 2018. The representations received through these consultations were taken into account in preparing the Submission Local Plan. This was then subject to formal consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for six weeks starting in January 2019. The Submission Local Plan, and the representations received during the consultation, were then submitted to the Secretary of State on 28<sup>th</sup> June 2019, who appointed two Independent Planning Inspectors to undertake the Examination in Public of the Local Plan.

3.6 Hearing sessions were held by the Inspectors between 15<sup>th</sup> October and 6<sup>th</sup> November 2019, attended by a number of interested parties. Following these hearing sessions, the Inspectors identified a number of areas where changes ('Main Modifications') were necessary to make the plan 'Sound' and asked the Council to prepare these modifications, to be agreed with the Inspectors. The Council's Cabinet approved these Main Modifications at its meeting on 25<sup>th</sup> February 2020 and they were then subject to a six-week period of consultation. Following this consultation period, the Modifications and all representations received were passed to the Planning Inspectorate for consideration in preparing their report on the Examination.

3.7 The Inspectors' Report (appendix B) was received by the Council on 27<sup>th</sup> May 2020. It concluded that "the Chesterfield Borough Local Plan provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it". The report is accompanied by a schedule of the recommended Main Modifications (appendix C). The Inspectors' Report and Schedule of Modifications have been published as required by the Local Planning Regulations (which requires the report be published as soon as practicable after receipt).

3.8 This report and its recommendations are due to be considered by the Cabinet at its meeting on 14 July, 2020.

#### 4.0 **Main Modifications**

4.1 The full Main Modifications are set out in appendix C. However, the key areas in which the modifications alter the Submission Local Plan previously approved by the Council are as follows:

- *Extend the plan period to from 2018-2033 to 2018-2035, to accord with NPPF requirements for a minimum 15-year period from adoption;*
- *Increase employment land minimum requirement from 44 hectares to 50 hectares to align with extended plan period;*
- *Change the housing requirement to be based on the new Local Housing Need (LHN) methodology, resulting in a reduced annual minimum need of 240 dwellings per annum over the extended plan period (resulting in an overall reduction in the minimum requirement from 4374 to 4080 homes over the plan period 2018-2035)*
- *Policies LP1 Spatial Strategy & LP2 “Principles for Location of Development” – change from emphasis from walking distance to centres, to more emphasis on walking access to a range of key services (Employment centres, Primary schools, Secondary schools, Further Education institutions, GPs, Hospitals, Food stores, Town Centres) and removal of the proposed 800m threshold walking distance to centres;*
- *Policy LP4 Flexibility in Delivery of Housing – refinement*
- *of policy wording regarding development on unallocated sites outside the built-up area, and identifying the extent of the ‘built up area’ on the Policies Map;*
- *Table 4 Housing Allocations – H3 Manor House Farm, H22 Lister Car Sales and H24 Barker Lane have been removed as they are no longer available for development;*
- *Policy LP5 Range of Housing – change in affordable housing requirements from ‘up to 20%’ to a sliding scale in line with the already agreed Community Infrastructure Ley (CIL) Zones. Additional text to clarify the circumstances where 25% the higher ‘adaptable and accessible housing technical standard’ will be required. Additional text clarifying the circumstances where housing for older people will be supported;*
- *Policy LP15 A Healthy Environment – inclusion of reference to cumulative impact on air quality;*
- *Policy LP16 Green Infrastructure – inclusion of reference to protecting and enhancing access to multiuser trails;*

- *LP21 Design – Percent for Art removed as a requirement for development (although the policy will still seek to ‘encourage’ provision of public art) to align with the new CIL Regulations;*
- *Policy LP23 Influencing the Demand for Travel – additional text regarding cycle parking, and a commitment to prepare a Supplementary Planning Document (SPD) on planning for walking and cycling within new development;*
- *Policy RP1 Regeneration Priority Areas - Reduction of expected housing numbers in Duckmanton from 400 to 275 due to landscape constraints. Increase of expected housing numbers in Mastin Moor from 400 to 670 to reflect evidence presented by landowner. Increase in housing numbers in Poolsbrook from 100 to 175 to reflect the planning permission now being implemented;*

## 5.0 **The New Local Plan**

5.1 A version of the new Local Plan, incorporating the recommended changes, is attached at appendix A.

5.2 The Local Plan will cover the period up to 2035 and sets out the overall strategy for the pattern, scale and quality of development and makes sufficient provision for:

- Housing, employment, retail, leisure and other commercial development
- Infrastructure
- Community facilities
- Conservation and enhancement of the natural, built and historic environment, and planning measures to address climate change.

5.3 In total the plan makes provision for at least :

- 4080 new homes
- 50ha of employment land
- 7736 sqm of new retail space (3444sqm comparison and 4292sqm convenience)



## 6.0 **Adoption**

- 6.1 The Inspectors' report itself is not legally binding (the Council is not obliged to adopt the Plan), but under the Planning and Compulsory Act 2004 (section 23(3)), if the Inspector recommends Modifications to make the Plan Sound it can only adopt the plan with all those modifications (and any other 'additional' modifications that do not materially affect the policies set out in the Plan).
- 6.2 Upon adoption of the New Plan, the Local Plan Core Strategy (2013) and the Replacement Chesterfield Local Plan (2006) would be superceded and would cease to have any relevance to decisions on planning applications.
- 6.3 The Local Planning Regulations require that 'as soon as reasonable practicable' following adoption, the Council publish the new Local Plan, an Adoption Statement, the Sustainability Report and details of where and when the Local Plan can be inspected.

## 7.0 **Human resources/people management implications**

- 7.1 There are no HR implications arising specifically from this report.

## 8.0 **Financial implications**

- 8.1 The Planning Inspectorate charged £75,485.86 for undertaking the examination. This cost has been met from the existing Local Plan reserve set aside for the specific purposes. The total cost of the examination.

## 9.0 **Legal and data protection implications**

9.1 The Local Plan has been prepared and consulted on in line with the requirements of the Town and Country Planning (Local Planning) Regulations 2012, the National Planning Policy Framework, the National Planning Policy Practice Guidance and the council's own Statement of Community Involvement.

9.2 Representations to the plan received during the consultation period were dealt with according to the GDPR.

## 10.0 **Consultation**

10.1 The Local Plan has been subject to consultation throughout its preparation. Consultation has been carried out in accordance with the Council's own Communications and Engagement Strategy and Statement of Community Involvement (SCI), and the requirements of the Town and Country Planning (Local Planning) Regulations 2012, the National Planning Policy Framework, the National Planning Policy Practice Guidance.

## 11.0 **Risk management**

11.1 This work concerns the implementation of statutory and good practice performance requirements. All relevant documents and reports have to be published and available for public scrutiny.

Description of the risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Legal Challenge to the Plan	High	Low	The Plan has been prepared in accordance with the relevant regulations and guidance	Low	Low

The Plan is not adopted in accordance with the report	High	Low	The Plan is adopted	Low	Low
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## 12.0 **Equalities Impact Assessment (EIA)**

12.1 An Equality Impact Assessment of the Local Plan was undertaken at Submission stage and this has been updated to reflect the Modifications.

## 13.0 **Sustainability Appraisal**

13.1 The Local Plan has been subject to ongoing Sustainability Appraisal. A summary Statement will be published alongside the Local Plan.

## 14.0 **Alternative Options and Reasons for Rejection**

14.1 Under the provisions of the Planning and Compulsory Act 2004 (section 23(3)), the only alternative option legally available to the Council at this stage is to decide not to adopt the Local Plan in its entirety. It is not possible to adopt the Plan in part or only with some of the recommended modifications.

14.2 The Examination in Public is now closed. Should the Council choose not to adopt the Local Plan it would be necessary to re-write the Plan and recommence the consultation and examination process. This would involved a delay of some years (the current Plan has taken three years from publication of the first draft to this point) and significant additional expense (see 'Financial Implications' above).

14.3 In the meantime, the Council would be reliant on the existing Core Strategy and RCBLP. Both Plans significantly pre-date the latest National Planning Policy Framework, are based on largely out of date evidence and do not make sufficient development allocations to meet the required housing need. As demonstrated in the recent appeal against the refusal of planning permission for housing at Northmoor View, Brimington, the existing Local Plan documents are increasingly at risk of successful challenge on the basis of being considered out of date. Not adopting a new plan will also reduce the Council's likelihood of being able to demonstrate a minimum of five years supply of deliverable housing sites. In both cases, the 'presumption in favour of sustainable development' set out in the NPPF applies and the Council's ability to resist unwanted development would be significantly reduced.

14.4 For these reasons, the alternative option has been rejected

#### 15.0 **Recommendations**

15.1 That the Inspectors' Report attached at appendix B to this report is noted.

15.2 That the Local Plan 2018-2035 attached at appendix A, incorporating the modifications recommended by the Planning Inspectors' Report is adopted by the Council to meet the requirement of Section 38 of the Planning and Compulsory Purchase Act 2004.

15.3 That the Council delegates authority to the Strategic Planning and Key Sites Manager, in consultation with the Cabinet Member for Economic Growth to make any minor changes (including formatting and images) necessary to make the Local Plan (that do not materially affect the Plan) and associated documents ready for printing and uploading to the council website.

15.4 That the Council delegates authority to the Strategic Planning and Key Sites Manager, in consultation with the Cabinet Member for Economic Growth to make necessary changes to any Supplementary Planning Documents and informal Planning Guidance currently used by the Council to make appropriate reference to the new Local Plan.

16.0 **Reasons for recommendations**

17.0 To meet the council's duties under the Planning and Compulsory Purchase Act 2004.

**Decision information**

<b>Key decision number</b>	<b>958</b>
<b>Wards affected</b>	All
<b>Links to Council Plan priorities</b>	All

**Document information**

<b>Report author</b>	<b>Contact number/email</b>
Alan Morey	01246 959707
<b>Appendices to the report</b>	
Appendix A	Chesterfield Borough Local Plan 2018-2035
Appendix A	Local Plan Policies Map (attached as supplementary document)
Appendix B	Report on the Examination of the Chesterfield Borough Local Plan
Appendix C	Schedule of Main Modifications

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**CHESTERFIELD**  
BOROUGH COUNCIL

# **Chesterfield Borough Local Plan**

**Adopted July 2020**

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# Introduction

## What is a Local Plan?

Every Local Planning Authority is expected to have a Local Plan for its area. The Local Plan sets out a vision and framework for the development of the area covering housing, the economy, community facilities and infrastructure – as well as providing a basis for safeguarding the environment, adapting to climate change and securing good design<sup>1</sup>.

Planning Law also requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Alongside the Chesterfield Borough Local Plan, there are also the emerging Minerals and Waste Local Plans being jointly prepared by Derbyshire County Council and Derby City Council, which will be a relevant consideration in the assessment and determination of some development proposals in the area.

## Why and how has it been prepared?

National planning policy, set out in the National Planning Policy Framework (NPPF), requires councils to prepare long-term development plans for their area. The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe processes that the council must follow when preparing the Local Plan. The council consulted on a Draft Local Plan (January/February 2017), with a further consultation (January/February 2018) on Gypsy and Traveller sites.

Representations made in respect of these earlier consultations were considered alongside updated evidence in preparing the Submission Draft.

The Local Plan underwent a Regulation 19 consultation in early 2019, which was the final public consultation before the Local Plan was submitted to the Planning Inspectorate for examination. The examination Hearings were held in October and November 2019.

A range of evidence has been commissioned or undertaken by the council to underpin the Local Plan and this can be viewed on the council's website. The preparation of the draft plan has also been informed by the following:

- Sustainability Appraisal
- Habitat Regulations Assessment
- Equalities Impact Assessment
- Health Impact Assessment

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<sup>1</sup> <http://planningguidance.communities.gov.uk/blog/guidance/local-plans/local-plans-key-issues/>

## What is in it?

The plan contains **Development Management** policies, which will apply to all developments or developments of a particular type (for example policies about design or housing).

It also includes **Site Allocations** which are set out on an accompanying **Policies Map**. These are policies that only apply in specific locations in the borough, and include sites for new housing or economic development as well as areas to be safeguarded for their environmental, leisure or social benefits.

# 1. Vision and Strategic Objectives

## VISION

- 1.1. Our approach to the Local Plan Vision is based on the Council's Vision for Chesterfield Borough and is supported by a fuller, descriptive Spatial Strategy to provide clarity and detail.

### Local Plan Vision:

*A thriving Borough, where everyone has access to the jobs, training and support they need.*

*A clean, green and attractive Borough, where our open spaces and built heritage are valued.*

*A healthy and safe Borough, where the community is free from the fear of crime.*

*A place where everyone has fair access to a decent and affordable home.*

*An inclusive Borough, where everyone feels valued and has equal and fair access to local services.*

*We want Chesterfield Borough to be a thriving Borough, where everyone has access to the jobs, training and support they need where...*

- 1.2. Former industrial land in the Staveley and Rother Valley Corridor, south of Chatsworth Road, in the A61 Corridor and at Markham Vale, is put to the best use.
- 1.3. There will be 50 ha of land provided between 2018 and 2035 for new high-quality employment development so that together with existing employment areas, a range of jobs and training opportunities are easily accessible to those who need them. All this new development will be in areas with an established industrial character or areas of regeneration specifically designated for mixed use. Economic activity and employment opportunities are focussed where the

regeneration benefits can be maximised, particularly in the Staveley and Rother Valley Corridor and along the A61 Corridor where there is significant need for work and training. High employment density uses such as offices are located in the most accessible locations near to town and district centres.

- 1.4. The borough has a strong economic role within the Sheffield City Region, and the infrastructure needed to support business growth is secured. The development of Markham Vale as part of the Sheffield City Region Enterprise Zone is supported. A range of education and employment opportunities create and retain skilled residents to support economic prosperity. The role of Chesterfield College in providing quality training and education is recognised and encouraged. Regeneration and development projects boost the local economy through encouraging the use of local labour and local supply chains.
- 1.5. Retail, employment, leisure and community activity is focussed in the town and district centres. The vitality of existing centres and of Chesterfield Market remains of paramount importance. Chesterfield Town Centre acts as the focus for retail, economic, cultural and leisure activity across the north east Derbyshire sub-region, whilst Staveley Town Centre provides a focus for activity in the north east of the borough. District and Local Centres build on their own, distinct character while ensuring residents have easy access to services meeting their day to day needs. These centres are sustainable places for the provision of community and cultural facilities and the council will encourage their location and development there. Voluntary organisations are key partners for the council in achieving and maintaining this ambition.
- 1.6. The visitor economy is strong, complementing the role of Chesterfield as a sub-regional centre and a destination both in its own right and in relation to the Peak District and internationally significant attractions such as Chatsworth, Sherwood Forest, Bolsover Castle and Hardwick Hall. The Peak Resort proposal is delivered and provides many jobs locally, as well as providing visitor accommodation and leisure facilities. Other locally important attractions such as the Barrow Hill Roundhouse Railway Centre, Chesterfield Canal, Chesterfield Market, Staveley Hall and Chesterfield Museum are enhanced and promoted. The town is recognised for the variety of its cultural offer and its wide selection of places to eat. The borough has a range of accommodation including value for money bed and breakfasts, luxury hotels, budget hotels and environmentally sustainable caravan and camping sites. Overall, the number of visitors choosing to stay in the borough, whether for business or leisure, increases.

***We want Chesterfield Borough to be a clean, green and attractive Borough, where our open spaces and heritage are valued, where...***

- 1.7. There continues to be a Green Belt around the north, west and south west of the borough and all key green wedges between the settlements of Brimington, Staveley and Chesterfield are safeguarded. Green Wedges and Strategic Gaps between villages and between distinct parts of the urban areas are also maintained. Green Belt, Green Wedges and Strategic Gaps function as an integral part of the borough's green infrastructure.

- 1.8. Green spaces and open land are enhanced and connected to provide and link high quality and diverse habitats for wildlife and important spaces for sport, recreation, leisure and healthy living. Everyone in the borough can access a variety of green spaces, including local play areas, informal recreational space and larger sports facilities, properly looked after with long term maintenance and management.
- 1.9. River and canal corridors are recognised and protected as major assets and enhanced, and opened up where possible to create routes for sustainable travel, tourist attractions, recreation areas and wildlife corridors. Links are made between key water corridors, including the Pools Brook / Doe Lea and the Chesterfield Canal following the restoration of the canal to a navigable state along all its length in the borough.
- 1.10. Maximum use is made of Sustainable Drainage Systems (SuDs) so that new development is less at risk from risk of flooding and does not exacerbate flooding problems in existing developed areas both within the borough and downstream. SuDs and the management of floodplains present positive habitat opportunities and contribute to the wider network of green infrastructure. Action is taken to lessen the risk of breach at places along the river Rother on Derby Road, Clayton Street, and the Slitting Mill Farm area. All developments pay due regard to flood risk from all sources, including surface water run-off, whether the risk bears on the development itself or might affect other places. Careful and innovative design solutions enable some development to take place in key brownfield sites deemed at risk of flooding.
- 1.11. Our buildings and spaces are designed to adapt to climate change, minimise energy use and planting is used to promote urban cooling. All new development contributes to reducing greenhouse gas emissions through design measures that lower the energy used. Proposals for renewable and low carbon energy generation are supported. Good physical planning, high standards of design and proper management of the public realm are essential features of a sustainable urban environment.
- 1.12. The borough's overall contribution to climate change is reduced through tree planting in areas of poorer biodiversity where it would not adversely affect the landscape character or habitat availability for ground-nesting birds and other wildlife.
- 1.13. Food growing opportunities are maximised, and land for growing food, especially within and adjoining residential areas in allotments and community gardens and the best and most versatile agricultural land, is safeguarded. Waste generation is reduced, and the energy efficiency of existing buildings, particularly housing, is improved to reduce both fuel poverty and greenhouse gas emissions. Minerals resources are protected from unnecessary sterilization, and consideration is given to prior extraction of mineral resources.
- 1.14. Heritage assets, including locally important buildings are protected and enhanced, retaining the features that make our communities distinctive, and



enabling people to engage with the local character and heritage of our built environment on a day to day basis.

- 1.15. Different landscape characteristics, such as the gently undulating farmland, coalfield villages, well-wooded and species-rich areas along the eastern fringe, and ecologically important riverside meadows, are recognised as important features, influencing the design and layout of all new development.

***We want Chesterfield Borough to be a healthy and safe Borough, where the community is free from the fear of crime, where...***

- 1.16. People feel safe, whether in their homes or out and about. Future environments are designed to minimise opportunities for crime and anti-social behaviour. Where possible improvements are made to safety features in areas where crime rates are relatively high, particularly in Chesterfield Town Centre, Grangewood, St Augustines, Birdholme, Boythorpe, Staveley Town Centre, Poolsbrook, Barrow Hill, Netherthorpe, Duckmanton, Middlecroft, Newbold Moor and Whittington Moor.
- 1.17. Opportunities for anti-social behaviour in new developments are minimised, especially in the hot spots of Chesterfield Town Centre, Dunston, Moor and St Helens Ward, and Holmebrook and Rother Ward, paying attention to the Chesterfield Community Safety Partnership and Safer Neighbourhoods Team Local Priorities.
- 1.18. People are protected from the harmful effects of development, whether they are the legacy of mining hazards, flooding, traffic risks for pedestrians and cyclists, or pollution of any kind.
- 1.19. Everyone has the opportunity to have a healthier lifestyle, through improved walking and cycling routes, parks and access to nature, and locating facilities such as sports centres and fresh food shops in accessible locations.

***We want Chesterfield Borough to be a place where everyone has fair access to a decent and affordable home, where...***

- 1.20. Sites are made available for at least 4080 homes between 2018 and 2035 to meet the Objectively Assessed Need (OAN), the majority of which are located within easy walking and cycling reach of the existing district and town centres. Some new housing development will be directed to areas suffering from deprivation to aid the regeneration of these communities. Some of this housing will need to be in well-designed, sensitive urban extensions on greenfield sites. Local centres and community facilities there will need to be improved. In addition, some housing is also concentrated around 'Local Service Centres'.
- 1.21. Everyone has the opportunity of a decent, affordable and accessible home. People who need specialist accommodation, such as warden-aided housing, will be able to access it in locations that are suitable and well served by community facilities and public transport.

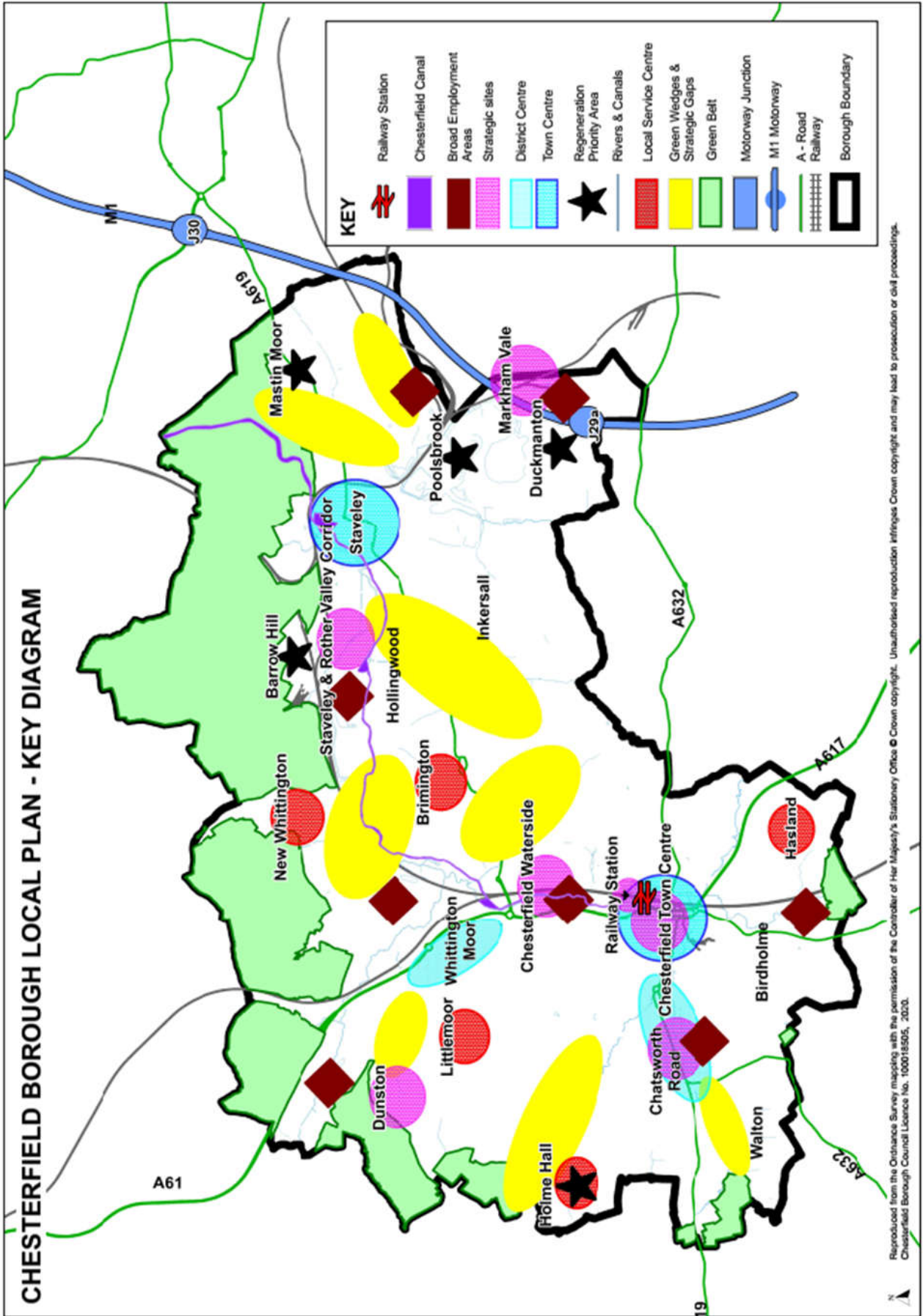
***We want Chesterfield Borough to be an inclusive Borough, where everyone feels valued and has equal and fair access to local services where...***

- 1.22. Deprivation in key areas is addressed by focussing regeneration and new development in those places and improving accessibility to employment opportunities.
- 1.23. Opportunities for walking, cycling and use of public transport are prioritised and maximised, to encourage healthy lifestyles, reduce the rate of increase in traffic congestion and minimise any worsening of air quality. New forms of sustainable transport are encouraged. Networks of walking and cycling routes are extended and well maintained. Appropriate levels of car parking are provided to meet the residual demand, and most new public car parking takes the form of park and ride or park and walk schemes.
- 1.24. Development is located to minimise the need to travel and designed to prioritise walking, cycling and public transport. Opportunities to make links between different modes of transport are maximised to achieve a seamless network of public transport, walking and cycling routes throughout and beyond the borough. This will include making links to wider local and national walking and cycling networks including the Trans Pennine Trail, Cuckoo Way and, via a new link to the Avenue development site in North East Derbyshire, the five pits trail and national cycle network route 67.
- 1.25. There is appropriate transport infrastructure to serve new development in Staveley and Rother Valley Corridor and the east of the borough, and to relieve congestion on the A619. The adverse impacts of additional traffic on M1 Junctions 29, 29a and 30 are minimised by working with Highways England and other authorities in the M1 corridor. There is a town centre loop road to take traffic away from St Mary's Gate and improve the accessibility of the railway station, and a rail freight head at Markham Vale to encourage freight off the roads and onto the railways. Railway infrastructure such as the track bed between Seymour Junction and the Clowne Linear Park in Bolsover is safeguarded, for future use as a rail transport route and as a walking and cycling route in the meantime. Land is safeguarded for future passenger rail halts at Barrow Hill and at Markham Vale. Extensions to existing greenways and new routes are secured, in particular to connect Chesterfield town centre with the north of the borough and Dronfield.
- 1.26. Everyone has access to social infrastructure, including community, leisure, religious, education and health facilities including local shops, public houses and places of worship.

## STRATEGIC OBJECTIVES

The Strategic Objectives are focussed on delivering the vision.

- S1:** Minimise greenhouse gas emissions in line with Government targets, increase the use of renewable energy and help the borough adapt to the effects of climate change.
- S2:** Provide sites for at least 4080 homes to be built between 2018 and 2035 to meet the housing requirement for Chesterfield borough.
- S3:** Support the growth, vitality and viability of Chesterfield and Staveley town centres and the borough's district and local centres.
- S4:** Adopt the approach to flood risk set out by the Government in allocating land for development, so that risk of flooding at existing and new properties is reduced.
- S5:** Deliver significant amounts of affordable and adaptable housing to meet identified needs.
- S6:** Provide at least 50 ha of new employment land between 2018 and 2035.
- S7:** Promote a net gain in biodiversity and protect and improve the borough's key green infrastructure assets and landscape character.
- S8:** Ensure that new development is designed to a high standard that promotes architectural quality, energy efficiency, protects and enhances the borough's historic environment, and reflects local distinctiveness.
- S9:** Tackle traffic congestion, improve air quality, secure strategic improvements to the transport system in the borough and enable healthier and more sustainable transport choices.
- S10:** Ensure that all development is supported by appropriate and inclusive infrastructure provision.
- S11:** Maintain and enhance the Green Belt.
- S12:** Restore the Chesterfield Canal to a navigable state along all its length within the borough.
- S13:** Enhance the health and wellbeing of the borough's residents.



## 2. Spatial Strategy

### SPATIAL STRATEGY

#### Regeneration Priority Areas

- 2.1. Regeneration including new development can address the needs of communities experiencing deprivation. The Regeneration Priority Areas (RPAs) reflect multiple deprivation and spatial concentrations of deprivation, expressed by the national Index of Multiple Deprivation (IMD) data. Other parts of the borough are ranked higher than some of the RPAs in some individual indices, but the identification of the RPAs also reflects other spatial issues such as concentrations of social housing stock, proximity to major new employment development at Markham Vale, and dwindling local services and facilities.

#### Housing Growth

- 2.2. The Local Housing Need (LHN) methodology set out in the NPPF indicates a minimum housing need of 240 new dwellings per annum. No further adjustments to this figure are required to account for unmet need in neighbouring areas or other demographic or economic factors.
- 2.3. Between 2018-2035, this equates to a minimum housing requirement of 4080 new dwellings (240 dwellings per year).

#### Economic Growth

- 2.4. The Council has undertaken an update of the [Employment Land Requirements](#) for the Local Plan period. This takes account of a demographically derived assessment of employment need; employment growth forecasts; past take-up rates; and local knowledge of the functioning of Chesterfield's commercial property market to identify a future land requirement.
- 2.5. This work concludes that 44 hectares of employment land are required between 2018-2033, split into B1 5.2 ha, B2 – 21 ha and B8 – 17.6 ha. This equates to a minimum of 50ha across the Local Plan period of 2018 to 2035. Chesterfield needs to be able to offer an appropriate range of employment sites, in terms of quantity, size and location. The quality of site provision is key, and the best employment sites must be protected.

**Table 1: Employment Land Requirement**

<b>Employment Land Type</b>	<b>Requirement (Hectares)</b>
<b>B1</b>	5.9 ha
<b>B2</b>	23.8 ha
<b>B8</b>	19.9 ha
<b>Total Requirement (2018-2035)</b>	<b>50 ha</b>

### **Green Belt**

- 2.6. The openness and permanence of the Green Belt is of great importance. It contains urban development, prevents the coalescence of settlements, protects the countryside, preserves the setting and character of historic towns such as Chesterfield, and aids urban regeneration by encouraging the use of previously developed urban land. The underlying principles and policies for protecting the Green Belt are set out in the National Planning Policy Framework.
- 2.7. The Green Belt is a highly valued part of the borough's green infrastructure, and as such the council will seek opportunities to provide access, outdoor sport and recreation for the benefit of the community.
- 2.8. As there is sufficient land outside the Green Belt to meet the borough's housing and employment land needs, it is not necessary to review the Green Belt at this time. The council has, however, agreed to a joint methodology as part of Sheffield City Region which would guide a review if and when this occurs. There is no current plan or timeframe to review the Green Belt, but the Council is committed to working with partners on a strategic review in the future.
- 2.9. It is not proposed to delete any areas of land from the Green Belt, except where minor adjustments are necessary to reflect current anomalies e.g. garden extensions.

### **Green Wedges and Strategic Gaps**

- 2.10. Strategic gaps give distinct identity to different areas, prevent neighbouring settlements from merging into one another, and maintain open space. Green Wedges provide access to the countryside from urban areas. The boundaries are based on an independent assessment of the character of the proposed Green Wedge or Strategic Gap and its contribution to; the setting and identity of the borough and its urban areas; landscape character, habitat and biodiversity; access to countryside and recreation; the ability to connect areas



of green infrastructure; and the impact that development would have on the function of the Green Wedge or Strategic Gap.

## **CLP1 Spatial Strategy**

The overall approach to growth will be to concentrate new development within walking distance of a range of Key Services as set out in policy CLP2, and to focus on areas that need regenerating, including the ‘place shaping’ areas set out in policies SS1 to SS6 and Regeneration Priority Areas.

### **Regeneration Priority Areas**

The council will maximise regeneration benefits to existing communities offered by development opportunities in the following areas:

- Eastern Villages– Barrow Hill, Duckmanton, Mastin Moor, Poolsbrook
- Holme Hall
- Staveley and Rother Valley Corridor

### **Housing Growth**

The council will make provision for the delivery of a minimum Objectively Assessed Need (OAN) of 240 new dwellings per year, (4,080 dwellings over the period 2018 to 2035). New housing development will be in line with the strategy of ‘Concentration and Regeneration’.

### **Economic Growth**

To maintain economic growth and quality of provision, the council will make provision for 50 hectares of new employment land (B1, B2 and B8 uses) over the period 2018 to 2035. The key areas for employment land are at the already committed Markham Vale development, and at Staveley and Rother Valley Corridor. Policy CLP6 and the Policies Map set out broad locations for employment uses.

### **Green Belt**

The existing Green Belt will be maintained and enhanced.

### **Strategic Gaps and Green Wedges**

Strategic gaps give distinct identity to different areas, prevent neighbouring settlements from merging into one another, and maintain open space. Green Wedges provide access to the countryside from urban areas. The open character of Strategic Gaps will be protected from development between:

- Brimington and Tapton (SG1)
- Ringwood and Hollingwood (SG2)
- Lowgates / Netherthorpe and Woodthorpe / Mastin Moor (SG3)
- Woodthorpe and Markham Vale (SG4)
- Old Whittington and New Whittington (SG5)
- Brimington North (SG6)

Green Wedges provide access to the countryside from urban areas. Green Wedges will be protected from development at:

- Walton River Hipper Corridor (GW1)
- Holme Hall and Newbold Green (GW2)
- Dunston and Sheepbridge (GW3)

The boundaries of Strategic Gaps and Green Wedges are identified on the Policies Map.

## PRINCIPLES FOR LOCATION OF DEVELOPMENT

- 2.11. There are certain principles and criteria that will apply to all development within the borough. These development management considerations are fundamental to the successful delivery of the other Local Plan policies. They are also intended to protect sensitive or vulnerable users and adjoining occupiers (whether proposed or existing), and to do this the borough council will take into account the character and use of development proposals and their settings.
- 2.12. The Local Plan's spatial strategy aims to support and encourage walking, cycling and the use of public transport by locating new development within reasonable walking distance of a range of key services. The Local Plan's spatial strategy also recognises the importance of convenient access on foot to key services for those on low incomes, including the health benefits of walkable neighbourhoods. The concept of a walkable neighbourhood is set out in the Council's supplementary planning document: 'Successful Places'.
- 2.13. National Travel Survey data<sup>2</sup> continues to show walking as being the second highest mode of transport after private vehicles but only for short distances (i.e. 76% of walking trips being under 1 mile/1.6km), whilst people on low incomes are more likely to depend on walking to get around<sup>3</sup>.

<sup>1</sup> Table 3.2 on page 49 Guidelines for Journeys on Foot (Institution of Highways and Transportation) and Paragraph 3.30 on page 48 of Guidelines for Journeys on Foot (Institution of Highways and Transportation)

<sup>2</sup> National Travel Survey: England 2014 (DfT)

<sup>3</sup> Paragraph 16 Making the Connections: Final Report on Transport and Social Exclusion (ODPM 2003)



2.14. What constitutes a reasonable walking distance is set out in various relevant guidance<sup>1</sup> including the Council's adopted residential design guide supplementary planning document: 'Successful Places'. When seeking to apply the spatial strategy and principles for the location of development the Council will have regard to the concept of a walkable neighbourhood and the walking distances described in its SPD: Successful Places. Regard will also be had to the likely effect of factors such as location, topography, weather, pedestrian facilities, trip purpose and cultural factors. There are also qualitative considerations which will be taken into account, including (but not exclusively):

- Topography;
- Lighting;
- quality of surface;
- provision of off road pathways;
- safety, including isolated pathways, extent of overlooking, lighting, traffic, pedestrian crossings
- accessibility, including dropped curbs.

## **CLP2 Principles for Location of Development**

**Planning applications for developments that are not allocated the Local Plan, will be supported according to the extent to which the proposals meet the following requirements which are set out in order of priority:**

- a) deliver the council's Spatial Strategy (policy CLP1);**
- b) are on previously developed land that is not of high environmental value;**
- c) deliver wider regeneration and sustainability benefits to the area;**
- d) maximise opportunities through their location for walking access to a range of key services<sup>4</sup> via safe, lit, convenient walking routes;**
- e) maximise opportunities through their location for cycling and the use of public transport to access a range of key services;**
- f) utilise existing capacity in social infrastructure (Policy CLP10) or are of sufficient scale to provide additional capacity, either on site or through contributions to off-site improvements;**
- g) ensure the long term protection of safeguarded Minerals Related**

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<sup>4</sup> DfT Accessibility Indicators:

- Employment centres
- Primary schools
- Secondary schools
- Further Education institutions
- GPs
- Hospitals
- Food stores
- Town Centres

- Infrastructure as identified in the Derbyshire and Derby Minerals Local Plan and shown on the Policies Map;
- h) are not on the best and most versatile agricultural land;

Exceptions to the council's Spatial Strategy will be considered where development proposals can clearly demonstrate that the proposed use:

- i. needs to be in a specific location in order to serve a defined local catchment or need, to access specific resources or facilities (including transport connections) or to make functional links to other, existing uses; or
- ii. is required to regenerate sites and locations that could not otherwise be addressed or to support existing community facilities that otherwise would be at risk of closure.

## 3. Homes and Housing

### FLEXIBILITY IN DELIVERY OF HOUSING

- 3.1. To meet the housing needs of a growing population and a growing economy, a total of at least 4080 net new dwellings must be built in Chesterfield Borough between 2018 and 2035. This is derived from the Local Housing Need methodology derived housing requirement of 240 dwellings per annum. This strategic housing requirement is not a ceiling, and may be exceeded provided that it is sustainable, it can be supported by existing or new infrastructure and it meets the objectives and policies in the Local Plan.
- 3.2. The distribution of housing within the borough is guided by the approach set out in policies CLP1 and CLP2. It is also be guided by the assessment of suitable developable and deliverable housing sites as set out in the borough council's Land Availability Assessment. Specific sites for developments of 5 or more dwellings are allocated in the Local Plan.
- 3.3. Well over 60% of new development in the borough has been delivered on previously developed land or through re-use of buildings in the form of conversions. The priority for development will be to continue delivering and regenerating brownfield land. In the borough a minimum of 60% completions on brownfield land will continue to be sought, with the aim being for the redevelopment of the major previously developed sites including Waterside and Staveley Works. However, it is acknowledged that large greenfield sites as extensions to the urban area will also have a role to play in delivering the borough's strategic housing requirement on an annual basis.
- 3.4. In order to provide some flexibility for choice and the aspirations of the LEPS, and to account for potential lapses in sites or sites delivering less than the assumed housing figures, the plan allocates more sites than the minimum needed to meet the OAN.
- 3.5. The housing supply for the plan period consists of the housing allocations set out in Table 4, combined with committed planning permissions that do not have an allocation (either because they are below the size threshold for allocation or were substantially under construction at the time of writing).

ing Supply 2018-2035

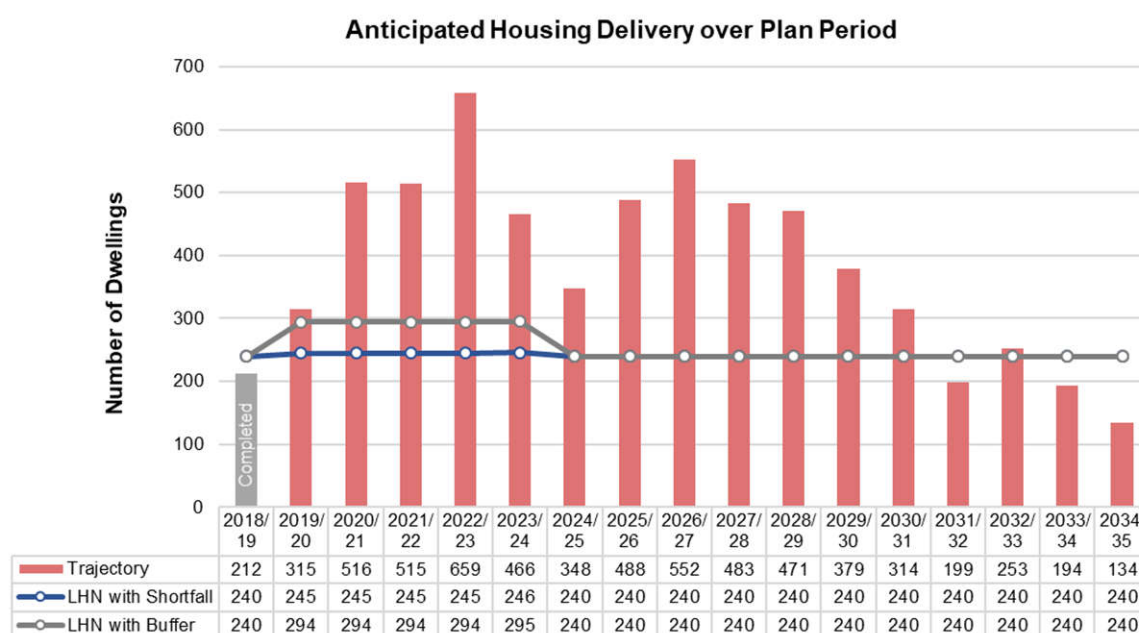
2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Sum of Total
15	45	58	224	219	165	272	305	298	305	240	175	60	60	60	0	2251
114	129	95	32	25	30	30	18	0	0	0	0	0	0	0	0	536
4	91	12	70	79	52	62	16	2	0	0	0	0	0	0	0	338
91	142	76	22	0	0	0	0	0	0	0	0	0	0	0	0	402
0	100	0	0	0	15	30	30	25	0	0	0	0	0	0	0	100
0	50	207	207	37	55	55	55	55	55	55	55	55	59	50	50	1100
0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	150
79	50	50	75	74	50	50	50	50	50	50	50	50	50	0	0	799
36	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189
-24	-37	-17	-5	-3	-3	-3	-2	0	0	0	0	0	0	0	0	-94
0	0	34	34	34	34	34	34	34	34	34	34	34	34	34	34	476
315	516	515	659	466	348	488	552	483	471	379	314	199	253	194	134	6,497

3.6. The Local Plan must demonstrate a deliverable supply of housing sites sufficient for five years with a minimum buffer of 5% (20% in the case of evidence of persistent under-delivery via the Housing Delivery Test). As of 1<sup>st</sup> April 2019, there was an existing shortfall of 28 dwellings, to be resolved within the first five years. Monitoring indicates that the borough is currently on target to resolve the entirety of this shortfall by 1<sup>st</sup> April 2020. The council has therefore applied a 20% buffer for under-delivery to the five years from 1<sup>st</sup> April 2019 (the first four years of the plan based on an adoption date on April 2020). A 10% lapse rate has been applied to commitments.

**Table 3: Housing Target and Delivery Forecast**

Year	LHN	Actual Completions	LHN + Buffer	Trajectory Forecast
2018/19	240	212	240	212
2019/20	240	N/A	294	315
2020/21	240	N/A	294	516
2021/22	240	N/A	294	515
2022/23	240	N/A	294	659
2023/24	240	N/A	295	466
2024/25	240	N/A	240	38

3.7. From 1st April 2020 the council therefore expects to demonstrate a supply of 2503 new dwellings against a target of 1417 dwellings. Over the whole plan period the council can demonstrate a supply of 6,497 dwellings against a minimum housing requirement of 4,080 between 2018 and 2035. Delivery, including lapse and windfall rates, will continue to be monitored across the plan period and taken into account in future reviews.



- 3.8. The NPPF also requires<sup>5</sup> that at least 10% of the housing requirement should consist of small sites of no larger than one hectare. Between the commitments and allocations described in this Local Plan, the plan makes provision for approximately 15% of the requirement to come forward on such sites.
- 3.9. The dwellings to be delivered as part of the Staveley and Rother Valley Corridor (policy SS5) have not been included as part of the supply at this stage due to uncertainty about the timing of key infrastructure and the HS2 Infrastructure Maintenance Depot, which may put the majority of housing delivery on this site beyond the plan period. The council and landowners are continuing to work jointly on the regeneration of this key site.
- 3.10. Policy CLP3, 'Flexibility in Delivery of Housing' is intended to ensure a supply of deliverable housing sites sufficient for five years as set out in the NPPF. The policy seeks to meet the aims of the Local Plan's Spatial Strategy, and allows for some uncertainty in the timing of delivery of housing on allocated sites. It sets out the council's position on the development of unallocated sites outside of the built-up area for housing and how this relates to the principles for the location of development set out in policy CLP2. The council will take action if monitoring is unable to demonstrate that the council has a supply of deliverable housing sites sufficient for 5 years (plus 5 or 20%, depending upon delivery rates) due to either under delivery increasing the shortfall requirement or improved delivery resulting in a reduced pool of remaining sites.

### **CLP3 Flexibility in Delivery of Housing**

**Planning permission will be granted for residential development on the sites allocated on the Policies Map and as set out in Table 4, provided they accord with other relevant policies of the Local Plan.**

**Outside of the built-up area (as set out on the Policies Map), and subject to other relevant policies of the Local Plan, new residential development on sites not allocated in Table 4 will only be permitted where:**

- a) The development can demonstrate that it would have reasonable access to a range of key services as set out in Policy CLP2; and**
- b) It re-uses redundant or disused buildings and enhances their immediate setting; or**
- c) It is for the sub-division of an existing residential dwelling; or**
- d) It is for the redevelopment of previously developed land in a manner that would not harm the intrinsic positive character of the countryside; or**
- e) It represents the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of the heritage asset; or**

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<sup>5</sup> Para 68(b) National Planning Policy Framework

- f) It meets a specific demonstrable housing need for a rural worker; or
- g) It is of exceptional quality of design quality, in that it:
  - i. is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

**Table 4: Local Plan Housing Allocations**

Reference	Site Address	Anticipated Capacity	Capacity included within LP Trajectory	Site Size (ha)	Related Policy
H2	Catherine Street Garage Court, Bank Street, Chesterfield	12	12	0.25	CLP3
H4	Heaton Court (Former), Meynell Close, Brampton	10	10	0.34	CLP3
H5	Pondhouse Farm, Troughbrook Road, Hollingwood	23	23	1.06	CLP3
H7	Hollythorpe Close (Land off), Hasland	14	14	0.55	CLP3
H8	Chesterfield Road (Land North of), Staveley	14	14	0.32	CLP3
H9	White Bank Close (Land at), Hasland	9	9	0.56	CLP3
H10	Derwent House HOP, Ulverston Road, Newbold	17	17	0.58	CLP3
H11	Sycamore Road (Land at), Hollingwood	18	18	0.72	CLP3
H12	Ashbrook Centre (Former), Cuttholme Road, Loundsley Green	20	20	0.69	CLP3
H13	Elm Street (Land at), Hollingwood	23	23	0.71	CLP3
H14	Swaddale Avenue (Land to the West of), Tapton	21	21	0.88	CLP3
H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield**	70	70	0.62	CLP3
H16	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	25	25	0.92	CLP3
H17	Poultry Farm (Former), Manor Road, Brimington	26	26	0.88	CLP3
H19	Ash Glen Nursery (Former), Sheffield Road, Unstone	30	30	1.13	CLP3
H21	Staveley Canal Basin, Eckington Road, Staveley	90	90	2.99	CLP18
H23	Allen and Orr Timber Yard, Saltergate, Chesterfield	39	39	0.86	CLP3
H25	Boat Sales (Former), Sheffield Road, Unstone	50	50	1.29	CLP3
H27	Walton Hospital (Land at), Harehill Road, Walton	60	60	1.50	CLP3
H28	Walton Hospital (Land at), Whitecotes Lane, Walton	90	90	3.14	CLP3
H32	Bent Lane, Staveley	140	140	6.29	CLP3

<b>H36</b>	Inkersall Road (Land at), Inkersall	400	400	22.78	<b>CLP3</b>
	<b>TOTALS</b>	<b>1,201</b>	<b>1,201</b>		
<b>H1</b>	Edale Road Garage Court, Mastin Moor	6	6	0.20	<b>RP1</b>
<b>H6</b>	Miller Avenue, Mastin Moor	14	14	0.41	<b>RP1</b>
<b>H20</b>	Duewell Court (Land at), Station Road, Barrow Hill	35	35	1.43	<b>RP1</b>
<b>H26</b>	Rectory Road (Land adjacent), Duckmanton	33	33	2.03	<b>RP1</b>
<b>H31</b>	Varley Park, Staveley Road, Poolsbrook	175	175	6.16	<b>RP1</b>
<b>H33</b>	Linacre Road, Holme Hall	300	300	14.85	<b>RP1</b>
<b>H34</b>	Tom Lane (Land South of), West of Rectory Road, Duckmanton	275	275	23.39	<b>RP1</b>
<b>H35</b>	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	400	650	46.15	<b>RP1</b>
	<b>TOTALS</b>	<b>1,238</b>	<b>1,488</b>		
<b>SS1</b>	Spire Neighbourhood, Chesterfield	100	100	8.62	<b>SS1</b>
<b>H30</b>	Walton Works (Former), Factory Street, Brampton	150	150	3.60	<b>SS2</b>
<b>SS3</b>	Chesterfield Waterside, Brimington Road, Chesterfield	1,550	1,100	23.17	<b>SS3</b>
<b>SS5</b>	Staveley Works, Staveley	1,499	150	187.49	<b>SS5</b>
<b>SS6</b>	Land South of Dunston Road, Dunston*	799	799	43.6	<b>SS6</b>
	<b>TOTALS</b>	<b>4,098</b>	<b>2,299</b>		
	<b>Overall Housing Totals</b>	<b>6,537</b>	<b>4,988</b>		

\* Includes area of 15.81 Ha (299 dwellings) with reserved matters permission at the point of plan submission (June 2018).

\*\* To calculate the likely contribution towards housing delivery from a C2 use on the site the Council has followed the advice in paragraph 035 Reference ID: 68-035-20190722 in the NPPG. In doing so the calculation has been made using the method set out in paragraph ID: 63-016a-20190626 of the NPPF i.e. the average number of adults living in households (source: CT0774\_2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level).

## RANGE OF HOUSING

3.11. National planning guidance encourages the creation of sustainable, inclusive and mixed communities. This means delivering a well-integrated mix of decent housing of different types and tenures to support a range of households of different sizes, ages and incomes. Local Development Documents are expected to achieve a broad balance of different households, to translate this into a provision between affordable housing and normal market provision and to address the needs of specific groups such as



disabled and elderly people. Opportunities for self-build schemes will be encouraged.

- 3.12. The Strategic Housing Market Assessment (SHMA) 2017 estimated what type and amount of housing is required in the borough. This includes the need for affordable housing.

### **Affordable Housing**

- 3.13. The 2017 SHMA estimated a small surplus (-44) of affordable housing in Chesterfield over the plan period, driven by a high estimated future level of re-let supply. However, if the affordable housing need is met over 5 year rather than 21 years, then there is a small annual affordable housing need figure of 42 dwellings.
- 3.14. The affordable housing needs evidence does not provide evidence to suggest that overall housing provision needs to be adjusted upwards.
- 3.15. The 2014 SHMA recommended a mix of affordable housing with 90% comprising social and affordable rented homes, and 10% intermediate affordable housing. The 2017 SHMA update recommended that if Councils are required by national planning policy to provide 10% of affordable housing as affordable home ownership, then the analysis would suggest that shared ownership is the most appropriate option.

### **Adaptable and Accessible Housing**

- 3.16. The 2011 Census data identified that a quarter of households in the borough contain older persons. In addition to this, the number of people aged 65 and above in Chesterfield is projected to grow rapidly:

**Table 5: Population Growth by Age**

<b>Age Group</b>	<b>2012 Population</b>	<b>2036 Population</b>	<b>Increase</b>	<b>% Change</b>
<b>65-74</b>	10,800	14,200	3,400	24%
<b>75-84</b>	6,400	11,100	4,700	42%
<b>85+</b>	2,900	6,600	3,700	56%
<b>All Persons</b>	103,800	110,400	6,600	6%

- 3.17. The SHMA found that 28% of households in Chesterfield borough have support needs, projected to rise to 29.8% in 2031. The SHMA concluded that given the ageing population and higher levels of disability and health problems amongst older people there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings.

**Table 6: Estimated Need for Wheelchair Adapted Homes (2014-2035)**

Current need	Projected need (2014-35)	Total
166	129	295

- 3.18. As well as the need for specialist housing for older people, the SHMA looked at the needs for registered care and identified potential need of 21 bed spaces per annum for the borough

### **Housing for Older People**

- 3.19. As well as providing a stock of adaptable and accessible properties, there is an identified need for housing for older people.

- 3.20. Derbyshire County Council has published “Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035 (DCC 2019)”, this identified a number of key statistics for Chesterfield in relation to housing for older people:

- 3,358 people provide 50 hours of more informal care per week.
- There are 2,028 current service users aged 65 and over in receipt of Adult Care Services.
- 1,494 people over the age of 65 are living with Dementia and this is set to increase to 2,437 by 2035, an increase of 63.1%.
- 13.5% of total households are single persons aged 65 and over living alone, this is 6,318 households.
- 468 care home with nursing beds and 498 care beds are currently available in 29 settings.

- 3.21. Specialist housing for older people comprises four accommodation types:

- Housing for older people: social sector sheltered and age-exclusive housing and private sector leasehold retirement housing. This will include schemes, for rent and for sale, with on-site staff support, those with locality-based support services and schemes with no associated support services. (This includes ‘Age Restricted general market housing’ and ‘Retirement living or sheltered housing’ as defined in national planning guidance:)
- Housing with care: includes extra care schemes, often called ‘assisted living’ in the private sector, with 24/7 care available on-site housing schemes that offer bespoke care services, even if these are not full on-site 24/7 care, across both the social and private sector. (This is as defined in national planning guidance ‘Extra care housing or housing-with-care’)
- Residential care: residential accommodation together with personal care, i.e. a care home (as defined in national planning guidance as ‘Residential care homes’).

- Nursing care: residential accommodation together with nursing care i.e. a care home with nursing (as defined in national planning guidance as 'Nursing homes').

3.22. The 2014 SHMA provided an indication of annual need for Housing for Older People and Housing with Care as 50 dwellings per annum.

**Table 7: Projected Need for Specialist Housing for Older People (2014-2035) – 2014 Based SNPP**

	Need
Population aged 75+ (2014)	9,447
Population aged 75+ (2035)	15,605
Change in population aged 75+	6,158
Specialist housing need (@ 170 units per 1,000)	1,047
Per annum need (2014-35)	50

3.23. More recently, Derbyshire County Council have estimated the net additional need for older peoples housing up to 2035:

**Table 8: Estimated net additional need for older people's housing 2019 to 2035 (Chesterfield)**

	Housing for Older People (Units)	Housing with care (Units)
Current Provision	2,798	55
Net Additional Need (Rent) 2035	0	277
Net Additional Need (Sale) 2035	281	59
Total Net Additional Need 2035	281	336

Source: Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035

3.24. The DCC estimation of need for older peoples housing over the period 2019 to 2035 averages at 39 dwellings per annum, with a suggested tenure split of 85% rent 15% sale.

3.25. As well as the need for older peoples housing, the SHMA looked at the needs for registered care (Residential Care and Nursing Care) and identified potential need of 21 bed spaces per annum for the borough.

- 3.26. The SHMA figure is in line with the 2019 DCC estimation (Table 8 Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035 (DCC 2019)) which averages at 21 bed spaces per annum for Nursing Care but does identify a small surplus of Residential Care bed spaces.

**Table 9: Estimated net additional need for Residential and Nursing Care beds to 2035 (Chesterfield):**

	Residential Care (Beds)	Nursing Care (Beds)
<b>Current Provision</b>	<b>455</b>	<b>437</b>
<b>Net Additional Need 2035</b>	<b>-65</b>	<b>343</b>

Source: Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035

- 3.27. National planning guidance emphasises the need for policy to be viable. Developments should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The 2018 Viability Study concluded that 25% adaptable and accessible housing and up to 20% affordable housing could be delivered in the borough. The proportion of affordable housing the council will seek to negotiate is based on the Viability Study evidence and the CIL zones. The zones will be reviewed alongside CIL rates when updated viability evidence is available.
- 3.28. Between commencement of the Self Build Register in May 2016 and October 2018, the register contained records amounting to a total of 22 plots for Custom and Self build housing (20 of these as single plots). During the same period (following implementation of CIL), the council has approved CIL part 1 self build exemptions for a total of 15 plots. As of April 1<sup>st</sup> 2018 the borough also had existing planning permissions for 54 dwellings on plots suitable for a single dwelling. This indicates that at present, those interested in custom and self-build are not facing significant difficulties accessing sites for development.

## CLP4 Range of Housing

In order to increase local housing choice, respond to emerging needs and promote the creation of sustainable communities, in new housing developments the council will seek a range of dwelling types and sizes based on the council's most up to date evidence of housing needs and the location and characteristics of the area.

### Affordable Housing

On sites totaling 10 or more dwellings (including phases of those sites) affordable housing will be required in line with the charging zones set in the council's most recently adopted CIL Charging Schedule<sup>6</sup>.

CIL Zone	% Affordable Housing Required	Type of affordable housing
Zero	0	n/a
Low	5	10% Affordable Home Ownership
Medium	10	
High	20	90% Affordable Rent

Where a development seeks a lower proportion or different mix of types/tenures, this will only be done through a viability assessment that demonstrates that particular circumstances exist including (but not limited to):

- development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan;
- where further information on infrastructure or site costs is required;
- where particular types of development are proposed which may significantly vary from standard models of development for sale;
- significant economic changes have occurred since the plan was adopted.

Where it is not possible or appropriate to deliver affordable housing on site, a financial contribution will be sought for provision off-site (including for adaptations).

#### Adaptable and Accessible Housing

The following requirements for adaptable and accessible housing will apply subject to consideration of site suitability, taking account of site-specific factors such as vulnerability to flooding and site topography.

- On sites totalling 10 or more dwellings (including phases of those sites) 25% of dwellings should be built to building regulations standard M4(2) (where a site includes affordable housing this should normally be proportionately split between tenures).
- Where the council has identified evidence of a specific need for a wheelchair accessible standard M4(3) property (for which the council is

<sup>6</sup> <https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx>

responsible for allocating or nominating a person to live in that dwelling) that is relevant to a site, this will be negotiated with the developer and secured by planning obligation, subject to consideration of viability and suitability.

Where evidence is submitted to demonstrate that step-free access is not viable, there will be no requirement for adaptable and accessible housing (building regulations M4(2) or M4(3)).

### Housing for Older People

Proposals for housing for older people will be permitted on the housing sites on Table 4 where they:

- contribute to meeting needs identified in the councils most up to date evidence; and
- have good access to public transport, and
- have good access to health services and facilities.

Registered care facilities will not be expected to provide affordable housing on site or as an off-site contribution.

## **TRAVELLERS**

- 3.29. The Derbyshire Gypsy and Traveller Accommodation Assessment 2014 (GTAA) concluded that Chesterfield Borough has a pitch requirement of 4 over the period 2014 to 2019, with no requirement for the remainder of the plan period. All of this need has been met through planning permissions resulting in a surplus of one pitch.
- 3.30. The government published updated guidance on Planning Policy for Travellers<sup>7</sup> in 2015. This policy takes ‘travellers’ to mean gypsies and travellers and travelling showpeople. This guidance requires local planning authorities to make a robust assessment of need for sites for travellers and to identify and update annually a supply of sites to meet pitch targets set to meet the need identified.
- 3.31. The council undertook an exercise to identify potential Gypsy and Traveller sites in late 2017 and early 2018. This considered 46 sites and included public consultation on six. At the end of this process it was concluded that none of the sites met the criteria of being available and suitable.
- 3.32. In the event of an unanticipated need for a site arising, the Local Plan sets out a criteria-based approach by which planning applications for Gypsy and Traveller sites can be assessed. When considering proposals, the council will

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<sup>7</sup> <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

take account of the most recent national planning policy for traveller sites including:

- the existing level of local provision and need for sites;
- the availability (or lack) of alternative accommodation for the applicants;
- other personal circumstances of the applicant.

## **CLP5 Sites for Travellers**

**Planning permission will be permitted for Traveller pitches where:**

- a) the site is not located in the Green Belt;**
- b) there is no unacceptable impact on the function and purpose of Strategic Gaps, Green Wedges or on wildlife sites or other protected green spaces;**
- c) the site is reasonably accessible to community services and facilities;**
- d) the site provides adequate levels of amenity for users;**
- e) the site can be adequately serviced with drinking water and sewerage disposal facilities;**
- f) the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate;**
- g) there is satisfactory boundary treatment to ensure privacy and to maintain visual amenities.**

## 4. Jobs, Centres and Facilities

### GROWTH OF BUSINESSES

- 4.1. The government's objective is to proactively drive and support sustainable economic development to deliver business and industrial units, infrastructure and thriving local places. A healthy and active economy is an essential requirement for a sustainable borough and employment is a key factor in ensuring a good quality of life for residents. The borough is an important sub-regional centre for employment and economic activity for northern Derbyshire and parts of South Yorkshire, with a strong history of innovation and industry which continues to this day.
- 4.2. Chesterfield is a member of the 'D2N2' (Derbyshire and Nottinghamshire Local Enterprise Partnership) and a non-constituent member of the Sheffield City Region Mayoral Combined Authority. From April 2020 Chesterfield Borough Council will only be a member of D2N2. Both LEPs have Strategic Economic Plans (SEPs) in place to encourage aspirational levels of economic growth. Both completed in March 2014, the SCR growth plan seeks to create 70,000 new jobs and 6,000 new businesses across the region and the D2N2 plan 55,000 new jobs across the two counties over the next decade. Both SEPs are currently under review.
- 4.3. In July 2017, HS2 Ltd announced that Chesterfield would be served by High Speed Rail Services running to Sheffield (currently one stop per hour in both directions). The council has been working jointly with HS2 Ltd. to contribute to both the SCR and East Midlands HS2 growth plans, including identifying opportunities for growth around the railway station (see policy SS7).
- 4.4. The 2011 census showed that over 52,110 people were employed in Chesterfield, more than half of whom (30,660) were resident in the borough. The level of local employment has been relatively static in recent years with job's growth in public and private sector services off-set by declines in the area's traditional industrial base. As a sub-regional centre, employment in Chesterfield is spread across a range of sectors beyond the 'B' class uses; including retail and leisure. A particularly high proportion are also in the public sector (35.8% of jobs as of 2014) in public administration, education and health, due to the presence of head offices for a borough council, Chesterfield College and the Walton and Chesterfield Royal hospitals.
- 4.5. The locational needs of these employment sectors can differ substantially. Retail and leisure uses will remain predominantly in town, district and local centres (set out in policies CLP8 and CLP9), along with the majority of office use. However, it will remain important to maintain a supply of land suitable for a wide range of business and industrial use (within use classes B1, B2 and B8) in order to promote economic growth and a diverse and vibrant business sector. This flexibility in employment land is essential and will allow the council to welcome opportunities for new models of economic growth, such as



clusters of high-tech businesses, should such opportunities arise.

- 4.6. Business and industrial sites are also likely to be suitable for a range of other employment uses that share similar characteristics, such as industrial processes that do not fit into particular use classes or training uses that have an industrial character (such as training in building trades). Some sites with an employment history may also be better suited to alternative uses now, but in order to maintain a suitable land supply it will be necessary to carefully control the release of existing employment sites for non-employment uses (such as for residential or town centre uses), whilst also allowing sufficient flexibility. The council will consider the requirements for waste management sites in reviews of the scale, distribution and type of employment land allocated in the Local Plan once the Derbyshire Waste Local Plan has been adopted.
- 4.7. Between 2011 and 31<sup>st</sup> March 2018, monitoring showed 54.9ha of land (net) had been developed for employment purposes.
- 4.8. The 2018 Employment Land Study recommended that Chesterfield Borough should provide approximately 44ha of new land for Business and Industrial use between 2018 and 2033 in order to provide sufficient jobs for the borough's population and wider catchment. This requirement figure has been extended to align with the plan period end date of 2035, which results in a total employment land requirement of 50 ha between 2018 and 2035.
- 4.9. In the 2018/2019 monitoring year 3.38 hectares of employment land was developed, reducing the remaining target (to be developed between 2019-2035) to 46.62 ha. As of April 1<sup>st</sup> 2019, unimplemented planning permissions for employment land provided a potential supply of 19.2 hectares.
- 4.10. Other undeveloped land within established employment areas allocated on the Policies Map will provide an additional ha 23.4 ha.
- 4.11. The Staveley and Rother Valley Corridor has the potential to deliver additional employment land, in the form of the proposed HS2 Infrastructure Maintenance Depot (IMD). As the land take for the IMD has not been confirmed, but is likely to be significant in comparison to the jobs created (estimated at 250), the contribution of this site has been included in the supply as an equivalent to the same number of jobs delivered by a B8 use, or 4ha, in order to not to appear as a disproportionate element of the supply. Depending on the final land take of the IMD, up to 30ha of additional land may be available. However due to the implementation timetable for HS2 including the need for a larger site during the HS2 construction period, and the need to remediate the site and provide essential infrastructure in the form of the proposed Chesterfield-Staveley Regeneration Route, it is not expected that this sites will contribute significantly to the pool of employment land until beyond the plan period.
- 4.12. Land around Works Road will provide the opportunity to deliver a limited amount of employment floorspace from the Staveley and Rother Valley

Corridor site in the short to medium term, primarily around land adjacent to the Chesterfield Canal.

**Table 10: Employment Land Supply**

<b>Land Developed within Plan Period</b>	
<b>Land Developed within 2018/19 monitoring year</b>	<b>3.4 ha</b>
<b>Commitments</b>	
<b>Land with planning permission (31/3/19) (excluding Markham Vale)</b>	<b>16.0 ha</b>
<b>Markham Vale</b>	<b>5.2 ha</b>
<b>Waterside</b>	<b>-2.0 ha</b>
<b>Total</b>	<b>19.2 ha</b>
<b>Sites without Planning Permission</b>	
<b>Whitting Valley Road</b>	<b>3.7 ha</b>
<b>Station Road (Wagon Works)</b>	<b>6.3 ha</b>
<b>Former GKN works, Sheepbridge Lane</b>	<b>3.6 ha</b>
<b>Impala Estates (land adjacent Markham Vale)</b>	<b>2.6 ha</b>
<b>Former Boythorpe Works, Goyt Side Road</b>	<b>5.0 ha</b>
<b>Prospect Park (Land at), Dunston</b>	<b>2.5 ha</b>
<b>Staveley Works Corridor</b>	<b>2.0 ha</b>
<b>HS2 IMD*</b>	<b>4.0 ha</b>
<b>Total</b>	<b>29.7 ha</b>
<b>Total Supply within Plan Period</b>	<b>52.3 ha</b>

\* Based on an equivalent site area assuming 250 jobs at equivalent to B8 use instead of site size

- 4.13. In order to meet both current and future employment / business requirements, Chesterfield needs to be able to offer an appropriate range of employment sites, in terms of quantity, size and location. There is a need to ensure that the best employment sites are safeguarded for employment use and not lost to other uses such as housing. This is not to preclude the development of mixed uses on former industrial sites so long as appropriate provision is made to meet employment land requirements. The council will restrict the future permitted development rights of uses, including through the use of Article 4 directions where appropriate, to ensure the long-term vitality of key employment sites.
- 4.14. Enabling economic growth is a high priority for the council, evidenced by the inclusion of Markham Vale in the Sheffield City Region Enterprise Zone. Alongside this the 'Destination Chesterfield' place-marketing project is seeing

the council, local employers and businesses work together to promote Chesterfield, strengthen existing businesses and attract new inward investment. The council is committed to ensuring the viable re-development of currently vacant and underused business and industrial land for a range of uses. Delivery of employment sites will be monitored closely, working with the council's Economic Development Unit and taking account of vacancy rates and the frequency of enquires about sites and premises.

## **CLP6 Economic Growth**

**Development should deliver sustainable economic growth by supporting existing jobs and businesses and delivering inward investment. Proposals that facilitate a mix of uses will be encouraged.**

**Planning permission will be granted for new employment developments where they accord with the council's overall spatial strategy as set out below:**

- a) B1(a) Office development within and on the edge of existing town and district centres and at developments at Chesterfield Waterside and Markham Vale as set out in policies SS3, SS4 and SS5.**
- b) B1(b&c) Light Industrial in locations within and close to existing town and district centres.**
- c) B1(b&c) and B2 Industrial uses within Established Business Areas (as shown on the Policies Map) and at areas at Markham Vale, the Staveley and Rother Valley Corridor, and the Chatsworth Road Corridor.**
- d) B8 uses at Markham Vale and the Staveley and Rother Valley Corridor.**

**In other Established Business Areas, new B8 uses will be permitted where they would not have an unacceptable adverse impact as a result of traffic movements.**

**Within Established Business Areas (as shown on the Policies Map) other business and industrial uses, not falling within the B1, B2 or B8 classes, and 'B' class uses outside of the criteria set out above will be considered based upon the locational criteria set out in policy CLP2, the suitability of the use for the location and the employment generation of the proposed use when compared to the existing or previous use, and will normally be permitted where they would otherwise not have a significant adverse impact upon the surrounding area.**

**Where appropriate, conditions will be used to manage the future use of developments, including the restriction of future permitted development rights where these are appropriate to ensuring the viability and vitality of employment areas in the future.**

**Proposals for farm and rural diversification developments, live/work units and rural businesses will be supported where they are appropriate to the character and scale of the area and otherwise meet the policies of the plan.**

**Subject to policy CLP2, the redevelopment or change of use of existing business and industrial sites within Established Business Areas (as shown on the Policies Map) for non-employment uses will only be permitted where:**

- i. It would not lead to a quantitative and/or qualitative deficiency in the supply of available employment land; and**
- ii. It would not inhibit existing or future business and industrial activity on adjacent sites**

**Where appropriate, conditions will be used to manage the use of such developments.**

**For all major development proposals, the council will seek to negotiate agreements with developers and occupiers covering recruitment, training and procurement to benefit the local economy and supply chain, so as to contribute to the sustainability of the borough and the surrounding area, both during construction and on a long-term basis.**

## **TOURISM AND THE VISITOR ECONOMY**

- 4.15. Tourism is important to the Chesterfield borough economy. In 2009, tourism brought £117m into the borough's economy and supported 1,836 jobs across a range of sectors (Derbyshire STEAM Model). The Local Plan seeks to maximise the potential of the major regeneration areas, particularly Waterside and the Staveley and Rother Valley Corridor. The borough has many attractions, natural, historical and cultural. The Chesterfield Canal restoration is drawing more visitors to the canal and the borough in general. Complementary uses such as slipways/moorings, food and drink uses and small scale accommodation will help boost the canal as a tourist attraction. The borough also boasts a rich railway and industrial heritage including the recently expanded Roundhouse (Barrow Hill Engine Sheds) and historical industrial buildings such as Walton Works and Cannon Mill. This is supplemented by a range of cultural activities, including regular second hand and artisan markets, the annual mediaeval and 1940's market festivals, the Chesterfield Canal festival and a range of other events.
- 4.16. Chesterfield is increasingly acting as a hub for visitors to the Peak District and north Nottinghamshire, providing attractions such as the market and the Crooked Spire, cultural events, evening activity, accommodation and transport links. The Peak Resort leisure and tourism development will provide a significant boost to the borough's tourism offer, with high quality visitor accommodation and unique leisure attractions, and up to 3,000 new jobs. There is also high-quality countryside within the borough, and there are opportunities for agricultural diversification to create quiet recreation and small scale sensitively designed visitor attractions and accommodation.

### **Visitor Accommodation**

- 4.17. The Casa hotel now provides the borough's first four\_star provision, and there are planning permissions for further provision at the Peak Resort and Chesterfield Waterside. Within the town centre, the former Co-op department store has been converted to provide a new Premier Inn. The approach to locating visitor accommodation in existing centres and close to Chesterfield railway station is appropriate in most cases. However, there needs to be a range of visitor accommodation available in the borough, including types of accommodation that cannot necessarily be located in existing centres or close to the train station, such as country hotels, holiday cottages, camping accommodation and small scale accommodation such as bed and breakfasts. All forms of visitor accommodation can play a role in establishing Chesterfield Borough as a destination.
- 4.18. The borough council will work collaboratively with partners to promote and secure sustainable tourism development. A more diverse and higher quality tourism offer will be encouraged that seeks to expand the tourism season, increase the number of people visiting, provide local job opportunities and help to regenerate the economy. Growth in tourism must be sustainable and

not harm the historic, natural and cultural assets on which it is based.

## **CLP7 Tourism and the Visitor Economy**

The Council will promote and enhance tourism development in the borough where it is:

- a) located in areas that can accommodate additional visitor numbers without detriment to the environment or the vitality of existing centres;
- b) appropriate to the local environment and context;
- c) contributes to sustainable economic growth and the delivery of the Local Plan;
- d) in locations that are well connected to other tourist destinations and amenities, particularly by public transport, walking and cycling.

In particular, proposals for tourism development will be encouraged where they are related to:

- i. enhancing the offer of existing centres;
- ii. the restoration and enhancement of Chesterfield Canal;
- iii. supporting delivery of the Peak Resort scheme;
- iv. railway and industrial heritage;
- v. connections with the Peak District National Park;
- vi. rural diversification;
- vii. opportunities to encourage physical activity;
- viii. enhancing and improving access to the Green Belt, Green Wedges and Strategic Gaps.

## **VITALITY AND VIABILITY OF CENTRES**

4.19. Town, district and local centres lie at the heart of local communities and their primary role is to provide shopping and community services. These are critical to the future prosperity, quality of life and sustainability of the borough. A key aim of the Local Plan is to promote the vitality and viability of the borough's town, district and local centres. The borough council will achieve this by focusing new economic growth and development of the main town centre uses including retailing, leisure, entertainment, offices, arts, culture, tourism facilities, towards existing centres. The outcomes of this focus will:

- encourage variety, choice and quality of retail provision in the town centres and other district and local centres;
- support healthy, competitive and successful town centre provision;
- enhance town, district and local centre environments as a focus for community and civic activity.

## **Town and District Centres**

- 4.20. Chesterfield is the largest town in Derbyshire. As well as a focus for shopping and service provision and a focus of economic activity within the borough, it is also a significant sub-regional centre for the wider North Derbyshire and South Yorkshire area. In 2015 the borough council adopted an updated non-statutory masterplan for Chesterfield town centre, emphasizing its future development and management. Chesterfield town centre will be the main location for new shopping development in the borough. The town's 800 year old market tradition will continue to be a central part of shopping and visitor activity. Chesterfield town centre should continue as the hub for cultural, civic and commercial office activity within the borough. There will also be scope for the adjustment of the town centre boundary to incorporate further commercial, retail and office development, principally in the Northern Gateway area which is identified for future expansion of Chesterfield town centre (see policy SS1).
- 4.21. Staveley town centre and the Chatsworth Road and Whittington Moor district centres meet the day to day needs of their local catchment and week to week needs of many people outside the local catchment. Each of the centres serves a primary local, convenience function for the surrounding residential areas, as well as providing significant specialist comparison retail. All three centres have a reasonable range of local shopping facilities including major food stores in Staveley and Chatsworth Road and smaller food stores in Whittington Moor. They include a number of service uses which complement the retail uses. The aim is to preserve and enhance the vitality of these centres.
- 4.22. Staveley town centre will have an increasingly important role as a centre in terms of supporting further growth within the Staveley and Rother Valley Corridor and the eastern villages of Poolsbrook, Barrow Hill, Mastin Moor and Duckmanton.

## **Local Service Centres**

- 4.23. 'Local Service Centres' at Brimington, Hasland, Holme Hall, Littlemoor and New Whittington serve wide communities with provision of a range of retail, service and community facilities and good public transport links to the town centre and other locations. The priority is to preserve the health of these centres, enhance them and retain and expand the current range of facilities. To do this, the strategy is to focus development in and around the centres and to take other land use, promotional and other improvement measures to increase economic and community activity and to improve the attractiveness of these centres. Such measures can include environmental improvements, community safety improvements, transport enhancements, parking initiatives, rate relief on units and accessibility improvements.

## **Local Centres**

- 4.24. Local centres offer a smaller range of facilities and serve a smaller catchment than a District or Local Service Centre but play an important role in meeting

the day-to-day shopping needs for the community, particularly the less mobile and elderly. Local centres often add to the character of neighbourhoods, giving them a focal point and enhancing sustainability by being easily accessible to people's homes by walking or cycling.

- 4.25. Typically, local centres include a range of small shops of a local nature such as a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.
- 4.26. The borough contains a large number of local centres that vary in size and form, from purpose-built centres within housing developments, single linear streets and parades of shops through to more sprawling and/or scattered layouts.

### **New Local Centres**

- 4.27. New local centres will be required in settlements or areas being earmarked for significant growth over the plan period which do not have any significant groupings of current provision. These are at Chesterfield Waterside, Dunston Grange, Mastin Moor and Staveley and Rother Valley Corridor.

### **Small Shops**

- 4.28. Small convenience shops outside of centres provide a vital day to day resource for residents of the borough, allowing for small scale, 'top-up' and 'out of hours' shopping within walking distance of home. These opportunities are particularly important for those with mobility issues or outside a reasonable walking distance of an existing centre. There has been significant growth in small shops recently, with the major supermarkets now investing in 'local' convenience retail stores. The council generally supports the creation of new small shops within residential areas provided they would not harm the amenity of local residents or the vitality and viability of existing centres, and support the retention of existing small shops where their loss would lead to a gap in provision.

### **Retail Parks**

- 4.29. The borough currently contains four identified retail parks. These provide retail opportunities that are more difficult to accommodate within existing centres due to the nature of the goods sold or the scale of floorspace. Chesterfield benefits from these parks being well-related to existing town and district centres, with the potential to create linked trips. Footfall surveys of Chesterfield Town Centre in particular have demonstrated strong walking connections between Ravenside and Lordsmill Street retail parks, and Chesterfield Town Centre.



**Table 11: Hierarchy of Centres**

Type of Centre	Location
<b>Sub-Regional Town Centre</b>	Chesterfield Town Centre
<b>Small Town Centres and District Centres</b>	Chatsworth Road Whittington Moor Staveley Town Centre
<b>Local Service Centres</b>	Brimington Hasland Holme Hall Littlemoor New Whittington
<b>Local Centres</b>	Abercrombie Birdholme Derby Road North Duckmanton Dunston Grange (new) Grangewood Hollingwood Inkersall Green Loundsley Green Lowgates East Mastin Moor (new) Newbold Old Whittington Sheffield Road Station Lane Staveley and Rother Valley Corridor (new) Storrs Road Walton Waterside (new)
<b>Out of Centre Retail Locations</b>	
<b>Retail Parks</b>	Lordsmill Street Ravenside Retail Park Sheffield Road Wheatbridge Road
<b>Out of Centre Foodstores</b>	Sainsburys, Rother Way Tesco, Lockoford Lane Aldi, Sheffield Road Morrisons, Chatsworth Road

## Retail Floorspace Needs

- 4.30. The National Planning Policy Framework states that local authorities should quantify the need for additional retail development and then identify locations for such development by applying a sequential approach which prioritises town centre locations. The council supports this approach as a means of ensuring the vitality and vibrancy of its centres.
- 4.31. A joint Retail Study for Bolsover, Chesterfield and North East Derbyshire<sup>8</sup> was published in April 2018. This modelled future retail expenditure growth for the borough up to 2033 and the potential implications for new floorspace:

**Table 12: Retail Floorspace Needs**

Year	Floorspace Capacity (sq. m net)			
	Convenience		Comparison	
	Minimum	Maximum	Minimum	Maximum
2021	1,300	1,800	-500	-800
2026	1,600	2,300	4,400	7,000
2031	1,800	2,600	10,300	16,100
2033	1,900	2,800	12,700	19,900

### Convenience Retail

- 4.32. The requirement for additional convenience retail is expected to be met from existing commitments and new allocations consisting of:

<sup>8</sup> Chesterfield Borough, Bolsover District and North East Derbyshire District Retail and Centres Study, April 2018

**Table 13: Convenience Retail Supply**

<b>Commitments</b>		
<b>Site</b>	<b>Net Floorspace</b>	<b>Planning Status</b>
Lidl, Former Perry's Ford Garage, Chatsworth Road	1140 sq. m	Full planning permission, completed August 2019 (CHE/17/00209/FUL).
Lidl extension, Sheffield Road, Whittington Moor	352 sq. m	Full planning permission granted (CHE/16/00477/FUL).
Former Walton Works, Factory Street, Walton	1300 sq. m	Full application awaiting decision (CHE/15/00832/FUL).
<b>Broad Locations (2021-2033)</b>		
<b>Site</b>	<b>Anticipated Floorspace</b>	<b>Planning Status</b>
Staveley Works Corridor – to serve in Lagoon Character Area	Up to 1500 sq. m:  A single foodstore in new local centre not to exceed 1000 sq. m (net)  No units in Lagoon Character Area to exceed 280 sq. m (net)	Allocation day to day needs: SS5

- 4.33. Although the commitments indicate a degree of oversupply, it should be noted that they include some provision (in the Staveley and Rother Valley Corridor) that will be delivered later in the plan period or partially beyond.
- 4.34. The commitments should not prevent proposals for additional floorspace being considered where it would improve accessibility to local shopping facilities or would extend choice or quality. The potential impact of such proposals would be considered in the light of the retail impact thresholds set out in policy CLP9, below.

### **Comparison Retail**

- 4.35. The retail capacity study indicated no need for additional convenience floorspace in the short term (up to 2021), although acknowledges that this should not exclude granting planning permission for new developments that improve choice and quality. In the longer term, up to 2033, it identifies a wide range of potential floorspace scenarios. The retail sector (and comparison retail in particular) is likely to face continuing uncertainties from new forms of trading and online sales. For this reason, the Local Plan identifies specific provision in the form of commitments for the first five years only, and broad locations for the remainder of the plan period.

**Table 14: Comparison Retail Supply**

<b>Commitments</b>		
<b>Site</b>	<b>Net Floorspace</b>	<b>Planning Status</b>
Lidl, Former Perry's Ford Garage, Chatsworth Road	285 sq. m	Full planning permission, completed August 2019 (CHE/17/00209/FUL).
Former Fire Station, Sheffield Road, Whittington Moor	538 sq. m	Full planning permission, granted August 2019 (CHE/19/00157/FUL).
Former Walton Works, Factory Street, Walton	2621 sq. m	Full application awaiting decision (CHE/15/00832/FUL).
<b>Broad Locations (2021-2033)</b>		
<b>Site</b>	<b>Anticipated Floorspace</b>	<b>Planning Status</b>
Staveley Works Corridor – limited to serve day to day needs	Up to 1500 sq. m in new local centre.	Allocation: SS5
Chesterfield Town Centre, Northern Gateway – safeguarded for expansion of the Town Centre	-	Allocation: SS1
Chesterfield Town Centre Railway Terrace - limited and in association with the Station	-	Allocation: SS7

- 4.36. It is also anticipated that additional floorspace is likely to come forward from the installation of mezzanine floors within existing retail units, including the former Toys r Us unit at Spire Walk.
- 4.37. These findings will need to be considered alongside the 2010 CACI study entitled 'Chesterfield's Retail Offer' which examined the make-up and extent of the borough's existing and potential retail catchment and how in particular Chesterfield town's offer may change to maximise its market share.
- 4.38. The 2018 Retail Study made recommendation regarding Primary Shopping Areas and Primary and Secondary frontages. It does not recommend the inclusion of Primary or Secondary frontages for Staveley Town Centre or the District and Local Centres. For Chesterfield Town Centre the Local Plan identifies a Primary Shopping Area (PSA) but, in line with the study's recommendations, does not include further frontage policies.

## CLP8 Vitality and Viability of Centres

### Role of centres

The council will support the role of the town, district, local service centres and local centres in providing shops and local services in safe, accessible and sustainable locations. New development within centres shown on the Policies Map should make a positive contribution to the centre's viability and vitality, and be of an appropriate scale.

To ensure the vibrancy, inclusiveness and economic activity of the borough's centres, main town centre uses including health, leisure, entertainment, community facilities, sports, offices, art, food and drink, cultural and tourism facilities will be supported.

Within centres and Chesterfield Town Centre Primary Shopping Area (PSA) planning permission will normally be granted for A1 retail uses. For main town centre uses other than A1 retail, consideration will be given to the extent to which proposals accord with criteria a) to e) below:

- a) have a positive impact on vitality and/or viability;
- b) provide active ground floor uses;
- c) cater for a wide public through diversity of leisure and cultural attractions and events;
- d) contribute to an appropriate mix of licensed premises; and
- e) contribute to efforts to tackle vacant, under-used and derelict buildings within centres, particularly in historic buildings.

Within Secondary shopping areas of Chesterfield Town Centre planning permission will normally be granted for any main town centre uses.

Residential uses (C3) will be permitted at first floor level and above (with the exception of suitable provision for access) and on appropriate redevelopment sites where it would not undermine the vitality of the centre.

The Council will support the temporary occupation of empty buildings and cleared sites by creative industries and cultural and community organisations where they contribute to regeneration and enhance the character of the area.

Proposals for comprehensive redevelopment of a centre or part of a centre will be considered where the proposals can demonstrate the community benefits of redevelopment and justify any loss of retail facilities. The provision of new local centres may be considered where a need arises.

## CLP9 Retail

Across the borough, a sequential approach will be used to assess sites for retail and other town centre uses, to focus such development on town, district, local service centres and local centres to meet the requirements of national planning policy.

Impact assessments will be required to accompany planning applications for new retail and leisure proposals that fall outside of Chesterfield Town Centre, Staveley Town Centre, District Centres, Local and Local Service Centres, in accordance with the locally set thresholds below:

Uses	Location	Threshold
Retail and Leisure	Within 500m of Chesterfield Town Centre	500 sq. m or above (gross internal floorspace)
	Within 500m of Staveley Town Centre and District Centres	280 sq. m or above (gross internal floorspace)
	Within 500m of Local and Local Service Centres	200 sq. m or above (gross internal floorspace)
	All other locations (not within Town, District or Local Centres)	500 sq. m or above (gross internal floorspace)

Specific forms of retail use outside Use Class A1 that require large premises such as showrooms, trade counters and wholesale premises, will normally be permitted in the identified retail parks and may be permitted in other edge or out of centre locations if, due to reasons such as scale and servicing, the use would be unsuitable within a centre. In such cases, conditions will be applied where appropriate to define permissible changes of use and the range and type of goods or services sold.

Individual small shops designed to serve local day to day needs will normally be permitted outside defined centres (as shown on the Policies Map) subject to consideration of the impact test thresholds set out above.

Applications for development that would result in the loss of isolated local shops will be considered under CLP10 Social Infrastructure.

## SOCIAL INFRASTRUCTURE

- 4.39. The provision of community, leisure, cultural, religious, education and health facilities including local shops, public houses and places of worship, is essential to the quality of life of the borough's residents. Such facilities are considered to be vital social infrastructure, and places benefit when the people who live there have a sense of local identity and actively participate in community life. The council recognises the importance of the third sector to the life of the borough and wishes to support their work. Where opportunities arise, the council will work with the third sector to explore opportunities for involvement in regeneration and development and identifying opportunities for new provision. For reasons of sustainability, equality and diversity, it is important that good quality services and facilities are available locally. Not least of these reasons is reducing the need to travel which leads to environmental benefits as well as contributing to improving health and wellbeing.
- 4.40. The provision and enhancement of social infrastructure assets and their location within town, district and local service centres are to be encouraged across the borough. The extent of existing provision has been identified in the Community Infrastructure Study 2009 and it is important that facilities and services are provided in the most effective and accessible way. In areas that are not well served, existing social infrastructure assets must be protected and enhanced wherever practical, since their loss can have a major impact on communities.
- 4.41. The Community Infrastructure Study found that in general the borough has a good coverage of community facilities, ward by ward, and relatively good accessibility by public transport. Chesterfield faces a number of key issues. It contains some of the most deprived areas of Derbyshire, with many residents having poor health. Residents in the north east part of the borough have the longest travel times to get to key facilities. In the west of the borough, Walton Ward has limited provision. This area does however benefit from facilities in neighbouring wards and has access to good public transport links and high levels of car ownership. Improving the health of the borough is about more than access to medical treatment and services. It is about lifestyle, including routine exercise and fitness for all ages and interests. It is also about living in a safe environment and feeling part of an inclusive community.
- 4.42. Another key issue for the borough is how to improve the ability of its residents to access skills, training and education, particularly amongst young and long-term unemployed people. To ensure convenient and equal access to educational facilities, any expansion of education and skills provision should be accompanied by the access to public transport or other travel modes to achieve a good match between new development and education and skills provision.
- 4.43. Although some local schools within the borough have spare capacity and can take the extra pupils who will be living in new housing development, public

resources for education are limited. It is important to make best use of this existing capacity. A number of schools across the borough are oversubscribed. In addition, where schools have spare capacity their facilities may be in need of upgrading.

## **CLP10 Social Infrastructure**

### **Location of new development**

Social infrastructure facilities will be permitted in and on the edge of the town, district and local service centres where they are accessible by public transport, walking and cycling, unless they are meeting a specific local need. Opportunities to deliver new or enhanced provision as part of new developments will be maximised, depending on the capacity and suitability of existing services.

### **Co-location of facilities**

The co-location and multi-use of facilities will be encouraged. Where proposals involve the provision of new or expanded social infrastructure facilities, they should be well related to existing centres and settlements and public transport infrastructure, and should provide high standards of accessibility for all sectors of the community.

### **Improvement of existing facilities**

The quality, functionality and accessibility of existing social infrastructure facilities will be improved at sites including Chesterfield Royal Hospital, Walton Hospital and Chesterfield College, so as to allow for their future expansion. Masterplans will be required to accompany proposals to ensure the sustainable and co-ordinated development of the hospital and college sites.

### **The amalgamation and loss of facilities**

Development will not be acceptable where it includes the change of use, amalgamation of uses or redevelopment of existing local community or recreational facilities, if it would result in the loss of a facility which is required to meet a local need or contributes to the network of facilities throughout the borough unless:

- a) there is an equivalent facility available in the locality or an equally accessible one is made available prior to the commencement of redevelopment to serve the same need; and
- b) it can be demonstrated through a viability assessment that the current use is economically unviable and all reasonable efforts have been made to let or sell the unit for the current use over a continuous 12 month period that includes advertisement for let or sale at a realistic price.





## 5. Infrastructure Delivery

- 5.1. Most new development will have an impact on infrastructure capacity in the Borough, and so will need to make contributions to the delivery of new or enhanced infrastructure. This should be in proportion to the scale of development and the impact it causes. The definition of infrastructure is wide although most commonly thought of in terms of physical infrastructure (such as new roads and flood mitigation, electronic communications networks, including telecommunications and high speed broadband; green infrastructure (such as parks, greenways and allotments), and social infrastructure (including schools and health facilities). Although Minerals and Waste Local Plans are County Council responsibilities, it is recognised that minerals and waste management facilities are important in supporting the growth of the local economy.
- 5.2. The appropriate mechanism for delivering infrastructure will vary between developments, but on-site infrastructure that primarily meets the need of the occupants of new development (e.g. landscaping, amenity open space, road access) will normally be dealt with via planning conditions or a Section 106 agreement. Other more strategic infrastructure requirements will be met via the Community Infrastructure Levy (CIL). The Council's Infrastructure Study & Delivery Plan sets out the Borough's strategic infrastructure requirements over the Local Plan period. The Delivery Plan is shown in Appendix A. The CIL charging schedule took effect in Chesterfield on 1<sup>st</sup> April 2016. It sets out the types of eligible development and the rates which will be applied in each charging zone.
- 5.3. The Council will work co-operatively and jointly with partners to ensure delivery of the infrastructure required to enable development and improve existing facilities. Key partners include Derbyshire County Council as the Waste Disposal, Education and Highways Authority, Highways England, private sector partners, the Environment Agency, utility companies and other public sector organisations.
- 5.4. As Infrastructure requirements are likely to change over time, the Infrastructure Study & Delivery Plan will be updated and reviewed regularly. It provided the starting point for Council to identify its priorities for the Community Infrastructure Levy. Whilst over time the Community Infrastructure Levy may provide significant contributions to infrastructure delivery, the Levy is intended to fill the funding gaps that remain once existing sources of funding have been taken into account. Core public funding will continue to bear the main burden of infrastructure funding. To ensure efficient and effective negotiation, applicants are advised to engage with the Council and its partners in pre-application discussions to provide clarity over assessments of infrastructure requirements in advance of applications being submitted.
- 5.5. The Council is committed to ensuring the viability and deliverability of schemes.

## **CLP11 Infrastructure Delivery**

**Developer contributions will be used to mitigate the impact of new development and ensure that appropriate infrastructure is in place to support growth. The Borough Council will normally require that on-site infrastructure requirements are met via planning conditions or a Section 106 agreement. Developers will be required to demonstrate that the necessary infrastructure (green, social and physical) will be in place in advance of, or can be provided in tandem with, new development, and where appropriate arrangements are in place for its subsequent maintenance.**

**Where the provision of infrastructure is considered to be a strategic need then development, if liable, will be required to contribute via the Community Infrastructure Levy (CIL).**

**All infrastructure requirements will be co-ordinated and delivered in partnership with other authorities and agencies.**

**Where new development would result in the loss of existing essential infrastructure, appropriate replacement provision should be provided as part of the new development proposals.**

## 6. A Changing Climate

### RENEWABLE ENERGY

- 6.1. One of the major issues facing the Borough Council and our partners is climate change; how best to adapt to the changes that are inevitable and how best to minimise our contribution to global warming. Reducing our carbon footprint and being more resilient to changing climate conditions is a critical thread running through the whole Local Plan. In 2019, the government set a target that will require the UK to bring all greenhouse gas emissions to net zero by 2050. Net zero signifies that any emissions would be balanced by schemes to offset an equivalent amount of greenhouse gases from the atmosphere, such as tree planting or using technologies such as carbon capture and storage.

The borough council has signed the Nottingham Declaration on Climate Change which pledges to address the causes of climate change and prepare for the associated impacts. The council also declared a climate change Emergency in July 2019 and is currently developing a climate change action plan. Minimising carbon emissions associated with growth within the authority area is key to improving the resilience of the borough to climate change. This section, and policies in other sections of the Plan such as those relating to Design and Travel and Transport, are aimed at both reducing CO<sub>2</sub> emissions and helping the Borough adapt to a changing climate.

#### Renewable and Low Carbon Energy

- 6.2. The government has a target to generate 15% of the UK's energy needs by 2020 (comprising 30% in electricity, 12% in heat, and 10% in transport). The Chesterfield Borough Renewable and Low Carbon Energy Study (2010) identified areas in the Borough where there is potential for different forms of renewable and low carbon energy generation. The Study concluded that the wind speeds across the borough were relatively low, that the wind resource was highly constrained due to borough's urban nature, offering few opportunities for delivering large scale turbines. Areas suitable for district heating are within Chesterfield town centre and on large development sites.

### CLP12 Renewable Energy

The Council will support proposals for renewable energy generation particularly where they have wider social, economic and environmental benefits, provided that the direct and cumulative adverse impacts of the proposals on the following assets are acceptable, or can be made so:

- a) the historic environment including heritage assets and their setting;
- b) natural landscape and townscape character;

- c) nature conservation;
- d) amenity – in particular through noise, dust, odour, and traffic generation.

Proposals will be expected to

- i. reduce impact on the character and appearance of the open countryside by locating distribution lines below ground where possible;
- ii. include provision to reinstate the site if the equipment is no longer in use or has been decommissioned;
- iii. incorporate measures to enhance biodiversity.

### Wind Energy

Proposals for wind energy development will be supported where they:

- 1) are within an area defined as being suitable for wind energy development within an adopted Neighbourhood Plan; and
- 2) are able to demonstrate, following public consultation, that all material planning impacts identified by affected local communities have been adequately addressed; and
- 3) meet criteria a) to d) above.

In addition to meeting criteria 1. to 3. above, where wind energy development located within the Green Belt would constitute inappropriate development, planning permission will not be granted unless very special circumstances (as set out in the NPPF) can be demonstrated.

### Renewable Heat

New developments will connect to or be designed for future connection to community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of a major new development, the potential for developing a new scheme on the site should be explored and pursued where feasible. Priority sites for district heating include Staveley and Rother Valley Corridor, Town Centre Northern Gateway, and South of Chatsworth Road.

### Hydro Power

Developments along the river and canal corridors (watercourses) will be expected to investigate the feasibility of using small scale hydro power. Pre-application advice from the Environment Agency is advised.

## SUSTAINABLE MANAGEMENT OF THE WATER CYCLE

- 6.3. Flooding is a natural hazard which causes immeasurable stress to the people affected and can have serious economic impacts. Recent flood events in the borough have emphasised the possible extent and impact of flooding that can occur. Over the last century, pressures for development have resulted in widespread development within floodplains, particularly in areas like Chesterfield borough which have a history of industrial development alongside rivers. This has increased the risk of flooding and caused problems not only in the area developed on, but also in areas further downstream.
- 6.4. Consequently, every effort should be made to ensure development only takes place in areas with the lowest probability of flooding, or constructed safely where it has been demonstrated that this is not possible. Development should not increase the risk of flooding to either the proposed site itself or to third parties. The borough council has in place a Strategic Flood Risk Assessment (2009) and will also have the Chesterfield Integrated Model to allow it to make more informed judgements about potential development sites in the Local Plan. Strategic decisions can therefore be made on where development is most appropriate in relation to flood risk. However, as the SFRA represents only a snapshot in time, development proposals should always be considered against the best available flood risk information, such as the EA's Flood Map for Planning and flood risk modelling.
- 6.6. A key objective of the Spatial Strategy is to focus development within existing urban areas or on large brownfield sites, particularly in Chesterfield town and Staveley, however, a number of these sites fall within areas of flood risk. In order for the key objectives of the Spatial Strategy to be delivered flood mitigation measures will be required. The need for regeneration may be an overriding reason to allow development in areas at risk of flooding where it can be demonstrated that the level of flood risk can be managed or reduced through measures such as improved water management or the separation of more vulnerable uses horizontally onto parts of the site at low flood risk, or vertically above less vulnerable or flood compatible uses. In all cases the council will work closely with the Environment Agency in considering development proposals, and will seek to ensure satisfactory emergency planning, as well as safe access and egress during a flood event.
- 6.7. Derbyshire County Council is the lead local flood authority which is responsible for managing local flood risk across Derbyshire. It published a Flood Risk Management Strategy in 2015. The council has contributed to an Environment Agency commissioned project called the Chesterfield Flood Risk Investigation involving comprehensive flood modelling of the River Rother and its tributaries. When completed the Chesterfield Flood Risk Investigation will provide the best available flooding information for Chesterfield and will test options for flood alleviation works to better protect the town from the devastating impacts of flooding. The Chesterfield Flood Risk Investigation will be used alongside all other sources as a combined evidence base to inform decision making and future Local Plan reviews.

- 6.8. Tackling flooding means more than just defending against floods. It means understanding the complex causes of flooding and taking co-ordinated action. Given that hard surfacing resulting from development (including roofs) reduces the ability of the land to absorb and/or store water, it is important that Sustainable Drainage Systems (SuDS) and other methods are utilised for water management. This will include grey water recycling, rainwater harvesting, green roofs, permeable paving, infiltration areas and soakaways. Ultimately, developers are required to move towards an integrated approach, managing the runoff from new developments to hold back rainfall from reaching the drainage and river systems too quickly.
- 6.9. The council's approach to water management complements the work of the Environment Agency as set out in the River Basin Management Plan for the Humber River Basin District. In particular, the Local Plan has an important role in the key actions of promoting water efficiency, SuDS, the re-use of water and the value of green infrastructure. The Borough Council will specifically require major development proposals to demonstrate SuDS will be put in place and that there are clear arrangements for on-going maintenance over the development's lifetime, unless SuDS are otherwise demonstrated to be inappropriate. On smaller development the Borough Council considers that SuDS are desirable and encourages their use by developers. Drainage schemes should be appropriate and adequate for developments and should not increase flood risk to land and property either upstream or downstream of the development site.

## **CLP13 Managing the Water Cycle**

### **Flood Risk**

**The council will require flood risk to be managed for all development commensurate with the scale and impact of the proposed development so that developments are made safe for their lifetime without increasing flood risk elsewhere.**

**Development proposals and site allocations will:**

- a) be directed to locations with the lowest probability of flooding as required by the flood risk sequential test;**
- b) be directed to locations with the lowest impact on water resources;**
- c) be assessed for their contribution to reducing overall flood risk, taking into account climate change.**

**Within areas of functional floodplain, development is expected to preserve or enhance the contribution of the area to water management / reducing flood risk.**

**Outside flood zone 1, the redevelopment of previously developed land for**

uses not allocated in this Local Plan land will be permitted where proposals can demonstrate that:

- i. the development will deliver the economic, social and environmental regeneration of the borough that outweighs the risk of flooding and reduces flood risk overall;
- ii. the safety of the development and users from flooding can be achieved and, as a minimum, there will be no increase in on- or off-site flood risk demonstrated through a site-specific flood risk assessment;
- iii. the proposed uses are compatible with the level of flood risk, and;
- iv. a sequential approach to the location of uses has been taken within the site itself, including matching the vulnerability of uses to the risk of flooding.

#### Improving the drainage network

The council will seek opportunities to increase the capacity of the floodplain safely, make space for water across the whole borough, and to remove problems from the drainage network, particularly in connection with new development.

Sustainable Drainage Systems (SuDS) and clear arrangements for their on-going maintenance over the lifetime of the development should be incorporated into all major development, unless it can be demonstrated that this is not appropriate in a specific location. The council will seek the maximum possible reduction in surface water run-off rates based on the SFRA or most recent national guidance.

#### Protecting the Water Environment

Development proposals will be expected to demonstrate that water is available to support the development proposed and that they will meet the optional Building Regulation water efficiency standard of 110 litres per occupier per day.



# 7. Environmental Quality

## A HEALTHY ENVIRONMENT

- 7.1. Ensuring a safe and healthy environment is a challenge, taking into account areas of poor air quality and areas of unstable and contaminated land (which are often a legacy of mining and industrial development). Directing new development to these areas is essential to aid regeneration, but due regard must be paid to ensuring the safety and health of users and occupiers.
- 7.2. At the time of writing, the Borough has declared one Air Quality Management Area (AQMA) at Church Street in Brimington (which came into force on 1st September 2015). An Air Quality Action Plan was published for consultation in February 2020.
- 7.3. Soil is a finite resource that fulfils many important functions and ecosystem services. Soil acts as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that soil resources are appropriately protected and used sustainably.
- 7.4. When sites containing 'best and most versatile' agricultural land are developed, current accepted best practice should be followed to better protect the soil resource. The Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA 2009) currently provides best practice guidance.

### CLP14 A Healthy Environment

The quality of the environment will be recognised at all levels of the planning and development process with the aim of protecting and enhancing environmental quality.

All developments will be required to have an acceptable impact on the amenity of users and adjoining occupiers, taking into account noise and disturbance, dust, odour, air quality, traffic, outlook, overlooking, shading (daylight and sunlight and glare and other environmental impacts).

#### Air Quality

Where appropriate, development proposals will include an assessment of impact on air quality and incorporate measures to avoid or mitigate increases in air pollution and minimise the exposure of people to poor air quality. Development that would make the air quality in a declared Air Quality Management Area (AQMA) materially worse either in isolation or cumulatively when considered in combination with other planned development, will not be permitted.

New development will have regard to the measures set out in any Air Quality Action Plan.

#### Water Contamination

Development proposals will be expected to contribute positively to the water environment and its ecology, and should not adversely affect surface or ground water quality, in line with the requirements of the Water Framework Directive.

Where any such risk exists, developments must include measures to reduce or avoid water contamination and safeguard groundwater supply.

#### Soil and Agricultural Land Quality

Development of "best and most versatile" agricultural land will only be permitted where it can be demonstrated that:

- a) the need for the development clearly outweighs the need to protect such land in the long term; and
- b) other sustainability considerations suggest that the use of the higher quality agricultural land is preferable to the use of poorer quality agricultural land; or
- c) in the case of temporary/potentially reversible development (for example, minerals), that the land would be reinstated to its pre-working quality.

The Council will require all applications for major development on such land to include realistic proposals to demonstrate that soil resources will be protected and used sustainably, in line with accepted best practice.

#### Unstable and Contaminated Land

Proposals for development on land that is, or is suspected of being, contaminated or unstable will only be permitted if mitigation and/or remediation are feasible to make the land fit for the proposed use and shall include:

- a) a phase I land contamination report, including where necessary a land stability risk assessment with the planning application; and
- b) a phase II land contamination report where the phase I report (a) indicates it is necessary, and
- c) a strategy for any necessary mitigation and/or remediation and final validation.

A programme of mitigation, remediation and validation must be agreed before the implementation of any planning permission on contaminated and/or unstable land. The requirement to undertake this programme will be secured using planning conditions.

## **GREEN INFRASTRUCTURE, BIODIVERSITY and GEODIVERSITY**

- 7.5. Green infrastructure is a strategic rural and urban network of multi-functional green and blue space, and the connections between them. It supports natural and ecological processes and is integral to the health, quality of life and economic success of sustainable communities. The green infrastructure network refers to a wide variety of public and privately owned 'green assets' such as parks, open spaces, Green Belt, farmland, open countryside, woodlands, wildlife sites, allotments, private gardens, greenways (multi-user trails) and river/canal corridors. It also includes any adopted Local Green Spaces.
- 7.6. Whilst thought of as an urban area, almost half of Chesterfield borough is relatively undeveloped land containing green infrastructure assets, many of which are firmly established and are key elements of the borough's identity, for example, the Chesterfield Canal corridor and Poolsbrook Country Park.
- 7.7. Green infrastructure offers a range of direct and indirect benefits which are termed ecosystem services. These include:
- improved resilience to climate change;
  - enhanced quality of place;
  - benefits to physical and mental health and wellbeing;
  - sustained economic growth and investment;
  - opportunities for local food production;
  - enhanced landscape character and setting of heritage assets.

Investment in green infrastructure via tourism, recreation and biodiversity improvements provides economic and health benefits for a borough that is still in the process of economically restructuring away from a legacy of heavy industry.

- 7.8. The council will aim to maintain and improve the green infrastructure network in the borough on a landscape scale, by protecting, enhancing, creating, linking, and managing multifunctional greenspace within and around the urban area and settlements. This will ensure that everyone has access to high quality natural and semi-natural habitats, open space and sport and recreation facilities, whilst providing resilience to the impacts of climate change. Whilst individual elements of the green infrastructure network can serve a useful purpose without being connected, connectivity between different green infrastructure assets can help maximise the benefits that they generate. Well-connected green infrastructure assets create a network that allows and encourages the movement of people and wildlife, helping to maximise the ecosystem service provided whilst supporting adaptation and resilience to a changing climate, such as potentially dramatic increases in rainfall.

- 7.9. Regarding landscape, *The Landscape Character of Derbyshire* document sets out the types of landscape present in the borough, highlighting its qualities and sensitivities.
- 7.10. The main components of green infrastructure in the borough were initially identified in the Chesterfield Borough Council Green Infrastructure Study (2009). Further studies have built on the initial study including a green Wedge and Strategic Gap Indicative Assessment (2011), its subsequent review in 2016 and an updated Greenprint. Work has also been carried out with the Local Nature Partnership and Derbyshire Wildlife Trust to update information on the ecological network. The updated Greenprint for Chesterfield maps out the current extent and nature of the identified green infrastructure network.

### **Green Wedges and Strategic Gaps**

- 7.11. The Spatial Strategy (CLP1) sets out the locations of a series of [Green Wedges and Strategic Gaps](#). These are areas of generally open land that help to shape the urban form of the borough and provide relief and access to open countryside.
- 7.12. The purpose of the Green Wedges is to:
- maintain open areas between parts of settlements within the urban area of Chesterfield to prevent them from merging;
  - provide a 'Green Lung', penetrating from open countryside into an urban area;
  - support recreational purposes which allow access from urban areas to the countryside and, where appropriate, contains informal and formal outdoor recreational facilities;
  - maintain the existing or influence the form and direction of urban development.
- 7.13. The purpose of the Strategic Gaps is to:
- maintain open land between neighbouring settlements to prevent merging (perceptual and physical) and protect the setting and separate identity of settlements;
  - support the appreciation and wider perceptual benefits of open countryside;
  - maintain existing or influence form and direction of settlements.

## **CLP15 Green Infrastructure**

**Chesterfield borough's green infrastructure network will be recognised at all levels of the planning and development process with the aim of protecting enhancing, linking and managing the network, and creating new green infrastructure where necessary. Development proposals should demonstrate that they will not adversely affect, or result in the loss of, green**

infrastructure, unless suitable mitigation measures or compensatory provision are provided.

Development proposals should, where relevant:

- a) not conflict with the aim and purposes of the Green Belt (as set out in the NPPF); and
- b) not harm the character and function of the Green Wedges and Strategic Gaps; and
- c) enhance connectivity between, and public access to, green infrastructure; and
- d) (i) protect and enhance access to the multi-user trails network as shown on the Policies Map; and  
(ii) increase the opportunities for cycling, walking and horse riding; and
- e) enhance the multi-functionality of the Borough's formal and informal parks and open spaces; and
- f) protect or enhance Landscape Character; and
- g) increase tree cover in suitable locations in the borough to enhance landscape character, amenity and air quality; and
- h) where new green infrastructure is proposed, there must be clear funding and delivery mechanisms in place for its long-term management and maintenance, prior to the development commencing.

Where necessary and appropriate development will be expected to make a contribution through planning obligations or CIL towards the establishment, enhancement and on-going management of green infrastructure by contributing to the development of a strategic green infrastructure network within Chesterfield Borough.

### **Biodiversity, Geodiversity and the Ecological Network**

- 7.14. Under the National Environment and Rural Communities Act 2006, all public bodies have a statutory duty to promote and enhance biodiversity. The Borough Council has adopted *A Greenprint for Chesterfield*, the Council's action plan for conserving and strengthening biodiversity. The Council has updated the Greenprint to take account of the most recent Lowland Derbyshire Local Biodiversity Action Plan (LDBAP) and in doing so has identified components of the ecological network at a landscape scale, including corridors and stepping stones that link sites, and opportunities for restoration and enhancement.
- 7.15. The council will aim to ensure that where net measurable gains in biodiversity are made, they make for a more coherent ecological network, minimising or reversing habitat fragmentation. Such an approach should provide opportunities for protected and priority species to respond and adapt positively

to current and future negative pressures on their numbers, range and distribution. Where development of a site is unavoidable, mitigation unfeasible and compensatory measures are necessary, the Council will consider proposals for off-setting. Biodiversity offsets are conservation activities that are designed to give biodiversity benefits to compensate for losses, ensuring that when a development damages nature (and this damage cannot be avoided or mitigated), new nature sites will be created.

- 7.16. The Chesterfield Greenprint aims to increase the tree cover in the borough for the benefit of both people and wildlife as well as improve both landscape and air quality. Increased tree and woodland planting will help the borough to respond to climate change, provide an urban cooling effect, mitigate against some forms of air pollution, provide flood alleviation and enhance biodiversity. It can also improve levels of amenity, outdoor activity levels and health and well-being.

## **CLP16 Biodiversity, Geodiversity and the Ecological Network**

The council will expect development proposals to:

- protect, enhance and contribute to the management of the borough's ecological network of habitats, protected and priority species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a local wildlife site or priority habitat; and
- avoid or minimise adverse impacts on biodiversity and geodiversity; and
- provide a net measurable gain in biodiversity.

This should be secured using planning conditions and obligations by:

- i) the provision of new, restored and enhanced habitats and links between habitats that make a positive contribution to the coherence of ecological networks; and
- ii) promoting the recovery of protected species and species identified as a priority in the Local Biodiversity Action Plan (or subsequent equivalent evidence); and
- iii) the retention of existing features of ecological value.

If significant harm to biodiversity resulting from a development cannot be avoided, or through conditions or planning contributions adequately mitigated, or, as a last resort, compensated for (including off-setting), then planning permission will be refused.

### **Sites of International and National Importance**

Where a site of designated international importance would be adversely

affected (either individually or cumulatively) by a development within the Borough, permission will be refused unless it has been demonstrated that there are no other alternatives, or there are imperative reasons of overriding public interest, and that compensatory measures will be provided to ensure the overall coherence of the network of sites is protected.

Where the impact of a development (either individually or cumulatively) within the Borough, on a site of designated national importance (such as SSSIs) would be adverse, permission will be refused unless the benefits of the development would demonstrably outweigh both the impacts that it is likely to have on the features of the site that make it of national importance and any broader impacts, and a suitable compensation/off-setting strategy has been secured with planning conditions or obligations.

### Sites of Local Importance

Development proposals resulting in the loss or deterioration (including fragmentation) of sites of local importance (such as Local Wildlife Sites and priority habitats) will not normally be permitted, unless the need for, and public benefits of, the development in that location demonstrably outweigh the loss or harm and a suitable compensation/off-setting strategy has been secured with planning conditions or obligations.

### Irreplaceable Habitats

Development proposals resulting in the loss or deterioration (including fragmentation) of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and the need for, and public benefits of, the development in that location demonstrably outweigh the loss or harm, and a suitable compensation/off-setting strategy has been secured with planning conditions or obligations.

The Council will require the submission with planning applications of ecological surveys and assessments of the biodiversity, ecological and geological value of sites, where this is clearly justified, including as set out in a local list of validation requirements. This includes where development could have a significant impact on biodiversity, geodiversity and the ecological network. The surveys and assessments should be proportionate to the nature and scale of proposed development and its likely impact on biodiversity, geodiversity and the ecological network.

## **OPEN SPACES, PLAY PROVISION AND OUTDOOR SPORTS FACILITIES**

7.17. Open space, play provision and sports facilities are important elements of both green infrastructure and social infrastructure, enabling healthy lifestyles

and positive community relationships. Open Space for the purposes of the Plan is taken to mean all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

- 7.18. In 2014 the Council adopted the Chesterfield Parks and Open Spaces Strategy (2015-2024) and the Chesterfield Playing Pitch and Outdoor Sports Strategy. These Strategies considered supply and demand for open space, sport and recreation facilities and play provision and includes an assessment of the quantity, quality and accessibility of different types of open space within the borough. A new assessment of Open Space and Play Provision was published by the council in 2019, with a new strategy being prepared for adoption in 2020.
- 7.19. The Local Plan strategy for public open space is to seek to ensure that everyone has access to a network of multifunctional public open spaces. It will aim to ensure that the network is accessible and of sufficient quality and size to meet a diverse range of needs within the Borough including people's health and well-being and other ecosystem services. The emphasis will be on maintaining and improving the capacity, accessibility and quality of the network of public open space in the Borough with a view to increasing activity levels, health and well-being, and improving the ecological network. Investment will also be required to meet the open space needs of a growing population. This will be achieved through financial contributions from development to improve the capacity, accessibility and quality of the existing open space network; and if necessary, the provision of new open space.
- 7.20. The new Parks and Open Spaces Strategy will set clear priorities for addressing open space need arising from new developments and these should be applied in decision making on new development. It will also acknowledge the increasing financial constraints on the council to maintain existing open spaces and the aim of requiring developers to ensure private management and maintenance of new public open space where provided within developments.
- 7.21. When considering new residential development or development that affects existing open space, the council will have regard to the locally adopted accessibility, quantitative and qualitative standards and thresholds for public open space that are set out in the most recent Parks and Open Spaces Assessment or Strategy or any subsequent Supplementary Planning Document. New open spaces should be designed to ensure that they will promote activity and are multi-functional, taking into consideration local character, accessibility, inclusivity, community safety and links to the green infrastructure network.



## **Built Sports Facilities**

- 7.22. The council will seek to improve the quality of, and access to sports facilities and ensure that residential development provides an appropriate amount of new sports facilities.
- 7.23. The council adopted the Chesterfield Playing Pitch and Outdoor Sports Strategy in 2014 following a public consultation. The Playing Pitch and Outdoor Sports Strategy is to be updated and currently requires the protection of the majority of sites but not all, with a need to reconfigure provision to better fit local need. The council also compiled and adopted a Sports Facilities Strategy in 2014 that aims for high quality sporting infrastructure which meets the needs of residents at all levels and promotes participation and physical activity across the borough. Specifically the Strategy looked at sports halls, swimming pools and artificial grass pitches and is focused on providing facilities for the most popular activities and which have the highest participation rate across the borough. The main conclusions of the Sports Facilities Strategy are that existing public swimming pools, sports halls and artificial grass pitches are to be protected up to 2028 with a need for a new full size '4G' artificial grass pitch within the Borough.

## **Allotments**

- 7.24. There are 33 allotments sites in the Borough (accounting for over 41ha). The adopted allotment strategy 2012-2016 contains an objective to protect all existing sites and identifies areas of deficiency in the wards of Linacre, Loundsley Green, Dunston, Walton, South of Rother, South of Hasland, Hollingwood and Inkersall. The Strategy acknowledges a need for further work in order to consider options for statutory sites that are uncultivated and also to seek to provide additional allotments in areas of need. The Council is committed to reviewing and updating the allotments strategy in-2021 in order to best meet the future need and demand for this type of open space.

## **CLP17 Open Space, Play Provision, Sports Facilities and Allotments**

Where proposed development would result in a need for new open space and outdoor sports facilities and/or exacerbate existing deficiencies in provision, development must contribute to public open space, sports facilities and play provision in accordance with the council's adopted standards as set out in Appendix B of the Local Plan and in line with the following requirements:

- a) on-site in a suitable location taking account of accessibility wherever possible; or
- b) where on site provision is not feasible or suitable, as a financial contribution to the creation of a new facility off-site or the upgrading and improvement of an existing facility, secured by planning

obligation or CIL; or

- c) where new public open space is to be provided on site, as multifunctional, fit for purpose space that supports local communities health and wellbeing and activity levels and the ecological network.

Contributions to off-site provision will be secured through CIL and/or S106 agreements as appropriate.

On-site provision will be incorporated into development proposals with suitable management and maintenance arrangements secured through S106 agreements.

Planning permission will not be granted for development which would have a negative impact on, or result in the loss of, open space, play provision and/or sports facilities unless:

- i. the site is clearly surplus to requirements and the land is not needed or is not suitable to meet a deficiency in a different type of open space provision; or
- ii. equivalent or better alternative open space provision in terms of quantity, quality and accessibility will be provided on a replacement site; or
- iii. the development is for alternative sports and/or recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

## CHESTERFIELD CANAL

- 7.25. The Chesterfield Canal is a route of “national strategic significance”. The canal runs for 46 miles from the River Trent to the middle of Chesterfield, linking Nottinghamshire, South Yorkshire and Derbyshire and every yard of the canal can be walked on the towpath known as The Cuckoo Way. The Borough Council is a member of the Chesterfield Canal Partnership, which aims to restore to navigation those remaining disused sections of the canal. Within the borough, the section of the canal between the Staveley Town Basin and the borough boundary to the south of Renishaw is disused and derelict. It is proposed that the canal should be restored on its original line wherever possible. There is a need to protect the character of the Chesterfield Canal and any historic features and structures associated with the canal as well as its immediate setting.
- 7.26. Significant progress has already been made in restoring the canal. Since 1989, 12 miles of the canal have been restored along with 37 locks and 11 bridges, and 2 new marinas have been built. Only 12 miles are now left to restore, including the stretch north of Staveley Basin within Chesterfield

Borough. Since 2013 progress on this section of restoration has been affected by the proposed route of HS2 Phase II, which crossed the line of the canal in a number of locations with both the main route and the access to the proposed Infrastructure Maintenance Depot at Staveley. In July 2016 HS2 published a revised route for this section of Phase II which showed a significant reduction in the impact upon the canal.

- 7.27. Measures will be taken by the Borough Council, working with partners and through development where appropriate to enhance the environment of the canal for the benefit of nature conservation and where appropriate, to further enable public access and recreation (including walking and cycling) that are a positive benefit to healthy communities.
- 7.28. The restoration of the canal will create opportunities for business activities associated with the increased use of the canal corridor for recreation, including waterside developments. These should be accommodated within the urban areas close to the canal wherever possible and within easy walking distance of it. Specifically, there is already provision planned for:
- Chesterfield Waterside: a new canal basin at the southern terminus of the canal has been constructed and outline planning permission is in place to deliver access to this and improvements to the canal and River Rother as part of a major mixed-use scheme (Policy SS3).
  - Staveley and Rother Valley Corridor; an opportunity exists north of the canal adjacent to Works Road for canal related commercial activity as part of the wider regeneration of this corridor (Policy SS5).
  - Staveley Basin; a new canal basin and lock has already been constructed at Hall Lane in Staveley and there is an opportunity for further development in this location to support the canal.

## **CLP18 Chesterfield Canal**

The council will safeguard the route of Chesterfield Canal as shown on the Policies Map. Development which prejudices the existing character of and/or the future potential for the improvement and enhancement of the chesterfield canal, including public access, environment and recreation, will not be permitted.

Proposals for development associated with the recreation and leisure potential of the canal will be permitted close to its route provided that they do not have an adverse impact on habitats, the environment or public health and accord with other relevant policies of the plan.

Where new development, including infrastructure, is proposed adjacent to the canal, it will be required to conserve and enhance the route of the canal, including restoring the canal along its original route wherever possible. New developments should include provision for safe and convenient walking and cycling access to the canal.

On land at Staveley Basin, as shown on the Policies Map, and subject to an approved masterplan for the whole site, the council will support planning applications that assist in the delivery of:

- an events area adjacent to the canal; and
- moorings and facilities for visiting boats; and
- a mix of uses including residential (C3) (as set out in policy CLP3, site H21), food and drink uses (A3 and A5), and/or business and light industrial use (B1(a) and B1(b)).

## RIVER CORRIDORS

- 7.29. The rivers and other water features in the Borough provide valuable amenity, wildlife and leisure areas. They are a crucial part of the local ecological network and provide wildlife corridors and stepping stones that link many wildlife sites, open spaces and areas of green infrastructure in the borough, including areas such as Holmebrook Valley Park, Poolsbrook Country Park, Somersall Park, Norbriggs Flash. They also relate to a number of the Green Wedges and Strategic Gaps set out in policy CLP1 and strategic walking and cycling routes such as the Hipper Valley and Holmebrook Valley Trails.
- 7.30. With the decline of heavy industry in Chesterfield and wider North East Derbyshire the water and ecological quality of the borough's rivers has improved considerably.
- 7.31. Although access to rivers is good in many locations in the borough, (including the parks, wildlife sites and trails mentioned above, in other areas it is less so. This includes some areas of high flood risk within the borough where rivers are culverted or canalised under or at the rear of development. There are also a number of weirs in place that limit further ecological enhancements by acting as a barrier to aquatic species.

### CLP19 River Corridors

Development which prejudices the existing biodiversity, ecological value and character of and/or the future potential for the improvement and enhancement of the environment and character of the river corridors as shown on the Policies Map, including biodiversity, habitat connectivity, public access and recreation, will not be permitted.

New development proposals on or adjacent to a river corridor should investigate the creation, and management, of ecological buffer strips and corridors to preserve and enhance the biodiversity of the area.

New development proposals on or adjacent to a river corridor should also include provision for safe and convenient walking and cycling access wherever possible.

Proposals for the removal or enhancement of existing weirs to allow for improved fish passage, and for hydroelectric power schemes will be supported subject to the provisions above and other relevant policies of the plan.

## 8. Design and the Built Environment

### DESIGN

- 8.1. A key principle of the Local Plan is to nurture local distinctiveness and good design. Good design is fundamental to sustainable development. Improving our places through raising the quality of the built environment is one of the Local Plan's main challenges. In addition, there is a need to continue to identify, protect and enhance the best of the borough's built and natural environment and the characteristics of its landscape and its communities that make different parts of the borough special. This has to do with the way places are used and managed (such as Chesterfield Market and the area around the Crooked Spire), as well as their physical form.
- 8.2. The quality of the public realm and built environment is an important factor in their identity and sense of place. This is most notable in the historic town centre where many of the borough's shops and civic buildings date from the 18<sup>th</sup> and 19<sup>th</sup> centuries and provide a strong sense of place. Areas of uniform or bland development and public realm results from the use of standardised designs and lack of consideration of local character, traditions and distinctive qualities.
- 8.3. Townscape is the character and appearance of spaces and buildings in an identified area of a town. The borough has an important archaeological and built heritage, linked to its industrial and commercial past, which help to define its character. The character of new developments also contributes to the local townscape. In most cases there should not be a conflict between historic character and new development if there is high quality sensitive design. Materials are an important aspect of local distinctiveness and make an essential contribution to the character and appearance of a place. Historically, local coal measures sandstone and brick made of local clay have been used in many of the town's older buildings and these materials are distinctive to our borough. Styles of building and design often show the influence of local industries.
- 8.4. Over the years the borough's industrial heritage has had its effects on the borough's townscape and architecture. Parts of the borough's built environment, for example Hasland and New Whittington, have the character of separate settlements. Landscape character and local distinctiveness are inextricably linked and variations in landscape character across the borough need to be recognised and appropriately responded to in new development and in schemes of management as described in the Landscape Character of Derbyshire (Derbyshire County Council, 4th Edition 2014).
- 8.5. Ensuring that buildings and places are safe is an integral part of design, and should be considered at the earliest stages of the process. The council's adopted SPD 'Designing Out Crime' includes useful guidance.

- 8.6. The priority for the future is to protect the assets that enhance the borough's quality, and improve those elements that detract. In looking to the future of the borough good high quality urban design, landscape design and high quality architecture that respects Chesterfield's heritage whilst promoting innovative forms of development will be essential to the process of regeneration. Vibrant, safe places with a distinct identity are important to the quality of life of all Chesterfield Borough's residents as well-being essential tools for promoting Chesterfield Borough as a destination.
- 8.7. To assist developers in achieving good design, the council has an adopted Residential Design SPD, jointly prepared with North East Derbyshire, Bolsover and Bassetlaw District Councils. Proposals that are considered to be locally significant or strategic will be referred to design review with an appropriate local provider that adheres to the Design Council CABI principles for design review. The council will expect applicants to respond positively to recommendations made. A design review should take place as early as possible in the life of a proposal, preferably at pre-application stage.

### **Reducing Emissions**

- 8.8. The Borough Council is working towards a long-term goal of reducing the Borough's carbon footprint in line with a national target set out in the Climate Change Act 2008. The Act aims to encourage the transition to a low-carbon economy in the UK through unilateral legally binding emissions reduction targets. This means a reduction from 1990 levels of at least 34 percent in greenhouse gas emissions by 2020 and at least 80 percent by 2050. Each carbon budget covers a five-year period. The <sup>9</sup>fifth, running from 2028-2032, was set in law at the end of June 2016. The council will also work towards the target for bringing all UK greenhouse gas emissions to net zero by 2050. A key component of the government's approach to achieving these targets is the Energy Hierarchy which primarily aims to reduce the need for energy followed by being more energy efficient, then using renewable energy. The Energy Hierarchy is shown in Diagram 6 below.

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<sup>9</sup> <https://www.gov.uk/guidance/carbon-budgets>

## Energy Hierarchy



- 8.9. Changes to the Building Regulations in 2013 brought in higher standards for CO<sub>2</sub> emissions, meaning there is now less need for planning policies to include a target percentage of energy to come from renewable sources. The Borough Council also recognises that different energy technologies and CO<sub>2</sub> reduction strategies will suit different parts of the borough and different types of development. In some cases it has better CO<sub>2</sub> savings, and is more cost effective, to improve the building fabric rather than generate a certain percentage of the buildings' energy use from renewable energy technologies.

### Adapting to a changing climate

- 8.10. As well as warmer, wetter winters and more intense episodes of rainfall, climate change will bring with it hotter, drier summers, intensification of the urban heat island effect and more occasions of high wind speeds. All these trends have implications for the way we should design and use our buildings and spaces. For example, designing buildings to keep them cool without using power will become very desirable, and conservation of water will be more and more important. Landscape planting may need to use different species and increasing tree cover will bring many benefits. Water is a precious resource and the impacts of climate change will place pressure on the demand for water and its quality. Minimising water use will not only reduce the environmental impacts of climate change but also reduce greenhouse gas emissions associated with water abstraction, treatment, transport, use and disposal.

### Percent for Art

- 8.11. The Borough Council considers art to be integral to good quality design. Works of art can make a positive contribution to the built environment by



giving new and refurbished buildings a unique identity. This helps to create a sense of place and adds to the character of the neighbourhood. It can encourage economic development and tourism. By engaging with the local communities the Percent for Art process can promote social inclusion.

- 8.12. The Borough Council has operated a highly successful percent for art policy since 1994. To date over 60 schemes have been completed. There has been considerable community involvement in developing schemes, with artists leading workshops in schools, colleges and with community groups. The borough council will encourage developers to engage an artist at the earliest possible stage in the project to work in collaboration with the architect.
- 8.13. Viability of development is an important consideration for the council. In this respect abnormal site costs would be acknowledged as well as general viability. The inclusion of public art is in addition to, and should not replace, good design. For housing development in particular the council publishes a residential design guide. Developers should not seek to trade off good design and public art when negotiating Section 106 agreements.
- 8.14. The policy is directed at major developments with a value in excess of £1 million, but the Borough Council would also encourage other smaller development schemes to consider including works of art within their developments. The preference is to incorporate art work within the design of the development, although contributions to off-site provision will be considered, particularly where multiple sites may be able to contribute to a scheme.

## **CLP20 Design**

**All development should identify and respond positively to the character of the site and surroundings and respect the local distinctiveness of its context. The Council will support outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, provided that they complement the character and appearance of their surroundings.**

**All development will be expected to:**

- a) promote good design that positively contributes to the distinctive character of the borough, enriches the quality of existing places and enhances the quality of new places;**
- b) respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials;**
- c) be at a density appropriate to the character of the area whilst not excluding higher densities in and close to designated local, district and**

town centres;

- d) contribute to the vitality of its setting through the arrangement of active frontages, accesses, and functions, including servicing;
- e) ensure that the interface between building plots and streets and also the boundaries of development sites and their surroundings are attractive and take account of the relationship between public and private spaces;
- f) provide appropriate connections both on and off site, including footpath and cycle links to adjoining areas to integrate the development with its surroundings;
- g) provide adequate and safe vehicle access and parking;
- h) provide safe, convenient and attractive environment for pedestrians and cyclists;
- i) preserve or enhance the landscape character and biodiversity assets of the borough;
- j) be designed to be adaptable and accessible for all;
- k) have an acceptable impact on the amenity of users and neighbours;
- l) be designed to be safe and secure and to create environments which reduce the potential for crime;
- m) minimise the impact of light pollution;
- n) be able to withstand any long-term impacts of climate change.

### Reducing Emissions

Major development should, as far as is feasible and financially viable minimise CO2 emissions during construction and occupation, and also maximise both the use of and the generation of renewable energy.

Planning applications for major new development should be accompanied by a statement (as part of or in addition to a design and access statement) which sets out how the development would do this in terms of:

- i. following the steps in the energy hierarchy by seeking to use less energy, source energy efficiently, and make use of renewable energy before efficiently using fossil fuels from clean technologies;
- ii. optimising the efficient use of natural resources;
- iii. reducing emissions through orientation and design.

When considering the feasibility and viability of reducing emissions and also use of renewable energy in any major development, the council will take into

account matters such as the development's scale and nature, its operational requirements, any site-specific constraints and also the need to meet other planning policy requirements.

#### Percent for Art

On major developments, the council will encourage developers to incorporate public art on site into structures and public spaces where reasonable.

## HISTORIC ENVIRONMENT

- 8.15. The NPPF requires a positive approach to the conservation and enjoyment of the historic environment. The Borough possesses a rich historic environment with an array of heritage assets. The borough has a variety of nationally recognized heritage assets which as of February 2020 includes 245 Listed Buildings, including 1 Grade I Listed, 17 Grade II\* Listed Buildings and a Grade II\* Listed Historic Park and Garden at Queen's Park. There are 2 Scheduled Ancient Monuments; (Brampton Barn and Tapton Castle Motte) and 12 Conservation Areas designated. In particular, the borough has a rich Industrial Heritage including the Grade II\* listed Walton Works, the only remaining working roundhouse in the UK at Barrow Hill Engine Shed, and the partially restored Chesterfield Canal. A programme of Conservation Area Appraisals and Management Plans has been completed for all of the borough's conservation areas. These will also have an important role to play when decisions are being made on planning applications that impact upon the conservation and/or enhancement of heritage assets and their setting.
- 8.16. Within the Borough there are other locally recognised historic sites, such as the 4 locally important Historic Parks and Gardens at Tapton House and grounds, Ringwood Hall grounds, Tapton Grove and Dunston Hall Deerpark. There are other archaeologically important areas across Chesterfield borough that have been identified in the Historic Environment Record (HER); this includes an area known as the Historic Town Centre Core which encompasses medieval and Roman activity within the historic core of Chesterfield. Where possible, the council will work to preserve and enhance these areas through positive action and management and within the Historic Town Centre Core, development proposals will need to demonstrate careful consideration of archaeological impacts. The council will also continue to co-operate with partners including adjoining authorities on the restoration of Chesterfield Canal.
- 8.17. In addition to the heritage assets which are statutorily nationally designated, the borough has many more non-designated buildings, structures, parks, gardens and views (including cemeteries and open spaces) that are special because of their local historic or architectural interest. These contribute to local heritage and local identity and their importance should be recognised for that reason. The NPPF requires that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to

scheduled monuments, should be considered subject to the same policies as designated heritage assets. The Borough Council has identified 197 non-designated built heritage assets in a local list which specifies the local built heritage assets within the borough that will be afforded protection. The council's Local List of Heritage Assets was adopted in October 2019 and has been developed in consultation and collaboration with partners, local people, landowners, neighbouring authorities and other stakeholders on a rolling basis.

- 8.18. The Council will work with Historic England to support flexible and sensitive solutions to address issues of those heritage assets identified as at risk where this would remove an asset from Historic England's at-risk register or local records of heritage at risk.

## **CLP21 Historic Environment**

**In assessing the impact of a proposed development on the significance of a designated heritage asset, the council will give great weight to the conservation of designated heritage assets and their setting and seek to enhance them wherever possible.**

**In order to ensure that new development conserves or enhances the significance of designated and non-designated heritage assets and their settings, the council will:**

- a) apply a presumption against development that would unacceptably detract from views of St Mary's Church (the Crooked Spire) by virtue of its height, location, bulk or design;**
- b) protect the significance of designated heritage assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;**
- c) use Conservation Area Appraisals and associated Management Plans to ensure the conservation or enhancement of the individual character of each of the borough's Conservation Areas;**
- d) identify and, where appropriate, protect important archaeological sites and historic environment features;**
- e) identify and, where appropriate, protect non-designated heritage assets of local significance, set out in and referred to as the Local List;**
- f) enhance the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens.**
- g) within the Town Centre Core and other areas of archaeological significance, require relevant development proposals to demonstrate appropriate consideration of archaeological impact.**

**Where a development is likely to result in harm to, or a degree of loss of significance of designated heritage assets and/or their setting, planning applications should be accompanied by evidence that sets out:**

- 1. a description of the significance of the affected assets and their setting**

- and an assessment of the nature and degree of impact on this;
- 2. an evaluation of how harm or loss would be avoided, minimised or mitigated; and
- 3. a clear and convincing justification for the development and the resulting harm or loss.

Development that would result in substantial harm to or total loss of significance to a designated heritage asset will not be permitted unless:

Either:

- i) it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss;

or all of the following apply:

- ii) the nature of the heritage asset prevents all reasonable uses of the site; and
- iii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- iv) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- v) the harm or loss is outweighed by the benefit of bringing the site back into use.

The council will consider the use of measures including Article 4 directions and Local Development Orders where they are appropriate to ensure the conservation and enhancement of heritage assets.

The council has a presumption in favour of retaining non-designated heritage assets on the Local List. Development that involves substantial harm or loss of a non-designated heritage asset will be assessed as part of a balanced judgment which considers:

- I. whether or not the asset is structurally unsound and poses a safety risk;
- II. the viability of repairing or maintaining the asset;
- III. whether or not alternative uses have been fully explored;
- IV. whether or not the proposal would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme.

Where a proposal that involves unavoidable harm or loss of a non-designated heritage asset on the Local List meets the criteria above, the council will seek a replacement development which is of an equivalent standard of design to the non-designated heritage asset and where possible retains the features of the non-designated heritage asset.

In the exceptional circumstances where loss or partial loss of designated or non-designated heritage asset is considered to be justified, the council will

require the developer to have the asset surveyed and recorded by a suitably qualified professional in advance of any alterations, demolition or groundwork.

The surveying and recording will be required to be carried out in a manner proportionate to the importance of the asset and the impact of the development. A report detailing the investigation should be made publicly available and deposited through Derbyshire's Historic Environment Record as a minimum.

## 9. Travel and Transport

### INFLUENCING THE DEMAND FOR TRAVEL

- 9.1. Chesterfield borough is well located on the national transport network, with a main line railway station, three junctions of the M1 motorway close to the east side of the borough and several major roads (notably the A61 and the A619) converging at Chesterfield itself. Whilst this general level of accessibility has advantages, there are also disadvantages when through traffic and local traffic competes to use the road network at peak hours. In particular the road network becomes congested when there are traffic flow problems on the M1, since the A61 acts as an alternative north-south route for many users and several of the routes connecting it to the M1 junctions have very limited capacity. As a result of this congestion a number of areas in the borough suffer from poor air quality, particularly in Brimington where an Air Quality Management Area has been designated.
- 9.2. While congestion is less of an issue in the more rural parts of the borough, such as Barrow Hill, Poolsbrook, Mastin Moor and Duckmanton, there is an issue over access to services, jobs and facilities, worsened by the low levels of car ownership in these villages, where levels of deprivation are higher than average. Public transport however is relatively good, enabling residents to access key facilities by bus in reasonable times.
- 9.3. Improvement of the networks for public transport, walking and cycling will allow a range of smarter travel choices to be made, to reduce reliance on the private car and help towards overcoming congestion and improving air quality on the main routes in and out of Chesterfield; the A61 corridor, Chatsworth Road and the A619 to the east, Derby Road and the A61 to the north.

#### **Walking and Cycling**

- 9.4. Ultimately the aim is to reduce congestion and carbon emissions, tackle air pollution and increase accessibility for all the borough's residents. The provision of joined-up strategic walking and cycling networks will assist in meeting this aim. To do so will allow sustainable access to key facilities such as schools, employment areas and the town centre, as well as providing recreational opportunities via greenways and the rights of way network.
- 9.5. The opportunity to walk to essential services and facilities is at the core of the council's spatial strategy, as set out in policy CLP1.
- 9.6. As well as replacing car use for shorter journeys, walking and cycling can also promote healthy lifestyles and provide access to the countryside. Greenways, such as the Trans Pennine Trail which follows the Chesterfield Canal, are particularly important as they provide recreational opportunities and can also help boost tourism in the borough. Derbyshire County Council has identified a



number of existing and potential Greenways in the East Derbyshire Greenways Strategy. Several of these are designated sections of the National Cycle Route network.

- 9.7. The borough council will work with partners including Derbyshire County Council and Chesterfield Cycle Campaign to improve and expand the network of cycle routes in and beyond the borough and will seek developer contributions through planning obligations and/or CIL towards this where appropriate.
- 9.8. A strategic cycle network for the borough has been drawn up by a partnership of Derbyshire County Council, Chesterfield Cycle Campaign and the borough council. It is officially recognised by both councils and is set out in Policy TF2 of the third Local Transport Plan (LTP). The strategic greenways and multi-user trails are indicated on the council's Policies Map. More information is available by following the link to the LTP at [www.chesterfield.gov.uk/evidencebase](http://www.chesterfield.gov.uk/evidencebase). The council is working with Derbyshire County Council and local partners to identify and designate a similar network of walking routes, having regard to the Derbyshire County Council Rights of Way Improvement Plan. Both networks will be the subject of further work during the Local Plan period to improve, promote and where appropriate, extend them.

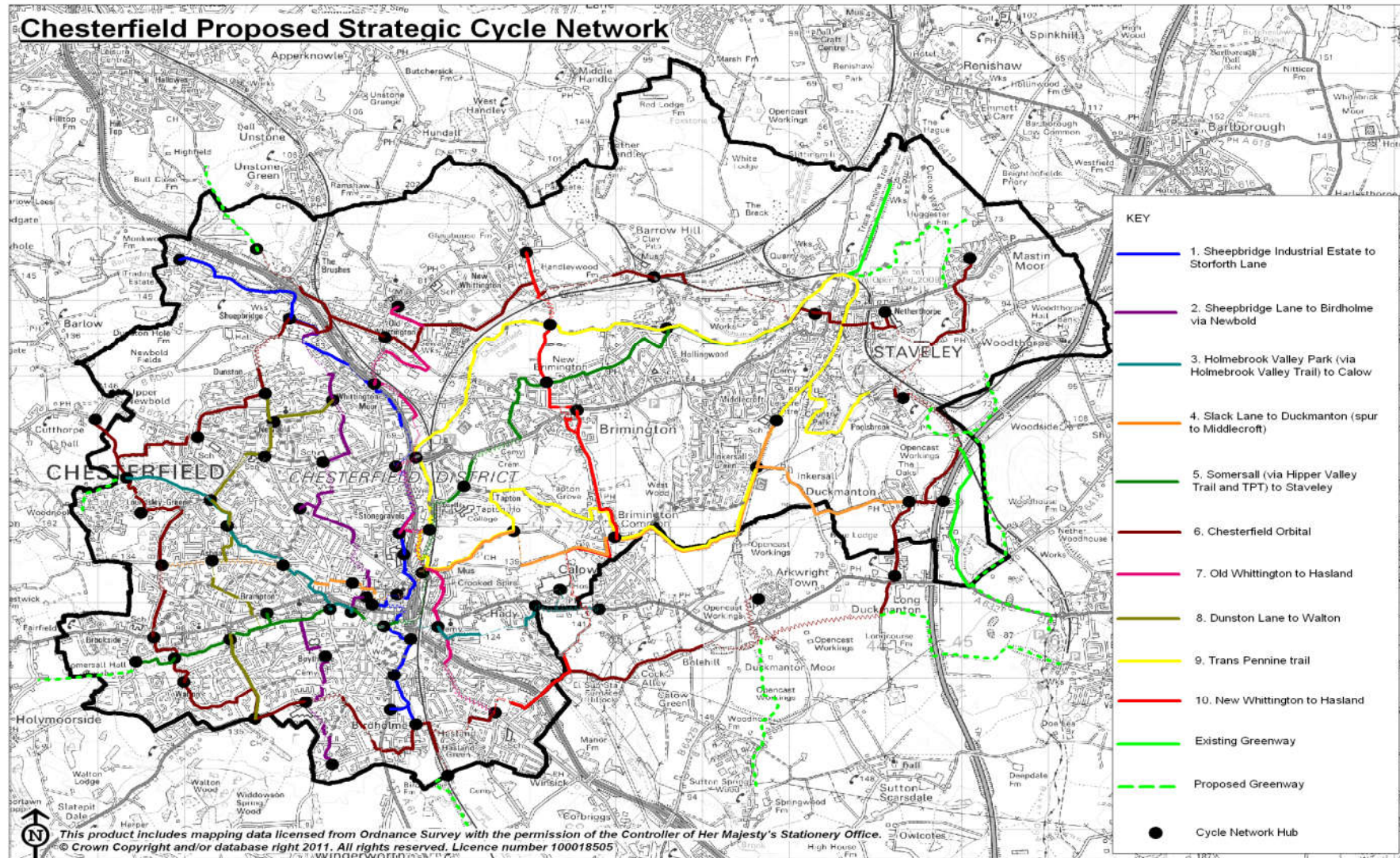
### **Public Transport**

- 9.9. Access to the rail network is provided by Chesterfield railway station which is located at the edge of Chesterfield town centre. The capacity and facilities at the station are the responsibility of Network Rail, which has highlighted the following issues (Draft East Midlands Route Utilisation Strategies 2010):
- Total passenger demand in the East Midlands is expected to grow by 28 percent over the next 10 years, particularly the market for rail travel to and from Birmingham (including Chesterfield) with the number of trips increasing by 40 percent over the same time frame.
  - The route between Chesterfield and Birmingham via Derby is one of the major drivers of performance in the East Midlands, the mix of fast and stopping passenger trains and freight services presents a major performance challenge.
- 9.10. Chesterfield has excellent access by rail to most parts of Britain. The railway station has seen growth in patronage of 3-5% year on year. Many service levels and facilities have been improved over the last 10 years so that Chesterfield now has two trains per hour to London, a minimum hourly service on the Cross Country network, and direct links to Derby, Sheffield, Nottingham Leeds and Manchester as well as good local connections.



# Strategic Cycle Network

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- 9.11. The proposed route of HS2 phase 2B mainline (Birmingham to Leeds) passes through the borough. As of July 2017 it was also confirmed that the revised route to serve Sheffield would result in at least one service each way per hour stopping in Chesterfield Railway Station using 'Classic Compatible' Services, with the potential of further expansion of the route from Sheffield to re-join the line to Leeds in conjunction with the 'Norther Powerhouse' transport proposals. An Infrastructure Maintenance Depot (IMD) to serve phase 2B is also planned for the Staveley and Rother Valley Corridor site. Services are expected to operate from 2035-40.
- 9.12. Bus services are generally good across the borough, with the vast majority of residents able to access key services such as GPs by public transport and/or walking in 30 minutes or under. Although there is no single bus interchange in the borough, there are a number of locations that have multiple route stops and have a similar function to an interchange, such as New Beetwell Street in Chesterfield Town Centre and Market Street/High Street in Staveley Town Centre. In addition to local services, the borough also has Chesterfield Coach Station which provides services to towns and cities throughout England, including Manchester, and East Midlands airport and the London airports.

### **Influencing the demand for travel**

- 9.13. First and foremost, in tandem with other Local Plan themes, development will be located so that the need to travel is reduced. This policy seeks to ensure that travel behaviour is influenced through the design of developments, so that peoples' travel needs can be met by the use of a range of transport choices other than the private car. The way that the network is managed will be crucial to the success of this intention, requiring close working with a range of partners, above all the local highway authority, Derbyshire County Council. The council will have regard to the Local Transport Plan, particularly the detailed policy statements in Appendix A, when considering development proposals. In terms of influencing sustainable travel choices, the council will work with Derbyshire County Council to implement Smarter Choices techniques where appropriate, according to priorities outlined in the LTP.

## **CLP22 Influencing the Demand for Travel**

**To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the Council will seek to maximise walking, cycling and the use of public transport through the location and design of development and parking provision. Priority will be given to measures to encourage more sustainable travel choices.**

**To secure this aim, the council will expect development proposals to demonstrate the following in order of priority:**

- a) site specific and area wide travel demand management (measures to**

- reduce travel by private car and incentives to use walking, cycling and public transport for appropriate journeys including travel planning);
- b) improvements to walking and cycling facilities and public transport services that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;
  - c) optimisation of the existing highway network to prioritise walking, cycling and public transport such as measures to prioritise the needs of pedestrians above the car and improved or new cycle and bus lanes, provided early in the build out period of new developments; and
  - d) mitigation including highway capacity enhancements where the initiatives required under points (a) to (c) above are insufficient to avoid significant impacts from the development on the transport network in terms of capacity and congestion; and
  - e) provision of opportunities for charging electric vehicles where appropriate.

Development proposals will not be permitted where they would have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The level of vehicle and cycle parking provision appropriate to any individual proposal will take into account the circumstances of the particular scheme, including in particular:

- i. The size of any dwellings proposed.
- ii. The type, mix and use of the development.
- iii. The proximity of facilities such as schools, shops or employment
- iv. The availability of and capacity for safe on-street and public car parking in the area.
- v. Proximity to and availability of public transport and other sustainable transport options.
- vi. The likelihood that any existing on-street parking problems in terms of highway safety, congestion, pedestrian and cyclist accessibility and amenity will be made worse.
- vii. Local car ownership levels.

Cycle parking, where provided as part of new development, should be located to ensure safe, secure and convenient access, with weather protection where possible. The council will prepare an SPD to provide further practical guidance on planning for walking and cycling within new development.

Any necessary mitigation measures should be set out in development proposals, including within Transport Statements, Transport Assessments and Travel Plans where these are required, and secured through conditions and/or legal agreements.

Priority areas for combinations of sustainable transport measures and highways improvements will be:



- the A61 Corridor;
- the A619 Chatsworth Road;
- the A619 corridor through Brimington and Staveley;
- Chesterfield Town Centre;
- access to Chesterfield Railway Station.

For masterplanned or phased developments, provision for the monitoring of traffic impact and mitigation of identified problems will be made through the use of legal agreements.

## MAJOR TRANSPORT INFRASTRUCTURE

- 9.15 In accordance with the themes from the spatial vision, one of the aims of the transport policies is to make the best use of the existing road network. New roads do not necessarily address the causes of congestion and they may have damaging environmental impacts. However, limited new road building may be required in particular circumstances to support the borough's regeneration objectives, such as in conjunction with the development of the Staveley and Rother Valley Corridor.
- 9.16 Safeguarding Directions have been made by the Secretary of State for Transport for the route of HS2 (including the location of the Staveley IMD and associate rail access). They are not proposals of the LPA and the routes in question will not be determined through the development plan process. They will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme.
- 9.16. A number of major transport routes have been safeguarded in the local plan and identified in the Derbyshire County Local Transport Plan (LTP). The most significant of these is the Chesterfield-Staveley Regeneration Route (CSRR). Derbyshire County Council is currently reviewing this scheme and will be considering alternative options for and alignments of any major new road infrastructure. Proposals for the CSRR will need to identify solutions to safeguard the route and setting of Chesterfield Canal in line with policy CLP18 As of September 2018, Derbyshire County Council had appointed AECOM to prepare the business case for the CSRR, including clarifying costs and design issues suitable for submission of a planning application in 2019. The CSRR is included in a bid for funding via the Housing Infrastructure Fund submitted through Nottinghamshire County Council, which would fund elements of the first phase of the road between Chesterfield Road (A619) and Bilby Lane.
- 9.17. The plan also safeguards the route of the proposed Hollis Lane Link Road between Hollis Lane and Crow Lane. This road would significantly improve accessibility to the railway station from the south and reduce the level of traffic currently travelling through the town centre past the Historic St Mary's Church. This road also forms a key part of the council's proposals for the regeneration of the station area (policy SS7) in connection with the arrival of HS2 rail services, and for the implementation of the town centre masterplan. Detailed design work is currently being prepared by AECOM on behalf of DCC, to be provided via the Local Growth Fund (LGF) funded A61 Corridor project.

### CLP23 Major Transport Infrastructure

The council will safeguard land for major new transport infrastructure as shown on the Policies Map, including:

- **Chesterfield-Staveley Regeneration Route (CSRR) between Rother Way**

on the A619 and Bilby Lane, and within the area of the Staveley and Rother Valley Corridor (as set out in Policy SS5).

- Staveley Northern Loop Road Phase 2.
- Hollis Lane Link Road between Hollis Lane and Crow Lane.

Proposals for the CSRR and Staveley Northern Loop Road will be required to conserve and enhance the route of Chesterfield Canal and the Trans Pennine Trail and make provision for safe and convenient walking and cycling access to these routes.

# 10. Regeneration Priority Areas

10.1. Regeneration, including new development, can address the needs of communities experiencing deprivation. The RPAs reflect multiple deprivation and spatial concentrations of deprivation, expressed by the national IMD data. Other parts of the Borough are ranked higher than some of the RPAs in some individual indices, but the identification of the RPAs also reflects other spatial issues such as concentrations of social housing stock, proximity to major new employment development at Markham Vale, and dwindling local services and facilities. The Council will engage meaningfully and actively with local communities and other stakeholders to ensure that deprivation is minimised. New development can help provide jobs and homes for local people, improve the environment and introduce new and potentially more active households to a deprived area. The Borough Council will seek to ensure that regeneration addresses the needs of households experiencing deprivation by:

- Rebalancing the housing market.
- Negotiating local labour agreements as part of major development schemes.
- Ensuring that new development contributes to the enhancement of the area.
- Seeking new facilities and improvements to existing facilities for the benefit of the local community.
- Adding value by drawing in public subsidy where possible.
- Working in partnership with the local community and external organisations to help achieve non-planning measures.

10.2. RPAs are key areas for growth as set out in the Spatial Strategy and are identified on the Policies Map. They are: Barrow Hill, Duckmanton, Holme Hall, Mastin Moor, and Poolsbrook.

10.3. Rather than allocating specific sites at the RPAs, the Council considers that designating a broad area at each RPA allows for more flexibility in securing development, with the emphasis on what regeneration benefits can be secured, rather than a specific site allocation approach. All the sites that make up the broad areas are assessed to the same level of detail as all other housing sites.

## **Barrow Hill**

10.4. Barrow Hill is a small community to the north of the Borough, formerly closely associated with employment at the Staveley Works complex. Although its nineteenth century heritage is still visible in some attractive buildings, many of which are within a Conservation Area, and at the unique, working railway roundhouse, the village itself now is challenged with deprivation and high

unemployment. Barrow Hill is within the top 10% of most deprived areas in England in terms of multiple deprivation, income, income affecting children, employment, education skills and training and health and disability. It has only a limited range of community facilities and is some distance from the services to be found in Staveley town centre to the south. It is therefore dependent on public transport to reach the town centre and destinations like the secondary schools at Middlecroft and Netherthorpe.

- 10.5. The Barrow Hill Conservation Area provides an example of surviving mid-nineteenth century company housing and is an important record of the historical development of the village. There are also a number of listed buildings within the settlement, and non-listed assets including St Andrews Church, one of the earliest collaborations of Raymond Unwin and Richard Barry Parker, leading figures in the Arts and Crafts movement.
- 10.6. Barrow Hill Roundhouse is the only remaining functioning railway roundhouse in the country. As well as being a popular visitor attraction, with a range of events during the year (including steam days, concerts and the 'Rail Ale' festival), it is also a centre for rail related employment, training and business activity, providing research and rolling stock maintenance. The potential exists to develop this activity further in the future, particularly the possible links with HS2 and the proposed Infrastructure Maintenance Depot which will be located close by on the former Staveley Works site.
- 10.7. The settlement has a high proportion of public sector housing, particularly within the 'London Boroughs' estate, parts of which suffer from poor environmental quality. In 2014 Chesterfield Borough Council's Housing Services appointed landscape architects to develop and manage a £4 million programme of environmental improvements at the London Boroughs Estate at Barrow Hill. The proposals were approved by the council in March 2015 and planning permission was granted for the works in October 2016.

### **Duckmanton**

- 10.8. Duckmanton is located within the eastern part of the Borough close to the boundary of North East Derbyshire (to the south) and the M1 (to the east). Whilst the settlement's history goes back to the medieval period (it is recorded in the Domesday book), the village is now primarily associated with the local coal mining industry and was constructed to house local miners, mainly those working at Markham Vale Colliery which closed in 1992.
- 10.9. As a result of the decline of the mining industry and associated businesses, the village and surrounding area suffered from economic decline. This has meant reduced economic opportunities, a rise in social deprivation and in some instances, environmental degradation. Duckmanton is within the top 10% of most deprived areas in England in terms of income, income affecting children, employment, education skills and training and health and disability. However, Duckmanton remains socially cohesive, is located in attractive countryside, has good transport links and has improving employment opportunities due to the re-development at Markham Vale.



10.10. Consequently, there are opportunities for sustainable regeneration in the form of new housing and associated infrastructure and services.

### **Holme Hall**

10.11. Holme Hall is based around a large housing estate built in the 1970s. The estate is a mixture of owner occupied and council owned properties. Holme Hall has a strong local centre which is identified as a Local Service Centre. Outside of the local centre there is also a primary school (Holme Hall Primary School) and a public house (The Holmebrook Tavern).

10.12. Development at Holme Hall would support the vitality and viability of both the centre and the services and facilities they offer. Holme Hall is within the top 10% of most deprived areas in England in terms of multiple deprivation, income, income affecting children and older people, employment, and health and disability.

10.13. In Holme Hall itself there are few employment opportunities, however, regular bus services give good access to other parts of the borough where jobs are located. There is a good footpath and cycle network, the estate having easy access on to Holmebrook Valley Park and Trail which is a greenway into Chesterfield Town Centre suitable for both walkers and cyclists.

10.14. To the south of the Holme Hall Local Service Centre is Ashgate Plantation, a designated Local Wildlife Site. Additionally, Holme Hall has one of the borough's largest green infrastructure assets, Holmebrook Valley Park on its doorstep.

### **Mastin Moor**

10.15. Mastin Moor flourished when employment was available locally in the coal mines. The last of these local mines, Markham Colliery and the nearby Bolsover Colliery, eventually closed in 1993. Since then Mastin Moor has faced difficulties in respect of deprivation and high unemployment, and services have dwindled, although it is relatively well-served by public transport. Mastin Moor is characterised by social housing, with most homes being of one size and tenure, resulting in social imbalance and housing stock that does not meet the diverse needs of local people. Mastin Moor is within the top 20% of most deprived areas in England in terms of multiple deprivation, income, income affecting children and older people, employment, education skills and training and health and disability.

10.16. To the south of Mastin Moor the significant Markham Vale employment development has taken shape, around the new motorway junction 29A built specifically to serve it. 2018 saw 1,600 jobs maintained at the development across the whole 200-acre site.

10.17. Mastin Moor village has two convenience stores (one of which includes a Post Office), Mastin Moor Miners Welfare, a fast food takeaway (Chinese), a

Community Garden and a children's play area. Two local primary schools (Norbriggs Primary and Woodthorpe CofE Primary) serve the village. Pharmacy and GP facilities are beyond the lower walk threshold, and currently residents in Mastin Moor use the GP surgery at Barlborough in Bolsover district, or at Staveley.

- 10.18. Local public transport serving Mastin Moor is reasonable, with two regular Stagecoach services running two buses per hour and one per hour on Sundays. There is a reasonable footpath network, but the area is relatively isolated in terms of the strategic cycle network.
- 10.19. In the early 1900's there was a pumping engine in the vicinity of Pump House Farm. This was associated with a tramway running to Seymour Colliery. There is some archaeological potential relating to early post-medieval buildings on Woodthorpe Road and buried archaeology of medieval date associated with the medieval hamlet/demesne of Woodthorpe. There is low potential of hitherto unknown archaeology anywhere in the non-opencast areas. The area that has been subject to opencast coal extraction is unlikely to retain any archaeological potential.
- 10.20. The closest area identified at being at risk of flooding is Flash Local Nature Reserve to the west of Mastin Moor. There is also an area susceptible to surface flooding along the well vegetated stream corridor running between the fields in a generally east-west orientation towards Norbriggs. This watercourse has historically caused flooding during heavy rain in the vicinity of Norbriggs Primary School.
- 10.21. Land to the north of Mastin Moor is Green Belt. Land to the west of Mastin Moor and Woodthorpe consists of Netherthorpe and Norbriggs Flash Nature Reserves.

### **Poolsbrook**

- 10.22. Poolsbrook is a former mining village on the eastern side of the Borough near Staveley.
- 10.23. The village of Poolsbrook was built by Staveley Coal and Iron Company towards the end of the 19th Century to provide housing for workers employed at the nearby Speedwell and the later Ireland Collieries.
- 10.24. The area has a number of challenges facing it, including reduced economic opportunities and associated deprivation mainly as a result of the decline in the mining industry and associated trades. Poolsbrook is within the top 10% of most deprived areas in England in terms of multiple deprivation, income, employment, education skills and training and health and disability.
- 10.25. Whilst there has been an economic decline, Poolsbrook remains socially cohesive. It is located in attractive countryside, has good transport links, and improving employment opportunities as a result of development at Markham Vale to the south.

10.26. In terms of services, the village currently has a convenience store, a Primary School and a Miner's Welfare. One of the main challenges for Poolsbrook is ensuring that these facilities can be maintained. Development at Poolsbrook would help support these and could bring about enhancement of some existing facilities and the provision of new facilities where there is a demonstrated need.

## **RP1 Regeneration Priority Areas**

**Within the RPA boundary as shown on the Policies Map, for major developments the Council will expect a masterplanned approach to deliver sustainable high quality residential development, respecting the constraints of the area and sensitive to the adjoining open countryside and existing residential communities.**

**Masterplans are expected to investigate the potential to, and support projects that, improve the quality of the area and the existing housing stock through refurbishment and/or redevelopment.**

**Within the RPA boundaries as shown on the Policies Map, the council will grant planning permission for development which supports regeneration and where it would:**

- a) extend the type, tenure and quality of housing; and**
- b) deliver environmental and biodiversity benefits; and**
- c) support or enhance existing services and community facilities;**
- d) provide recruitment, training and procurement to benefit the local economy (via a Local Labour Agreement in line with Policy CLP6), with the priority being to maximise training and employment opportunities for existing residents of the RPA within which the development is located; and**
- e) increase trees and tree groups to enhance landscape character; and**
- f) have an acceptable impact on the wider highway network (taking account of cumulative effects of other developments within the RPAs) and provide any necessary mitigation.**

**Within the Barrow Hill Regeneration Priority Area, development is expected to:**

- i. deliver a minimum of 35 new homes on site H20; and**
- ii. promote design that positively contributes to the surrounding area and conserves or enhances heritage assets including Barrow Hill Conservation Area; and**
- iii. support the activities of Barrow Hill Roundhouse as a visitor attraction and centre for employment; and**
- iv. provide safe and convenient walking and cycling connections to New Whittington heritage assets at Chesterfield Canal and the Staveley and Rother Valley Corridor.**

**Within the Duckmanton Regeneration Priority Area, development is expected to:**

- i. deliver a minimum of 310 new homes on sites H26 and H34; and**
- ii. provide safe and convenient walking and cycling access to job opportunities at Markham Vale; and**
- iii. provide safe and convenient walking and cycling connections to Poolsbrook and Poolsbrook Country Park; and**
- iv. promote design that positively contributes to the surrounding area, and conserves or enhances the significance of heritage assets including Poplar Farmhouse, Duckmanton Model Village and Long Duckmanton; and**
- v. deliver highway and pedestrian improvements at Tom Lane and Duckmanton Road.**

**Within the Holme Hall Regeneration Priority Area, development is expected to:**

- i. deliver a minimum of 300 new homes on site H33 in line with the adopted masterplan; and**
- ii. provide safe and convenient walking and cycling connections to Linacre Road, Wardgate Way (Local Service Centre) and the Holmebrook Valley Park and Trail; and**
- iii. provide an appropriate buffer and boundary treatment to minimise and mitigate any adverse impacts upon the Ashgate Plantation Local Wildlife Site.**

**Within the Mastin Moor Regeneration Priority Area, development is expected to:**

- i. deliver up to 670 new homes on sites H1, H6 and H35; and**
- ii. provide safe and convenient walking and cycling access to job opportunities at Markham Vale, the community garden and Norbriggs and Woodthorpe Primary Schools; and**
- iii. provide a new Local Centre with additional community facilities and the opportunity for provision of health facilities; and**
- iv. provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to The Cuckoo Way and Chesterfield Canal; and**
- v. promote design that positively contributes to the surrounding area, and conserves or enhances the significance of heritage assets including the former pumping engine and tramway; and**
- vi. deliver a new and/or improved pedestrian and cycle crossing over the A619 ; and**
- vii. protect and enhance the setting of and access to the community garden; and**
- viii. minimise visual impact on the ridgelines along Worksop Road and Woodthorpe Road; and**
- ix. provide a defined edge of development and a clear break to prevent continued coalescence and extension of ribbon development along Worksop Road; and**

- x. maintain the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space.

Within the Poolsbrook Regeneration Priority Area, development is expected to:

- i. deliver a minimum of 175 new homes on site H31; and
- ii. provide safe and convenient walking and cycling access to job opportunities at Markham Vale; and
- iii. provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to Duckmanton and Poolsbrook Country Park; and
- iv. promote design that positively contributes to the surrounding area and conserves or enhances the significance of heritage assets including the surviving buildings of the Model Village.

## 11. Strategic Sites & Locations

### CHESTERFIELD TOWN CENTRE

- 11.1. Chesterfield Town Centre is well known for its parish church of St Mary and All Saints ('The Crooked Spire'), and for its historic Market Square and Market Hall, which attract visitors from far afield. It is also a vibrant sub regional centre for shopping, services, and employment with a very active night-time economy. The town centre also acts as a major hub for transport services, with bus services serving much of North East Derbyshire and the Peak District, a modern Coach Station serving national services and direct main line rail access to destinations including London, Birmingham, Manchester and Edinburgh. The historic core of the town was recently enhanced through a Townscape Heritage Initiative (THI) programme and the restoration of the town's historic, listed Market hall.
- 11.2. Chesterfield town has a catchment covering a total population of 1.6 million people. As well as a strong offer from multiple retailers, Chesterfield town centre has a unique independent retail offer, complemented by a thriving, regular market. Despite a challenging economic climate, the town centre offer has remained strong, with vacancy rates not rising above the national average since the economic downturn in 2008. Although the collapse of regional and national chains resulted in some large, high profile vacancies, including BHS and the East Midlands Co-Operative department stores, both these units are now either back in use, with the latter being redeveloped for a hotel and food and drink uses. Other town centre units have also seen swift turnover of vacancies, in many cases to a wider range of town centre uses including residential (especially at upper floors) and food and drink uses.

11.3. The council's latest retail capacity study<sup>10</sup> does indicate reduced demand for floorspace in the short term, but suggests potential for longer term growth, and a need to concentrate on improving the range and quality of the offer.

11.4. In 2015, the borough council approved an updated Town Centre Masterplan for Chesterfield. Whilst not having formal status as a Development Plan Document or SPD, the masterplan sets out a long-term vision for Chesterfield Town Centre and is a material consideration in determining planning applications within the town centre. The Masterplan's vision is for the town centre to be:

*“...recognised as a distinctive historic market town, with a thriving centre built around the market squares, national and independent retailers and leisure operators. The town will embrace the opportunities created by new technology and be a popular place to live and visit, with an economy based on employers attracted by great access, beautiful environments and a specialised well qualified workforce.”*

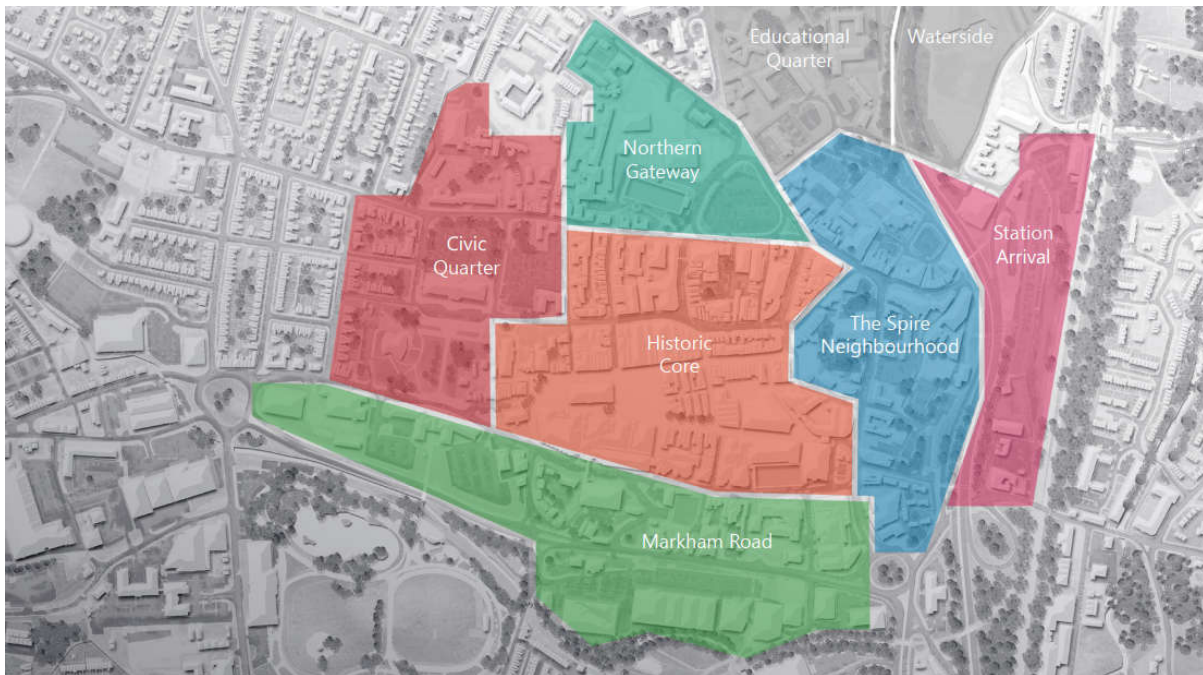
11.5. The Masterplan acknowledges the role of the centre in providing office accommodation and identifies the potential for new investment in this sector, which largely relies on older, smaller premises. The Masterplan also recommends moving through traffic out of the town centre in order to create a more attractive environment generally and around the 'Crooked Spire' in particular.

11.6. The Masterplan identifies seven character areas:

- Northern Gateway
- Civic Quarter
- Markham Road
- Historic Core
- The Spire Neighbourhood
- Station Arrival
- Educational Quarter

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<sup>10</sup> [Chesterfield Borough, Bolsover District and North East Derbyshire District Retail and Centres Study Retail and Centres Study April 2018](#)



***Chesterfield Town Centre Strategic Development Framework (May 2015)***

- 11.7. As a result of changes to the retail market generally and the large foodstore sector in particular, the council has chosen not to progress the retail led scheme previously proposed by Wilson Bowden within the Northern Gateway area. The Northern Gateway has instead been progressed through replacing the aging Saltergate Multi Storey Car Park and building a new enterprise centre at Holywell Cross (construction of which is expected to start in early 2020). The site still presents the key opportunity for any further physical expansion of the retail offer of Chesterfield Town Centre.
- 11.8. In bringing these sites forwards for development the council will use a combination of masterplans, site-specific planning briefs, SPD's and Outline Planning Applications, with reference to other relevant policies of the Plan including CLP2, CLP8 and CLP21.

**SS1 Chesterfield Town Centre**

Subject to other relevant policies of the plan, the council will support planning applications that contribute towards:

- a) protecting and enhancing the centre's sub-regional and local role in providing housing, employment, services, leisure, cultural venues and retail;
- b) supporting the objectives of Chesterfield Town Centre Masterplan;
- c) economic development and community safety by providing a diverse range of uses including retail, office, community facilities, leisure and food and drink uses;
- d) conserving and enhancing the historic character of the centre and the role of the Historic Market and Market Hall;



- e) improving accessibility between the centre and surrounding areas, including Chesterfield Railway Station, Waterside, Queen's Park, Chesterfield College and Ravenside Retail park;
- f) enhancing walking, cycling and public transport provision;
- g) maintaining the overall level of provision of public car parking; new off-street car parking will usually only be permitted when justified through a transport assessment or travel plan;
- h) reducing through traffic.
- i) enhancing the range and quality of residential uses within Chesterfield town centre;
- j) undertaking appropriate assessment, evaluation and, if necessary, recording of archaeological remains within the Town Centre Historic Core (as set out on the Policies Map).

Outside of the Town Centre Primary and Secondary Shopping Areas, as shown on the Policies Map and set out in policy CLP8, planning permission will not normally be granted for new retail uses (A1) other than small shops as set out in policy CLP9. Planning permission will normally be granted for other main town centre uses, including B1(a) offices, health and education uses subject to the other policies of this plan.

#### Northern Gateway

Land between Newbold Road/Holywell Street and Saltergate, as shown on the Policies Map, will be safeguarded for the future expansion of Chesterfield Town Centre.

Within this area, planning permission will only be granted for proposals that enhance and support the centre's sub regional role in providing housing, employment, services, leisure and retail and where they can demonstrate that they would not prejudice the future development of the site.

#### Spire Neighbourhood

Proposals will be supported for new residential development on land to the east of St Mary's Gate and to the west of the A61 and to the north of Holywell Street and south of Brewery Street, subject to other relevant policies of the plan. Where development within this area results in the loss of public car parking, the effect of this on the viability of Chesterfield Town Centre should be assessed, and if necessary compensatory parking provided elsewhere within or closely related to Chesterfield Town Centre.





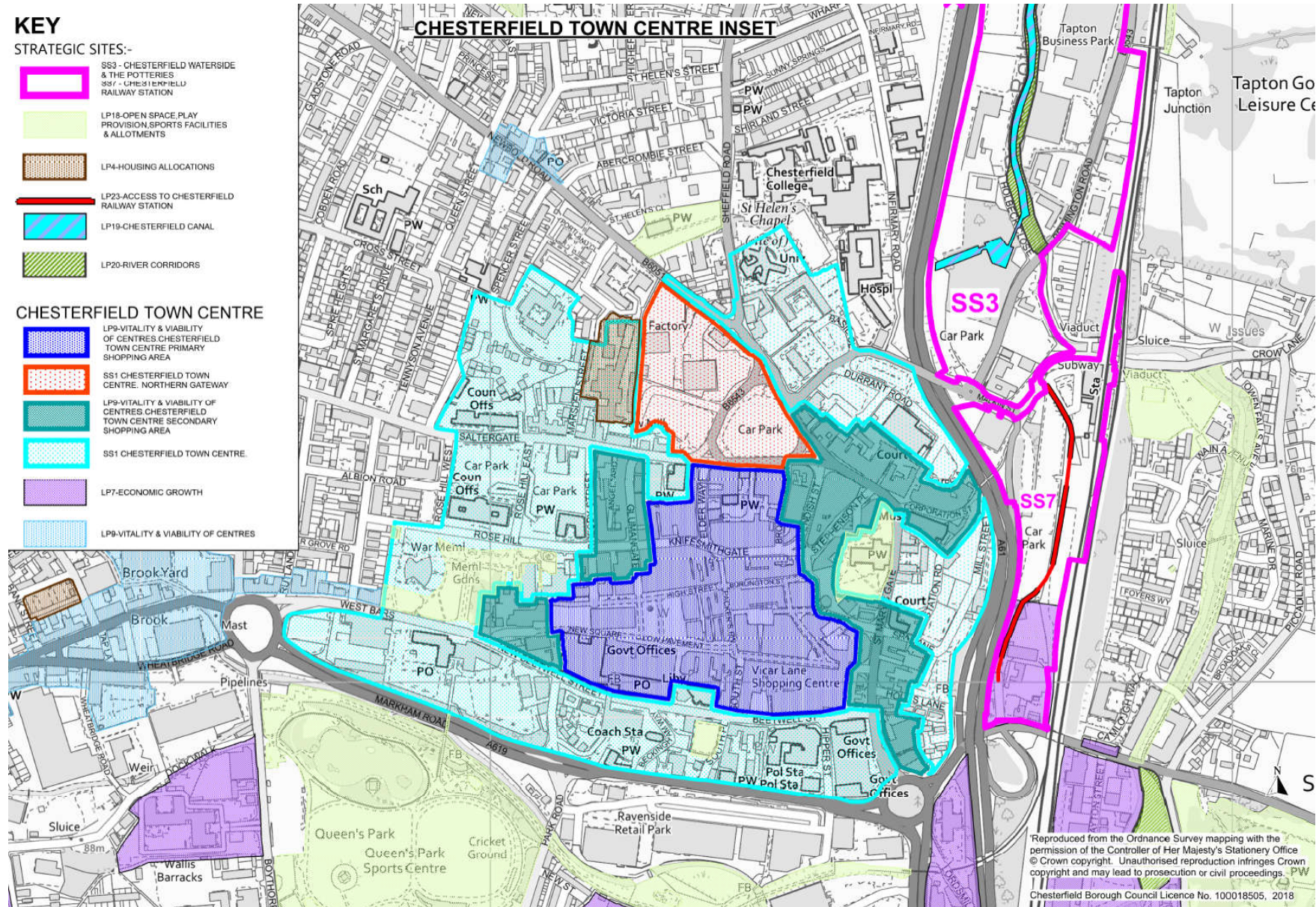
**KEY**

**STRATEGIC SITES:-**

-  SS3 - CHESTERFIELD WATERSIDE & THE POTTERIES  
SS3 - CHESTERFIELD RAILWAY STATION
-  LP18-OPEN SPACE PLAY PROVISION, SPORTS FACILITIES & ALLOTMENTS
-  LP4-HOUSING ALLOCATIONS
-  LP23-ACCESS TO CHESTERFIELD RAILWAY STATION
-  LP19-CHESTERFIELD CANAL
-  LP20-RIVER CORRIDORS

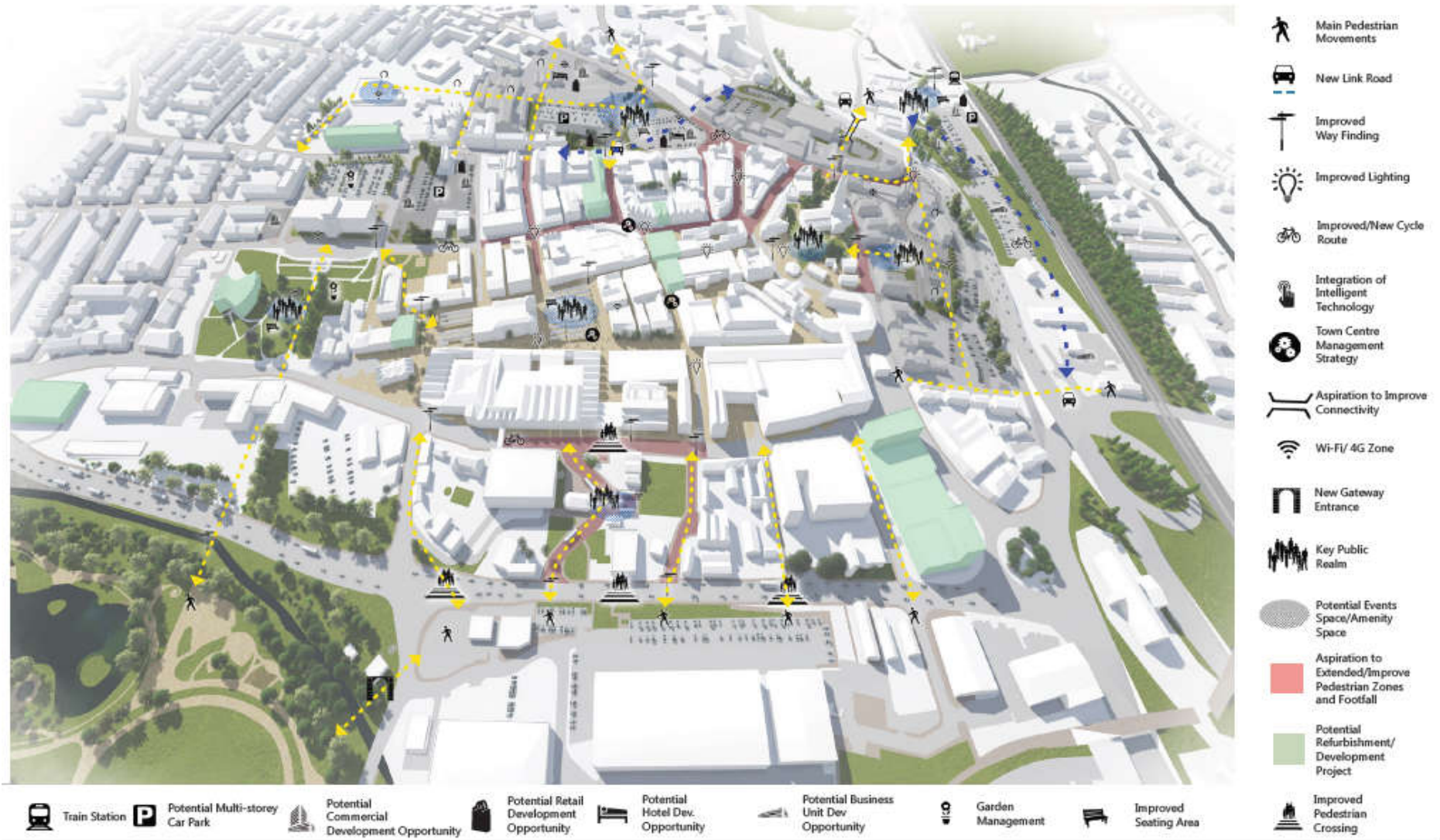
**CHESTERFIELD TOWN CENTRE**

-  LP9-VITALITY & VIABILITY OF CENTRES CHESTERFIELD TOWN CENTRE PRIMARY SHOPPING AREA
-  SS1 CHESTERFIELD TOWN CENTRE, NORTHERN GATEWAY
-  LP9-VITALITY & VIABILITY OF CENTRES CHESTERFIELD TOWN CENTRE SECONDARY SHOPPING AREA
-  SS1 CHESTERFIELD TOWN CENTRE
-  LP7-ECONOMIC GROWTH
-  LP9-VITALITY & VIABILITY OF CENTRES



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Chesterfield Town Centre Illustrative Masterplan 2015 – Overall Strategy (Aspinall Verdi and WCEC Group Ltd)

## CHATSWORTH ROAD CORRIDOR

- 11.9. The Chatsworth Road Corridor stretches westwards from Chesterfield town centre along the A619 from the West Bars roundabout to Morrison's supermarket; forming the main route from Chesterfield town centre to the Peak District. At the area's heart is the Chatsworth Road district centre, whilst to the south lies a corridor of former industrial land containing a mixture of active, under-utilised and vacant sites along the line of the River Hipper. The corridor also contains a variety of small employment premises and residential areas, mixed in with other uses.
- 11.10. The district centre that runs along the frontage of Chatsworth Road is undergoing a renaissance; with a variety of new uses giving it renewed vigour. Further development within the district centre should nurture and harness this. Parking within the district centre is an issue and can add to levels of congestion in the area. Improved areas of car parking will be required to meet needs of the additional numbers of people living and using the facilities within the centre. The aspiration is that the former industrial land south of Chatsworth Road will integrate and provide strong links with both the district centre and surrounding communities. This will provide a new variety of uses that include cafes, restaurants, independent shops and creative businesses creating a mixed, sustainable community for all to enjoy.
- 11.11. In September 2005, a masterplan for the land to the south of Chatsworth Road was adopted by the council. This guides future development of the former industrial area and provides a starting point for redevelopment proposals. This land presents a range of opportunities to regenerate an under-used area for a mix of new, high quality development, including potential for a prestigious residential setting using the Grade II\* listed Walton Works building, new employment opportunities and enhancement of the River Hipper as a wildlife corridor and walking and cycling route. The masterplan also seeks to tackle the risk of flooding from the River Hipper, which has historically been a problem in this area, and to build on the successful east-west Hipper Valley cycle trail by improving north-south walking and cycling connections across the area.
- 11.12. As a main transport route, Chatsworth Road suffers from high levels of traffic and associated air quality issues. Available transport evidence identifies that Chatsworth Road also has a problem with severance. The existing and potential mix of uses also makes it an attractive and sustainable location to live and work, however, development in this area should emphasise access to sustainable transport and integration with the opportunities and services of the district centre, by reducing the need to travel by car.
- 11.13. Within the wider context of the Chatsworth Road Corridor the Chesterfield Town Centre Masterplan was adopted in October 2009. The masterplan identifies the importance of West Bars located at the eastern end of Chatsworth Road. West Bars is acknowledged as a key gateway site to both Chatsworth Road and the Peak District and to Chesterfield town centre.

## **SS2 Chatsworth Road Corridor**

Development proposals will be supported where they contribute towards:

- a) the vitality and viability of Chatsworth Road district centre;
- b) improving the West Bars gateway to Chesterfield town centre;
- c) strengthening the links between the land south of Chatsworth Road with the Chatsworth Road district centre and surrounding communities;
- d) providing a new variety of uses that will create a mixed, sustainable community;
- e) the improvement of identified transport and highway issues;
- f) the enhancement of walking, cycling and public transport provision.

Within the defined district centre, proposals for development will be considered in accordance with policy CLP8. Outside the district centre development will be focussed on new housing and compatible uses.

Within the regeneration area south of Chatsworth Road a comprehensive scheme providing a mix of uses will be supported in accordance with the adopted masterplan, including: employment generating uses on land at the former Boythorpe Works (in accordance with policy CLP6), open space and housing. The site of Walton Works (including the re-use of the Grade II\* listed building) shall be for housing-led mixed use development (in accordance with policy CLP3, Site H30). Development proposals for the Griffin Mill and Wheatbridge Mills area should include the re-use of the Grade II listed Cannon Mill. To ensure that development within the regeneration area south of Chatsworth Road provides a mixed, integrated, sustainable community within the Chatsworth Road Corridor, developments must demonstrate that they have:

- i. taken a comprehensive approach to flood risk management;
- ii. incorporated the Hipper Valley walking and cycle route and improved north-south walking and cycling links;
- iii. integrated the site into a network of green spaces, such as Walton Dam, Somersall Park and the Walton river corridor green wedge, connected by the River Hipper and footpaths and cycleways;
- iv. considered the impact upon heritage assets and their setting and identified any means of mitigation and/or enhancement through submission of a Heritage Impact Assessment.

## CHESTERFIELD WATERSIDE AND THE POTTERIES

11.14. The Chesterfield Waterside area is a corridor of land centered on the River Rother and Chesterfield Canal, which are important components of Chesterfield's green infrastructure and ecological network. Historically the area contained a range of employment uses, some of which are now vacant or underused.

11.15. Outline planning permission was granted in 2011 for the comprehensive redevelopment of the Chesterfield Waterside area for:

- up to 1550 new dwellings (C3);
- up to 30,000sqm of new office space (B1(a));
- retail, financial and professional services, and food and drink uses (A1 to A5);
- doctors surgery and creche (D1); two hotels (C1); health and fitness (D2); nursing home (C2);
- a new canal basin, and open space including linear and eco parks;
- two multi-storey car parks;
- a section 106 agreement covering community infrastructure, open space, public art, community safety, affordable housing, and an extensive travel plan.

11.16. Development of the site has commenced. As of February 2020, 19 affordable homes have been completed on Brimington Road and the canal Basin has been constructed. Work has also commenced on 173 homes within the 'Park' character area. Site preparation works have been undertaken on the first phase of Basin Square in anticipation of receiving final reserved matters for a hotel, MSCP, offices and over 300 apartments (reserved matters having already been granted for siting, layout and scale of development). Pre-application discussions are also underway for phases of housing on the 'Island' and 'Station Place' character areas. Planning permission is also in place for a replacement road bridge over the River Rother and works to restore the Rother to a navigable state for leisure vessels.

### **SS3 Chesterfield Waterside and the Potteries**

**Within the Chesterfield Waterside area as set out on the Policies Map, the council will support development proposals that contribute towards:**

- a) creating jobs in office, industry, retail, tourism and education;**
- b) restoring Chesterfield Canal and the River Rother to navigation and creating a new canal terminus;**
- c) achieving a mix of uses including residential (up to 1550 new homes), office (up to 30,000 sqm), employment, leisure, health and fitness, hotels, creche, doctor's surgery and nursing home;**
- d) improving access to the site including enhancing the footpath and cycle**

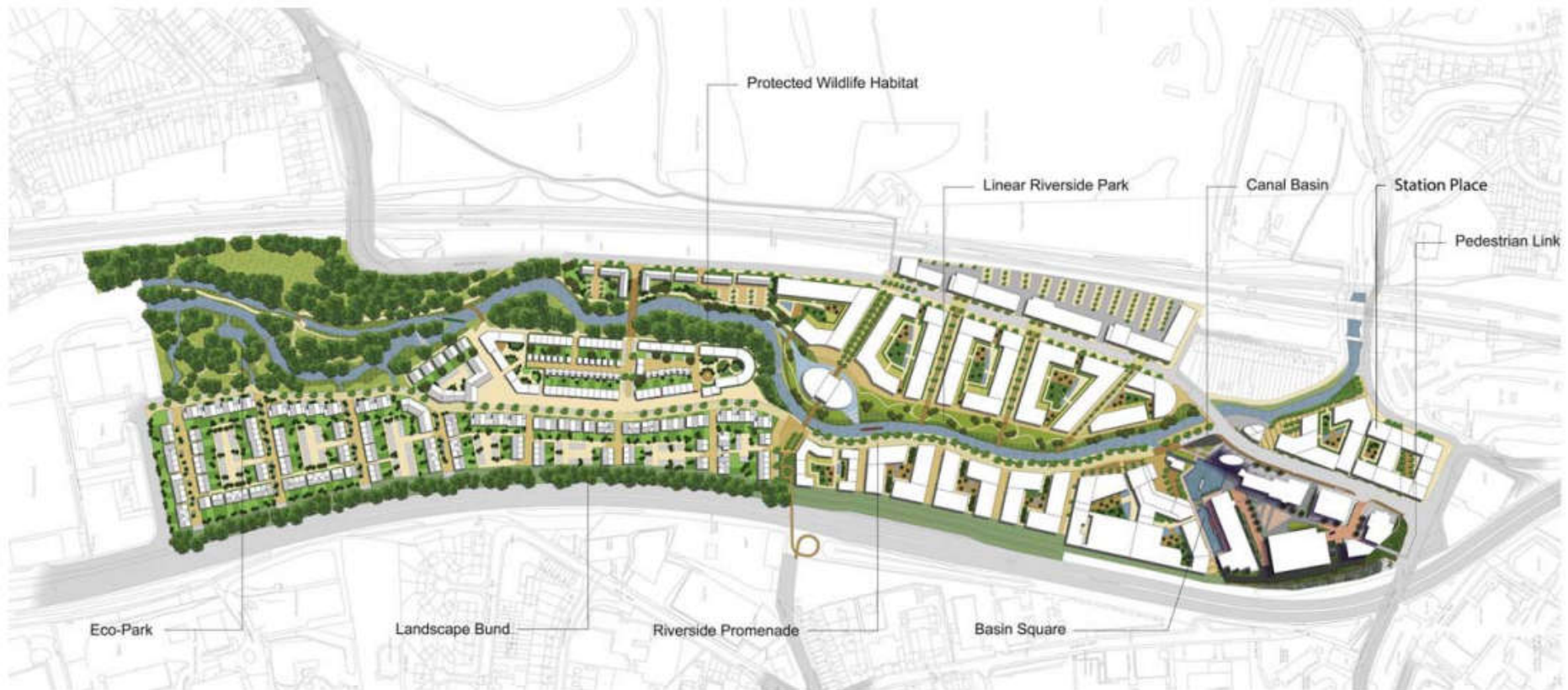
network through the site and making links to the wider Trans Pennine Trail and Chesterfield Railway Station;

- e) a high quality urban environment including eco-park and green infrastructure corridor;
- f) managing flood risk.

Land within the Chesterfield Waterside area will be comprehensively redeveloped in accordance with an approved masterplan, including provision of a new Local Centre located adjacent to the existing canal basin.

Planning applications submitted for development outside of the existing outline planning permission, but which otherwise deliver the objectives of the approved masterplan, will be expected to contribute towards the overall delivery of the infrastructure required for comprehensive development, secured through a section 106 agreement.





**Chesterfield Waterside Illustrative Masterplan (Source: Bond Bryan/Chesterfield Waterside)**

## MARKHAM VALE

11.17. Markham Vale is a 127.3 hectare employment site which straddles the three local planning Authorities in north eastern Derbyshire on the site of the former Markham Colliery. Two thirds of the site is located in the south east of the borough. The site's regeneration is a key part of the area's response to the loss of the mining industry, providing a strategic site serving a sub-regional area, with the potential to create up to 2,000 jobs. In 2012, Markham Vale was declared a part of the Sheffield City Region Enterprise Zone, which seeks to encourage growth in the advanced manufacturing sector within the M1 corridor in North Derbyshire and South Yorkshire through tax allowances and business rates relief.

11.18. Outline planning permission was granted for the scheme in 2005 (and amended in 2010) establishing the principal objectives for this area, setting out that the development must incorporate the following elements:

- a new junction on the M1 (now constructed as J29a);
- provision of the Staveley Loop Road (the first phase of which, from J29a to Hall Lane at Staveley, is now open);
- provision of public transport connecting to surrounding settlements, to include bus services, a park and ride facility and, where feasible, passenger rail services;
- provision for a rail freight terminal;
- land for B2, B1(b&c) and B8 employment uses;
- limited B1 (a) office use;
- provision for a hotel in the southern part of the site not exceeding 1 hectare in area;
- a design framework for the development, including public art;
- substantial landscaping and tree planting.

11.19. Significant elements of the original permission have now been implemented, although the outline permission will continue to provide the context within which the whole development takes place. Junction 29A of the M1 and the majority of the road infrastructure is complete. The following policy is included in the Local Plan to make the council's intentions for the site clear, and to give a continuing policy context. The policy will also inform decisions on any planning applications for new uses and works or variations to the original outline planning permission that may be proposed in response to changes in economic circumstances, technologies and the emerging needs of business already on, or planning on being on the site.

### SS4 Markham Vale

All development within the Markham Vale area must contribute to the role of the area as a strategic employment site of sub-regional importance.

Within the Markham Vale area, as indicated on the Policies Map, planning



permission for works or development not covered by the existing outline planning permission (and any subsequently approved amendments) will only be granted where they can demonstrate that they:

- a) support the principal objectives of the Markham Vale development and the advanced manufacturing sector in particular; and
- b) support job creation; and
- c) meet the needs of businesses on the site; and
- d) minimise any adverse impact on the local and national highways network; and
- e) make appropriate provision for walking and cycling access to development in accordance with policy CLP22;
- f) have no unacceptable impacts upon heritage assets, their settings and key views outside of the Borough at Bolsover Castle and Sutton Scarsdale Hall, through submission of a Heritage Impact Assessment where appropriate; and
- g) accord with the approved design framework for the site; and
- h) meet the requirements of other relevant policies in the plan.

## STAVELEY AND ROTHER VALLEY CORRIDOR

- 11.20. The Staveley and Rother Valley Corridor is the largest regeneration opportunity within Chesterfield Borough (covering approximately 150 ha) and its regeneration is a key aspiration for the council as a whole. As such, it has major implications in terms of its ability to deliver new housing, employment and an improved environment, although this must be balanced with the impact of development on the transport network, existing community infrastructure and the wider landscape.
- 11.21. The corridor lies in the north east of the Borough, to the north of the settlements of Staveley and Brimington. The site consists of mostly vacant former industrial land. Historically this was a site of heavy industry that provided the focus, and much of the employment for, the communities of Barrow Hill, Hollingwood and Staveley. Employment on the site has declined over a number of decades, leaving left the Clocktower and Devonshire Business Centres on Works Road as the only active employment uses within the site. The area has in the past been subject to a range of uses, including foundries, chemical works and areas of opencast coal mining and landfill. All of these have left a difficult legacy of contaminated land and problematic ground conditions. The decline of manufacturing on the site has also left a legacy of economic and social problems in the surrounding settlements. In particular Barrow Hill, which as well as having relied heavily on the site for jobs, has become physically isolated by vacant and derelict land.
- 11.22. Although economic activity on the site is much reduced, the corridor is in an excellent location. The quality of the wider environment and landscape is high, being located in the valley of the River Rother (which runs through the site), with open countryside close by and the restored Chesterfield Canal also running though the site, including the home of Chesterfield Canal Trust at Hollingwood Hub. The potential for creating links between the site and surrounding areas is strong, with a number of connecting footpaths (including the long-distance Trans Pennine Trail/Cuckoo Way, which provides off-road cycle and pedestrian access to Chesterfield Town Centre), although some are currently unattractive. Vehicle access into the site is restricted at present, with the central parts served by Works Road, which has limited width in parts and is constrained by low rail bridges. The site is split in half by the River Rother and, although a connecting bridge exists, it is currently closed. The construction of a new Loop Road around Staveley as part of the Markham Vale development, provides direct access to Junction 29a of the M1, and has significantly improved vehicle access at the eastern end.
- 11.23. The presence of the River Rother means that parts of the site are identified by the Environment Agency as being at high flood risk. Although parts of the site undoubtedly flood, further investigation has demonstrated that a significant proportion of this risk is as a result of poor drainage rather than fluvial flooding, which could be addressed on site. Survey work carried out on parts of the site by landowners also indicates that contamination and ground

conditions vary greatly across the site and that significant parts are suitable for development with appropriate remediation.

- 11.24. The scale of the whole site and its location provide a unique opportunity in the Borough for a large-scale regeneration that can tackle both the physical and environmental issues of the site. It can do this while also addressing some of the economic and social issues of the surrounding area, in particular the isolation of Barrow Hill. Public consultation on four development options, over the summer of 2009, demonstrated support for the principle of regenerating this key brownfield site and for doing so through a mix of uses. The consultation also demonstrated the importance of preserving and enhancing the character of the landscape and features such as Chesterfield Canal in particular. Further consultation was carried out through the preparation of the Core Strategy in the lead up to its adoption in 2013, leading to the preparation of a preferred option. Rather than pursuing the proposals through an Area Action Plan, the Borough Council has taken the decision to work closely with landowners and other key stakeholders in masterplanning the area to set the strategic framework for subsequent planning applications.
- 11.25. The complexity and size of the area inevitably means that regeneration will be a long-term project, with distinct phases. It will need to be carried out in a comprehensive and coordinated manner, involving a range of parties and bodies. The council is working with landowners and HS2 to achieve the regeneration of this site. It should be noted that whilst development should occur within the context a comprehensive masterplan, this should not prevent the phased development of individual parcels of land from being brought forward in a timely manner.
- 11.26. The development potential of this site is directly linked to proposals for a Chesterfield to Staveley Regeneration Route (CSRR). This long-standing highway proposal was intended to follow the line of the then disused Chesterfield Canal, providing a link between the M1 and Chesterfield that avoids Staveley and Brimington. The rebirth of the Chesterfield Canal and the regeneration of the Staveley and Rother Valley Corridor now provide an opportunity to review this route and consider its value and potential alternatives.
- 11.27. The proposed CSRR has been identified as a key infrastructure project in Derbyshire County Council's Local Transport Plan and the Sheffield City Region Infrastructure Investment Plan (SCRIIP) and work is underway on its the detailed design.
- 11.28. A full business case for the CSRR and design leading to a planning application is currently being prepared by AECOM on behalf of Derbyshire County Council. The CSRR is also currently the subject of a bid to the Large Local Majors Transport Programme. If this bid is successful, this could see the first phases of the CSRR, from Rother Way to Bilby Lane, completed by the mid 2020's.

- 11.29. The site is identified as the preferred location for an Infrastructure Maintenance Depot (IMD) as part of the proposals for the eastern leg of HS2 phase 2b. A safeguarding direction for the IMD has been published and a revised boundary was consulted on by HS2 in July 2018. Work undertaken by Chesterfield Borough, Derbyshire County and Chatsworth Settlement Trust in response to this demonstrated that the IMD proposal could be accommodated as part of regeneration proposals with minor changes to the proposed layout, although the revised layout present difficulties in terms of delivering an element of employment land within the corridor. The borough council, Derbyshire County Council and the landowners continue to work closely with HS2 to ensure that the corridor can deliver new jobs and the Chesterfield-Steveley Regeneration Route. The proposed IMD is located in the eastern most portion of the site, which is likely to be brought forwards as part of a later phase of development due to more complex ground conditions and ownership arrangements.
- 11.30. Given the remediation work required on the former St Gobain pipelines site and settling pond, and the need to deliver key infrastructure, development on the Steveley and Rother Valley Corridor site is likely to occur in phases. It will not be possible to fully design the Hall Lane end of the site until the final form of the HS2 IMD is known, upon submission of the Hybrid Bill for HS2 phase 2. As such, the housing and employment land proposed within the corridor are not included until late on in the Local Plan's Housing and Employment land trajectories. However, if the council is successful in securing the Large Local Majors funding bid, this would not prevent housing coming forward at an earlier date and would be reflected in a future Local Plan review.

## **SS5 Steveley and Rother Valley Corridor**

**The borough council will support the comprehensive redevelopment of the Steveley and Rother Valley Corridor to create a sustainable urban extension in a landscape setting through a masterplanned approach.**

**The overall objectives of the masterplan will be to:**

- a) deliver approximately 1500 new dwellings through a range of new housing opportunities focused on the centre and western end of the corridor;**
- b) create employment opportunities focused on the Hall Lane end of the corridor and around Works Road;**
- c) deliver the section of the Chesterfield to Steveley Regeneration Route between Bilby Lane and Hall lane, connected to the route safeguarded under policy CLP23 and the existing Steveley Northern Loop Road Phase 1;**
- d) accommodate an Infrastructure Maintenance Dept to serve the eastern leg of HS2;**
- e) provide a new local centre to serve both the development itself and adjacent communities of Barrow Hill and Hollingwood;**
- f) make provision for a new primary school to serve the development;**
- g) develop a sustainable community including on-site energy generation**

- where possible and practicable;
- h) enhance the quality of and access to the landscape and green infrastructure, particularly the Chesterfield Canal and River Rother waterways;
- i) deliver access and transport improvements, emphasising sustainable transport;
- j) improve water management on site, including new wetland habitat associated with the River Rother;
- k) provide for the remediation and re-use of contaminated and unstable land where possible and practicable;
- l) conserve and enhance the quality of the historic environment, taking account of designated and non-designated heritage assets and their setting, within and closely related to the site;
- m) secure a structured approach to delivery of infrastructure to ensure it is delivered in a timely fashion to support new residential and employment communities and limit the need to travel off-site to access services;
- n) establish a network of open mosaic grassland habitats through the site to maintain and enhance brownfield biodiversity.

Development proposals for individual land parcels/phases must be brought forward as part of a comprehensive masterplan for the area and must demonstrate how they will deliver these objectives where appropriate.

Planning applications for development within this area will be expected to demonstrate how they have addressed these objectives.

Planning applications submitted for specific character areas and/or phases of development will be expected to contribute appropriately towards the overall delivery of the infrastructure required for comprehensive development, secured through a section 106 agreement.

Planning applications specifically for the Works Road and Lagoon Character Areas will be expected to include information demonstrating:

- i. a joint masterplan as part of a Design and Access Statement and evidence of how the application addresses this masterplan and the delivery of critical infrastructure; and
- ii. a Transport Assessment based on modelling of the overall impact of development and a Travel Plan setting out how the impact of traffic associated with the proposed development will be managed; and
- iii. a phasing plan setting out the approach to delivery of critical infrastructure, including transport and community infrastructure.

#### WORKS ROAD CHARACTER AREA

Planning permission will be granted for a mixed use development including:

- a new Local Centre on Works Road (use classes A1 to A5 and other Main

Town Centre uses, to include a single foodstore of no more than 1000 sqm);

- residential (C3);
- up to 10 ha of employment space (B1, including B1(a) offices);
- canal-related commercial activity including food and drink uses (A3 and A4) and employment (B1), including provision for moorings, in the location of the former canal wharf to the east of Hollingwood Lock;
- retention of the Clocktower building;
- a site for a new Primary School;
- flood mitigation measures for the River Rother/Works Road bridge.

### THE LAGOON CHARACTER AREA

Planning permission will be granted for a residential led development including:

- residential (C3);
- retail (A1) to serve day to day needs, with no single unit to exceed 280 sqm net sales area;
- extension of the Bluebank Pools Local Nature Reserve (to the west of Bilby Lane within the land allocated on the Policies Map);
- restoration of the former settling pond as public open space;
- an enhanced landscape buffer between the site and Chesterfield Canal.

### HALL LANE CHARACTER AREA – KEY OBJECTIVES

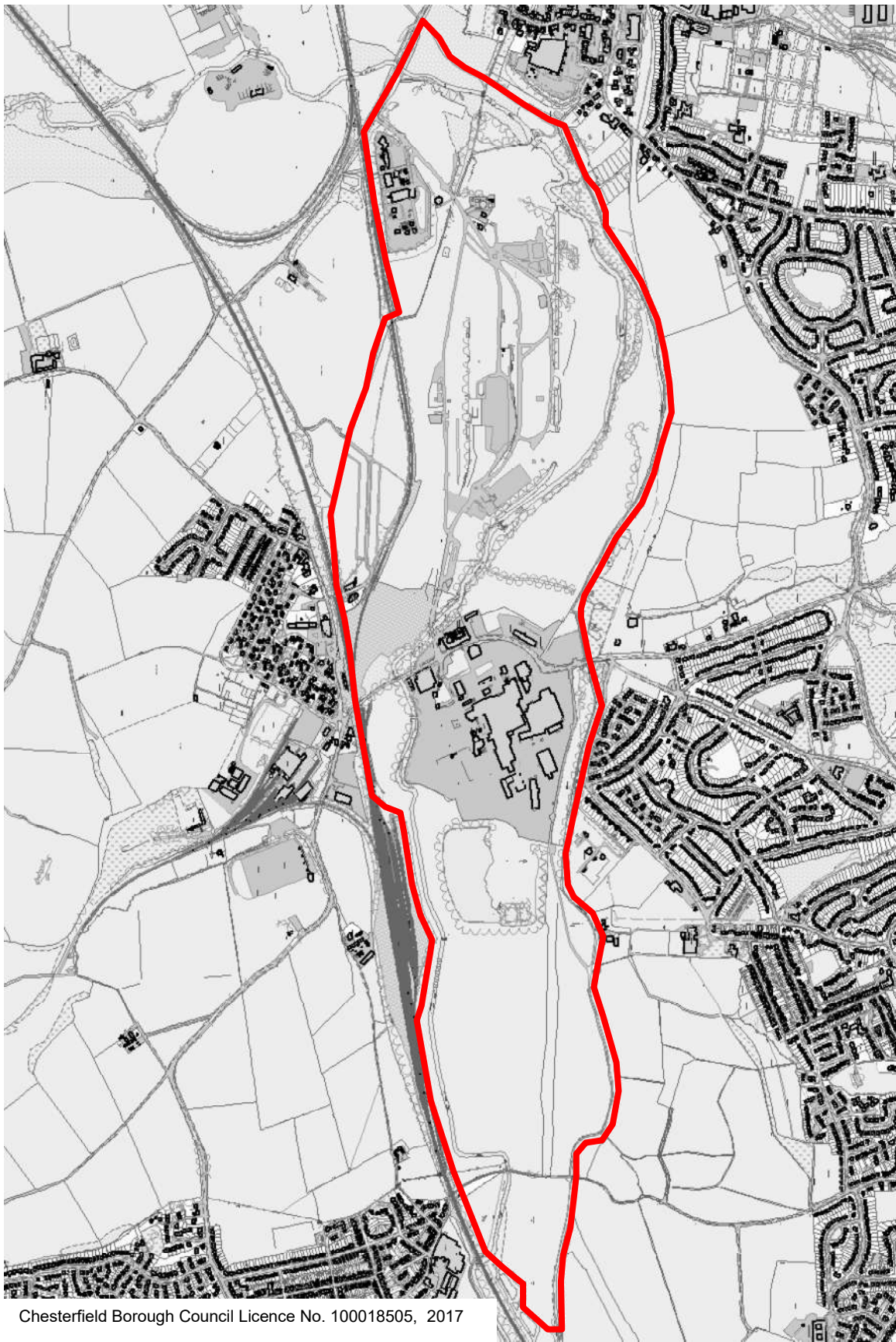
Planning permission will be granted for an employment led development including:

- proposals for the HS2 IMD;
- development of Approximately 30ha of Employment generating development within use classes B1, B2 and B8, subject to HS2 finalising the extent of the proposed IMD (this development is expected to extend beyond the plan period, following implementation of the HS2 IMD);
- housing (C3) led development for western end of the Character Area and ancillary uses where it is well-related to the existing settlement of Barrow Hill and Works Road;
- the improvement of walking and cycling connections between Barrow Hill and Staveley Town Centre;
- new wetland habitat in the south of the character area associated with the River Rother.

11.31. The Staveley and Rother Valley Corridor indicative diagram and strategic site area are shown on the following maps.



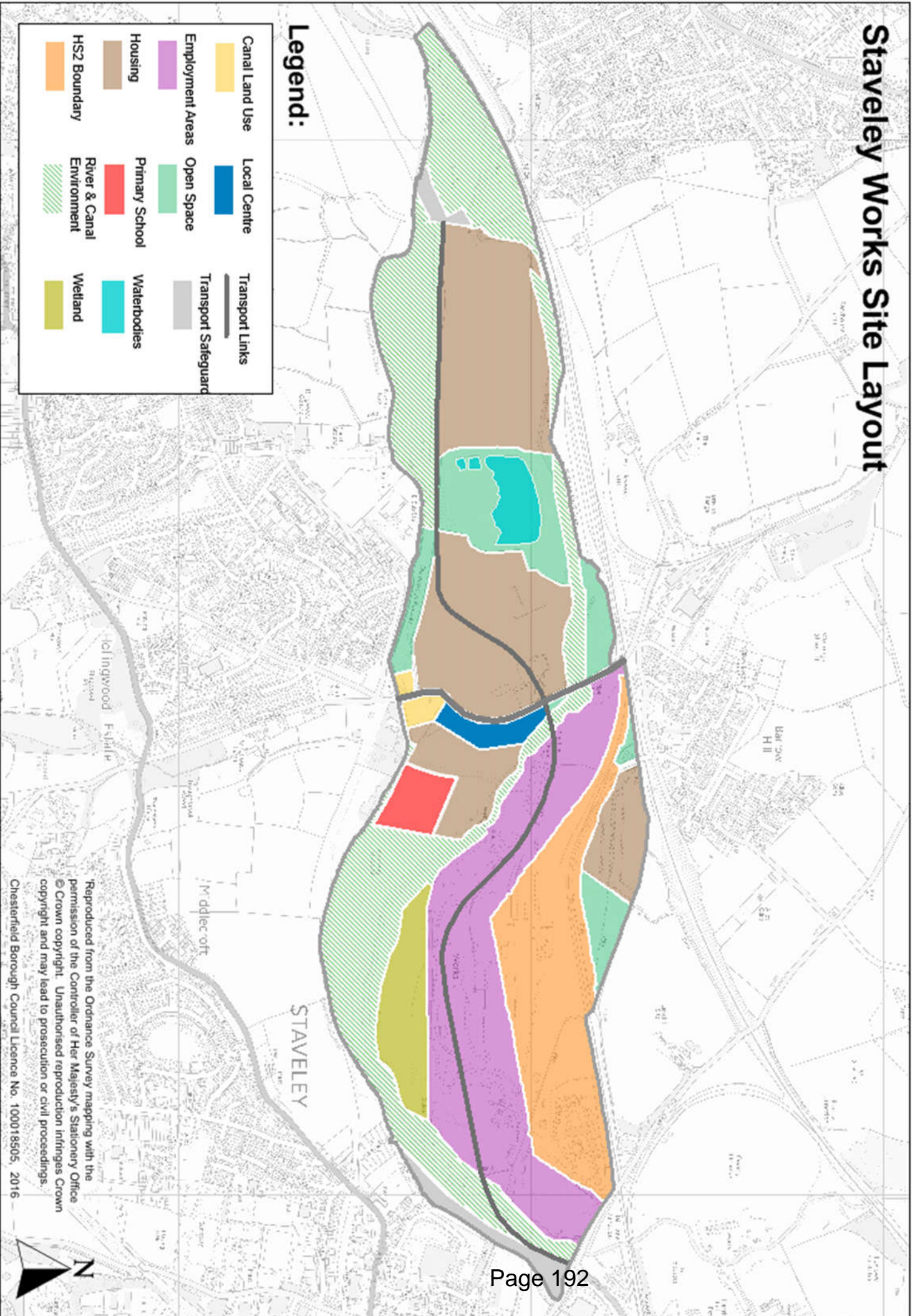
## Staveley and Rother Valley Corridor Strategic Site Area



Chesterfield Borough Council Licence No. 100018505, 2017



# Staveley Works Site Layout



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## LAND NORTH OF DUNSTON

- 11.32. Land to the north of Dunston and south of the Green Belt forms a strategic opportunity for housing delivery across the plan period. However due to the potential scale of development and landscape sensitivity it is essential that any development be carefully planned through a masterplan to ensure that the necessary infrastructure is delivered in a timely manner to ensure a sustainable community where residents have access on foot to day to day shops, services and leisure space, and where development is integrated into the landscape and surrounding areas in a sensitive manner.
- 11.33. At the time of writing reserved matters planning permission is in place for 299 dwellings on land to the west of Dunston Lane (following the submission of outline application: CHE/16/00016/OUT). This forms the first phase of development with access to existing services in Dunston and at Littlemoor Local Centre. Later phases will need to make provision for a new local centre and to reserve a site for a new one form entry primary school, in the event that existing provision is not sufficient for later phases.
- 11.34. The area is sensitive in terms of landscape. The ridge line at the north west boundary is particularly sensitive and will require early implementation of a carefully designed landscaping treatment to minimise the impact of residential development on the landscape and ridgeline. The part of the site to the far west will also be retained and improved for open space and habitat, and includes the opportunity to re-instate a former Cricket Ground to active use.

### SS6 Land at Dunston

Planning permission will be granted for residential development for approximately 500 dwellings on land north of Dunston and south east of Dunston Road as allocated on the Policies Map and as set out in Table 4 (site reference SS6). Development should be carried out in accordance with a masterplan to be agreed with the Local Planning Authority prior to development that demonstrates:

- i. acceptable access arrangements from Dunston Road and Dunston Lane;
- ii. appropriate provision for walking and cycling within the site.
- iii. appropriate transport mitigation to ensure an acceptable impact on the highway network for all users;
- iv. appropriate mitigation to minimise any adverse impacts to the significance of affected heritage assets, including their settings.
- v. provision of a new local centre to serve development;
- vi. provision of a site reserved for a new one form entry primary school (to be retained until such time as required or evidence can be provided of a lack of need);
- vii. a scheme of green infrastructure including landscaping, open space, play and sports provision including re-instatement of the former cricket pitch, and early implementation of a landscaping and planting scheme

- viii. along Dunston Road;  
a phasing plan for development phases and the provision of infrastructure.

## CHESTERFIELD RAILWAY STATION AND STATION ARRIVAL

- 11.35. Chesterfield Railway Station is the first point of arrival or last point of departure for approximately 1.78 million passengers<sup>11</sup>., with usage growing by 3 - 5% per year. Over a million people live within a half hour drive time of the Station<sup>12</sup> (AECOM research 2017). Currently three Train Operating Companies (East Midlands Trains, Northern Trains and the Cross Country franchise) call at the Station and it is the 6<sup>th</sup> busiest station in the East Midlands, with direct services available to London, Birmingham, Liverpool, the West Country and the North East and Scotland. The announcement in July 2017 that HS2 services to Sheffield will stop at the station when they commence in 2033 (subsequently revised as from 2035) creates the potential for further growth in services and investment.
- 11.36. At present the Station area is currently characterised by under-utilised land which is predominantly used for surface car parking, and poor connections to the town, wider borough and region.
- 11.37. Corporation Street and the footbridge over the A61 are currently the main pedestrian route into the town centre and, whilst this underwent a significant scheme of ERDF funded improvements to landscaping and public art, it remains a weak link between two key locations. Vehicle access also remains poor with limited access by public bus and car access from the north only.
- 11.38. The area around Chesterfield Railway Station was identified in the Town Centre masterplan (May 2015) as a key character area for regeneration projects, and the route of a link road between Hollis Lane and Crow Lane has been reserved in the Local Plan since 2006. The Council has worked in partnership with both the East Midlands (EM) HS2 Growth Strategy Board and the Sheffield City Region Growth Programme Boards to generate an understanding of the future needs of the station area. There is an agreement with the Department for Transport and MHCLG that the work on Chesterfield and the northern Derbyshire HS2 Growth Zone will be supported by both LEPs. In the period November 2016 – to June 2017 work was undertaken using HS2 Growth Fund support from D2N2 LEP to examine how the Station and its access could be improved, alongside Derbyshire County Council and AECOM. In July 2017, A Concept Vision Document was published, and incorporated into the EM HS2 Growth Strategy “World Class - Locally Driven.”

<sup>11</sup> (Estimates of Station Usage for 2016-17, ORR)

<sup>12</sup> AECOM research 2017

- 11.39. SCR has provided funding for further research and development of the Masterplan and its refinement, currently being prepared by Cushman & Wakefield, Arup and Whittham Cox Architects. Consultation on the masterplan for the railway station area is expected to be undertaken in early 2020. This is likely to take the form of an overall concept masterplan and a more focused planning framework identifying appropriate uses, amounts of development and infrastructure requirements. Funding for the Hollis Lane Link Road has been set aside as part of the wider LGF funded A61 Corridor Project and a planning application for the first phase of the road has been approved.
- 11.40. Key assets in the Station Masterplan area require Safeguarding. A new road alignment joining Crow Lane and Hollis Lane will improve access to the station from the south (and reduce traffic through Chesterfield Town Centre, see policies SS1 and CLP23). There is also a need to ensure adequate land is safeguarded to allow for the development of an improved pedestrian bridge over the A61 to Corporation Street. The bridge would ideally be a statement piece of architecture and has been termed “Platform 4”: arrival to the Town Centre. Options are being explored for: an improved station forecourt, multi-story car parks (to release development land), improved bus, taxi and cycling access, limited leisure and retail use, connected to station users and an area of public realm.
- 11.41. It is also critical that any development of this site also co-ordinate with proposals for Chesterfield Waterside (Local Plan policy SS3) and improvements to the town centre, specifically the Spire Neighbourhood (Local Plan policy SS1).

## **SS7 Chesterfield Railway Station**

**Within land between Hollis Lane and Crow Lane, as shown on the Policies Map, the council will prepare an approved masterplan/development framework to maximise the regeneration benefits of future HS2 services and conventional rail services utilising the station. Within this area, and in accordance with the approved masterplan, the council will support development based on the extent to which it delivers:**

- a) improved access to Chesterfield Railway Station by all modes of transport including improved forecourt arrangements;**
- b) modernisation of Station facilities and electrification of the Midland Main Line though it;**
- c) a new link road between Hollis Lane and Crow Lane and related road alignments;**
- d) improvements to the A61 Corporation Street footbridge, including its replacement with a new bridge;**
- e) mixed use development to include residential dwellings (C3), commercial office space (B1), car parking;**
- f) limited retail and leisure uses (A1 to A5 and D1 and D2) in association with the Station;**
- g) pedestrian and cycle links to Chesterfield Waterside and Chesterfield**

**Town Centre;**

- h) essential infrastructure required to deliver the improvements set out in the approved masterplan;**
- i) appropriate assessment, evaluation and, if necessary, recording of archaeological remains;**
- j) improved inclusive accessibility to Chesterfield Railway Station and within the masterplan/development framework area.**

**Planning Permission will not be granted for development that would prevent the delivery of the above improvements.**

## **NEIGHBOURHOOD PLANS**

11.42. The Localism Act of 2011 introduced a new right for communities to shape their local areas. Neighbourhood Plans are an opportunity for local people to actively and positively help to make their local area a great place to live and work. The borough council will support community groups and bodies such as Town and Parish Councils who wish to prepare a plan, provided that it is done in accordance with the regulations.

### **SS8 Neighbourhood Plans**

Where the views of a community are expressed in a Neighbourhood Plan they will be taken into account in the planning system provided that the plan:

- has been adopted by Chesterfield Borough Council; and
- is in conformity with the strategic policies of the Local Plan; and
- can be regularly updated if necessary.

# Appendix A: Infrastructure Delivery Plan

**NB: This IDP is an evolving document which will be updated as more knowledge is obtained about infrastructure costs, funding and delivery.**

## TRANSPORT

Key Local Plan Policy	Implementation	Critical/ Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP1, CLP23	Local Plan identifies corridor to be reserved.	Critical for delivery of SRVC strategic site, and other Local Plan sites.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Homes &amp; Communities Agency.</li> <li>Derbyshire County Council.</li> <li>Sheffield City Region.</li> <li>D2N2.</li> </ul>	<p>Chesterfield- Staveley Regeneration Route;</p> <p>5.7km single carriageway.</p>	<p>£93 m;</p> <p>(Staveley Spur estimated at £4,635,760) (2017).</p>	<p>Included in priority list of road schemes by Midlands Connect, with request for £79 million;</p> <p>£14 million local contribution: Regeneration agencies; Private sector; CIL;</p> <p>£2 million funding set aside for construction of Northern Loop Road no longer required (see below) would form DCC financial contribution.</p>	<p>Medium term: 2020 – 2026.</p>
CLP1, CLP23	Dependent on provision of Chesterfield – Staveley Regeneration Route)	Scheme likely to be superseded by provision of Chesterfield – Staveley Regeneration Route (see above).	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Derbyshire County Council.</li> <li>Sheffield City Region.</li> </ul>	<p>Northern Loop Road Phase 2*</p> <p>(*N.B. scheme likely to be superseded by provision of Chesterfield –</p>	<p>£6.5 m (DCC, 2016).</p>	<p>Regeneration agencies/SCR ; developer contributions.</p>	<p>Medium term: 2020 – 2026.*</p>

			<ul style="list-style-type: none"> <li>• D2N2.</li> </ul>	Staveley Regeneration Route (see above)).			
CLP22, CLP23, SS7	Local Plan identifies transport scheme.	Critical for delivery of Local Plan sites along the A61.	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council.</li> <li>• Derbyshire County Council.</li> <li>• NEDDC.</li> <li>• D2N2.</li> </ul>	A61 Growth Corridor improvements, including Whittington Moor Roundabout improvements; 21 <sup>st</sup> Century Transport Corridor: A61 Sheepbridge Lane/ Broombank Road junction improvement, A61/St Augustines Road junction improvement, and technological solutions, including bus real time information, urban traffic management system, car park guidance system, variable message signs; and Standard Gauge for Sustainable	£6.711 m (design and costs being prepared by DCC).	<p>Approved D2N2 Local Growth Fund allocations:</p> <p>21<sup>st</sup> Century Transport Corridor £3.0 million;</p> <p>Standard Gauge for Sustainable Travel £1.689 million</p> <p>£1.172 million local contribution: private sector; CIL;</p> <p>DCC local contribution to Whittington Moor Roundabout improvements £0.850m.</p>	Short term (to 2021).

				Travel: new with upgraded pedestrian/cycle routes.			
SS1	Local Plan identifies transport scheme.	Critical for delivery of Town Centre Local Plan sites, and HS2.	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council.</li> <li>• Derbyshire County Council.</li> <li>• Sheffield City Region.</li> <li>• D2N2.</li> </ul>	<p>A61 Growth Corridor: Chesterfield Station Masterplan;</p> <p>Hollis Lane Link Road;</p> <p>Lordsmill Roundabout remodelling (linked to A61).</p>	£4.760 m (phase 1); (Design and associated costs being prepared by DCC).	<p>Provisional D2N2 (LGF) allocation £3.808 million; Sheffield City Region; CIL;</p> <p>HS2 (in connection with proposed Chesterfield HS2 station).</p>	Medium term: 2020 – 2026.
SS7	Local Plan identifies developer's preferred route; Implementation tied to developer's programme.	Necessary to support HS2 proposals.	HS2 Ltd.	HS2 Station masterplan; & provision of HS2 Infrastructure Maintenance Depot at Staveley.	Costs associated with overall HS2 programme, /A61 Growth Corridor (LGF).	HS2 Ltd.	Medium to Long term.
CLP22, CLP7, CLP15, SS1, SS2, SS7	Local Plan identifies opportunities linked to walking & cycling strategies.	Necessary to support new development where gaps in services are identified.	<ul style="list-style-type: none"> <li>• Derbyshire County Council.</li> <li>• Private providers.</li> </ul>	Improvement of walking and cycling routes, identified on Key Cycle Network / Local Cycle Network, including delivery of Standard Gauge for Sustainable	<p>A61 improvements included in overall projects cost for D2N2 LGF.</p> <p>Costs of individual projects developed</p>	DCC and developer contributions / CIL.	Throughout plan period.



				<p>Travel (A61 Growth Corridor improvements-see above).</p> <ul style="list-style-type: none"> <li>Whittington Moor to Sheepbridge cycle route.</li> <li>A61 Hornsbridge roundabout to Storforth Lane cycle route upgrade</li> <li>Wayfinding strategy.</li> </ul>	through detailed design.		
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## FLOOD MITIGATION

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS5	Staveley and Rother Valley Corridor masterplanning and working with landowners.	Critical for delivery of SRVC strategic site.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Derbyshire County Council.</li> <li>Environment Agency.</li> </ul>	Flood mitigation & defence works associated with regeneration of former Staveley works site	Overall costs: £7 m <i>Source: Options Report, Taylor Young (2010).</i>	Developer contributions.	Medium-term: 2020 – 2026.
SS2	South of Chatsworth Road	Necessary to support new development.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> </ul>	Chatsworth Road Corridor Bridge works	£ 135,204 <i>Source: Arup, 2010.</i>	Environment Agency & Trent RFDC.	Plan period

	Masterplan.		<ul style="list-style-type: none"> <li>• Development industry.</li> <li>• Landowners.</li> <li>• Environment Agency.</li> </ul>	(Hipper Street West, Hipper Street South, Hipper House and Alma St) to mitigate flood risk along the River Hipper.		Included as part of developer costs.	
SS1	Town centre development projects highlighted in Chesterfield Town Centre Masterplan (2015).	Necessary to support new development.	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council.</li> <li>• Derbyshire County Council.</li> <li>• Environment Agency.</li> </ul>	River Hipper Flood Improvement Works – Tin Mill Storage Reservoir.	£6 m.	Environment Agency, SCR, CIL & Developer contributions.	Medium to Long term.
SS1	Town centre development projects highlighted in Chesterfield Town Centre Masterplan (2015).	Necessary to support new development.	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council.</li> <li>• Derbyshire County Council.</li> <li>• Environment Agency.</li> </ul>	River Rother Flood Improvement Works, including Horns Bridge.	Not currently estimated.	Environment Agency, SCR, D2N2, CIL & Developer contributions.	Long term.
SS1	Town centre development projects highlighted in Chesterfield Town Centre Masterplan (2015).	Necessary to support new development.	<ul style="list-style-type: none"> <li>• Yorkshire Water.</li> <li>• Derbyshire County Council.</li> </ul>	Horns Bridge Sewer Flooding.	Not currently estimated.	Yorkshire Water.	Plan period.
CLP23	Co-operation with	Necessary to support new development.	<ul style="list-style-type: none"> <li>• North East Derbyshire</li> </ul>	Flood mitigation measures	Not currently estimated.	Environment Agency, SCR,	Plan period.

	neighbouring authorities.		District Council. <ul style="list-style-type: none"> <li>• Development industry.</li> <li>• Landowners.</li> <li>• Environment Agency.</li> </ul>	beyond Chesterfield Borough administrative boundary; including upper Hipper Valley.		D2N2, CIL & developer contributions.	
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## WATER

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS5		Critical for delivery of planned housing numbers at SRVC strategic site.	<ul style="list-style-type: none"> <li>• Yorkshire Water.</li> </ul>	Increased capacity required at Staveley Waste Water Works.	Not currently estimated.	Developer contributions + utility providers' capital programmes.	Long-term: 2026 – 2031.

## EDUCATION

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
RP1	Development proposals at Poolsbrook/DCC.	Critical for delivery of permitted housing numbers.	<ul style="list-style-type: none"> <li>• DCC.</li> <li>• Academy chain.</li> </ul>	Expansion of Poolsbrook Primary School.	£450,000	<ul style="list-style-type: none"> <li>• CIL</li> </ul>	2020-2021
SS5	Staveley and Rother Valley Corridor masterplanning and working with landowners.	Critical for delivery of planned housing numbers at SRVC strategic site.	<ul style="list-style-type: none"> <li>• Derbyshire County Council.</li> <li>• Chesterfield Borough Council.</li> <li>• Development industry.</li> </ul>	Staveley – new single form entry primary school to support SRVC regeneration.	£5.5m – £6.5m.	<ul style="list-style-type: none"> <li>• CIL.</li> <li>• Derbyshire County Council.</li> <li>• DfES.</li> </ul>	Medium to Long term.
CLP1	Development proposals (allocation on	Necessary to support new development.	<ul style="list-style-type: none"> <li>• Derbyshire County Council.</li> <li>• Chesterfield Borough</li> </ul>	Duckmanton	Funding may be sought if expansion is	<ul style="list-style-type: none"> <li>• CIL</li> <li>• Derbyshire County</li> </ul>	Local Plan period: 2018 –

	land south of Tom Lane, Duckmanton).		<ul style="list-style-type: none"> <li>Council.</li> <li>Development industry.</li> </ul>	Primary School	necessary at the time of development coming forward.	<ul style="list-style-type: none"> <li>Council</li> <li>DfES</li> </ul>	2035
CLP1	Development proposals (Walton Works).	Necessary to support new development.	<ul style="list-style-type: none"> <li>Derbyshire County Council.</li> <li>Chesterfield Borough Council.</li> <li>Development industry.</li> </ul>	William Rhodes Primary and Nursery School	Funding may be sought if expansion is necessary at the time of development coming forward.	<ul style="list-style-type: none"> <li>CIL.</li> <li>Derbyshire County Council.</li> <li>DfES.</li> </ul>	Local Plan period: 2018 – 2035.

## HEALTH

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP1	Development proposals.	Necessary to support new development.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Care Commissioning Group.</li> </ul>	<p>Brimington GP Surgery and Whittington Medical Centre are approaching capacity.</p> <p>Potential capacity issues also identified Barlborough Medical Practice, and Newbold Surgery (Windermere Road, Newbold).</p>	<p>Only applicable to residential development of 10 dwellings or over. Derbyshire NHS request £512 per dwelling.</p> <p><i>NB: Contributions will depend on the location of proposed development and its</i></p>	Developer contributions.	Local Plan period: 2018 – 2035

						distance from existing surgeries.	
GREEN INFRASTRUCTURE							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP15	Borough-wide.	Complementary to maximise the benefits of sustainable growth for local communities, including provision of a green link.	CBC Leisure, DCC, private developers.	Greenways improvements.	Unknown.	CIL + matched funding.	Local Plan period: 2018 – 2035.
DIGITAL INFRASTRUCTURE							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP13	Borough-wide.	Complementary to maximise the benefits of sustainable growth.	Broadband Delivery UK; partnership led by Derbyshire County Council and BT.	Continuation of Digital Derbyshire roll out.	£34 m Derbyshire wide.	Funding Committed; supported by Government, D2N2 & European Regional Development Fund.	Years 1-5.
STAVELEY AND ROTHER VALLEY CORRIDOR							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS5: Staveley & Rother Valley Corridor	Staveley and Rother Valley Corridor	Critical for delivery of SRVC strategic site.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> </ul>	Land decontamination and	Overall costs: £60M - £70M <i>Source:</i>	Regeneration agencies and developer	Medium term: 2016–

masterplanning and working with landowners.		<ul style="list-style-type: none"> <li>• Staveley Town Council.</li> <li>• Chatsworth Settlement Trust (landowner).</li> <li>• Saint Gobain (landowner).</li> <li>• Homes &amp; Communities Agency.</li> <li>• Derbyshire County Council.</li> </ul>	remediation.	<i>Options Report, Taylor Young (2010).</i>	contributions ; + HS2.	2020.
	Critical for delivery of SRVC strategic site.		On-site road infrastructure.	Overall costs : see above.	developer contributions/CIL.	Medium term: 2020 – 2026.
	Critical for delivery of SRVC strategic site.		Flood mitigation and defence works.	Overall costs: £7M <i>Source: Options Report, Taylor Young (2010).</i>	Regeneration agencies and developer contributions or CIL.	Medium-term: 2020 – 2026.
	Critical for delivery of SRVC strategic site.		Masterplanned green infrastructure provision (incl proposed greenways).	Not currently estimated.	Included as part of development costs or CIL.	Long-term: 2026 – 2033.
	Critical for delivery of SRVC strategic site.		Potential capacity issues at Springwell Secondary School.	Dependent on local school capacity at the time housing proposals come forward.	CIL; SCR skills agenda.	Long-term: 2026 – 2033.
	Critical for delivery of SRVC strategic site.		New single form entry primary school ( <i>evidence from DCC</i> ).	Estimated by DCC.	CIL.	Long-term: 2026 – 2033.

## CHESTERFIELD WATERSIDE

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS3: Waterside & the Potteries	Waterside Masterplan.	Critical to enabling planned development to come forward.	<ul style="list-style-type: none"> <li>Chesterfield Waterside (public private partnership of CBC, Bolsterstone and Arnold Laver).</li> </ul>	Contributions may be required from CIL to support expansions at primary and/or secondary dependant on capacity at the time of each phase coming forward.			
		Necessary to support new development.		Masterplanned green infrastructure provision.			

## CHESTERFIELD CANAL

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP7; CLP21; SS3; SS5  CLP1 & CLP2	Local Plan protects canal corridor as a major asset for sustainable transport, recreation & wildlife.	Complementary to maximise the benefits of sustainable growth for local communities, including provision of a green link.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Derbyshire County Council.</li> <li>Chesterfield Canal Partnership.</li> <li>SCR/D2N2.</li> </ul>	Restoration of whole route to a navigable state along whole length in the Borough;  Specific transport infrastructure requirements.	£7m (DCC 2016).	<ul style="list-style-type: none"> <li>Developer contributions/ CIL;</li> <li>Chesterfield Canal Partnership.</li> </ul>	Restoration of whole route across Local Plan period: 2018 – 2035.

## CHESTERFIELD TOWN CENTRE

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS1: Chesterfield Town Centre	Town centre development projects highlighted in Chesterfield Town Centre Masterplan (2015).	Necessary to support new development.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Development industry.</li> <li>Landowners.</li> <li>SCR/D2N2.</li> <li>Derbyshire County Council.</li> </ul>	Enhancement of the town centre walking and cycling network (based on network put forward by Derbyshire County Council, 2010).	No current estimates (costs will vary according to types of infrastructure required for the various routes).	Developer contributions and Local Transport Plan allocations, CIL.	Local Plan period: 2018 – 2035.
		Necessary to support new development.		Health capacity at town centre medical facilities- as	Only applicable to residential development of 10	Developer contributions.	



				<p>identified by NHS Derby &amp; Derbyshire CCG: Hasland Medical Centre; Avenue House Branch; Avenue House Surgery; Chatsworth Road Medical Centre.</p>	<p>dwellings or over. Derbyshire NHS currently request £512 per dwelling</p> <p><i>NB: Contributions will depend on the location of proposed development and its distance from existing surgeries.</i></p>		
				<p>Chesterfield Town Centre Masterplan:  <ul style="list-style-type: none"> <li>- Northern Gateway road infrastructure proposals.</li> <li>- West Bars roundabout improvements.</li> <li>- Hollis Lane link road.</li> <li>- Lordsmill Roundabout improvements.</li> </ul> </p>	<p>See above.</p>	<p>Developer contributions, CIL, LEP.</p>	

## BRIMINGTON PARISH (LOCAL CENTRE)

Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP1	Future masterplanning.	Necessary to support new development.	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council.</li> <li>• Brimington Parish Council.</li> <li>• Development industry.</li> <li>• Derbyshire County Council.</li> </ul>	Foul sewerage provision.	£190,000 <i>Source: Design Services, CBC.</i>	Included as part of developer costs.	Long-term: 2026 – 2033.
CLP1		Necessary to support new development.	<ul style="list-style-type: none"> <li>• NHS Derby and Derbyshire CCG.</li> </ul>	Capacity issues identified at Calow & Brimington Medical Practice (Foljambe Road, Brimington), and Whittington Moor Surgery (Scarsdale Rd, Whittington).	Only applicable to residential development of 10 dwellings or over. Derbyshire NHS currently request £512 per dwelling.  <i>NB: Contributions will depend on the location of proposed development and its distance from existing surgeries.</i>	Developer contributions.	

EASTERN VILLAGES (DUCKMANTON & MASTIN MOOR)							
Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP1	Future masterplanning	Necessary to support new development.	<ul style="list-style-type: none"> <li>Chesterfield Borough Council.</li> <li>Development industry.</li> <li>Derbyshire County Council.</li> </ul>	Upgrades to the sewer network likely to be required at both Duckmanton and Mastin Moor (i.e. Bent Lane Sewage Pumping Station & Staveley Wastewater Treatment Works).	Not currently estimated.	Included as part of developer costs.	Long-term: 2026 – 2033.
				Potential capacity issues at Netherthorpe Secondary School & Woodthorpe Primary School.	Dependent on local school capacity at the time housing proposals come forward.	Included as part of developer costs/CIL.	
CLP1			<ul style="list-style-type: none"> <li>NHS Derby and Derbyshire CCG.</li> </ul>	Barlborough Medical Practice is approaching capacity.	Only applicable to residential development of 10 dwellings or over. Derbyshire NHS currently request £512 per dwelling.	Developer contributions.	

					NB: Contributions will depend on the location of proposed development and its distance from existing surgeries.		
CHATSWORTH ROAD CORRIDOR							
Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS2	South of Chatsworth Road Masterplan.	Necessary to support new development.	Chesterfield Borough Council Development industry Landowners Derbyshire County Council (Highways & Education). Environment Agency.	Bridge works (Hipper Street West, Hipper Street South, Hipper House and Alma St) to mitigate flood risk along the River Hipper.	£ 135,204 Source: Arup, 2010.	Environment Agency & Trent RFDC. Included as part of developer costs.	Local Plan period: 2018 – 2035.
		Necessary to support new development.		Enhancement of the walking and cycling network.	Not currently estimated.	Included as part of developer costs.	
		Necessary to support new development.		Development and enhancement of the GI network.	Not currently estimated.	Included as part of developer costs.	
		Necessary to support new development.		Improvement of Dock Walk to an adoptable	Not currently estimated.	Delivered as part of new development to	

				standard, and adopt, incorporating dedicated cycle facilities.		improve site accessibility.	
		Necessary to support new development.		Improvement of Hipper Valley Corridor.	Not currently estimated.	Delivered as part of new development to improve site accessibility.	
		Necessary to support new development.		Improvements to Old Hall junction.	Not currently estimated.	Delivered as part of new development to improve site accessibility.	

## STAVELEY TOWN CENTRE

Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
CLP1- CLP20	Staveley Town Centre Masterplan.  <i>NB: Whilst not part of the Local Plan programme the masterplan does set out the long-term development options for Staveley Town Centre. These options have not been costed and</i>	Complementary to maximise the benefits of sustainable growth for local communities.	<ul style="list-style-type: none"> <li>• Staveley Town Council.</li> <li>• Chesterfield Borough Council.</li> <li>• Regeneration agencies</li> <li>• Development industry.</li> </ul>	Whilst the Staveley Town Centre Masterplan provides a framework for new development in the town, development is mainly focused on public realm improvements. Therefore, development is unlikely have a	There are no cost estimates for proposals in the Staveley Town Centre masterplan.	Regeneration agencies.  Developer Contributions or CIL.	Local Plan period: 2018–2035.

	<i>specific delivery arrangements are not yet in place.</i>			significant impact on existing infrastructure capacity			
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## Appendix B: Open Space Standards

Quantitative Standards	
Type of Open Space	Hectares of Provision per 1000 people
Allotments	0.39
Amenity Greenspace <sup>13</sup>	0.68
Natural and Semi-Natural Greenspace	3.00
Parks and Gardens	1.06
Provision for Children and Young People <sup>14</sup>	0.27
Cemeteries and Green Corridors	No standards

Minimum Thresholds for Provision of New Public Open Space		
Type of Open Space	Minimum size of site	
Allotments	0.4 ha (0.025 per plot)	
Amenity greenspace	0.4 ha	
Natural and semi natural	0.4 ha	
Parks and gardens	2 ha	
Play/Young People Provision	Equipped	0.04 ha
	Informal/Casual	0.10 ha

<sup>13</sup> All amenity greenspaces over 2 hectares in size which host a play site and also all other amenity greenspaces which do not host a play site

<sup>14</sup> All equipped play provision sites including informal amenity greenspaces which host a play site and are below two hectares in size

Accessibility Standards		
Open space type	Accessibility catchment	Equivalent radial distance <sup>15</sup>
Parks & Gardens	15-minute walk time	1,200m
	30-minute drive time to country parks	n/a
Natural & Semi-natural Greenspace	15-minute walk time	1,200m
	30-minute drive time	n/a
Amenity Greenspace	15-minute walk time	1,200m
Play areas & provision for young people	Children's play	15-minute walk time
	Youth provision	15-minute walk time
Allotments	15-minute walk time	1,200m
	15-minute drive time	n/a

<sup>15</sup> Equivalent radial distance calculated on basis of average person walking one mile in 20 minutes.



# Appendix C: Superseded Policies

The policies set out in the adopted Local Plan Core Strategy (2011-2031) have all been superseded by the new Chesterfield Borough Local Plan. The table below sets out a schedule of the superseded policies of the current local plan including the saved policies of the Replacement Chesterfield Local Plan (adopted 2006).

Original Policy	Chesterfield Local Plan 2018-2035
<b>Local Plan Core Strategy (2013)</b>	
<b>CS1</b> - Spatial Strategy	<b>CLP1</b> – Spatial Strategy
<b>CS2</b> - Principles for Location of Development	<b>CLP2</b> – Principles for Location of Development
<b>CS3</b> - Presumption in favour of Sustainable Development	NO REPLACEMENT
<b>CS4</b> - Infrastructure Delivery	<b>CLP11</b> - Infrastructure Delivery
<b>CS5</b> - Renewable Energy	<b>CLP12</b> - Renewable Energy
<b>CS6</b> - Sustainable Design and Construction	<b>CLP20</b> - Design
<b>CS7</b> - Management of the Water Cycle	<b>CLP13</b> – Managing the Water Cycle
<b>CS8</b> - Environmental Quality	<b>CLP14</b> – A Healthy Environment
<b>CS9</b> - Green Infrastructure and Biodiversity	<b>CLP15</b> – Green Infrastructure <b>CLP16</b> – Biodiversity, Geodiversity & the Ecological Network <b>CLP17</b> – Open Space, Play Provision, Sports Facilities & Allotments
<b>CS10</b> - Flexibility in delivery of Housing	<b>CLP3</b> - Flexibility in delivery of Housing
<b>CS11</b> - Range of Housing	<b>CLP4</b> - Range of Housing
<b>CS12</b> - Sites for Travellers	<b>CLP5</b> - Sites for Travellers
<b>CS13</b> - Economic Growth	<b>CLP6</b> - Economic Growth
<b>CS14</b> - Tourism and the Visitor Economy	<b>CLP7</b> - Tourism and the Visitor Economy
<b>CS15</b> - Vitality and Viability of Centres	<b>CLP8</b> - Vitality and Viability of Centres
<b>CS16</b> - Retail	<b>CLP9</b> - Retail
<b>CS17</b> - Social Infrastructure	<b>CLP10</b> - Social Infrastructure
<b>CS18</b> - Design	<b>CLP20</b> - Design
<b>CS19</b> - Historic Environment	<b>CLP21</b> - Historic Environment

<b>CS20</b> - Influencing the Demand for Travel	<b>CLP22</b> - Influencing the Demand for Travel
<b>CS21</b> - Major Transport Infrastructure	<b>CLP23</b> - Major Transport Infrastructure
<b>PS1</b> - Chesterfield Town Centre	<b>SS1</b> - Chesterfield Town Centre
<b>PS2</b> - Chatsworth Road	<b>SS2</b> - Chatsworth Road Corridor
<b>PS3</b> - Waterside and the Potteries	<b>SS3</b> – Chesterfield Waterside & the Potteries
<b>PS4</b> - Markham Vale	<b>SS4</b> - Markham Vale
<b>PS5</b> - Staveley and Rother Valley Corridor	<b>SS5</b> - Staveley and Rother Valley Corridor
<b>PS6</b> - Neighbourhood Plans	<b>SS8</b> - Neighbourhood Plans
<b>Replacement Chesterfield Borough Local Plan</b>	
<b>HSN 1</b> - Sites for Residential Development	<b>CLP3</b> - Flexibility in delivery of Housing
<b>EMP 2</b> - Donkin / UEF site, Derby Road	REDUNDANT POLICY
<b>EMP 5</b> - Other Sites for Employment Development	<b>CLP6</b> – Economic Growth
<b>EMP 7</b> - Development in Existing Business and Industrial Areas	<b>CLP6</b> - Economic Growth
<b>EMP 11</b> - Ecodome Proposal	<b>CLP7</b> - Tourism and the Visitor Economy
<b>EVR 1</b> - Green Belt	<b>CLP15</b> – Green Infrastructure
<b>EVR 2</b> - Development in the Open Countryside and Other Open Land	<b>CLP15</b> - Green Infrastructure
<b>EVR 9</b> - Tree and Woodland Planting	<b>CLP15</b> - Green Infrastructure
<b>EVR 29</b> - Chesterfield Town Centre Historic Core	<b>CLP21</b> – Historic Environment
<b>TRS 2</b> - Transport Schemes Associated with Markham Employment Growth Zone (Markham Vale) and the M1	<b>CLP23</b> - Major Transport Infrastructure
<b>TRS 3</b> - Chesterfield – Staveley Regeneration Route	<b>CLP23</b> - Major Transport Infrastructure
<b>TRS 6</b> - Whitting Valley Link Road	REDUNDANT POLICY
<b>SHC 1</b> - Development within existing Town, District and Local Centres	<b>CLP8</b> - Vitality and Viability of Centres
<b>SHC 2</b> - Provision of New or Extended Local Centres	<b>CLP8</b> - Vitality and Viability of Centres
<b>SHC 3</b> - New Retail Warehousing on Land at Markham Road	REDUNDANT POLICY
<b>POS 1</b> - Existing Parks and Open Spaces	<b>CLP17</b> - Open Space, Play Provision, Sports Facilities & Allotments
<b>POS 2</b> - New Public Open Space	<b>CLP17</b> - Open Space, Play Provision, Sports Facilities &

	Allotments
<b>POS 4 - Sports Pitches and Playing Fields</b>	<b>CLP17 - Open Space, Play Provision, Sports Facilities &amp; Allotments</b>
<b>POS 5 - Allotments</b>	<b>CLP15 - Green Infrastructure</b>
<b>CMT 1 - Education Sites</b>	<b>CLP11 - Infrastructure Delivery</b>
<b>CMT 3 - Development of Health and Further Education Provision</b>	REDUNDANT POLICY
<b>New Policies</b>	
	<b>CLP18 – Chesterfield Canal</b>
	<b>CLP19 – River Corridors</b>
	<b>RP1 - Regeneration Priority Areas</b>
	<b>SS6 - Land at Dunston</b>
	<b>SS7 – Chesterfield Railway Station</b>

## Appendix D: Monitoring and Review Framework

CLP1 Spatial Strategy & CLP2	Strategic Objectives	Target	Indicator	Frequency	Trigger	Action and Contingencies
CLP1 Housing Growth	S2 S3	4080 dwellings up to 2035.	Net new dwellings built each year as monitored in the AMR.  HDT.	Annual.	1. Persistent under delivery as set out in the HDT. 2. Unmet need identified in HMA.	1. Apply 20% buffer to five year supply as set out in the NPPF. 2. Take into account as part of five year plan review.
CLP1 Economic Growth	S3 S6	50 hectares up to 2035.	Net new employment land developed each year as monitored in the AMR.	Annual.	Percentage of delivery across five year period.	Take into account as part of five year plan review.
CCLP1 Green Belt	S11	No net loss of, or inappropriate development on green belt.	Loss of, or inappropriate development on green belt.	As required.	More than one appeal allowed for development on Green Belt on basis of land supply issues.	Review reasons for decision Take into account as part of five year plan review Possible Green Belt Review as part of Local Plan Review.
CLP1 Strategic Gaps / Green Wedges & CLP15	S7	No net loss of, or inappropriate development.	Loss of, or inappropriate development within Strategic Gaps / Green Wedges.	As required.	More than one appeal allowed for development within Strategic Gaps / Green Wedges.	Review reasons for decision Take into account as part of five year plan review.

CLP2 Principles for Location of Development	S1 S9 S10 S13	<p>The location of new residential development to maximise opportunities for walking access to a range of key services.</p> <p>The location of new residential development to maximise opportunities for cycling and the use of public transport to access a range of key services.</p>	The travel times from major residential development to a range of key services by non-car based modes of transport.	As required and through the monitoring of planning permissions.	Majority of new homes within major developments not being within a walkable distance to a range of key services and not being within the lower accessibility threshold times to a range of key services.	Take into account as part of five year plan review.
<b>Policy CLP3</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP3 Flexibility in the delivery of Housing	S2	Maintain five year housing supply of deliverable sites.	<p>Five Year Housing Land Supply.</p> <p>Performance against trajectory</p>	Annual.	Inability to demonstrate five year housing supply.	<p>Application of presumption in favour of sustainable development as required by NPPF when determining planning applications.</p> <p>Take into account as part of five year plan review.</p>
<b>Policy CLP4</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP4 Range of	S5	High – 20%.	Number of	Annual.	Shortfall of 25% of	Discuss with Housing Team

Housing		Medium - 10%. Low - 5%  25% of adaptable and accessible housing.	affordable housing completions (net) Social rented and Intermediate.  No. of adaptable and accessible housing completions.		cumulative three year target.	the reasons for performance to and review the affordable housing pipeline.  Take into account as part of five year plan review.
<b>Policy CLP5</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP5 Sites for Travellers		Strategic Target met up to 2019.	Net additional pitches granted planning permission.  Frequency and size of unauthorised pitches.	Annual.	Submission of a planning application for a travellers site or an unauthorised site within the borough.  Receipt of the GTAA review	Review and update evidence in light of need with neighbouring authorities.  Take into account as part of five year plan review.
<b>Policy CLP7</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP7 Employment land	S6	50 ha of additional employment land (B1, B2 and B8) between 2018 and 2035.	Net new employment land developed each year as monitored in the AMR.  Performance against trajectory (see	Annual.	Percentage of delivery across five year period.	Take into account as part of five year plan review.

<b>Policy CLP7</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP7 Tourism and Visitor Economy	S3 S12	Increase in D2 floorspace.	Total amount of new D2 floorspace.	Annual.	No new D2 floorspace.	Discussions with tourism teams to identify reasons for fall in visitor numbers to the town.  Take into account as part of five year plan review.
<b>Policy CLP8</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP8 Viability and Vitality of Centres	S3	Vacancy rate below national and regional average for Town and District Centres.	Total amount of new floor space for town centre uses.  Total amount of new floor space for town centre use completed outside of centres or allocated sites.  Town and District Centre Health Checks.	Annual.	Persistent increase in vacancy rates.	Consider revision of centre boundaries and/or hierarchy.  Review reasons for decision and reevaluate evidence and allocations if necessary.  Examine reasons for decline in performance of town and district centre. Long-term, potential to review policies and allocations.  Take into account as part of five year plan review.
<b>Policy CLP9</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP9 Retail	S3	No new retail	Total amount	Annual.	Approval of large	Review reasons for

		floorspace (except Small Shops under threshold) outside of existing defined centres or allocated site.	of new floor space for town centre use completed outside of centres or allocated sites.		format retail outside of town centre boundary not allocated in Local Plan.	decision and reevaluate evidence.  Take into account as part of five year plan review.
<b>Policy CLP10</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP10 Social Infrastructure	S3 & S13	Maintain appropriate provision of Community Facilities.	Monitor changes of use and Assets of Community Value.	Annual.	Loss of asset of community value.	Take into account as part of five year plan review.
<b>Policy CLP11</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP11 Infrastructure Delivery	S10	Delivery of Strategic Infrastructure highlighted in Infrastructure Delivery Plan.	Delivery in accordance with CIL Expenditure Strategy.	Annual review of S106 and CIL.	Non delivery of infrastructure in expenditure strategy.	Review funding allocations.  Take into account as part of five year plan review.  Review effectiveness of CIL.
<b>Policy CLP12</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP12 Renewable Energy	S1	No target.	Monitor applications for renewable energy.	Five years.		Take into account as part of five year plan review.
<b>Policy CLP13</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP13	S4	All development	Development	Annual.	More than five	Identify reasons for decision,



Managing the Water Cycle		in line with Environment Agency Advice.  All development according with the advice of the Lead Local Flood Authority.	approved contrary to Environment Agency advice.  Development approved contrary to Lead Local Flood Authority advice.		applications approved contrary to advice over a rolling five year period.	and if necessary take into account as part of five year plan review.
<b>Policy CLP14</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP14 A Healthy Environment	S9	No new AQMA, Removal of existing AQMA.	Air Quality Monitoring Report.  Progress against Air Quality Action Plan Objectives.	Annual.	The designation of an Air Quality Management Area.	Consultation with Environmental Health and DCC to identify mitigation measures to address impacts of air quality.  Take into account as part of five year plan review
<b>Policy CLP15</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP15 Green Infrastructure	S7 & S11	No net loss of, or inappropriate development in Green Belt, Green Wedges or Strategic Gaps.	Loss of, or inappropriate development within Strategic Gaps / Green Wedges/Green Belt.	As required.	More than one appeal allowed for development within Strategic Gaps / Green Wedges.	Review reasons for decision.  Take into account as part of five year plan review.
<b>Policy CLP16</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP16 Biodiversity,	S7	Net gain in biodiversity.	Monitoring of conditions in	Annual.	Proposed losses and gains of identified	Investigate reasons for loss of habitat.

Geodiversity & the Ecological Network		Increase in tree cover within the Borough.	<p>Planning approvals.</p> <p>Monitoring of gains and losses in identified habitat through planning approvals for the development housing and employment allocations including strategic sites and other major developments.</p> <p>Monitoring of the area of land covered by woodland identified as priority habitat.</p>		habitat.	Take into account as part of five year plan review.
Sites of International & National Importance		Develop a suitable monitoring programme in liaison with neighbouring authorities including the	<ul style="list-style-type: none"> <li>• Post plan adoption changes in the AADT on roads within 200m of the European Sites.</li> </ul>	As per the programme to be agreed between authorities and Natural England.	Increases in traffic and consequential effects on air quality.	Take into account as part of five year plan review.

		PDNP and Natural England in relation to the SAC's and SPA's identified in the SA to help ensure that a likely significant effect on these European sites does not arise unexpectedly.	<ul style="list-style-type: none"> <li>• Post plan changes in rates of atmospheric nitrogen deposition at the European sites.</li> <li>• Ecological condition of qualifying features of each European site; and</li> <li>• Cooperation with neighbouring authorities, including the PDNPA.</li> </ul>			
<b>Policy CLP17</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP17 Open Space, Play provision, Sports facilities & Allotments	S10 S13	No net loss of open space, play provision and sports facilities unless identified as surplus to need.	Loss of open space, play provision and sports facilities where this is not identified as surplus to need.	As required.	Net loss of open space, play provision and sports facilities over a three year period where this is not identified as surplus to need.	Review reasons for decision to release of open space etc.  Take into account as part of five year plan review.
<b>Policy CLP18</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP18 Chesterfield	S12	Restoration of the Chesterfield	Remaining length of un-	Annual via CCT annual	No additional restoration of canal in	Discussion with Chesterfield Canal Trust and Derbyshire

Canal		Canal within the borough to a navigable state by 2027.	navigable stretch of Chesterfield Canal in Chesterfield Borough (Chesterfield Canal Trust).	report.	rolling three year period.	County Council to facilitate further restoration work.  Review use of CIL funding.  Take into account as part of five year plan review.
<b>Policy CLP19</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP19 River Corridors	S7	None.	Number of applications that fall within River Corridors.	Annual.	None.	Take into account as part of five year plan review.
<b>Policy CLP20</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP20 Design	S8	75% of major new residential development to achieve a score of 12 on Building for Life.	Number of major residential developments achieving a score of 12 on Building for Life.	Annual.	Less than 75% of schemes over a two year period achieving a score of 12 on Building for Life.	Discussion with applicants and agents to understand why higher levels of design are not being achieved.  Potential to review and update supplementary planning guidance.
<b>Policy CLP21</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP21 Historic Environment	S8	Zero heritage assets on the 'at-risk' register.	Number of heritage assets on the 'at-risk' register.	Annual.	If heritage asset stays on the 'at-risk' register for longer than 12 months Listed building demolished.	The council will seek advice of Historic England in ensuring that there is no negative impact on heritage assets and the wider historic environment.  Review reasons for
		Zero Listed	Number of	Annual.		

		Buildings demolished.  100% coverage of up to date conservation area appraisals.	Listed Buildings demolished.  Buildings on Local List lost  % Percentage of conservation areas with up-to-date character appraisals	Annual.	If below 100%.	demolition.  The Council will review its priorities in respect of resourcing work to bring coverage up to the required level.
<b>Policy CLP22</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP22 Influencing the Demand for Travel	S1 S9	Delivery of the Chesterfield Strategic Cycle Network.	Delivery of new cycle network.	Five years from adoption.	No new stretches delivered over a two year period.	Discussion with Derbyshire County Council to ensure and aid delivery of strategic network.  Potential source of funding from CIL.
<b>Policy CLP23</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
CLP23 Major Transport Infrastructure	S9	Safeguard land for Major Transport Infrastructure including the scheme for the Chesterfield-	Planning permissions granted in areas safeguarded for major transport infrastructure.	Annual.	If planning permission is granted for development in safeguarded area.	Review reasons and impact for granting of planning permission in safeguarded areas.

		Staveley Regeneration Route.				
<b>Policy RP1</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
RP1 Regeneration Priority Areas	S2 S3	Improvement on IMD ranking.	IMD ranking.	Five years from adoption.	A Decline in IMD Ranking.	Work with local community and external agencies to support regeneration projects.  Take into account as part of five year plan review.
<b>Policy SS1</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS1 Chesterfield Town Centre	S2 S3 S6 S8 S9	Vacancy Rate above national average.  Improvement in Retails Ranking.	Vacancy Rate.  Retail ranking.	Annual.  As published.		Discussion with land owners and developers to bring to site(s) forward.  Take into account as part of five year plan review.
<b>Policy SS2</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS2 Chatsworth Road Corridor	S2 S3 S4 S6 S9	Regeneration in the area 'Land South of Chatsworth Road' in line with adopted Masterplan.	Dwellings and Floorspace within the Land South of Chatsworth Road Masterplan area.  Area of vacant		Buildings remain on 'at risk' register post 2025.  Reduction in vacant land less than 50%.	Discussion with landowners and developers to bring to site forward.  Consideration to review of masterplan and policy.

<b>Policy SS3</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS3 Chesterfield Waterside and Potteries	S2 S3 S4 S6	Comprehensive redevelopment of area in line with approved masterplan by 2035.	land.  Dwelling and floorspace completions.	Annual.	Delivery below trajectory set out in five year housing supply.	Discussion with land owners and developers to bring to site forward.  Provide support when bidding for available funding.  Consideration to review of masterplan and policy.
<b>Policy SS4</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS4 Markham Vale	S6	Development of Markham Vale in accordance with permission.	Completed floorspace.	Annual as part of employment land monitoring.	No additional floorspace within a three year period.	Discussion with landowners to discuss barriers to development.  Consideration to review of planning permission and policy in Local plan five year review.
<b>Policy SS5</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS5 Staveley and Rother Valley Corridor	S2 S4 S6 S7 S8 S9 S10 S12	Comprehensive redevelopment of area in line with approved masterplan.	Progress with Planning applications.	Quarterly through delivery board.	Lack of progress identified by delivery board.	Discussion with land owners and developers to bring to site forward.  Provide support when bidding for available funding.  Consideration to review of

<b>Policy SS6</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS6 Land at Dunston	S2 S4 S5 S8 S10	Comprehensive redevelopment of area in line with approved masterplan.	Trajectory set out in SoCG.	Annual through housing supply monitoring.	Delivery falls behind trajectory for three years.	Discussion with land owners and developers to bring site forward.  Consideration to review of masterplan and policy as part of local plan five year review.
<b>Policy SS7</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>		<b>Trigger</b>	<b>Contingencies</b>
SS7 Chesterfield Railway Station	S2 S4 S5 S6 S8 S9 S10	Comprehensive redevelopment of area in line with approved masterplan.	Masterplan in place by end of 2019.	Annual.	Non-commencement of reserved matters planning permissions by end of 2025.	Discussion with land owners and developers to bring site forward.  Consideration to review of masterplan and policy.
<b>Policy SS8</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>		<b>Trigger</b>	<b>Contingencies</b>
SS8 Neighbourhood Plans	All	Timetable and programme of support agreed in response to any formal requests for neighbourhood plans.	Number of Neighbourhood Plans commenced.  Number of Neighbourhood Plans approved.	As required, annual after adoption.	A Neighbourhood Plan being approved.	In Local Plan Review incorporate neighbourhood plan proposals if necessary.



## Appendix E: Indicative Employment Land Delivery Trajectory (as of April 1st 2019)

Reference	Site Name	Assumed Employment Use	Short Term (0-5 Years)	Medium Term (6-10 Years)	Long Term (11-16 Years)
E1	Former GKN works, Sheepbridge Lane	Multiple (B1, B2, B8)	3.6 ha	-	-
E2	Land at Prospect Park, North of Dunston	Multiple (B1, B2, B8)	2.5	-	-
E3	Station Road (Wagon Works), Old Whittington	Multiple (B1, B2, B8)	-	-	6.3 ha
E4	Whitting Valley Road (Land at), Old Whittington	Multiple (B1, B2, B8)	3.74 ha	-	-
E5	Former Boythorpe Works, Goyt Side Road	Multiple (B1, B2, B8)	-	-	5 ha
E6	Impala Estates (land adj. Markham Vale)	B8	2.6 ha	-	-
N/A	Extant Planning Permissions at April 1 <sup>st</sup> , 2019 (excluding Land Accessed from Farndale Road)	Multiple (B1, B2, B8)	2.41 ha	-	-
N/A	Markham Vale West: Plot 2	Multiple (B2, B8)	1.47 ha	-	-
N/A	Markham Vale East: Plot 5 North	B8	0.75 ha	-	-
N/A	Land Accessed from Farndale Road, Staveley (CHE/13/00675/OUT)	Multiple (B1, B2, B8)	-	10 ha	6.58 ha
N/A	Staveley Works Corridor (area around Works Road, SS5)	Multiple (B1, B2, B8)	-	2 ha	-
N/A	HS2 IMD	B2	-	-	4 ha
	<b>Total</b>		<b>17.07ha</b>	<b>12ha</b>	<b>21.88ha</b>

**Total Employment Land included within indicative trajectory: 50.95 ha**

**Minus anticipated loss at Chesterfield Waterside (-2 ha): 48.95 ha**

# Appendix F: Indicative Housing Delivery Trajectory (as of April 1st, 2019)

Ref	Site	Type	Planning Status (1st April 2019)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
<b>Local Plan Allocations</b>																					
H1	Edale Road Garage Court, Mastin Moor	Small Allocation	No permission	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6
H2	Catherine Street Garage Court, Bank Street, Chesterfield	Small Allocation	No permission	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
H4	Heaton Court (Former), Meynell Close, Brampton	Small Allocation	Full permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
H5	Pondhouse Farm, Troughbrook Road, Hollingwood	Large Allocation	No permission	0	0	0	15	8	0	0	0	0	0	0	0	0	0	0	0	0	23
H6	Miller Avenue, Mastin Moor	Small Allocation	No permission	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	14
H7	Hollythorpe Close (Land off), Hasland	Small Allocation	No permission	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	14
H8	Chesterfield Road (Land North of), Staveley	Small Allocation	No permission	0	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	14
H9	White Bank Close (Land at), Hasland	Small Allocation	No permission	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
H10	Derwent House HOP, Ulverston Road, Newbold	Small Allocation	No permission	0	0	0	0	7	10	0	0	0	0	0	0	0	0	0	0	0	17
H11	Sycamore Road (Land at), Hollingwood	Small Allocation	No permission	0	0	0	0	0	0	0	7	11	0	0	0	0	0	0	0	0	18
H12	Ashbrook Centre (Former), Cuttholme	Small Allocation	No permission	0	0	0	0	7	13	0	0	0	0	0	0	0	0	0	0	0	20

	Road, Loundsley Green																				
<b>H13</b>	Elm Street (Land at), Hollingwood	Small Allocation	No permission	0	0	0	0	0	0	0	7	15	1	0	0	0	0	0	0	0	23
<b>H14</b>	Swaddale Avenue (Land to the West of), Tapton	Small Allocation	No permission	0	0	0	0	0	0	0	7	14	0	0	0	0	0	0	0	0	21
<b>H15</b>	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield	Small Allocation	Part of site has full permission	0	0	0	0	49	21	0	0	0	0	0	0	0	0	0	0	0	70
<b>H16</b>	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	Small Allocation	No permission	0	0	0	0	7	15	3	0	0	0	0	0	0	0	0	0	0	25
<b>H17</b>	Poultry Farm (Former), Manor Road, Brimington	Small Allocation	Full permission	0	4	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
<b>H19</b>	Ash Glen Nursery (Former), Sheffield Road, Unstone	Large Allocation	No permission	0	0	0	0	0	0	0	7	15	8	0	0	0	0	0	0	0	30
<b>H20</b>	Duewell Court (Land at), Station Road, Barrow Hill	Large Allocation	No permission	0	0	0	0	15	15	5	0	0	0	0	0	0	0	0	0	0	35
<b>H21</b>	Staveley Canal Basin, Eckington Road, Staveley	Large Allocation	No permission	0	0	0	0	15	30	30	15	0	0	0	0	0	0	0	0	0	90
<b>H23</b>	Allen and Orr Timber Yard, Saltergate, Chesterfield	Small Allocation	No permission	0	0	0	0	0	0	0	7	15	15	2	0	0	0	0	0	0	39
<b>H25</b>	Boat Sales (Former), Sheffield Road, Unstone	Large Allocation	Outline permission	0	0	10	20	20	0	0	0	0	0	0	0	0	0	0	0	0	50
<b>H26</b>	Rectory Road (Land adjacent), Duckmanton	Large Allocation	Full permission	0	15	15	3	0	0	0	0	0	0	0	0	0	0	0	0	0	33
<b>H27</b>	Walton Hospital (Land at), Harehill Road, Walton	Large Allocation	No permission	0	0	0	0	48	12	0	0	0	0	0	0	0	0	0	0	0	60
<b>H28</b>	Walton Hospital (Land at), Whitecotes Lane, Walton	Large Allocation	No permission	0	0	0	0	48	42	0	0	0	0	0	0	0	0	0	0	0	90
<b>H30</b>	Walton Works (Former)	Large Allocation	No permission	0	0	0	0	0	0	0	15	30	30	30	30	15	0	0	0	0	150
<b>H31</b>	Varley Park, Staveley Road, Poolsbrook	Large Allocation	Full permission	0	0	20	20	20	20	20	20	20	20	15	0	0	0	0	0	0	175

<b>H32</b>	Bent Lane, Staveley	Large Allocation	No permission	0	0	0	0	0	0	0	30	30	30	50	0	0	0	0	0	0	140
<b>H33</b>	Linacre Road, Holme Hall	Large Allocation	No permission	0	0	0	0	0	0	0	50	50	50	50	50	50	0	0	0	0	300
<b>H34</b>	Tom Lane (Land South of), West of Rectory Road, Duckmanton	Large Allocation	No permission	0	0	0	0	0	0	0	25	50	50	50	50	50	0	0	0	0	275
<b>H35</b>	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	Large Allocation	No permission	0	0	0	0	0	50	60	60	60	60	60	60	60	60	60	60	0	650
<b>H36</b>	Inkersall Road (Land at), Inkersall	Large Allocation	No permission	0	0	0	0	50	50	50	50	50	50	50	50	0	0	0	0	0	400
<b>SS1</b>	Spire Neighbourhood, Chesterfield	SS1	No permission	0	0	0	0	0	0	0	15	30	30	25	0	0	0	0	0	0	100
<b>SS3</b>	Chesterfield Waterside, Brimington Road, Chesterfield	SS3	Outline permission Part of site has reserved matters permission	0	0	50	207	207	37	55	55	55	55	55	55	55	55	59	50	50	1100
<b>SS5</b>	Staveley Works, Staveley	SS5	No permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	150
<b>SS6</b>	Land South of Dunston Lane Road, Dunston	SS6	Part of site has full permission	21	79	50	50	75	74	50	50	50	50	50	50	50	50	50	0	0	799
<b>Commitments</b>																					
<b>CHE/17/00237/OUT</b>	Commerce Centre, Canal Wharf, Chesterfield	Small Permission	Outline Permission	0	8	6	20	0	0	0	0	0	0	0	0	0	0	0	0	0	34
<b>CHE/17/00326/REM</b>	Dunston Road (Land off), Former Cammac Site	Large Permission	Full Permission	0	29	34	39	4	0	0	0	0	0	0	0	0	0	0	0	0	106
<b>CHE/17/00685/REM</b>	Wheeldon Mill, Rother Way, Chesterfield	Large Permission	Full Permission	2	30	30	30	28	0	0	0	0	0	0	0	0	0	0	0	0	120
<b>CHE/15/00614/REM</b>	Former Sheepbridge Sports and Social Club, 202 Newbold Road, Chesterfield	Large Permission	Completed	20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
<b>CHE/18/00190/REM</b>	Land at Cranleigh Road, Chesterfield, Derbyshire	Large Permission	Full Permission	3	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75

<b>CHE/16/00518/FUL</b>	Eyre View, Newbold Road, Newbold	Large Permission	Completed	34	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
<b>CHE/15/00838/REM</b>	Ringwood Centre, Victoria Street, Brimington	Large Permission	Full Permission	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
<b>CHE/18/00768/REM</b>	Land to South of Poplar Farm, Rectory Road, Duckmanton	Large Permission	Full Permission	0	6	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	35
<b>CHE/17/00798/FUL</b>	Knightsbridge Court, West Bars, Chesterfield	Small Permission	Full Permission	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30
<b>CHE/15/00755/OUT</b>	Land to the West of Bevan Drive Inkersall Derbyshire	Large Permission	Outline Permission	0	0	0	0	0	25	30	30	18	0	0	0	0	0	0	0	0	103
<b>CHE/16/00835/FUL</b>	The Elm Tree Inn, High Street, Staveley	Small Permission	Full Permission	0	7	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	21
<b>CHE/15/00098/FUL</b>	Basil Close, Chesterfield	Small Permission	Full Permission	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22
<b>CHE/15/00464/FUL</b>	Land to the Rear of 79 Sheffield Road, Stonegravels	Small Permission	Full Permission	9	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
<b>CHE/17/00634/OUT</b>	1 Bridle Road, Woodthorpe, Chesterfield	Small Permission	Full Permission	0	0	7	11	0	0	0	0	0	0	0	0	0	0	0	0	0	18
<b>CHE/15/00835/OUT</b>	Loundsley Green Road (Land West of), Loundsley Green	Large Permission	Full Permission	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
<b>CHE/18/00779/FUL</b>	Chesterfield County Court, St Marys Gate, Chesterfield	Small Permission	Full Permission	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
<b>CHE/15/00195/FUL</b>	Former Social Club, Saltergate, Chesterfield	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
<b>CHE/14/00896/FUL</b>	Littlemoor Shopping Centre, Littlemoor Centre	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
<b>CHE/18/00224/REM</b>	Land Surrounding 146 to 152 Hady Lane, Hady Lane, Chesterfield	Large Permission	Full Permission	4	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
<b>CHE/18/00144/FUL</b>	Chesterfield Post Office, 1 Market Place, Chesterfield	Small Permission	Full Permission	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
<b>CHE/17/00359/FUL</b>	Victoria Hotel, Lowgates, Staveley	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

CHE/18/00432/FUL	Land Adjacent Trinity Court, Newbold Road, Newbold	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CHE/15/00442/FUL	Poolsbrook Hotel, Staveley Road, Poolsbrook	Small Permission	Completed	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
CHE/18/00784/FUL	87 New Square, Chesterfield	Small Permission	Full Permission	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
CHE/16/00121/FUL	Land to The West of Keswick Drive, Newbold	Small Permission	Full Permission	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
CHE/17/00757/OUT	Land Used for Storage and Premises, Goyt Side Road	Small Permission	Outline Permission	0	0	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	8
CHE/16/00023/FUL	Handleywood Farm, Whittington Road, Barrow Hill	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/16/00216/FUL	Jacksons Bakery, New Hall Road	Small Permission	Full Permission	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
CHE/18/00697/OUT	St Marks Vicarage, 15 St Marks Road, Chesterfield	Small Permission	Full Permission	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
CHE/17/00814/OUT	Land at Chester Street, Chesterfield	Small Permission	Outline Permission	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/16/00053/FUL	Apple Trees, Lancaster Road, Newbold	Small Permission	Full Permission	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/17/00375/REM	Hady Miners Welfare Club, Houldsworth Drive, Hady	Small Permission	Full Permission	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/17/00700/REM	Land Adjacent Five Acres, Piccadilly Road	Small Permission	Full Permission	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
CHE/15/00394/FUL	Land at Upper King Street, Chesterfield	Small Permission	Completed	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/14/00392/FUL	Dunston Grange Farm, Dunston Lane, Dunston	Small Permission	Completed	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/17/00756/OUT	Land on Goytside Road Corner, Factory Street, Chesterfield	Small Permission	Outline Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/17/00067/COU	1 Tennyson Avenue, Chesterfield	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5

CHE/12/00286/MA	14A Spital Lane, Chesterfield	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/08/00311/FUL	Land at Wessex Close, Chesterfield	Small Permission	Full Permission	2	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/18/00024/FUL	Land at Breckland Road, Walton, Derbyshire	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/17/00334/FUL	10B Marsden Street, Chesterfield	Small Permission	Completed	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/17/00263/FUL	Former Saltergate Health Centre, 107 Saltergate, Chesterfield	Small Permission	Completed	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	
CHE/17/00475/FUL	1-3 Knifesmithgate, Chesterfield	Small Permission	Completed	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
CHE/16/00436/OUT	325 Ashgate Road, Chesterfield	Small Permission	Outline Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/18/00044/OUT	Ravensdale, 26 Chesterfield Road, Brimington	Small Permission	Outline Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE14/00139/FUL	44-46 Park Road, Chesterfield	Small Permission	Completed	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
<b>Actual / Anticipated Net Completions (Sites of 4 Dwellings or less)</b>				57	36	96	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	189	
<b>10% Lapse Rate (Discount on Commitments)</b>				N/A	-24	-37	-17	-5	-3	-3	-3	-2	0	0	0	0	0	0	0	-94	
<b>Windfall Allowance</b>				N/A	N/A	N/A	34	34	34	34	34	34	34	34	34	34	34	34	34	476	
<b>Total</b>				212	315	516	515	659	466	348	488	552	483	471	379	314	199	253	194	134	6497

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# Report to Chesterfield Borough Council

by **Bryn Bowker MPlan MRTPI** and **David Spencer BA(Hons) DipTP MRTPI**  
Inspectors appointed by the Secretary of State

Date: 27 May 2020

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## Report on the Examination of the Chesterfield Borough Local Plan

The Plan was submitted for examination on 28 June 2019

The examination hearings were held between 15 October and 6 November 2019

File Ref: PINS/A1015/429/4

## Abbreviations used in this report

AA	Appropriate Assessment
AQMA	Air Quality Management Area
CIL	Community Infrastructure Levy
CSRR	Chesterfield Staveley Regeneration Route
DCC	Derbyshire County Council
D2N2	Derbyshire & Nottinghamshire LEP
Dpa	Dwellings per annum
DtC	Duty to Co-operate
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
HS2	High Speed 2
IDP	Infrastructure Delivery Plan
IMD	Infrastructure Maintenance Depot (HS2)
LAA	Land Availability Assessment
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LHN	Local Housing Need
MM	Main Modification
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RBMP	River Basin Management Plan
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SCI	Statement of Community Involvement
SCR	Sheffield City Region
SHMA	Strategic Housing Market Assessment
SoCG	Statement of Common Ground
SPA	Special Protection Area
SPD	Supplementary Planning Document
SRVC	Staveley Rother Valley Corridor (Site SS5)
WPVA	Whole Plan Viability Assessment

## **Non-Technical Summary**

This report concludes that the Chesterfield Borough Local Plan provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Chesterfield Borough Council has specifically requested that we recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a six-week period. In some cases we have amended their detailed wording and/or added consequential modifications where necessary. We have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- The plan period be extended to 2034/35 to ensure at least a 15-year plan period on adoption;
- To apply the standard method for Local Housing Need so that the objectively assessed need for housing is at least 240 dwellings per annum;
- Include a housing trajectory and explanatory text;
- To provide further clarity that those areas of employment land described as 'sites without planning permission' are positive allocations of land in the Plan and to amend some housing site capacities;
- Alterations to ensure that policies aimed at securing a range of housing and enhancing the quality of the built environment are effective; and
- A number of other modifications to ensure that the plan is effective, justified and consistent with national policy

## Introduction

1. This report contains our assessment of the Chesterfield Borough Local Plan (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2019 (NPPF), at paragraph 35, makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Chesterfield Borough Local Plan submitted in June 2019 is the basis for our examination. It is the same document as was published for consultation in January 2019.

## Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that we should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. Our report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal (SA) and Habitats Regulation Assessment (HRA) of them. The MM schedule was subject to public consultation for six weeks. We have taken account of the consultation responses in coming to our conclusions in this report and in this light we have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA that has been undertaken. Where necessary we have highlighted these amendments in the report.

## Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the plan identified as Chesterfield Borough Local Plan Policies Map Pre-Submission Consultation Version – January 2019 as set out in document SD2.
6. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are

some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.

7. These further changes to the policies map were published for consultation alongside the MMs in document MM.008 'Schedule of Policies Map Changes and Accompanying Maps'.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the 'Chesterfield Borough Local Plan Policies Map Pre-Submission Consultation Version – January 2019 and the further changes published alongside the MMs in document MM.008.

## **Assessment of Duty to Co-operate**

9. Section 20(5)(c) of the 2004 Act requires that we consider whether the Council has complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
10. The Council's Duty to Co-operate (DtC) Statement [KSD5] details the strategic matters which have been appropriately identified as being of relevance to the preparation of the Plan. amongst other things these include the scale of new housing and employment provision, the needs of travellers, and infrastructure such as the A61 corridor enhancements. For each strategic matter the statement also comprehensively identifies the organisations with whom the Council has sought to cooperate, the evidence base, actions taken, outcomes and any ongoing co-operation.
11. The administrative geography means that the urban area of Chesterfield is closely bounded by North East Derbyshire District. The Borough's eastern villages and Markham Vale strategic employment site border close to Bolsover District. These three authorities, together with Bassetlaw in Nottinghamshire, form an identifiable Housing Market Area (HMA). A statement of common ground (SoCG), signed by all these authorities and Derbyshire and Nottinghamshire County Councils in May 2018 [SCG1], whilst predating the latest NPPF, nonetheless accords with national policy on maintaining effective cooperation, in particular NPPF paragraph 27.
12. The SOCG at Table 1 outlines the shared evidence base work and how the authorities are working together to secure outcomes on strategic and cross-boundary planning matters. It is clear from the SoCG that no authorities (including Derbyshire Dales who are not part of the HMA) have formally requested Chesterfield to accommodate any of their own development needs and nor has any organisation with which the Council has a duty to engage contended that Chesterfield has not complied with the duty. In respect of potential unmet Gypsy and Traveller accommodation needs from North East Derbyshire, the concurrent examination of the local plan for that area has identified a way forward [document EX.CBC.010] such that there is no duty-to-cooperate issue for Chesterfield at the time of this examination.
13. As set out in Issue 2 below we recommend separately that Chesterfield adopts a lower housing requirement in accordance with the latest standard methodology for local housing need (LHN). We are mindful that on

submission, the Plan was consistent with the Borough's figure for objectively assessed housing need identified in the jointly prepared Strategic Housing Market Assessment (SHMA) for the wider HMA. In recommending the LHN figure, which is only marginally lower than the SHMAs OAN, we are satisfied that this does not create wider issues for positively meeting housing needs across the wider HMA.

14. The issue of improved cooperation to monitor the effects of cumulative growth in North Derbyshire and Sheffield on air quality and its potential effect on the qualifying features of internationally protected sites in the Peaks<sup>1</sup> has been identified by the constituent local authorities in dialogue with Natural England, notwithstanding the separate findings of the Plan's Habitats Regulations Assessment (HRA) [KSD4]. The HMA SoCG at page 18 identifies that all authorities agree to commit to a monitoring programme, an approach endorsed by Natural England. Chesterfield Borough Council is positively coordinating initial efforts to move this forward [document EX.CBC.005].
15. The impacts arising from the scale of growth proposed in the Borough's eastern villages on infrastructure in neighbouring Bolsover District and the need to ensure that cross-boundary infrastructure is consistently identified and protected are matters of soundness, for which some MMs are proposed, rather than issues under the legal Duty. The timing of the separate SoCG between Chesterfield and Bolsover [SCG9] demonstrates that there has been relevant on-going joint working on strategic cross-boundary matters.
16. Notwithstanding the early stage of plan-making in Sheffield City and the evidence of initial representations to Chesterfield Borough Council in 2017, there is no formal request at the time of plan submission for Chesterfield to accommodate any unmet needs from both the city or the wider Sheffield City-Region (SCR)<sup>2</sup>. A draft and unsigned SoCG [SCG7] for the wider SCR does not indicate an absence of maintaining effective cooperation in accordance with the Duty given the record of past dialogue and mechanisms for on-going collaboration presented in the Council's DtC Statement. We are satisfied that there has been good interaction with SCR authorities and Local Enterprise Partnerships (LEPs) given the strong functional economic links and infrastructure interdependencies. There is credible evidence in the draft SoCG [SCG7] that housing need and employment ambitions for the SCR are very likely to be met through the current round of plan-making.
17. In the light of the above we are satisfied that, where necessary, the Council has engaged constructively, actively and on an on-going basis in the preparation of the plan and that the duty to co-operate has therefore been met.

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<sup>1</sup> Peak District Dales SAC: South Pennine Moors SAC: and Peak District Moors (South Pennine Moors Phase 1) SPA.

<sup>2</sup> DtC Statement 2019 [KSD5], Appendix 6.

## Assessment of Soundness

### Main Issues

18. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, we have identified 8 main issues upon which the soundness of the plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

**Issue 1 – Whether the plan period is sound; whether the plan's spatial strategy, including the extent of proposed Strategic Gaps and Green Wedges is justified and effective; and whether the sites allocated for development in the plan have been selected using a robust and objective process.**

#### *Plan Period and Presumption in Favour of Sustainable Development*

19. The submitted Plan has a base date of 1 April 2018 and covers the period to 31 March 2033. The plan contains strategic policies as defined in the NPPF and as such should look ahead over a minimum 15 year period from adoption. On this basis it is necessary for consistency with the NPPF (paragraph 22) to extend the plan period by two years to 2034/35.
20. Extending the plan period by two years has consequential implications for the plan's housing and employment land requirements and these are addressed separately below under Issues 2 and 6 respectively. It is recognised that various aspects of the Plan's evidence base look ahead only as far as 2033 but by moderately extending plan period the overarching spatial strategy of concentration and regeneration in Policy LP1 remains justified. In any event, the legal requirement to consider the need to review the plan within a five-year period would provide the appropriate opportunity to assess whether the provision for housing and employment, the infrastructure requirements and the available environmental capacity needs to be revisited. Consequently, we recommend **MM3, MM4, MM5** and **MM6** to reflect the required extension to the plan period. These modifications would ensure the plan period is consistent with national policy.
21. In accordance with NPPF paragraph 11, the presumption in favour of sustainable development should be an integral part of plan-making and thus flow through to decision-making. Consequently, there is no requirement for plans to repeat the presumption and so submitted Policy LP3 and supporting text should be removed. We therefore recommend **MM13** for effectiveness and to avoid unnecessary repetition of national policy as advised at NPPF paragraph 16(f).

#### *Spatial Strategy and Key Diagram*

22. Geographically the Borough of Chesterfield is relatively compact and comprises the urban areas of the town, the settlements of Staveley, Brimington and Inkersall along the A619 corridor to the east of Chesterfield and the former mining communities (the eastern villages) of Duckmanton, Mastin Moor and Poolsbrook. Genuinely different spatial strategy options are limited such that

Appendix H of the Sustainability Appraisal (SA) report considers 4 options, three of which (variants on degrees of concentration and regeneration) perform broadly similarly and a fourth option of more dispersed growth performs less well against the SA objectives. The SA demonstrates that the spatial strategy to concentrate development within walkable distances of existing centres and to regenerate priority areas including the eastern villages, Holme Hall and key strategic regeneration sites including SS5 Staveley and Rother Valley Corridor (SRVC) site is an appropriate strategy in the context of the social, economic and environmental objectives for the Borough.

23. Some of the strategic sites were previously identified in the 2013 Core Strategy which generates considerations of deliverability. Sites such as SS3 (Waterside) and SS5 (SRVC) are however, critical to the successful place shaping of the Borough by redeveloping high profile derelict and under-utilised brownfield land at locations that can significantly transform circumstances for Chesterfield residents and businesses and positively change perceptions of the Borough. Initial phases of development at the SS3 site are now being implemented and it is important that the plan continues to focus necessary momentum on regenerating these challenging but sustainably located strategic sites.
24. Similarly, that part of the strategy to facilitate development in locations where it can positively affect communities where multiple indices of deprivation are prevalent (the Regeneration Priority Areas (RPAs)), should not be unduly weakened by a more dispersed pattern of growth. The Plan identifies five focused RPAs (four former mining villages and Holme Hall) and it is clear from the baseline evidence in the SA (including the spatial overview at Section 3.2 of SA) that these are appropriate parts of the Borough to focus regeneration, including through additional plan-led development. There is a justified need to diversify housing stock in these areas, address significant unemployment and deprivation issues, increase population to support and sustain local services and in the case of the former mining communities in the eastern villages to align additional housing growth to the strategic employment at nearby Markham Vale. Overall, we find the identification of the RPAs within the spatial strategy as locations where additional development will be promoted (considered in detail separately under Issue 3 below) to be a justified and effective approach.
25. In contrast to the 2013 Core Strategy, which contained a similar strategy of concentration and regeneration (Policy CS1), the plan realistically recognises that a balance must be struck between maintaining effort on key sites whilst also ensuring sufficient land is deliverable to meet development needs, especially in the short term. Accordingly, appreciable areas of greenfield land are proposed for allocation to achieve this and to improve housing markets in those parts of the Borough where new housing can assist regeneration efforts and diversify the housing stock. In this context, an alternative strategy to disperse growth further, including additional greenfield land releases would harmfully dilute the justified continuation of a concentration and regeneration strategy, which is now yielding results with significant benefits for the wider area.
26. The strategy of seeking to accommodate growth within walking distances of centres is, in principle, justified recognising the twin objectives of securing



modal shift and improving public health. In assessing potential allocations in the plan there is little evidence that the Land Availability Assessment (LAA) methodology, as the starting point, has applied the 800 metre (m) walking distance benchmark, with accessibility being determined, with the input of Derbyshire County Council (DCC), on broader measures including general accessibility to services and highway safety. SA does apply an 800m walking threshold on the pool of preferred and reasonable alternative sites and as an element of looking at the sustainability of site options. We find this a reasonable approach in ensuring that proposed allocations are better aligned to the objectives of modal shift and improving public health as part of a planned pattern for sustainable development. Moreover, we are able to come to this view on the basis that the Plan, as subject to SA, identifies sufficient land supply opportunities for housing within the 800m walking distance.

27. Policy LP2 on the principles of the location for development would allow for additional development to come forward where it would maximise opportunities for walking, cycling and the use of public transport. As set out above, the principle of embedding new housing within walkable communities remains a justified approach. The reference to the expectation that further new residential development should be within an 800m walking distance is, however, too prescriptive and would not appropriately reflect qualitative matters (such as gradients, busy roads and the environment of the pathways). Accordingly, the 800m reference should be removed together with the accompanying text at paragraph 2.16 and reference should be made to the Council's Residential Design Supplementary Planning Document (SPD) which provides further guidance on walkable neighbourhoods. **MM11** and **MM12** would do this and we recommend them for effectiveness.
28. To further clarify the broad strategy of the plan in spatial terms, the plan should contain a key diagram. **MM2** would remedy this and we recommended it for consistency with national policy (NPPF paragraph 23).

### *Strategic Gaps and Green Wedges*

29. The plan proposes six strategic gaps and three green wedges, all of which are to be protected from development. Strategic Gaps are primarily a landscape and character designation intended to maintain the identify of individual settlements, avoid coalescence and to support the appreciation and wider perceptual benefits of open countryside. Green Wedges serve to provide access to countryside where it extends into the urban fabric of Chesterfield. Both designations are carried forward from the 2013 Core Strategy and have been reviewed for this plan in the 2016 Ove Arup Study [document EV17].
30. In terms of consistency with national policy, protecting the natural environment is a key strand of achieving sustainable development as set out in paragraph 8c of the NPPF. The NPPF also advises, at paragraph 20d that strategic policies should conserve the natural environment including landscapes and green infrastructure. Paragraph 170 of the NPPF states that planning policies should recognise the intrinsic character and beauty of the countryside. We have also been directed to a recent appeal decision<sup>3</sup> in the

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<sup>3</sup> APP/A1015/W/19/3223162

Borough which considered that the Strategic Gap designation was broadly "consistent with the aims of the Framework to promote local distinctiveness."

31. The methodology for reviewing the delineation of the Strategic Gaps and Green Wedges is logical and consistent, including the various proposals to either remove or add areas from these designations. The Strategic Gaps are not overly extensive, particularly if the objective of being able to appreciate a sense of open countryside between the distinct but closely related communities of Chesterfield, Tapton, Brimington, Inkersall, Staveley and Mastin Moor is to be maintained. In many cases the gaps involve relatively narrow bands of verdant, undulating countryside containing tributary valleys from the River Rother. These gaps provide a strong sense to the setting of these settlements, which are generally to be found on the higher land. This can be appreciated from the various rights of way that are available across the gaps and from the A619 as it passes through these communities. It is therefore justified to provide a particular degree of protection for this part of the Borough. It is also important to note that the ability of the plan to secure a sustainable pattern of development to meet identified needs would not be inhibited by either the proposed Strategic Gap or Green Wedge designations.
32. There are a small number of instances where the Policies Map needs to be amended, including: the Brimington and Tapton gap (SG1) to reflect the recent appeal decision and the latest landscape evidence from the Council [document EX.CBC.017]; the Ringwood and Hollingwood Gap (SG2) to reflect the extant planning permission west of Bevan Drive and to exclude the paddock area at Troughbrook Road as part of the amended H5 allocation; and Loundsley Green Road (GW2) to reflect the area that now has a reserved matters consent for 13 dwellings. It would be a matter for the monitoring of the plan and the latest evidence at the time of any plan review to determine whether the Strategic Gap and Green Wedge boundaries should be further altered.

#### *Site Selection Process*

33. The site selection process follows a LAA methodology which has been developed to ensure consistency across the HMA [document KSD14]. Nearly 430 sites have been assessed through the LAA process based on a call for sites in January 2016 and other sources of data. We are satisfied that reasonable efforts have been made to identify potential sources of supply.
34. The LAA methodology follows a two-stage initial filtering process, including a consideration as to whether particular constraints could be mitigated. From the sieving process some 95 sites were identified as being deliverable or developable. The Council has prioritised those deliverable sites that are on previously-developed land, those that are located within Regeneration Priority Areas and those sites that best accord with the strategy of concentration and regeneration. Provided the outcome is an adequate and sustainable deliverable supply of land to meet identified requirements, we consider the Council's approach to the prioritisation of suitable and available sites to be justified and consistent with the sound spatial strategy.
35. There will always be some disagreement around the site selection process but the judgements applied by the Council in assessing the sites have been

reasonable and transparently set out. Site selection can be a finely balanced and multi-layered exercise but the portfolio of sites that have advanced through the LAA stages have been further assessed through SA which has appropriately considered the proposed sites and reasonable alternatives. This is principally presented for housing sites, which is the area of particular concern, at SA Tables 5.6-5.8 and Appendices I and J [document SD3 and updated addendum SD5]. We consider the combined approach of the LAA and SA in demonstrating sustainable and deliverable / developable sites have been selected to be robust and therefore justified.

36. Overall, we are satisfied that the selection of sites has been carried out on an appropriate basis, and that the Council have met the requirements of the LAA methodology and the relevant PPG<sup>4</sup> chapter.

#### *Conclusion on Issue 1*

37. In conclusion, subject to the above-mentioned MMs, the plan period and the plan's spatial strategy and its approach to Strategic Gaps and Green Wedges is justified, effective and consistent with national policy. Furthermore, the sites allocated for development in the plan have been selected using a robust and objective process.

#### **Issue 2 – Whether the plan's housing requirement figure is justified and consistent with national policy.**

38. The Plan was submitted for examination after 24 January 2019 and so the starting point for evaluating the minimum number of homes needed is an assessment of local housing need (LHN) using the standard method.
39. As part of the examination the Council has submitted an up-to-date analysis (the Icen report September 2019 (EX.CBC.015)) which sets out the LHN under the standard method and why it can be considered appropriate for Chesterfield. In applying the 2014 household projections and the latest 2018 Office for National Statistics (ONS) data on the workplace affordability ratio, the LHN figure for Chesterfield would be for a minimum of 240 dwellings per annum (dpa). We find the Icen Report to be a robust and objective piece of evidence, reflecting national policy<sup>5</sup> that using LHN is consistent with the Government's objective of significantly boosting supply.
40. The housing requirement in the submitted plan was informed by the North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) update of 2017. This indicated a need for at least 265 dpa based on a demographic starting point in the 2014 household projections of 204dpa which was then adjusted to reflect a combination of 10-year migration trends, household formation suppression and to account for vacant dwellings. No adjustments were made for supporting future jobs growth or in response to market signals. The SHMA update predates the NPPF and the approach of using the standard method to assess LHN. In any event, the outputs between LHN and the SHMA are not significantly different in Chesterfield. As such the

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<sup>4</sup> Housing and Economic Land Availability Assessment

<sup>5</sup> Planning Practice Guidance paragraphs 2a-005-20190220 & 2a-006-20190220

SHMA does not provide a compelling basis for deviating from the expected LHN figure as a starting point for the housing requirement.

41. We are mindful that the PPG states that a housing need figure higher than the standard method can be considered for example where there are particular growth strategies or unmet need from neighbouring authorities or where a recently produced SHMA significantly exceeds output from the standard method (PPG, paragraph 2a-010). Reference has been made to the growth ambition of the SCR LEP to create 70,000 net new jobs over the period 2015-2025. This target predates recent uncertainties around the economy as well as the long-term prospects/timeframe for phase 2b of the High Speed 2 rail project (HS2). It amounts to a doubling in jobs growth against trend figures. The sensitivity testing in the SHMA identifies a significantly higher growth scenario of 330dpa to support the SCR's ambitions. However, we are now at the midpoint of the LEP period and there is limited evidence before us that the 70,000 net jobs target is on track to be delivered or remains appropriate.
42. LEPs are intrinsically very positive and aspirational about jobs growth. Accordingly, we do not consider the reference to "particular growth strategies" in the PPG to mean LEP Strategic Economic Plans per se, as to do so would not properly reflect the exactness or certainty associated with "particular growth strategies" which is emphasised in the examples given in the PPG around transformational growth deals or specific infrastructure investments. In the short to medium term we are satisfied that applying the LHN figure of 240dpa would not inhibit jobs growth necessary to support the local economy. The 240dpa includes a positive adjustment for affordability which as the PPG advises (para 2a-006) is to enable people to live near where they work and to otherwise boost the supply of housing.
43. In respect of unmet need, Figure 3 of the Icen Report provides a useful overview of the HMA and notes that collectively the SHMA identifies a need for 1,184dpa. In comparison the latest LHN figure is 1,015dpa. The Council has provided evidence of ongoing discussion through HMA Local Plan Liaison Meetings that transitioning to LHN is acknowledged provided each constituent authority meets its own needs. We are satisfied that by applying the lower LHN figure of 240dpa in Chesterfield, the wider needs of the HMA would not be harmed. References are made to unmet need from Derbyshire Dales and Sheffield City and this is dealt with in the DtC section above and not repeated here.
44. In considering the LHN figure of 240dpa, compared to the marginally higher SHMA figure of 265dpa, we are particularly drawn to the Icen Report's analysis, at Section 6, that the housing market in Chesterfield is comparatively, to other parts of the HMA, somewhat fragile. This is reflected in recent housing delivery and housing market performance in recent years. Neither new builds nor overall house sales in the Borough have recovered to pre-2008/09 recession levels. There is no evidence that land supply has been constrained in recent years, including the positive release of major unallocated greenfield sites (paragraph 1.17 of the Housing Topic Paper). As such we consider the Icen Report's assessment (paragraphs 6.3-6.6) is reliable in finding that comparatively weak market circumstances are a significant consideration in ensuring that a feasible housing requirement is set for the Borough. Whilst there are positive signals that market activity is picking-up

and key strategic previously developed sites are now coming to fruition, the LHN figure would be a more achievable foundation on which to plan.

45. The LHN figure of 240dpa would be a minimum housing target. There is no persuasive evidence in the SHMA or elsewhere that a separate and higher housing requirement would be necessary either to deliver housing for different groups in the community or to meet the need for affordable housing. This is reaffirmed at Section 7 of the recent Icen Report.
46. Bringing this together, to be consistent with national policy the housing requirement needs to be modified to apply the standard method LHN as the minimum starting point. There is no justification in this case to plan for a higher number of homes than the standard method indicates. The principal consequence of applying the LHN of 240dpa is that the housing requirement for the plan period (to 2035) would need to be amended to 4,080 homes. This is a minimum figure for the plan period 2018-2035. **MM4, MM5, MM7, MM10** and **MM14** would embed and explain the modified housing requirement in the strategic objectives, spatial strategy and strategic housing policy of the plan. We recommend them so that the plan would be justified, and consistent with national policy.

#### *Conclusion on Issue 2*

47. In conclusion, subject to the above-mentioned modifications, the plan's housing requirement based on the standard method for LHN and extended to 2035, would be justified and consistent with national planning policy.

#### **Issue 3 – Whether the allocations for housing development in the plan are justified, effective and consistent with national policy.**

48. Policy LP4 seeks to ensure the plan makes flexible housing provision and includes a number of housing allocations. The policy also allows for some limited scenarios for additional housing supply outside of the built-up areas within the overall spatial strategy of concentration and regeneration. However, Policy LP4 requires modification to ensure internal consistency with recommended modifications to Policy LP2. Moreover, to ensure clarity for the decision taker, it is also necessary that Policy LP4 is modified to define that the built-up area is set out on the policies map and includes reference to 'rural worker' at criterion (f) for consistency with national policy at paragraph 79(a) of the NPPF. This will also require the Council to geographically define the built-up area on the Policies Map. This was consulted on alongside the proposed main modifications.
49. As paragraph 11(d) of the NPPF sets out the actions that the decision maker should take in the event the Council is unable to demonstrate a five year deliverable supply of housing land it is not necessary to repeat it in Policy LP4. **MM17** would introduce all of the above modifications to Policy LP4 and we recommend it for effectiveness and consistency with national policy.

#### Housing Allocations

50. Table 4 beneath Policy LP4 identifies housing allocations and associated site areas and capacities. A number of the allocations now benefit from planning

permission. Whilst they remain as allocations for the purposes of Table 4 their updated planning status and delivery profile is reflected in the latest housing trajectory. Additionally, proposed allocations H22 and H24 are no longer available and these sites should be removed from Table 4 accordingly. Some of the figures in the table require modification to ensure accuracy and to reflect the most up to date information and the related policy. **MM18** would set this out, identifying both the overall capacity of the various housing sites and the capacity that would be deliverable or developable within the plan period. We therefore recommend the modification so that the LP is effective, justified and consistent with national policy.

51. We now turn to assess the individual housing allocations to assess whether they are deliverable or developable and whether the estimated capacity is justified. The figures in brackets represent the site capacity as per the submitted plan.

*Site H35 Land South of Worksop Road, Mastin Moor (400 dwellings)*

52. At 20ha this is one of the larger sized allocations in the plan. Notwithstanding the edge of settlement location, the site is well-related to services and facilities and to the nearby Markham Vale strategic employment site. As submitted the overall density would not represent an efficient or effective use of land at a sustainable location and so would be inconsistent with national policy on this basis and therefore not sound.
53. Outline permission was refused for 650 dwellings at the allocation in October 2019. Notwithstanding this and despite the increased number of dwellings, the reason for refusal does not raise any technical issues or infrastructure issues (including highways related) and relates primarily to policy conflict with the Core Strategy which does not allocate the site for development. The quantum of development tested by the SA was for 600 homes, which is not materially different to the figure associated with the refused application. As such, the evidence, including SA, indicates that the capacity should be amended to a justified and more positively prepared capacity of 650 dwellings.
54. The allocation would secure a new local centre with community facilities and health facilities and would make a substantial contribution to housing need over the plan period. It would also help address deprivation within the Regeneration Priority Area (RPA), rebalance the local housing stock and take advantage of employment opportunities arising at nearby Markham Vale. These factors would outweigh the landscape character effects associated with the allocation. Subject to satisfactory mitigation measures, the evidence does not indicate any significant barriers and the allocation is developable in the plan period. Following the refusal of permission at the site, the Council have sensibly delayed housing contributions anticipated from the allocation until 2023/24. Based on the discussions at the hearing and the technical evidence preparatory work associated with the recent application at the site, this appears to be a reasonable expectation.
55. We therefore recommend as part of **MM18** that the capacity of Site H35 is increased to 650 dwellings so that the plan is justified and effective.

*H34 Land South of Tom Lane, Duckmanton (400 dwellings)*

56. An outline planning application is pending at the site, wherein the number of dwellings has been reduced to 275 to reflect landscape, topography and urban design considerations based on a more detailed analysis of site conditions and context. This, alongside policy mechanisms within the Plan, would ensure that an appropriate number of houses would be delivered at the site. Consequently, we recommend that Table 4 be modified as part of **MM18** to present a lower capacity of 275 dwellings at Site H34 as being justified and effective.
57. In the absence of any objection from the Highway Authority (DCC), and policy mechanisms available to the Council to secure any necessary highway mitigation, in principle the allocation would not have an unacceptable effect on highway safety or a residual cumulatively severe impact on the road network. Similarly, based on the available evidence and mechanisms available to secure any necessary mitigation, the allocation in principle would be acceptable in terms of flooding, sewerage network capacity and secondary school capacity. The outline application has been pending for some time although based on the hearing discussion the site applicant is working with the Council and DCC. The available evidence indicates that the allocation is developable within the plan period. Indeed, the early stages of construction now underway at nearby allocation H26, confirm that the local market conditions for housing development at Duckmanton appear to be favourable.

*H33 Land at Linacre Road, Holme Hall (300 dwellings)*

58. This Council owned site is in the latter stages of being sold to a developer, and although it does not have Supplementary Planning Document status, a masterplan that has been subject to community involvement has been adopted by the Council. The allocation would support the vitality and viability of services and facilities at Holme Hall and help address deprivation associated with the RPA. The allocation would increase traffic along Chatsworth Road and Newbold Road but we note the SoCG between the Council and DCC as highway authority. We also note that additional site investigations are to be undertaken to confirm locations of Bell Pits. However, overall, no insurmountable constraints or infrastructure issues are identified and although unlikely to form part of the five year deliverable housing land supply, the site would be developable within the plan period.

*H31 Varley Park, Poolsbrook (175 dwellings)*

59. The allocation would support the Poolsbrook RPA. Planning permission has been granted for 175 dwellings at the site, 100 of which are anticipated to be delivered within the five-year period. Early preparatory works are underway at the site, and the evidence indicates that the delivery trajectory is realistic.

*H36 Land at Inkersall Road (400 dwellings)*

60. The Council anticipate that this allocation would deliver housing from 2022/23 onwards, yielding 150 units within the first five years of the plan. The site offers two outlets for future developers and we find the proposed trajectory for delivery at H36 to be reasonable on this basis. A resolution to grant outline planning permission for 400 dwellings subject to a Section 106 agreement was

made whilst the plan was in examination, reaffirming the anticipated delivery timescales. No concerns have been raised by DCC in respect of highway or flood risk matters, with mitigation proposed. The Design and Access Statement and masterplan layout indicates that the loss of good quality agricultural land would be minimised, that pedestrian and cycling access points would be provided and identifies walkable accessibility to services and facilities. A range of technical documents have been produced to support the developability and deliverability of the site (including matters such as transport, landscape effects, built heritage, flooding and land contamination Assessment) and a range of infrastructure is contained within the site boundary.

*H30 Former Walton Works (150 dwellings)*

61. The allocation would secure the future conservation of the heritage asset by involving enabling works in relation to the Walton Works Mill Building, a Grade II\* building considered to be 'at risk'. The site is also located within a conservation area. A planning application involving mixed use development at the site has been pending for some time, with the Council resolved to grant planning permission, subject to the completion of a Section 106 agreement. The Council explained that the applicant is still keen to pursue the scheme. However, we are cognisant of the complexity of such schemes and the time elapsed to date. As such although not deliverable within the next five years, the allocation is considered to be developable over the plan period.

*H32 Bent Lane, Staveley (140 dwellings)*

62. The site is adjacent to Norbriggs Flash Local Nature Reserve and a functional flood zone. However, the majority of the site is located within Flood Zone 1. The Council seek to dispose of the site in 2020 with flood risk and access constraints to be resolved prior to commencement. Access to the site would also require highway improvements and the full adoption of Bent Lane. No significant constraints have been identified that could not be addressed by suitable mitigation. To reflect surface water flooding constraints at the site and the proximity of the Local Nature Reserve, the net developable area of the allocation has been slightly reduced however it remains sound that the capacity remains as 140 dwellings. We find the trajectory is reasonable in not anticipating any delivery within the next five years but considers the allocation to be developable over the middle part of the plan period starting in 2025/6.

*H27 and H28 Land at Walton Hospital (150 dwellings combined)*

63. Both sites were allocated in the 2006 Replacement Chesterfield Borough Local Plan and have been the subject of lapsed outline planning permissions. However, Homes England now own the vacant sites and thus have control of their delivery, with the appointed developer required to deliver at pace. The evidence indicates that the sites are deliverable and should be included in the five-year period.

*H19 Former Ash Glen Nursery and H25 Former Boat Sales, Sheffield Road, Unstone (78 dwellings combined)*

64. Both allocations would comprise the re-use of previously developed land and bring wider regeneration benefits as set out in the Policy LP2. A minor part of



allocation (H25) is within flood zone 3a. However, outline planning permission has been granted at the site and a reserved matters application is pending for 50 dwellings (all affordable) with funding secured from Homes England. Overall, we are satisfied that allocation H25 is deliverable within the five-year period. Allocation H19 has been the subject of pre-application discussions and given the absence of any significant constraints or infrastructure requirements we find the site is developable within the plan period.

*H21 Staveley Canal Basin (36 dwellings)*

65. A large proportion of the allocation is located within Flood Zone 2, although the Council highlight that the flood map is out of date with flood risk reduced by the canal infrastructure. In addition, we note the Environment Agency have raised no objection to the allocation. The site is owned by Derbyshire County Council who are in the process of producing a Planning Brief, with a mixed-use scheme comprising residential and commercial development envisaged. A revised anticipated capacity of 90 dwellings, all of which would be delivered within the five-year period, is based on the emerging planning brief. No significant constraints or infrastructure requirements have been identified and the allocation would support the wider restoration of Chesterfield Canal, offering facilities for users. With a planning brief in progress and the site access and basin already delivered, the allocation is deliverable within the five-year period as anticipated by the Council, although the capacity should be increased in Table 4 as set out in **MM18**.

*H15 Former Goldwell Rooms (25 dwellings)*

66. Part of the site benefits from planning permission for a 71-bed care home and planning permission has been granted for the remainder of the site. The site has been subject to a planning brief document, is owned by a developer, and no significant constraints or infrastructure requirements have been identified. We are satisfied the allocation is deliverable within the five-year period as envisaged by the Council. The calculation of 70 dwellings from the allocation is based on the methodology set out in the Planning Practice Guidance<sup>6</sup> and so the capacity of the allocation in Table 4 should be amended accordingly as per **MM18**.

Strategic Sites (except SS4 Markham Vale – see Issue 6 below)

67. Policies SS1 – SS7 of the Local Plan allocate seven Strategic Sites seeking to deliver a variety of uses, most of which include housing. The soundness of each allocation, together with its contribution to the housing trajectory, is dealt with in turn. Site SS4 which is entirely employment related is considered elsewhere in this report at Issue 6.

*Policy SS1 Chesterfield Town Centre (including 100 dwellings)*

68. Chesterfield Town Centre serves a large catchment area and Policy SS1 would ensure a coordinated approach to development outside the town centre boundaries allocated by Policy LP9. However, the policy requires revision to clarify that subject to other relevant policies the Council will support planning

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<sup>6</sup> Reference ID: 63-016a-20190626.

applications that contribute to the criteria set out in the policy, including a reference to housing to ensure consistency with the wider ambitions of the policy. This modification is also recommended for clarity in respect of the approach towards retail proposals outside the Chesterfield Town Centre Primary and Secondary Shopping areas, to confirm the status of the map included on page 92, to ensure that the supporting text to the policy is up to date and to include an insert plan to show the location of Spire Neighbourhood. **MM50, MM51 and MM52** would do this and so we recommend them for effectiveness.

69. Spire Neighbourhood is anticipated to accommodate 100 dwellings. This area includes a number of public car parks and a paint merchants use. However, the Council own the majority of the site and the policy would require assessment of any public car parking lost and, if necessary, compensatory provision. However, it is necessary to make this requirement clear to ensure policy effectiveness. **MM52** would do this and we recommend it accordingly. In light of the forthcoming masterplan work and existing use of the area, housing from Spire Neighbourhood is more likely to come forward outside the first five years of the plan. The plan's housing trajectory therefore takes a reasonable approach to profiling the site.

*Policy SS2 – Chatsworth Road Corridor*

70. This Strategic Site encompasses a district centre, employment premises, residential use, a conservation area, Walton Works (Grade II\* listed building) and vacant sites south of Chatsworth Road. The policy would ensure an integrated approach to development within this area. However, as other considerations may apply, **MM53** is necessary to establish that the Council will support development proposals that contribute towards the criteria within the policy. For clarity, this modification would also identify housing allocation H30 (which is within the SS2 area) and the adjacent employment allocation made in Policy LP7. The extent of the SS2 area should also be identified on the policies map to ensure clarity for future applicants and decision takers. Based on Policy LP22 great weight should be afforded to the heritage significance of the Walton Works within the SS2 area.

*Policy SS3 Chesterfield Waterside and the Potteries (including 1000 dwellings)*

71. This is a high-profile strategic site close to the town centre and railway station. For effectiveness, as other criteria may apply to development, Policy SS3 should be modified to set out the Council will support development proposals rather than stating that planning permission will only be granted for development that meets the listed criteria. Criterion c) also requires modification to ensure that the allocation reflects the existing site consent for up to 1550 dwellings and other uses. For effectiveness the latest approved version of the master plan should be included at page 98 of the plan. We therefore recommend **MM54 and MM62** to achieve these changes.
72. The allocation benefits from outline planning permission. Following this, the site was allocated in the Core Strategy. Time has passed since both of these milestones, however, good progress has been made in bringing the site forward. A number of planning conditions associated with the outline permission have been discharged. In addition, following the approval of a

reserved matters application, Avant Homes are on site undertaking preparatory work for the development of 173 homes. The council have also been in pre-application design discussions regarding reserved matters relating to a development of approximately 314 apartments. Pre-application discussions have also been undertaken for a further part of the site that has capacity for 200 to 300 residential units. Overall the above factors indicate that the allocation will deliver within the five-year period as anticipated by the Council. The wider allocation would be developable over the plan period such that Table 4 of the plan should be revised to show that 1,100 units of the 1,550 site capacity are likely to be built within the plan period, reflecting the latest evidence.

*Policy SS5 Staveley and Rother Valley Corridor (150 dwellings)*

73. This Strategic Site (approximately 187 ha) seeks to achieve the mixed use regeneration of mostly vacant former industrial land by delivering a variety of uses, including approximately 1,500 dwellings (150 of which within the latter end of the plan period), employment land, a local centre, and wetland habitat. The allocation also seeks to accommodate the Chesterfield to Staveley Regeneration Route (CSRR) and the Infrastructure Maintenance Depot (IMD) in association with HS2. The allocation lies within the vicinity of Barrow Hill where, alongside other communities, the community have been particularly economically and socially affected by the decline of industry that previously occupied the allocation site. A sizeable body of evidence has been developed over the years in association with an Area Action Plan at the site. Although this was not progressed further, the site was subsequently allocated in the CS.
74. The allocation is an opportunity to regenerate previously developed land, address deprivation, and meet long term housing and employment needs. We acknowledge that the allocation is subject to a number of constraints and infrastructure requirements, which include matters relating to contamination, flooding, heritage and biodiversity. Nonetheless two outline planning applications are pending for development at the central and western parts of the allocation. Also based on discussions at the hearing, we are satisfied that viability matters would not preclude the principle of development here.
75. Additionally, with a growing body of evidence for the site, there are no insurmountable constraints or insuperable infrastructure requirements that have been identified by consultees. However, we recognise that the allocation comprises a large area subject to a range of constraints and note matters relating to the CSRR and HS2 need to be progressed. Such circumstances indicate that housing would not be delivered at this site until very late in the plan period, as recognised by the Council in the housing trajectory. At this stage the allocation is considered developable although a future plan review would provide an opportunity to re-appraise the situation should matters progress faster than anticipated.
76. Turning to the policy itself, a number of modifications are required to ensure it is effective and consistent with national policy. Firstly, references under each character area to 'planning permission will be granted for.....' should be revised as the criteria listed are unlikely to be exhaustive. Also, clarity is needed in relation to the requirement for a transport assessment at criterion ii) and the implications of the HS2 IMD at bullet point 2 of the Hall Lane Character Area.

For clarity, it should be indicated that the site layout at page 107 of the plan is for illustrative purposes only. As housing is now expected from the allocation within the plan, modification to the supporting text at paragraph 3.7 of the plan is also required. Alongside delivering other minor revisions to improve clarity, we recommend **MM55** and **MM56** as being necessary for effectiveness and consistency with national policy.

*Policy SS6 Land at Dunston (500 dwellings)*

77. A large greenfield site to the west of the borough, SS6 has the potential to make a significant contribution to housing supply and support a new local centre to serve the development. Reserved matters applications have been approved for phase 1 of the eastern part of the allocation, which has already delivered a number of homes and which is anticipated to deliver another 199 dwellings within the first five years of the plan. Phase 2 of the allocation (to the west) does not benefit from planning permission but is projected to deliver 100 dwellings within the first five years of the plan. However, the discussions between the landowner, the Council and County Council on Phase 2 are advanced, and a signed SoCG between the landowner and Council [SCG10] has been submitted to support the suitability and deliverability of the allocation. The allocation could provide two outlets for developers, which would ensure phases 1 and 2 could be built out concurrently. With phase 1 already under construction, the technical evidence produced to date, and the signed SoCG, the trajectory to secure permission and commence construction of phase 2 from 2022/23 onwards is realistic.
78. In respect of highway matters, we note the SoCG between the Council and DCC. No significant constraints or infrastructure requirements have been identified and consequently the allocation is deliverable and then developable over the plan period as anticipated by the Council. However, to ensure that the policy is effective it is necessary to clarify that the scale of the allocation (the remaining balance) would be 500 dwellings and that acceptable access arrangements, appropriate walking and cycling provision, heritage asset mitigation and provision of a new primary school would be required. We have slightly amended the criterion on heritage assets to ensure the wording better reflects national policy. **MM57** would do this and we recommend it accordingly. Table 4 should also be amended to reflect the overall capacity of the site is increased to 799 dwellings as per **MM18**.

*Policy SS7 – Chesterfield Railway Station*

79. This Strategic Site seeks to improve accessibility to and from the railway station, including by safeguarding a route for a link road between Hollis Lane and Crow Lane and for improvements to the pedestrian bridge over the A61. The policy also appropriately seeks to maximise regeneration benefits likely to stem from future HS2 services. The delineation of the area to which Policy SS7 applies appropriately reflects those areas of under-utilised land around the station where access improvements and overall enhancements to the station environment as a gateway to the town are envisaged. It is a suitably focused area, recognising the proximity of adjoining sites SS1 and SS3 which will bring forward complementary strategic town centre and edge of centre development. Additional masterplan work is being undertaken for the SS7 area, which the Council envisage would inform an SPD. We consider this an

appropriate way forward to ensure development on land within SS7 suitably responds to adjoining strategic areas of change.

80. To ensure that the policy is effective and clear, it is necessary to set out that the Council will support development proposals that contribute to the criteria set out in the policy and to include a requirement relating to archaeology and inclusive access. For clarity, some of the supporting paragraphs also require modification to reflect the current position in respect of the masterplan and HS2 and to cross refer to other relevant LP policies. **MM59** would make the plan effective in this regard and we recommend it accordingly.

Regeneration Priority Areas (RPAs)

81. Policy RP1 seeks to guide the sustainable development of five designated RPAs covering Barrow Hill, Duckmanton, Holme Hall, Mastin Moor and Poolsbrook. The geographical extent of the RPAs and the allocations within them would deliver this aim and appropriately reflects the evidence. To ensure that the policy is clear, effective and justified, it is necessary that it specifies that a master planned approach applies to major development, responds to the latest position regarding community facilities and services, specifies which residents should be provided training and employment opportunities, and set outs that development should take account of the cumulative impact on the wider highway network. As the housing figures given are not maximum numbers, subsequent applications would be judged on their own merits and accompanying evidence. Therefore, the reference to exceeding housing growth in Policy RP1 is not justified and therefore not sound.
82. For clarity, cross references to the housing allocations and updated likely number of dwellings is also necessary, including the increased capacity at Site H35 at Mastin Moor. References to design, conserving or enhancing heritage assets within the RPAs and other minor changes to policy criteria are necessary to provide clarity for the decision taker and consistency with the NPPF. We have fine-tuned the proposed main modification to introduce 'significance' in respect of those RPAs where heritage assets are relevant. All of the above required modifications to Policy RP1 are addressed by **MM49** which we recommend for effectiveness and consistency with national policy.

Conclusion on Issue 3

83. In conclusion, subject to the above-mentioned modifications, the plan's allocations involving housing development, would be justified and consistent with national planning policy.

***Issue 4 Whether the plan's policy framework for meeting the various housing needs and types in the Borough, including the accommodation requirements of gypsies and travellers, is justified and consistent with national policy.***

Mix of Housing

84. Policy LP5 seeks to ensure a range of housing types in developments, including affordable housing, adaptable and accessible housing and housing for older people. A recommended size mixture of housing is contained in a table at paragraph 3.10 of the LP, which is taken from the SHMA. However, as the

table relates to the wider housing market area, it would not specifically relate to the borough area and thus should be removed. This aside, the Council state that this evidence will be updated. As such, to ensure effectiveness, the policy should set out that it will seek a range of dwelling types and sizes based on the Council's most up to date evidence, including based on the location and characteristics of the area to reflect the recommendations of the SHMA.

**MM19** and the first part of **MM22** will achieve this and so we recommend them in order for the policy to be effective and consistent with national policy in meeting the housing needed for different groups in the community as anticipated in the NPPF.

85. The plan does not make specific provision for new or expanded managed sites for residential static caravans. Nonetheless, we are satisfied that the development management policies in the plan provide a suitable framework for assessing individual proposals. In terms of the adequacy of the evidence base on the extent of any need for such accommodation, we consider that the current work to undertake a wider accommodation assessment of all caravan needs in accordance with Section 214 of the Housing and Planning Act 2016 across Derbyshire is the appropriate way forward and that the adoption of this plan should not be unduly delayed to await its outcome. The law requires Council's to consider the need to review their plans every five years and we would expect the outputs of the Derbyshire-wide caravan assessment to be part of the consideration as to when the Council reviews the plan.

#### Affordable Housing

86. Whilst the 2017 SHMA estimates a potential small surplus of affordable housing in the borough over the Plan Period due to the likely scale of re-let supply, the SHMA also states that the annual affordable housing need in the short term (over the next 5 years) is 42 dwellings per annum. Consequently, a zero requirement for affordable housing could result in a shortfall of affordable housing supply in the first five years of the plan. In this context, alongside the relatively modest proportion of affordable housing sought and the potential for plan review, the need for a policy to require affordable housing provision is justified and consistent with national policy. However, Policy LP5 as submitted in requiring "up to 20%" affordable housing provision on qualifying sites of 10 units or more, lacks precision or certainty, it would not be effective and therefore would not be sound.
87. Options around affordable housing provision, including the previous Core Strategy requirement of 30%, have been tested as part of the Whole Plan Viability Assessment (WPVA). The WPVA has recommended different requirements based on varying degrees of viability across the borough, broadly aligning with the CIL charging zones. This results in a more nuanced approach ranging from 0% in the most challenging viability zones to as much as 20% in those parts of the Borough where sales values and site conditions can support a higher provision. **MM22** would incorporate this in Policy LP5 and we recommend the zonal approach and sliding scale of affordable housing so that the plan is justified, effective and consistent with national policy.
88. Furthermore, to ensure housing delivery is not compromised, a further modification to Policy LP5 as part of **MM22** would be necessary to cover the defined situations where a lower proportion or different mix of affordable

housing types would be considered. This would ensure that the parameters for further viability testing are regulated given that the WPVA has reasonably tested the viability of affordable housing for the purposes of ensuring the policy requirements of the plan do not inhibit its delivery.

89. NPPF paragraph 64 sets out that for major housing development, planning policies should expect at least 10% of the homes on the site to be for affordable home ownership unless this would significantly prejudice the ability to meet identified needs. The 2017 OAN Update [EV26] indicates that additional social rented affordable housing should be sought as it is more affordable and accessible to households. It also sets out that owing to lower deposit requirements and overall costs, shared ownership would be the most appropriate form of affordable housing ownership. These factors justify the affordable tenure types sought and **MM22** would clarify that 90% of affordable housing provision is to be social rented products and 10% in the form of affordable home ownership.

#### Housing for older persons and persons with mobility impairments/disabilities

90. The evidence indicates that the proportion of over 65-year olds in the borough is above the national average and that this will grow over the plan period. Coupled with this are long term health problems and disability levels that are above the national average and which are also projected to grow across the borough's population. Similarly, the number of people claiming disability living allowance is also above national average levels. The Borough is also nationally one of the most deprived for health and disability indicators in terms of the Indices of Multiple Deprivation. In addition, on a Borough level a low proportion of housing stock is of wheelchair standard.
91. The evidence in the 2017 SHMA indicates an annual need of 50 specialist dwellings for older people, 14 wheelchair adapted homes, and 21 registered care bed spaces. More recent evidence of older persons housing needs to 2035 prepared by DCC indicates an approximate need for 281 additional purpose-built dwellings for older persons and 336 housing with care units over the plan period. We are also cognisant that older people may not want specialist care and may wish to stay or move to general housing that is already suitable or which can be adapted for their mobility.
92. In terms of housing for older persons, the plan as submitted, pre-dates recent evidence from DCC and is generally limited in its policy content and approach in Policy LP5 to housing for this part of society. As such the plan would not be effective or consistent with paragraph 61 of the NPPF. **MM20** would necessarily provide additional, comprehensive text and data on latest housing needs for older persons in the Borough. The final part of **MM22** would expand content in Policy LP5 to clarify the circumstances in which proposals for older persons accommodation would be permitted, including on sites allocated for residential development in Table 4 to Policy LP4. Accordingly, we recommend both these MMs.
93. The M4(2) standards have been viability appraised with an allowance of £500 per unit applied to 10% of residential units tested. Whilst this is below the proportion of M4(2) dwelling sought by the policy, considering the exceptions set out to this requirement, the viability testing gives a reasonable conclusion

that the optional M4(2) standard at 25% would be broadly viable and unlikely to impede housing delivery. Although much of the Council's assessment of existing housing focuses on social housing stock and indicates a higher proportion of need for M4(2) standards for such properties, the case to diversify housing stock in the borough is nonetheless compelling. The 25% provision sought is a reasonable point for the requirement and it would be for monitoring to inform plan review as to whether this % should be adjusted (up or down).

94. Policy LP5 as submitted is however less than clear in its requirements for adaptable and accessible homes nor is it consistent with national policy in requiring 10% of affordable housing provision to be built to the M4(3) wheelchair accessible standard. Accordingly, the supporting text and that part of Policy LP5 relating to the optional standards needs to be modified to separate and clearly identify that the M4(2) standard is to be sought on 25% of units on all schemes of 10 dwellings or more. It also needs to clarify that the higher M4(3) standard will only be sought where the Council is responsible for allocating or nominating a person to that affordable household, where an identified need exists, and subject to negotiation and consideration of viability and suitability. **MM21** and the final part of **MM22** with achieve all of the above and we recommend them accordingly to ensure that the policy is consistent with national policy justified and effective.

#### Gypsy and Travellers and Travelling Showpeople

95. The Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015 (GTAA) [Document EV28] assesses the need for permanent pitch and transit site provision for Gypsies and Travellers and plot requirements for Travelling Showpeople over the period 2014-2034. The requirement for Chesterfield Borough is four permanent Gypsy and Traveller pitches between 2014 -2019. This has been met through the granting of recent planning consents for five private pitches on land at Hady Lane, Chesterfield. The GTAA identifies no further permanent pitch or transit site need for Gypsies and Travellers over the remaining 2019-2034 period. In addition, no accommodation needs for travelling showpeople were identified within the GTAA. Accordingly, **MM24** to Policy LP6 and **MM23** to its supporting text are necessary to reflect the current position that identified needs have been met and to include a reference to the 2015 national Planning Policy for Traveller Sites (PPTS).
96. The GTAA evidence shortly preceded the change in planning definitions for Gypsies and Travellers in the 2015 PPTS to exclude those who had permanently ceased to travel. The GTAA is a comprehensive piece of evidence drawn across a wide geographical area and based on thorough bespoke primary data collection exercises including surveys and interviews. We are satisfied that for the purposes of this plan, in the short to medium term, that the needs of those who meet the current PPTS definition have not been underestimated. In terms of wider caravan needs, including those who have permanently ceased to travel, the Council and neighbouring authorities are currently in the process of producing a new GTAA that would respond to the requirements of Section 124 of the 2016 Housing and Planning Act. Dependent on the outcome of the assessment when complete, this matter should form part of a plan review.



97. In the above circumstances, the use of a criteria-based approach in Policy LP6 to guide planning applications for Gypsy and Traveller pitch provision is appropriate as set out in the PPTS. However, it is necessary to remove the reference to the 'Designing Gypsy and Traveller Sites Good Practice Guide 2008' (which is no longer extant), a superfluous reference to Local Green Spaces, an unjustified reference requiring development to be on unallocated land, and the need to meet other relevant Local Plan policies, as the plan would be read as a whole. However, it is not necessary for soundness to delete criterion h) in relation to flood zone 3. **MM24** would achieve this and we recommend it for effectiveness.

#### Conclusion on Issue 4

98. In conclusion, subject to the above-mentioned modifications, the plan's policy framework to meeting the various housing needs and types in the Borough, including the accommodation requirements of gypsies and travellers, is justified and consistent with national policy.

#### **Issue 5 – Whether the plan provides for an adequate and ongoing supply of deliverable and developable housing land.**

99. As set out in Issue 2 the modified plan period housing requirement figure of 4,080 would be justified. It should be phased across the modified plan period to 2035 at a steady 240dpa. On submission, the plan did not contain a housing trajectory or adequate transparency on the components of supply or how performance against a requisite deliverable supply should be measured. As such, the plan would not be justified, effective or consistent with national policy (NPPF paragraph 73) and therefore unsound.

100. Since the start of the plan period, 212 dwellings were accurately recorded as being completed in year 1 (2018/19) resulting in a modest shortfall of 28 dwellings. In considering supply, we have worked forward from the latest monitoring base date of 2019/20. Whilst the spatial strategy relies to an appreciable degree on a small number of strategically sized previously developed sites, the plan judiciously recognises the risk and lead-in times for the most challenging sites. Accordingly, the plan takes a positive but realistic approach to those sites where ongoing preparatory work and funding means there is now a credible prospect of early delivery but also allocates a range of small and medium allocations, including numerous greenfield sites, to boost supply in the short to medium term. Accordingly, it is justified that the modest shortfall is recovered within the first five years rather than over the plan period.

101. Housing delivery in Chesterfield has been fragile since the economic downturn in 2008/09, averaging around 150dpa. Consequently, the performance of the housing market to build new homes has been persistently below plan target (380dpa in Core Strategy 2013). Latest assessment against the Housing Delivery Test confirms this remains the case and has necessitated a Housing Delivery Action Plan, which recognises the significance of the Plan in addressing the historic under delivery of housing<sup>7</sup>. This would include applying a 20% buffer to the deliverable supply (240dpa plus the shortfall) in

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<sup>7</sup> Table 3.1, Examination Document EX.CBC.028

accordance with NPPF paragraph 73 to improve the prospect of achieving the planned supply. Accordingly, there would need to be deliverable supply sufficient to yield 1,471 dwellings the first five years.

102. The housing trajectory, as part of the recommended main modifications, identifies that the housing supply within the plan period would comprise a combination of permitted sites without allocations (938), allocated sites (2,839) and capacity on strategic sites, including supply on SS3 Waterside and SS6 Dunston (2,149). In accordance with NPPF paragraph 70, the Council have provided compelling evidence<sup>8</sup> of past windfall delivery and propose to make an allowance to extrapolate this forward. Given the wider urban area of Chesterfield and the settlements to the east we consider the proposed windfall allowance of 34dpa, to be applied from 2021/22 to avoid initial double counting, a reasonable approach. Accordingly, windfall would add 476 dwellings to the overall supply over the plan period.
103. The Council has also taken a guarded approach to all permitted sites and applied a 10% allowance for non-implementation. For the purposes of this plan that is a reasonably prudent discount which would de-risk any unexpected delays from this source of supply.
104. Taking all of this into account, the housing trajectory identifies a cumulative supply of 6,497 dwellings over the plan period, against the requirement of 4,080. The deliverable supply from 1 April 2019 would be 2,481 dwellings against the requirement for 1,471 homes. This is an appreciable buffer but would provide for flexibility in the event that risks materialise to affect delivery. This may be particularly the case given that the housing market in the Borough appears to have been historically susceptible to market fluctuations, such as the 2008/9 economic downturn when delivery dropped to around 50dpa.
105. In terms of the supply, the deliverability of key sites to the plan are considered separately in Matter 4 above. However, it is important to note here that forecast supply from strategic site SS5 (Staveley & Rother Valley) is towards the last 3 years of the plan period. This prudently reflects the deliverability evidence and is modestly set at 150 homes in total. Depending on circumstances, some earlier delivery at SS5 may well be possible, but the trajectory is justified in not relying on it. Elsewhere, the Council has, in refining the trajectory, taken a more cautious approach and re-profiled several sites so that delivery is anticipated slightly later than originally envisaged. Again, this is a justified and logical approach, particularly where informed by site statements from those promoting key sites (Appendix 6 of April 2019 Housing Land Supply Position [EX.CBC.002]). Elsewhere, the build-out rates set out in the LAA methodology are reasonable to apply in the trajectory.
106. In profiling the supply of housing, delivery is set to ramp up significantly over the next five years to levels notably in excess of recent performance. The average is just shy of 500dpa with 2022/23 yielding nearly 660 completions. Such levels of delivery are also significantly above the identified requirement, such that were there a degree of slippage in delivery in the 2019-2024 period

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<sup>8</sup> Appendix 4 of Housing Topic Paper

there would be appropriate headroom to mitigate this risk. At a headline level it would be understandable to have some doubts about the realism of this figure but looking bottom-up from the individual lines within the trajectory it is evident that a significant number of sites combine to achieve these figures. This includes an appreciable amount of small and medium sites, many of which already have planning consent. These are the type and scale of site that should be attractive to a variety of developers and capable of being delivered reasonably quickly, avoiding phasing or significant infrastructure (as per NPPF paragraph 68). Current, improving construction activity across the Borough gives confidence that the market can deliver these types of sites.

107. Elsewhere, deliverable supply includes initial phases on Chesterfield Waterside including consented build-to-rent apartment units, which due to their construction will yield significant numbers (over 400 units) in a short period of time. We recognise this is a new approach in the Borough, but the character and location of the Waterside site lends itself to this type of accommodation. Build to rent is recognised in the NPPF and is becoming well-established in other parts of the country. This initial investment and activity at the Waterside site provide appropriate assurance that delivery, including the build-to-rent units, would be significant in the first five years.
108. The trajectory anticipates some allocated sites contributing in the first five years (2019/20-2024/25). A number of these now have planning consent or are the subject of planning applications or proposals. Chief amongst these is Site SS6 at Dunston, which is expected to deliver 328 homes in the first five years on Phase 1 which already has permission and is well under construction. The trajectory is informed by a SoCG with the site developer and the location and scale of the greenfield site would readily sustain two outlets simultaneously for an overlapping period of around 2 years. Elsewhere larger allocated sites at Dunston Road (Site H29) and Poolsbook (H31) are now permitted and under construction and surplus public sector land at Walton Hospital (Sites H27 & H28) benefits from Homes England involvement to support delivery 'at pace'. The trajectory is justified in taking a positive outlook on delivery at these sites. Elsewhere, other larger allocated sites have generally been pushed back (mainly by 12 months) within the trajectory including the 275 homes south of Tom Lane, Duckmanton and the 650 homes at Mastin Moor. This is prudent notwithstanding various degrees of technical activity to obtain planning permission on some of these allocated sites.
109. Overall, the proposed trajectory accords with advice in the PPG (paragraphs 68-004 to 007-20190722 and 3-017 to 024-20190722) and the NPPF (including the 2019 definition of 'deliverable') on the need to demonstrate a clearly evidenced deliverable supply. Taking 2019/20 as the expected year of adoption and the latest monitoring outputs available as of 1 April 2019, as set out above, the trajectory confirms a deliverable 5-year housing land supply of 2,471 dwellings against a requirement of 1,471 dwellings on the point of plan adoption in Spring 2020. Even if delivery were not to prove to be as strong or as buoyant as profiled, there is significant headroom between the identified supply and the adjusted five year housing requirement (including the shortfall and 20% buffer). Accordingly, the plan contains appropriate resilience and flexibility to respond to changes in circumstances. Furthermore, the plan also identifies a supply of specific, developable sites for growth in years 6-10 and in years 11-15 where there is a reasonable prospect that they will come forward

in the timescale envisaged. In this context we find there are no grounds to allocate additional housing land as part of this plan.

110. As required by the NPPF at paragraph 68(a) approximately 15.5% of the housing requirement (excluding any small-scale windfall provision) would be accommodated on sites no larger than 1 hectare. This adds to our view that the plan has sought to meaningfully diversify supply to support an early boost in delivery whilst concurrently enabling strategic previously developed sites to be unlocked within pragmatic timeframes that recognise infrastructure interdependencies and necessary lead-in times.
111. In summary, the proposed housing trajectory, reflecting the latest housing requirement and the extended plan period to 2035 needs to be incorporated into the plan. **MM16** would do this and **MM67** would ensure the corresponding part of the monitoring framework would be similarly modified. Additionally, various parts of Section 3 of the plan on 'Homes and Housing' need to be amended to introduce necessary transparency on the components of the deliverable and developable supply as well as important factual updates. This would be achieved through **MM15**. In this way, the strategic policies would ensure the identification of a 5-year deliverable housing land supply from the date of plan adoption in the 2019/20 period. We therefore recommend these MMs so that the plan would be justified, effective, positively prepared and consistent with national policy and therefore sound.
112. In conclusion on Issue 5, and subject to the above-mentioned modifications, the plan provides for an adequate and ongoing supply of deliverable and developable housing land.

**Issue 6 – Whether the land requirements for employment development are based on robust evidence and whether policies for employment and town centres are justified, effective and consistent with national policy.**

Employment Land

113. The Borough is within an area of "overlap geography" between the functional economic areas of the SCR LEP and the D2N2 LEP (covering Derbyshire and Nottinghamshire). Chesterfield is a sub-regional employment hub for north Derbyshire with access to the A61 and mainline railway. Elsewhere eastern parts of the Borough have access to the M1 (junctions 29a and 30) and there has been a significant uptake of employment development on the former Markham Vale colliery site, an enterprise zone straddling the Chesterfield and Bolsover boundary. Between them Policies LP1 and LP7 identify a plan-led strategy to support both the Council's and the LEPs' strategies for economic growth including spatial priority areas such as Markham Vale, the A61 corridor and the Staveley and Rother Valley corridor as the key locations for employment.
114. In terms of potential barriers to economic growth the Council's Growth Strategy 2019-23 identifies that jobs growth in the Borough has not been as strong as the national average and that key sectors to the local economy including manufacturing, public services and retail, face a challenging outlook. To support economic growth, there is a need not only to release additional conventional employment land but also to look to regeneration sites, particularly those closest to the railway station, with its future potential HS2

connectivity, to improve the proportion of 'knowledge workers' in the local economy. These sites also relate well to ongoing LEP prioritisation of Chesterfield being a hub within a North Derbyshire Growth Zone, exemplified by significant investment in the A61 corridor through a £16m package of junction improvements. Accordingly, Policy LP7 appropriately reflects the economic potential of these regeneration sites.

115. The plan seeks to support the delivery of 4,200 net additional jobs by 2033, which would represent a continuation of current trends (a jobs growth rate of 6% over this period). Whilst this may appear cautious, structural uncertainties in the wider economy (for example, Brexit) and the fluid situation with HS2, means it is an appropriately realistic figure. It is also necessary to recognise that upskilling, enhanced productivity and improved economic activity rates are part of the Council and LEP strategies to meet demand for future employment. The SCR LEP has particularly bold aspirations for jobs growth but as set out above, the foundations for that scenario are now of some age. Again, plan review would be the appropriate opportunity to respond to any change in circumstances.
116. Whilst the Council's Growth Strategy places a certain emphasis on HS2, both in terms of a stopping service at Chesterfield and the potential Infrastructure Maintenance Depot (IMD) at Staveley, given the timeframe the Plan is justified in taking a pragmatic view and not over-relying on HS2. With Phase 2b of the HS2 likely to be delivered beyond the plan period, a plan review would be well placed to take stock of how the HS2 project is progressing. It is also worth noting that recent employment land take-up has been particularly influenced by the success of Markham Vale. That strategic site (which has benefitted from Enterprise Zone status) is now nearing completion and it would be unlikely that take-up rates, not just at Markham Vale but across the Borough, would continue at a similar pace.
117. On submission the plan identified a need for 44ha of employment land, reflecting an anticipated average take-up rate of 3ha per annum. The evidence in the Council's Employment Land Requirement Paper 2018-2033 is convincing in that the demand for additional land for manufacturing is likely to be low and the growth will be in sectors such as storage and distribution, financial and business services and public administration and health. The Council has looked at those jobs that would require land for 'B' class uses and applied recognised formulas for translating that employment demand into the 44ha figure. With the extended plan period to 2035, this needs to be extrapolated over 2 additional years, so that the justified, effective and positively prepared minimum land requirement would be 50ha. **MM3, MM6, MM8, MM9, MM10** and **MM25** would introduce the revised 50ha requirement at the necessary points in the plan and we recommend them all accordingly.
118. The plan would provide for a net 49ha of employment land from a combination of sites with planning permission and various land allocations at established business areas. This would be at the margins of identified need but would be sufficient to meet needs in the short to medium term. This is illustrated in an employment land trajectory provided for the examination which shows a realistic supply of just over 17ha of employment land in the next 5 years, most of which already has planning permission. We recommend the trajectory is embedded in the monitoring framework of the plan to gauge effectiveness of

the plan's employment land approach in accordance with PPG paragraph 3-02-20190722. **MM68** would do this and we recommend it accordingly.

119. In terms of the suitability and deliverability of the employment land supply identified, all of the sites have been through the LAA process and SA (section 5.13 and Table 5.14). We are satisfied that the Council has not sought to protect or safeguard land within its trajectory which has no reasonable prospect of coming forward for employment uses. In any event, Policy LP7, as submitted, provides an effective policy mechanism to consider the re-development or change of use of employment sites to non-employment uses subject to appropriate criteria.
120. In considering whether there is sufficient flexibility, we have taken account that in addition to 'conventional supply' of 49ha through established business areas, the plan also positively allocates mixed-use strategic regeneration sites of which employment is an important component. This includes sites SS1, SS3 and SS7 in and around Chesterfield town centre. There is also the policy approach to encourage a mix of uses, including employment generating uses, in the Chatsworth Road Corridor (Policy SS2). Across the Borough Policies LP7 and LP8 would provide a positive development management framework for B class uses within established business areas as well as farm diversification schemes, tourism proposals and live/work units. Additionally, the proposed Peak Resort scheme in the north of the Borough will provide a notable number of jobs in the leisure and hospitality sectors on a reclaimed opencast mining site, with initial works funded in part by £2.85m from the SCR Investment Fund.
121. On submission, Table 9 and Policy LP7 lack clarity on distinguishing between existing undeveloped employment land within established business areas that is available for employment uses (with or without permission) and land which the plan would be allocating for employment uses. For transparency the Policies Map would need to clearly distinguish them also, including the 2.5ha remaining at Prospect Park, Dunston. **MM28** would clarify the distinction and update Table 9 accordingly and we recommend it for effectiveness.
122. Overall, we are satisfied through the underpinning LAA work and sub-regional employment land review that the plan has identified, safeguarded and allocated an appropriate supply of employment land to meet the revised 50ha minimum requirement. The continued identification of Markham Vale as a strategic employment site is justified given its scale, enterprise zone status and investment and support that has enabled the former colliery site to be regenerated. Whilst only a few remaining pockets of land are left to be developed within the Borough, it is a cross-boundary strategic site with Bolsover District. The plan's approach to the site accords with the wider HMA SoCG and the separate SoCG with Bolsover District Council.
123. There remains around 8ha of supply within the Borough's part of Markham Vale to meet immediate needs. Any additional supply at Markham Vale should be considered strategically through ongoing dialogue between the two Councils. Additionally, in a Chesterfield context, there are areas of land, notably within the Staveley and Rother Valley corridor, which provide further flexibility for employment within the plan period in addition to 49ha of baseline supply. This includes land at the allocated strategic site (SS5) but also the

former Hartington Colliery site, which is currently being reclaimed and was recently a shortlisted site for train manufacture, as well as consented land at Farndale Road, Staveley. These sites have good links to the M1 via the Staveley Northern Loop Road.

124. Ongoing efforts to deliver and secure the CSRR would substantially bolster employment prospects here and enhance a part of a Borough that keenly needs to be regenerated. The plan as submitted takes a pragmatic approach to the Staveley & Rother Valley strategic site recognising that the HS2 IMD whilst an appreciable land-take would be a low-density employment use. That could change depending on how or when HS2 proceeds. A moderate and justified allowance (2ha) is made for employment use at the Works Road part of the site within the employment land trajectory. Delivery of the CSRR may well mean that the plan's prudent outlook on employment at this location could be improved but within the existing evidence base the submitted Policy SS5 provides a sound approach for future employment provision here.
125. On employment matters we are satisfied that plan sets out a clear economic strategy for the area which positively encourages sustainable economic growth and is flexible to needs not anticipated in the plan. In this way the plan accords with the requirements at NPPF paragraphs 81 and 82.

#### Town Centres and Retail

126. Policy LP9 defines a hierarchy of town centres, which comprises Chesterfield town centre, small town centres and district centres, local service centres and local centres, and seeks to support the viability and vitality of them. Out of centre retail locations are also recognised (retail parks and out of centre food stores) with food stores identified on the policies map. Policy LP9 in principle is consistent with national policy and would ensure sufficient flexibility for non-A1 retail uses provided they support the viability and vitality of relevant centres. However, to ensure clarity and consistency with the NPPF and the PPG the policy should set out that development should be of an appropriate scale, that main town centre uses will be supported, explain the applicability of criteria a) to f) and to simplify criterion a). Additionally, 'Sheffield Road' should be added to the list of local centres.
127. We also recommend removing references to residential uses being permitted 'normally' and 'only' at first floor level and above. NPPF paragraph 85(f) is more flexible, recognising that residential development has an important role in ensuring the vitality of centres. Initially we considered removing entirely that part of the policy on residential uses given what is at NPPF paragraph 85 but in light of the representations on proposed main modifications we have subsequently recommend retaining the section for clarity for plan users provided the words 'normally' and 'only' are removed and a qualified reference to appropriate redevelopment sites added. We do not consider the additional text materially alters the submitted policy and would be wholly consistent with national policy.
128. Bringing this altogether, **MM30** would secure of the above recommended changes. Consequently, we recommend it for effectiveness and consistency with national policy.

129. Table 12 of the Plan relates to convenience and comparison retail supply and for clarity it should set out the planning status of each site. **MM29** would do this and we recommend it for effectiveness. As planning permission has been granted for residential units on Goyt Side Road the policies map is to be modified to reflect the revised extent of the Chatsworth Road District Centre.
130. The Council's approach for proposed retail and town centre uses outside of designated centres in respect of sequential and impact tests is set out in Policy LP10. The policy seeks to depart from the default threshold for impact tests set in the NPPF (paragraph 89). The PPG<sup>9</sup> sets out a list of criteria important to consider in setting a locally appropriate threshold. The Retail and Centres Study (EV35) recommends a lower threshold to trigger the requirement for an impact assessment based on the overall scale and draw of the centres, their vulnerability, the number of available opportunity sites and market patterns. On this basis and noting existing planned investment and adopted strategy (see Policy SS1 and the Chesterfield Town Centre Master Plan), the locally derived thresholds proposed are justified. However, for clarity the policy should clearly set out the locally set thresholds, include thresholds for all other locations and identify that impact assessments are required for relevant proposals that fall outside designated retail centres. **MM31** would achieve this and we recommend it for effectiveness and consistency with national policy.

#### *Conclusion on Issue 6*

131. In conclusion, subject to the above referenced modifications, the plan's requirements for employment development and policies for employment and town centres would be justified, effective and consistent with national policy.

#### **Issue 7 – Whether the plan's development management policies for the natural and built environment are justified, effective and consistent with national policy.**

##### Design (Policy LP21)

132. Policy LP21 covers typical development management design considerations, alongside requirements for emission reductions and for major development to make provision for public art. The Percent for Art has been a longstanding development plan requirement in the Borough. The requirement can bring economic, environmental and social benefits and it also requires the consideration of viability. However, no substantive evidence has been submitted to demonstrate this requirement would meet the statutory tests (regulation 122 of the CIL Regulations 2010) and those set out in paragraph 56 of the NPPF; particularly the test of necessity. Accordingly, it would be justified only for the policy to encourage major developments to incorporate public art where reasonable. The final part of **MM46** would do this and we recommend it accordingly.
133. Energy efficiency and water use are matters covered at the Building Regulations stage. Nonetheless, a requirement, in principle, for development to contribute towards the reduction of CO<sup>2</sup> emissions and renewable energy generation would be consistent with the NPPF, the PPG (in particular the

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<sup>9</sup> Reference ID: 2b-015-20190722.



section 'Design: process and tools') and the Climate Change Act 2008. However, to require a statement for all development would be unreasonable as would applying the criteria inflexibly. Therefore, Policy LP21 should be amended so that the requirements on reducing emissions apply to major development only and introduce some flexibility including matters of feasibility and viability. It is also necessary for effectiveness that the expectation to be able to withstand any long-term impacts of climate change is part of the standard design criteria in Policy LP21 that applies to all development. Again, **MM46** would make these changes and we recommend them for effectiveness and consistency with national policy.

134. Additionally, Policy LP21 should be modified to ensure that the policy is consistent with the NPPF in supporting outstanding or innovative designs and requiring good design. Requiring development to respond positively to the character of the site and area rather than 'integrate' would also ensure good, innovative design, responsive to its context is not unduly constrained. Including a reference to 'designated local, district and town centres' in criterion c) and further explanation regarding criterion e) would also offer clarity to the decision maker. Again, **MM46** would encompass all of these recommended changes and we recommend it accordingly.

#### Historic Environment (Policy LP22)

135. Policy LP22 relates to the historic environment and sets out requirements for designated and non-designated heritage assets. To ensure consistency with the NPPF the policy should set out that great weight will be given to the conservation of designated heritage assets and guide assessment of any harm to the significance or the loss of a designated heritage asset, including the requirement for surveying and recording. As matters of local character and distinctiveness are dealt with by Policy LP21 and as Policy LP22 would not be applicable to 'all' new development, references to these matters should be removed for clarity with subsequent changes to the criteria required this modification. It would also be necessary to ensure clarity in respect of criterion g) by establishing that it applies to 'relevant' development proposals and includes other areas of archaeological significance.

136. The Council had published and consulted upon a local list based on established criteria. However, in respect of non-designated heritage assets the policy seeks a level of protection in excess of that afforded by the NPPF. References to non-designated heritage assets throughout the policy are also imprecise. We have made some further changes to the proposed modification post consultation to enhance alignment to the NPPF in relation to the 'significance' of a heritage asset being the factor against which potential impacts would be considered. **MM47** would set out all of the above modifications and we recommend it for effectiveness and consistency with national policy.

#### Environmental Policies (Policies LP13, LP14, LP15, LP17, LP18, LP19 and LP20)

137. The plan supports proposals for renewable energy via Policy LP13 subject to the direct and cumulative adverse impacts of such development being acceptable. For clarity the policy at criterion i) should refer to the impact on the character and appearance of the open countryside. To ensure consistency with national policy, the wind energy aspect of the policy should be modified

to recognise that the NPPF applies a specific approach for wind energy developments (footnote 49 at paragraph 154). Accordingly, the general support in the NPPF for community-led renewable schemes, including developments outside of areas identified in Neighbourhood Plans, does not apply. Consequently, the policy needs to remove reference to support for community led proposals outside of areas identified as being suitable for wind turbine development in Neighbourhood Plans. After further reflection we have amended the consulted main modification to clarify the need to remove a reference to community led proposals to ensure consistency with national policy. For renewable energy projects within the Green Belt the precise wording of the policy needs to align with the NPPF. We therefore recommend **MM36** to encompass the above modifications in order for the plan to be effective and consistent with national policy in terms of managing renewable energy proposals.

138. Policy LP14 relates to the management of water in the borough, and specifically sets out requirements relating to flood risk, drainage and water use. To ensure consistency with national policy, Policy LP14 should ensure that development does not increase flood risk elsewhere, is made safe for its lifetime and contributes to reducing the overall level of flood risk. The requirement for the provision of sustainable drainage systems should be clear that it applies for major development only. For clarity, the reference to 'or water resources' should be removed from criterion a). **MM37** would make these necessary modifications to Policy LP14 and we recommend it so that the plan would be justified, effective and consistent with national policy in this regard.
139. The PPG<sup>10</sup> sets out that where there is a clear local need, local plan policies can require new dwellings to meet the building regulations optional requirements on water usage of 110 litres/person/day. The PPG goes on to say that it will be for a local planning authority to establish a clear need based on existing sources of evidence, consultation with the local water and sewerage company, the Environment Agency and catchment partnerships and consideration on the of the impact on viability in housing supply. The 2015 Humber River Basin Management Plan (RBMP), identifies the 110l/p/d requirement at Section 3.2 as part of a menu of measures to prevent deterioration in the natural flow and water levels within the catchment. Additionally, the Council's evidence indicates that the cost of implementing the optional requirement would be modest.
140. Initially, we were of the view that a clear need for this aspect of the policy had not been sufficiently demonstrated. This may have arisen in part from the references in evidence to the Humber Flood Risk Management Plan 2016 rather than the RBMP. However, on reflection, and in light of the Environment Agency's response to the main modifications consultation, including the RBMP, we are now satisfied that the optional technical requirement would be justified and consistent with national policy and so we have not recommended the proposed modification to remove it. We are satisfied that no one would be prejudiced by this approach given it was part of the submitted plan and was

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<sup>10</sup> Reference ID: 56-014-20150327 – 56-016-20150327.

discussed at hearings on Policy LP14 and would be viable. We have therefore amended **MM37** accordingly.

141. Policy LP15 sets out requirements in relation to the effect of development on occupiers and users, air quality, contamination and soil and agricultural land quality. References to 'tranquillity' and 'appearance' should be replaced with more precise terms. The policy should also be clear that development should have an acceptable impact on the amenity of users and adjoining occupiers to ensure consistency with national policy. Additionally, for consistency with the NPPF regarding Air Quality Management Areas (AQMAs), and for clarity, the policy should also refer to cumulative impacts, omit 'normally' and specify that it is air quality within AQMAs that is the consideration.
142. In relation to agricultural land, to ensure consistency with national policy and with Policy LP2 and to strike an appropriate balance, reference to previously developed land should be removed and a reference to other 'sustainability considerations' that suggest higher quality agricultural land is preferable included. A best practice soil resource document is briefly referred to in the policy. It would add clarity to set out what this document is in the supporting text. In terms of the protection and sustainable use of soil resources, a more proportionate and positively prepared approach would be to ensure that this aspect of policy applies to 'major' development only. The requirement for a phase II land contamination report would not be confined to just full or reserve matters planning applications. As such, and to ensure policy LP15 is effective, this reference should be deleted. In addition, for effectiveness the policy should also include requirements for a phase I land contamination report and land stability risk assessment (where necessary) and mitigation. Accordingly, we recommend **MM38** and **MM39** which would include the above changes, all of which are necessary so that the plan would be effective and consistent with national policy.
143. Policy LP17 would ensure that species, habitats and sites of international, national importance are protected and enhanced and that a net measurable gain in biodiversity is secured. In principle the policy is soundly based. However, to ensure clarity, effectiveness and consistency with national policy, **MM41** is required to include references to protected and priority species, the retention of existing features of ecological value and to set out further details regarding assessments and surveys, including when they would be required.
144. The Council consider that the Playing Pitch and Outdoor Sports Strategy [EV7] is robust but needs updating. They are currently in the process of producing strategy documents relating to parks and open space and play equipment. The plan review presents an opportunity to reflect any material changes in the evidence base following updates to EV7 and production of the noted strategy documents. Nonetheless Policy LP18 is sufficiently underpinned by the recently published Open Space Standards Paper and Assessment Report [EX.CBC.032-033]. Now these documents have been published, more accurate mapping and a clearer approach to avoid double counting for certain typologies exists. As such modification to the numerical standards provided in Appendix B of the plan is necessary to ensure that the policy is justified and effective. For clarity effectiveness and consistency with the NPPF modification to the policy is also required to set out when it would apply, to cross refer to Appendix B, to further detail the application of criterion c) to modify criteria ii) and iii) and

include a definition of open space in the supporting text. We therefore recommend **MM42**, **MM43** and **MM65** to achieve these necessary modifications.

145. It was confirmed at the hearing that land at Newbold Back Lane is in use as a paddock whilst the use at the Poolsbrook Country Park caravan and motorhomes site is self-explanatory. Accordingly, to ensure Policy LP18 is justified in its geographical extent the open space designation at both of these sites is proposed to be updated on the policies map.
146. Policy LP19 would safeguard the Chesterfield Canal as identified on the policies map. Whilst the policy sets out the requirements to be met to secure planning permission for development at the Staveley basin location this list is unlikely to be exhaustive. Furthermore, application of this policy would be aided by a cross reference to plan allocation H21. Consequently, we recommend **MM44** for plan effectiveness.
147. Amongst other roles, the supporting text to Policy LP20 recognises the valuable wildlife function of rivers within the borough, yet the policy as submitted does not reflect this or the potential future enhancements to the character of the river corridor. **MM45** would rectify this and we recommend it as being necessary for effectiveness. Overall, we are satisfied that the LP20 designation has been appropriately defined and that no additional areas should be added as being necessary for plan soundness.

#### Conclusion on Issue 7

148. In conclusion, subject to the above referenced modifications, the plan's development management policies for the natural and built environment are justified, effective and consistent with national policy.

### **Issue 8 – Whether the plan's implementation and infrastructure delivery policies and its arrangements for monitoring are justified, effective and consistent with national policy**

#### *Implementation and Infrastructure*

##### *Transport Infrastructure*

149. Through the duty to co-operate, engagement with infrastructure providers and dialogue with the LEPs and North Derbyshire Infrastructure Planning Group, amongst others, the submitted Plan is predicated on a strategy that reflects and makes sufficient provision for that infrastructure necessary to support the planned growth. The principal evidence is contained in an up-to-date Infrastructure Study and Delivery Plan 2019 (the IDP), supplemented by various SoCGs with infrastructure providers that either confirm capacity exists or that mechanisms for delivering additional capacity are feasible and/or available. The IDP reflects both the Derbyshire and SCR Infrastructure Investment Plans, providing appropriate reassurance of future coordination around funding bids and priorities for key infrastructure.
150. As set out elsewhere in this report HS2 would be a very significant infrastructure project for the Borough in the medium to long term of the plan period. The plan strikes the right balance between supporting and enabling

the preferred route and options of HS2 without placing an undue reliance on it. We recognise that the HS2 project would bring benefits in terms of station improvements, enhanced connectivity and for promoting investment in and around central Chesterfield, as well as the direct employment potential of an IMD at Staveley. Whilst these are all appreciable benefits, delivery of the plan is not at risk should HS2 Phase 2b be delayed or cancelled.

151. A number of highways projects are critical to the successful delivery of the plan, namely the CSRR and junction improvements as part of the A61 Growth Corridor through the Borough, including the Hollis Lane Link Road. In the short term, the A61 junction improvements in north Derbyshire will enable several development sites in the Borough, including strategic previously developed sites, to sustainably come forward. It would also facilitate modal shift through pedestrian, cycle and bus infrastructure enhancements along the corridor. The £16million cost is largely funded, mainly through £12.8million of LEP Local Growth Fund monies together with other sources, including developer contributions. We are satisfied that planned investments along the A61 will unlock and boost early plan-led delivery.

152. In the medium term (2020-26) the highways priority is delivery of the CSRR. The overall design and cost of the scheme remains to be determined but its delivery as a comprehensive connecting route through the Rother Valley would likely lead to the need to reconsider Phase 2 of the Staveley Northern Loop Road (connected to the approval of Markham Vale). For the time being the safeguarding of Phase 2 of the Northern Loop Road remains justified. The submitted plan also reserves a corridor route for the CSRR which would bring significant benefits including unlocking the strategic SRVC site, providing direct access to both the M1 and A61 corridors, as well as removing traffic from the Brimington AQMA and various communities on the A619 corridor.

153. A number of bodies actively support the CSRR scheme including the Council, the 2 LEPs, the principal landowner, Homes England and DCC. The focus is on a funding bid to Midlands Connect as part of the Large Local Major Schemes 2020-25 process, which could be supplemented by Community Infrastructure Levy (CIL) and other funding streams. A planning application and supporting technical work is progressing providing further reassurance of a commitment to the scheme. As set out elsewhere the plan takes a pragmatic view of delivery timeframes on the SRVC strategic site. It is nonetheless prudent that the plan identifies and reinforces the role of the CSRR to sustain a supply of developable land further into the plan period and beyond. Consequently, we are satisfied that there is a clear collective commitment to advance the CSRR and a reasonable prospect of its delivery within the timeframe envisaged. The plan's identification and policy support for the scheme is justified, effective and positively prepared.

154. Another important medium-term (2020-26) highways scheme is the Hollis Lane Link Road which would provide an alternative, direct connecting route from the station masterplan area to the A61 corridor. It would yield environmental improvements by removing station related traffic having to currently negotiate often congested parts of the historic town centre including St Mary's Gate and Saltergate. This in turn will support the proposals in the plan for the reconfiguration and more efficient use of land around the station and the Policy SS1 town centre proposals, including the Spire Neighbourhood

(100 homes) and the Northern Gateway site at Saltergate. The £1.65m link road scheme is currently being advanced by DCC and a detailed scheme for phase one has progressed to the application stage. Sources of funding include the A61 Growth Corridor funding and the potential use of CIL. We are satisfied that there is justification for the scheme to be supported in the plan and a reasonable prospect of its delivery within a timeframe to release strategic growth identified on sites SS1, SS7 and indirectly SS3. **MM58** recommended elsewhere would clarify the latest situation with the Hollis Lane Link Road.

### *Social Infrastructure*

155. In relation to the capacity of education and health infrastructure to support planned growth and potential cross-boundary implications the relevant SoCGs [SCG5 & SCG6] with health and education bodies do not indicate that there are significant issues in this regard. This appears to be borne out with the recent consideration of, and consultation on, a 650-home proposal at Mastin Moor (Site H35 in the submitted plan).
156. In recognition of the role such facilities have in ensuring a quality of life, Policy LP11 seeks to guide the location of new social infrastructure facilities, encourage co-location, multi-use and improvement of them, and protect against their loss. **MM32** is necessary to ensure that the policy is effective and consistent with national policy<sup>11</sup> by including reference to the need for a continuous 12-month marketing period at a realistic price when a loss of community or recreational facility is proposed.
157. Green infrastructure will be maintained and improved by Policy LP16. This policy also sets out the Council's approach to development in respect of the Green Belt, Green Wedges and Strategic Gaps. To ensure consistency with the NPPF, criterion a) should be separated into two criteria, reference to Local Green Spaces removed (as none exist in the plan area) and it should be clarified that planning obligations would be sought when necessary and appropriate. For effectiveness, the policy should seek to protect and enhance access to the multi-user trails network and cross refer to the policies map, which would require updating. For clarity, 'and' should be inserted after each criteria and references in the last paragraph regarding surveys and assessment omitted as this matter is covered in Policy LP18. **MM40** would incorporate all of these necessary changes and we recommend them for effectiveness.
158. As identified through the IDP, notwithstanding significant and important funding from both LEPs and other sources there will be an appreciable funding gap to deliver the full range of infrastructure identified. The Council has a charging schedule in place and whilst not reviewed alongside this plan, it remains a valid mechanism to assist mitigate the impacts directly arising from development across the Borough. This is recognised in Policy LP12 together with the continued use of planning conditions or planning obligations to secure developer contributions. Various changes to the CIL Regulations and the PPG sections on CIL and viability in 2019 mean that Policy LP12 as submitted

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<sup>11</sup> PPG Reference ID: 066-001-20190722.

would not be legally compliant, effective or consistent with national policy. **MM33, MM34** and **MM35** would make the necessary technical changes and we recommend them accordingly.

*Travel and Transport (Policies LP23 and LP24)*

159. Policy LP23 relates to travel demand and includes requirements relating to vehicle and cycle provision, electric vehicle charging points and identifies priority areas for sustainable transport measures and highways improvements. The policy would prioritise optimisation of walking, cycling and public transport early in the build out period of new developments which would help establish sustainable patterns of travel. To ensure clarity, 'intensive' should be removed from criterion a), 'and' included between criterion d) and e), and 'any' inserted into criterion i). The policy should also set out development should only be prevented or refused if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe as identified in the NPPF. Clarification of the application of criteria one and six and the inclusion of bicycle parking requirements to secure sustainable transport are also necessary. As the NPPF does not require local plans to set vehicular parking standards this is not a matter of plan soundness. The criteria-based approach utilised would ensure sufficient and locally appropriate parking provision. **MM48** would make all of the above necessary changes to Policy LP23 and we recommend it for effectiveness and consistency with national policy.

160. Policy LP23 as submitted also requires all residential properties with off-street parking to include provision for charging electric vehicles on each property. The policy seeks spaces with charging points for residential and commercial proposals with shared provision where practical. The Council have declared a climate emergency and in response to the AQMA at Church Street, Brimington, the Council are currently producing an Air Quality Action Plan and the electric vehicle charging requirement as set out in the submitted policy would help address air quality issues.

161. The requirement for an electric vehicle charging point, however, was not specifically tested as part of the Whole Plan Viability Report. The Council assert that the cost of installing an electrical vehicle charging point would be approximately £50 for a new dwelling, and thus consider that an impact on development viability is unlikely. However, no detailed evidence or assessment has been provided to substantiate these submissions. Given the significance in national policy (NPPF, paragraph 57) that policy requirements should be assumed to be viable we have serious concerns that the cost implications of requiring electric vehicle charging points has been underestimated. We are also concerned that the technical detail in Appendix C of the plan on specific requirements for vehicle charging standards could become quickly outdated. As such we are not able to find the requirement for electric vehicle charging points to be soundly based.

162. **MM48** would remove the requirement from Policy LP23 and **MM65a** would remove Appendix C and we recommend both modifications so that the Plan is justified and consistent with national policy. We recognise the Council's keenness to support the transition to a low carbon future through supporting electric vehicle infrastructure. The government has recently consulted on

changes to the building regulations in respect electric vehicle charging in residential and non-residential buildings. The consultation document proposes that every new residential building and material change of use with an associated car parking should have a charge point. Taking this into account we are satisfied that what the Council intended to achieve through Policy LP23 could come forward on a nationally consistent basis, which would be the preferred approach.

### *Plan-wide Viability*

163. In line with NPPF paragraphs 31 and 57 and PPG paragraph 10-002-20190509, the plan is supported by a 2018 Whole Plan Viability Assessment (WPVA) which seeks to demonstrate that the collective cost of plan policies would not undermine the broad deliverability of the plan. The construction costs, including an allowance for economies of scale on larger schemes, and sales inputs are all reasonable. As are the site typologies that have been tested as representative sites likely to come forward to deliver the strategy. As set out in the PPG (paragraph 10-016-20190509) establishing the landowner premium (an existing use value (EUV) plus an incentivisation uplift) is an iterative process informed by judgement. Whilst we have some moderate concerns that a potentially over-inflated land value premium may be evolving at Chesterfield, in part explaining why development interest has been stronger in other areas of the HMA, we accept that the WPVA process has engaged comprehensively with the market and developers to generate the sliding scale of threshold land values set out at Table 5.2 (p44). Given property values in the Borough are currently below the East Midlands average (pages 51-54 of WPVA) and the significant pool of affordable second-hand housing stock (page 57 of WPVA) the issue of the extent of any premium above EUV may be an area the Council wishes to revisit at the time of a plan review.
164. We are satisfied that the majority of policy requirements have been accounted for and realistically costed at pages 70-71 of the WPVA including average S106 costs and the cost of accessible/adaptable housing. Furthermore, modifications elsewhere to the affordable housing policy to set a more nuanced approach to the CIL zones, including 0% affordable housing in the most challenging zone, should aid overall deliverability.
165. We recognise that there are some challenging former industrial sites which have particular redevelopment costs (decontamination etc.) and are key to the delivery of the plan's strategy. Given their strategic significance, the Waterside and SRVC sites have been specifically assessed in the WPVA in accordance with the PPG advice and there are viable solutions for both sites subject to pragmatism on developer contributions, opportunities for public funding and specific development responses, including, for example, higher density development at the Waterside site. There is also the likelihood that some smaller previously developed sites may be equally testing in terms of their viability. Whilst the WVPA reflects this, the submitted plan also contains appropriate flexibility to respond to any change in circumstances, including the use of viability appraisal to justify any alternative affordable housing contribution. Overall, we find the WPVA is reasonable in its conclusion that the cumulative impact of the plan's policies will not put the delivery of development at serious risk.



### *Monitoring*

166. The plan on submission was accompanied by a separate monitoring and implementation framework [document KSD10]. On adoption this needs to be part of the plan, rather than a separate document and various aspects of the monitoring framework need to be updated in light of the various MMs recommended elsewhere in this report. Chief amongst these are the need to include an updated housing trajectory and a new employment land trajectory to measure the effectiveness of key strategic policies of the plan. Consequently, we recommend **MM66**, **MM67** and **MM68** which would address these points and ensure monitoring of the plan would be effective and consistent with national policy.
167. In conclusion on Issue 8, subject to the above-mentioned modifications, the plan's implementation policies and mechanisms are justified, effective and consistent with national policy.

## **Assessment of Legal Compliance**

168. Our examination of the legal compliance of the Plan is summarised below.
169. The plan has been prepared in accordance with the Council's Local Development Scheme.
170. Consultation on the Local Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement 2014.
171. Sustainability Appraisal has been carried out and is adequate.
172. The Habitats Regulations Appropriate Assessment Report (January 2019), supplemented by an Addendum Report (June 2019) sets out that following screening, an appropriate assessment (AA) has been undertaken. That assessment concludes, that subject to policy-based measures incorporated into the plan, there would be no adverse effect on the integrity of European Sites, arising from the policies and proposals of the plan either on its own or in combination with other relevant plans.
173. As set out elsewhere in this report, ongoing cooperation is required in relation to the cumulative impacts of traffic arising from growth in wider north Derbyshire and Sheffield on air quality where arterial roads affect the Peak District Dales Special Area of Conservation (SAC); South Pennine Moors SAC; and Peak District Moors (South Pennine Moors Phase 1) SPA, in order to monitor any significant unexpected effects. The proposed monitoring is supported by Natural England, who also agree<sup>12</sup> it is not mitigation needed to support the plan's HRA conclusion of no adverse effect on site integrity.
174. In relation to climate change, the plan sets out strategic objectives to reduce greenhouse gas emissions, manage increased travel demands, reduce the risk of flooding, secure net gains in biodiversity and secure high standards of energy efficiency. More specifically the plan gives priority to sustainable travel modes and supports low emission vehicles through the provision of electric

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<sup>12</sup> Document EX.CBC.006

charging points (Policy LP23). The plan also requires the management of flood risk including sustainable drainage (Policy LP14), the provision and protection of green infrastructure including improved tree cover (Policies LP16 and LP17) and the avoidance of unacceptable environmental pollution (Policy LP15).

175. Furthermore, the plan sets out a suite of policies which support sustainable construction and renewable energy. This includes, amongst other things, the introduction of the optional technical standard to sustainably manage water consumption (Policy LP14), support for renewable energy schemes (Policy LP13) and requiring a statement as to how new developments, through their design and construction quality, will reduce CO<sup>2</sup> emissions (Policy LP21). Overall, we are satisfied that the plan provides a reasonable and effective approach for land use planning in the Borough to mitigate, and adapt to, climate change, as required by law.
176. The submitted plan does not identify those policies which are to be considered as strategic policies which would create issues for monitoring the effectiveness of the plan in addressing the strategic priorities for the area and for determining the general conformity of any future neighbourhood plans that may come forward. **MM1** would address this and we recommend it for legal compliance with Section 19 of the 2004 Act (as amended) and for consistency with national policy (NPPF paragraph 21). Policy SS8 sets out support for Neighbourhood Plans and how they will be taken into account. The policy wording needs to be amended to ensure consistency with legislation on neighbourhood planning and therefore we recommend **MM60** for effectiveness.
177. On adoption the plan would replace the policies of the Chesterfield Borough Local Plan Core Strategy (2013) and those saved policies of the Replacement Chesterfield Borough Local Plan (2006). Plans are required<sup>13</sup> to identify those policies that are to be superseded. The Council had done this in a separate document but **MM64** would insert this necessary information as an appendix to the LP and we recommend it for legal compliance and effectiveness.
178. Subject to the above recommendations, the plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
179. We have had due regard to the aims expressed in S149(1) of the Equality Act 2010. The submitted Plan was accompanied by an Equality Impact Assessment [document KSD3] and further evidence of earlier equality impact assessment was provided during the examination [documents EX.CBC.30a-g]. Relevant groups and people were invited to participate in the preparation of the Plan, including representatives of the Gypsy and Traveller communities, religious and faith groups and bodies representing the elderly and disabled.
180. In respect of age and disability, the plan, subject to the MMs recommended, is likely to have a positive impact in terms of delivering additional housing to latest Building Regulations standards as well as securing the optional technical standard M4(2) for accessible and adaptable dwellings on major residential proposals. In respect of gypsies and travellers, it is agreed with gypsy and

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<sup>13</sup> Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012

traveller representatives that through the grant of planning permissions, the identified need for pitches over the period 2014-2034 has been met. Work is now underway across North Derbyshire to update the GTAA as part of a wider assessment of needs, that would inform plan review.

## **Overall Conclusion and Recommendation**

181. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that we recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

182. The Council has requested that we recommend MMs to make the Plan sound and capable of adoption. We conclude that with the recommended main modifications set out in the Appendix the Chesterfield Borough Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

*Bryn Bowker and David Spencer*

Inspectors.

This report is accompanied by an Appendix containing the Main Modifications.

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**CHESTERFIELD**  
BOROUGH COUNCIL

# **Chesterfield Borough Local Plan Submission Version**

## **Schedule of Proposed Main Modifications**

**27 May 2020**

## **Contents**

### **1. Introduction**

### **2. Proposed Modifications**

### **3. Associated Figures, Tables and Maps**

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
Spatial Strategy		
MM1	Contents Page	Insert revised contents page. See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.
MM2	Pages 14-15	Insert Key Diagram between pages 14 and 15. See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.
MM3	Paragraph 1.3 (page 9)	1.3 There will be <del>44</del> <b>50</b> ha of land provided between 2018 and <del>2033</del> <b>2035</b> for new high quality employment development so that together with existing employment areas, a range of jobs and training opportunities are easily accessible to those who need them. All this new development will be in areas with an established industrial character or areas of regeneration specifically designated for mixed use. Economic activity and employment opportunities are focussed where the regeneration benefits can be maximised, particularly in the Staveley and Rother Valley Corridor and along the A61 Corridor where there is significant need for work and training. High employment density uses such as offices are located in the most accessible locations near to town and district centres.
MM4	Paragraph 1.20 (page 12)	1.20 Sites are made available for at least <del>4374</del> <b>4080</b> homes between 2018 and <del>2033</del> <b>2035</b> to meet the Objectively Assessed Need (OAN), the majority of which are located within easy walking and cycling reach of the existing district and town centres. Some new housing development will be directed to areas suffering from deprivation to aid the regeneration of these communities. Some of this housing will need to be in well-designed, sensitive urban extensions on greenfield sites. Local centres and community facilities there will need to be improved. In addition, some housing is also concentrated around ‘Local Service Centres’.
MM5	Objective 2 (page 14)	S2 Provide sites for at least <del>4374</del> <b>4080</b> homes to be built between 2018 and <del>2033</del> <b>2035</b> to meet the housing requirement for Chesterfield borough
MM6	Objective S6 (page 14)	S6: Provide <del>44</del> <b>at least 50</b> ha of new employment land between 2018 and <del>2033</del> <b>2035</b> .
MM7	Paragraphs 2.2 to 2.6 and table 1	2.2. <del>The Strategic Housing Market Assessment Update 2017 indicates an Objectively Assessed Need (OAN) of 265 net new dwellings per annum is required to meet the borough’s housing needs.</del> <b>The Local Housing Need (LHN) methodology set out in the NPPF indicates a minimum housing need of 240 new dwellings per annum. No further adjustments to this figure are required to account for unmet need in neighbouring areas or other demographic or economic factors.</b>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification														
		<p>2.3. Between 2014-<del>2033</del> <u>2035</u>, this equates to <b>a minimum housing requirement of <del>5035</del> 4,080 new dwellings (240 dwellings per year)</b>.</p> <p>2.4. <del>661 net new dwellings were completed between 2014 and 2018.</del></p> <p>2.5. <del>Because there has been an under delivery of homes since 2014 (the base date for the SHMA update projections), a shortfall of 399 dwellings is added which will be spread over the plan period.</del></p> <p>2.6. <del>This gives a housing target of 292 net new dwellings per annum.</del></p> <p><b>Table 1</b></p> <table border="1" data-bbox="546 603 1509 890"> <tr> <td data-bbox="546 603 1039 639"><del>Objectively Assessed Need (OAN)</del></td> <td data-bbox="1039 603 1509 639"></td> </tr> <tr> <td data-bbox="546 639 1039 676">OAN over plan period 2014 to 2033</td> <td data-bbox="1039 639 1509 676">265 pa</td> </tr> <tr> <td data-bbox="546 676 1039 713">(19 x 265)</td> <td data-bbox="1039 676 1509 713"><b>5035 net new dwellings</b></td> </tr> <tr> <td data-bbox="546 713 1039 750">Net completions 2014 to 2018</td> <td data-bbox="1039 713 1509 750">661 dwellings</td> </tr> <tr> <td data-bbox="546 750 1039 786">Outstanding need</td> <td data-bbox="1039 750 1509 786"><b>4374 net new dwellings</b></td> </tr> <tr> <td data-bbox="546 786 1039 823">Shortfall of dwellings from 2014 to 2018</td> <td data-bbox="1039 786 1509 823">399 dwellings</td> </tr> <tr> <td data-bbox="546 823 1039 860">Revised OAN including shortfall</td> <td data-bbox="1039 823 1509 860"><b>292 net new dwellings pa</b></td> </tr> </table>	<del>Objectively Assessed Need (OAN)</del>		OAN over plan period 2014 to 2033	265 pa	(19 x 265)	<b>5035 net new dwellings</b>	Net completions 2014 to 2018	661 dwellings	Outstanding need	<b>4374 net new dwellings</b>	Shortfall of dwellings from 2014 to 2018	399 dwellings	Revised OAN including shortfall	<b>292 net new dwellings pa</b>
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MM8	Paragraph 2.8 (page 16)	2.8. This work concludes that 44 hectares of employment land are required between 2018-2033, split into B1 5.2 ha, B2 – 21 ha and B8 – 17.6 ha. <b>This equates to a minimum of 50ha across the Local Plan period of 2018 to 2035.</b> Chesterfield needs to be able to offer an appropriate range of employment sites, in terms of quantity, size and location. The quality of site provision is key, and the best employment sites must be protected.														
MM9	Table 2 (page 16)	See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.														
MM10	Policy LP1	<p>LP1 Spatial Strategy</p> <p>The overall approach to growth will be to concentrate new development within walking distance <b>of a range of Key Services as set out in policy LP2 centres</b>, and to focus on areas that need regenerating, including the ‘place shaping’ areas set out in policies SS1 to SS6 and Regeneration Priority Areas.</p>														



Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p><u>Regeneration Priority Areas</u></p> <p>The council will maximise regeneration benefits to existing communities offered by development opportunities in the following areas:</p> <ul style="list-style-type: none"> <li>• Eastern Villages– Barrow Hill, Duckmanton, Mastin Moor, Poolsbrook,</li> <li>• Holme Hall</li> <li>• <b><u>Staveley and Rother Valley Corridor</u></b></li> </ul> <p><u>Housing Growth</u></p> <p>The council will make provision for the delivery of a minimum Objectively Assessed Need (OAN) of <b><u>240 new dwellings per year, (4,080<del>4374</del></u></b> dwellings over the period 2018 to <del>2033</del><b><u>2035</u></b>). New housing development will be in line with the strategy of ‘Concentration and Regeneration’.</p> <p><u>Economic Growth</u></p> <p>To maintain economic growth and quality of provision, the council will make provision for <b><u>44 50</u></b> hectares of new employment land (B1, B2 and B8 uses) over the period 2018 to <del>2033</del> <b><u>2035</u></b>. The key areas for employment land are at the already committed Markham Vale development, and at Staveley and Rother Valley Corridor. Policy LP7 <b><u>and the policies map</u></b> sets out broad locations for employment uses.</p> <p><u>Green Belt</u></p> <p>The existing Green Belt will be maintained and enhanced.</p> <p><u>Strategic Gaps and Green Wedges</u></p> <p>Strategic gaps give distinct identity to different areas, prevent neighbouring settlements from merging into one another, and maintain open space. Green Wedges provide access to the</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>countryside from urban areas. The open character of Strategic Gaps will be protected from development between:</p> <ul style="list-style-type: none"> <li>• Brimington and Tupton (SG1)</li> <li>• Ringwood and Hollingwood (SG2)</li> <li>• Lowgates / Netherthorpe and Woodthorpe / Mastin Moor (SG3)</li> <li>• Woodthorpe and Markham Vale (SG4)</li> <li>• Old Whittington and New Whittington (SG5)</li> <li>• Brimington North (SG6)</li> </ul> <p>Green Wedges provide access to the countryside from urban areas. Green Wedges will be protected from development at:</p> <ul style="list-style-type: none"> <li>• Walton River Hipper Corridor (GW1)</li> <li>• Holme Hall and Newbold Green (GW2)</li> <li>• Dunston and Sheepbridge (GW3)</li> </ul> <p>The boundaries of Strategic Gaps and Green Wedges are identified on the Policies Map.</p>
MM11	Paragraph 2.15 and 2.17	<p>2.15. The Local Plan’s spatial strategy aims to <b>support and</b> encourage walking, and cycling <b>and the use of public transport</b> by locating new development within reasonable walking distance of <b>a range of key</b> services in centres. <b>The Local Plan’s spatial strategy also recognises the importance of convenient access on foot to key services for those on low incomes, including the health benefits of walkable neighbourhoods. The concept of a walkable neighbourhood is set out in the Council’s supplementary planning document: ‘Successful Places’.</b></p> <p>2.16. National Travel Survey data<sup>2</sup> continues to show walking as being the second highest mode of transport after private vehicles but only for short distances (i.e. 76% of walking trips being under 1 mile/1.6km), whilst people on low incomes are more likely to depend on walking to get around<sup>3</sup>. <del>Guidance</del></p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>indicates that a walking distance of up to 800m is appropriate for accessibility to town centres and would achieve the aims of the Spatial Strategy with walking distance taken to be at maximum a ten minute walk or 800m distance<sup>4</sup> on a safe route with no significant obvious ‘barriers to walking’. This is based on an average walking speed of approximately 1.4 m/s or 3 mph<sup>5</sup></p> <p><b>2.17 <u>What constitutes a reasonable walking distance is set out in various relevant guidance<sup>1</sup> including the Council’s adopted residential design guide supplementary planning document: ‘Successful Places’. When seeking to apply the spatial strategy and principles for the location of development the Council will have regard to the concept of a walkable neighbourhood and the walking distances described in its SPD: Successful Places. Regard will also be had to</u></b> However, a “reasonable” walking distance is likely to be affected by <b><u>the likely effect of factors such as</u></b> location, topography, weather, pedestrian facilities, trip purpose and cultural factors. There are also qualitative considerations <b><u>which will be taken into account</u></b>, including (but not exclusively):</p> <ul style="list-style-type: none"> <li>- topography</li> <li>- lighting</li> <li>- quality of surface</li> <li>- provision of off road pathways</li> <li>- safety, including isolated pathways, extent of overlooking, lighting, traffic, pedestrian crossings</li> <li>- accessibility, including dropped curbs</li> </ul> <p><b><u><sup>1</sup> Table 3.2 on page 49 Guidelines for Journeys on Foot (Institution of Highways and Transportation) and Paragraph 3.30 on page 48 of Guidelines for Journeys on Foot (Institution of Highways and Transportation)</u></b></p>
MM12	Policy LP2	<p>LP2 Principles for Location of Development</p> <p>In allocating new development, or assessing <del>P</del>planning applications for developments that are not allocated in a <del>DPD</del><b><u>the Local Plan</u></b>, sites will be assessed supported <b><u>according to</u></b> the extent to which the proposals meet the following requirements <b><u>which are set out in order of priority:</u></b></p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>a) deliver the council’s Spatial Strategy (policy LP1);</p> <p>b) are on previously developed land that is not of high environmental value;</p> <p><del>c) are not on the best and most versatile agricultural land;</del></p> <p><del>d) deliver wider regeneration and sustainability benefits to the area;</del></p> <p><del>e) utilise existing capacity in social infrastructure (policy LP11) or are of sufficient scale to provide additional capacity, either on site or through contributions towards off-site improvements;</del></p> <p><b><u>fd) maximise opportunities through their location for walking and cycling and the use of public transport (policy LP23) access to a range of key services<sup>1</sup> via safe, lit, convenient walking routes;</u></b></p> <p><b><u>e) maximise opportunities through their location for cycling and the use of public transport to access a range of key services;</u></b></p> <p><b><u>f) utilise existing capacity in social infrastructure (policy LP11) or are of sufficient scale to provide additional capacity, either on site or through contributions towards off-site improvements;</u></b></p> <p>g) Ensure the long term protection of safeguarded Minerals Related Infrastructure as identified in the Derbyshire and Derby Minerals Local Plan and shown on the Policies Map</p> <p><b><u>h) are not on the best and most versatile agricultural land;</u></b></p> <p><del>h) meet sequential test requirements set out by other national or local policies.</del></p> <p>Exceptions to the council’s Spatial Strategy will be considered where development proposals can clearly demonstrate that the proposed use:</p> <p>i. needs to be in a specific location in order to serve a defined local catchment or need, to access specific resources or facilities (including transport connections) or to make functional links to other, existing uses; or</p> <p>ii. be addressed or to support existing community facilities that otherwise would be at risk of closure.</p> <p><del>New residential development will be expected to be within walking distance (800m) of an existing or proposed Local, District or Town Centre, via a safe, lit, convenient walking route, or demonstrate the ability to deliver appropriate provision on-site.</del></p> <p><sup>1</sup> <b><u>DfT Accessibility Indicators:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Employment centres</u></b></li> <li>• <b><u>Primary schools</u></b></li> <li>• <b><u>Secondary schools</u></b></li> </ul>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<ul style="list-style-type: none"> <li>• <u>Further Education institutions</u></li> <li>• <u>GPs</u></li> <li>• <u>Hospitals</u></li> <li>• <u>Food stores</u></li> <li>• <u>Town Centres</u></li> </ul>
MM13	Policy LP3	<p><del>PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</del></p> <p><del>2.18. The NPPF (para 11) states that all plans should be based upon and reflect the presumption in favour of sustainable development. Policy LP3 sets out what this means in practice, and how the presumption will influence decisions on development proposals.</del></p> <p><del>LP3 Presumption in favour of sustainable development</del>  <del>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</del></p> <p><del>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</del></p> <p><del>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</del></p> <p><del>a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</del>  <del>b) Specific policies in that Framework indicate that development should be restricted.</del></p>

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MM14	Paragraph 3.1	<p>3.1 To meet the housing needs of a growing population and a growing economy, a total of at least <del>4374</del> <b>4,080</b> net new dwellings must be built in Chesterfield Borough between 2018 and <del>2033</del> <b>2035</b>. This is derived from the <del>objectively assessed need figure</del> <b>Local Housing Need methodology derived housing requirement</b> of <del>265</del> <b>240</b> dwellings per annum plus the net level of completions since 2014. This requires the completion of, on average, 292 dwellings each year over the remaining 15 year period. This strategic housing requirement is not a ceiling, and may be exceeded provided that it is sustainable, it can be supported by existing or new infrastructure and it meets the objectives and policies in the Local Plan.</p>																																								
MM15	Table 3	<p>Replace table 3 and add supporting text as additional paragraph. See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.</p> <p><b><u>The Local Plan must demonstrate a deliverable supply of housing sites sufficient for five years with a minimum buffer of 5% (20% in the case of evidence of persistent under-delivery via the Housing Delivery Test). As of 1<sup>st</sup> April 2019, there was an existing shortfall of 28 dwellings, to be resolved within the first five years. Monitoring indicates that the borough is currently on target to resolve the entirety of this shortfall by 1<sup>st</sup> April 2020. The council has therefore applied a 20% buffer for under-delivery to the five years from 1<sup>st</sup> April 2019 (the first four years of the plan based on an adoption date on April 2020). A 10% lapse rate has been applied to commitments.</u></b></p> <table border="1"> <thead> <tr> <th><u>Year</u></th> <th><u>LHN</u></th> <th><u>Actual Completions</u></th> <th><u>LHN + Buffer</u></th> <th><u>Trajectory Forecast</u></th> </tr> </thead> <tbody> <tr> <td><u>2018/19</u></td> <td><u>240</u></td> <td><u>212</u></td> <td><u>240</u></td> <td><u>212</u></td> </tr> <tr> <td><u>2019/20</u></td> <td><u>240</u></td> <td><u>N/A</u></td> <td><u>294</u></td> <td><u>315</u></td> </tr> <tr> <td><u>2020/21</u></td> <td><u>240</u></td> <td><u>N/A</u></td> <td><u>294</u></td> <td><u>516</u></td> </tr> <tr> <td><u>2021/22</u></td> <td><u>240</u></td> <td><u>N/A</u></td> <td><u>294</u></td> <td><u>515</u></td> </tr> <tr> <td><u>2022/23</u></td> <td><u>240</u></td> <td><u>N/A</u></td> <td><u>294</u></td> <td><u>659</u></td> </tr> <tr> <td><u>2023/24</u></td> <td><u>240</u></td> <td><u>N/A</u></td> <td><u>295</u></td> <td><u>466</u></td> </tr> <tr> <td><u>2024/25</u></td> <td><u>240</u></td> <td><u>N/A</u></td> <td><u>240</u></td> <td><u>348</u></td> </tr> </tbody> </table> <p><b><u>From 1<sup>st</sup> April 2020 the council therefore expects to demonstrate a supply of 2503 new dwellings against a target of 1417 dwellings.</u></b></p>	<u>Year</u>	<u>LHN</u>	<u>Actual Completions</u>	<u>LHN + Buffer</u>	<u>Trajectory Forecast</u>	<u>2018/19</u>	<u>240</u>	<u>212</u>	<u>240</u>	<u>212</u>	<u>2019/20</u>	<u>240</u>	<u>N/A</u>	<u>294</u>	<u>315</u>	<u>2020/21</u>	<u>240</u>	<u>N/A</u>	<u>294</u>	<u>516</u>	<u>2021/22</u>	<u>240</u>	<u>N/A</u>	<u>294</u>	<u>515</u>	<u>2022/23</u>	<u>240</u>	<u>N/A</u>	<u>294</u>	<u>659</u>	<u>2023/24</u>	<u>240</u>	<u>N/A</u>	<u>295</u>	<u>466</u>	<u>2024/25</u>	<u>240</u>	<u>N/A</u>	<u>240</u>	<u>348</u>
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		<p><b><u>Over the whole plan period the council can demonstrate a supply of 6497 dwellings against a minimum housing requirement of 4080 between 2018 and 2035.</u></b></p> <p><b><u>Delivery, including lapse and windfall rates, will continue to be monitored across the plan period and taken into account in future reviews.</u></b></p>
MM16		<p>Housing Trajectory graph added See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.</p>
MM17	Policy LP4	<p>LP4 Flexibility in Delivery of Housing</p> <p>Planning permission will be granted for residential development on the sites allocated on the policies map and as set out in table 4, provided they accord with other relevant policies of the Local Plan.</p> <p><del>Planning permission for residential development proposals on unallocated sites will only be permitted where it accords with the strategy of ‘Concentration and Regeneration’ as set out in policies LP1 and LP2 and other relevant policies of the Plan, and:</del></p> <p><b><u>Outside of the built-up area (as set out on the policies map), and subject to other relevant policies of the Local Plan, new residential development on sites not allocated in table 4 will only be permitted where:</u></b></p> <p><del>a) It is within the built up area: or</del></p> <p><b><u>a) The development can demonstrate that it would have reasonable access to a range of Key Services as set out in policy LP2; and</u></b></p> <p>b) It re-uses redundant or disused buildings and enhances their immediate setting; or</p> <p>c) It is for the sub-division of an existing residential dwelling; or</p> <p>d) It is for the redevelopment of previously developed land in a manner that would not harm the intrinsic positive character of the countryside; or</p> <p>e) It represents the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of the heritage asset; or</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification																				
		<p>f) It meets a specific demonstrable housing need <b>for a rural worker</b> that can only be met in that particular location; or</p> <p>g) It is of exceptional quality of design quality, in that it:</p> <ul style="list-style-type: none"> <li>i) is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and</li> <li>ii) would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</li> </ul> <p>Where the council cannot, at the time, demonstrate a five year supply of deliverable sites for housing, planning permission for new residential development outside the built up area will be permitted in exception to the above criteria where it can demonstrate that it accords with the strategy of ‘Concentration and Regeneration’ as set out in policies LP1 and LP2 and other relevant policies of the Plan.</p>																				
MM18	Table 4	See Associated Figures, Tables and Diagrams (Proposed Modifications) for the proposed modification.																				
MM19	Paragraph 3.10	<p>3.10. The Strategic Housing Market Assessment (SHMA) 2017 estimated what type and amount of housing is required in the borough. This includes the need for affordable housing.</p> <p><del>Recommended Size Mix of Homes</del></p> <table border="1" data-bbox="546 943 1655 1163"> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Market</b></td> <td>0-5%</td> <td>30%</td> <td>50%</td> <td>15-20%</td> </tr> <tr> <td><b>Low cost home ownership</b></td> <td>10-15%</td> <td>40-45%</td> <td>35-40%</td> <td>5-10%</td> </tr> <tr> <td><b>Affordable housing (rented)</b></td> <td>25-30%</td> <td>45%</td> <td>20%</td> <td>5-10%</td> </tr> </tbody> </table> <p>3.11. This takes account of both local need and the potential for delivery of larger aspirational housing which helps to diversify the housing mix in the Borough and to support economic regeneration and reduce in-commuting of higher earners. If the Council wishes to focus more specifically on meeting local needs the mix of market housing needed would be focused slightly more towards two and three bedroom homes than that shown, with lower expected delivery of homes with four or more bedrooms.</p>						<b>Market</b>	0-5%	30%	50%	15-20%	<b>Low cost home ownership</b>	10-15%	40-45%	35-40%	5-10%	<b>Affordable housing (rented)</b>	25-30%	45%	20%	5-10%
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MM20	Table 7 and Additional paragraphs following paragraph 3.17	<p><b><u>Housing for Older People</u></b></p> <p><b><u>3.X As well as providing a stock of adaptable and accessible properties, there is an identified need for housing for older people.</u></b></p> <p><b><u>3.X Derbyshire County Council has published “Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035 (DCC 2019)”, this identified a number of key statistics for Chesterfield in relation to housing for older people:</u></b></p> <ul style="list-style-type: none"> <li><b><u>●3,358 people provide 50 hours of more informal care per week.</u></b></li> <li><b><u>●There are 2,028 current service users aged 65 and over in receipt of Adult Care Services.</u></b></li> <li><b><u>●1,494 people over the age of 65 are living with Dementia and this is set to increase to 2,437 by 2035, an increase of 63.1%.</u></b></li> <li><b><u>●13.5% of total households are single persons aged 65 and over living alone, this is 6,318 households.</u></b></li> <li><b><u>●468 care home with nursing beds and 498 care beds are currently available in 29 settings.</u></b></li> </ul> <p><b><u>3.X Specialist housing for older people comprises four accommodation types</u></b></p> <ul style="list-style-type: none"> <li><b><u>●Housing for older people: social sector sheltered and age-exclusive housing and private sector leasehold retirement housing. This will include schemes, for rent and for sale, with on-site staff support, those with locality-based support services and schemes with no associated support services. (This includes ‘Age Restricted general market housing’ and ‘Retirement living or sheltered housing’ as defined in national planning guidance:)</u></b></li> <li><b><u>●Housing with care: includes extra care schemes, often called ‘assisted living’ in the private sector, with 24/7 care available on-site and housing schemes that offer bespoke care services, even if these are not full on-site 24/7 care, across both the social and private sector. (This is as defined in national planning guidance ‘Extra care housing or housing-with-care’)</u></b></li> <li><b><u>●Residential care: residential accommodation together with personal care, i.e. a care home (as defined in national planning guidance as ‘Residential care homes’).</u></b></li> <li><b><u>●Nursing care: residential accommodation together with nursing care i.e. a care home with nursing (as defined in national planning guidance as ‘Nursing homes’).</u></b></li> </ul>

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		<p>3.X <b><u>The 2014 SHMA provided an indication of annual need for Housing for Older People and Housing with Care as 50 dwellings per annum.</u></b></p> <p><b><u>Move Table 6 to here</u></b></p> <p>3.X <b><u>More recently, Derbyshire County Council have estimated the net additional need for older peoples housing up to 2035:</u></b></p> <p><b><u>Estimated net additional need for older people’s housing 2019 to 2035</u></b></p> <table border="1"> <thead> <tr> <th rowspan="2"><u>Local Authority</u></th> <th colspan="4"><u>Housing for older people (units)</u></th> <th colspan="4"><u>Housing with Care (units)</u></th> </tr> <tr> <th><u>Current provision</u></th> <th><u>Net additional need (rent) 2035</u></th> <th><u>Net additional need (sale) 2035</u></th> <th><u>Total net additional need 2035</u></th> <th><u>Current provision</u></th> <th><u>Net additional need (rent) 2035</u></th> <th><u>Net additional need (sale) 2035</u></th> <th><u>Total net additional need 2035</u></th> </tr> </thead> <tbody> <tr> <td><b>Chesterfield</b></td> <td><b>2,798</b></td> <td><b>0</b></td> <td><b>281</b></td> <td><b>281</b></td> <td><b>55</b></td> <td><b>277</b></td> <td><b>59</b></td> <td><b>336</b></td> </tr> </tbody> </table> <p><b><u>Source: Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035</u></b></p> <p>3.X <b><u>The DCC estimation of need for older peoples housing over the period 2019 to 2035 averages at 39 dwellings per annum, with a suggested tenure split of 85% rent 15% sale.</u></b></p> <p>3.17. As well as the need for older peoples housing, the SHMA looked at the needs for registered care (<b><u>Residential Care and Nursing Care</u></b>) and identified potential need of 21 bed spaces per annum for the borough.</p> <p>3.X <b><u>The SHMA figure is in line with the 2019 DCC estimation (Table 9 Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035 (DCC 2019)) which averages at 21 bed spaces per annum for Nursing Care but does identify a small surplus of Residential Care bed spaces.</u></b></p> <p><b><u>Estimated net additional need for Residential and Nursing Care beds to 2035</u></b></p>	<u>Local Authority</u>	<u>Housing for older people (units)</u>				<u>Housing with Care (units)</u>				<u>Current provision</u>	<u>Net additional need (rent) 2035</u>	<u>Net additional need (sale) 2035</u>	<u>Total net additional need 2035</u>	<u>Current provision</u>	<u>Net additional need (rent) 2035</u>	<u>Net additional need (sale) 2035</u>	<u>Total net additional need 2035</u>	<b>Chesterfield</b>	<b>2,798</b>	<b>0</b>	<b>281</b>	<b>281</b>	<b>55</b>	<b>277</b>	<b>59</b>	<b>336</b>
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MM21		<p>3.18. National planning guidance emphasises the need for policy to be viable. Developments should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The 2018 Viability Study concluded that <b>25% adaptable and accessible housing and</b> up to 20% affordable housing could be delivered in the borough. The proportion of affordable housing the council will seek to negotiate <del>will vary up to a maximum of 20%, and will be informed by</del> <b>is based on</b> the Viability Study evidence and the CIL zones. The zones will be reviewed alongside CIL rates when updated viability evidence is available.</p>																			
MM22	Policy LP5	<p>LP5 Range of Housing</p> <p>In order to increase local housing choice, respond to emerging needs and promote the creation of sustainable communities, in new housing developments the council will <del>require</del> <b>seek</b> a range of dwelling types and sizes based on the council's <b>most up to date evidence</b> assessment of local housing needs and <b>the location and</b> characteristics of the site <del>area</del>.</p> <p><u>Affordable Housing</u></p> <p>On sites totalling 10 or more dwellings (including phases of those sites) <del>up to 20% of affordable housing and 25% of adaptable and accessible housing</del>, will be sought by negotiation informed by <b>required in line with</b> the charging zones set in the council's <b>most recently adopted CIL Charging Schedule<sup>1</sup></b>.</p> <table border="1"> <thead> <tr> <th><u>CIL Zone</u></th> <th><u>% Affordable Housing Required</u></th> <th><u>Type of affordable housing</u></th> </tr> </thead> <tbody> <tr> <td><u>Zero</u></td> <td><u>0</u></td> <td><u>n/a</u></td> </tr> <tr> <td><u>Low</u></td> <td><u>5</u></td> <td><u>10% Affordable</u></td> </tr> <tr> <td><u>Medium</u></td> <td><u>10</u></td> <td><u>Home Ownership</u></td> </tr> </tbody> </table>					<u>CIL Zone</u>	<u>% Affordable Housing Required</u>	<u>Type of affordable housing</u>	<u>Zero</u>	<u>0</u>	<u>n/a</u>	<u>Low</u>	<u>5</u>	<u>10% Affordable</u>	<u>Medium</u>	<u>10</u>	<u>Home Ownership</u>			
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		<table border="1" data-bbox="544 280 1227 392"> <tr> <td data-bbox="544 280 685 392"><b>High</b></td> <td data-bbox="685 280 960 392"><b>20</b></td> <td data-bbox="960 280 1227 392"><b>90% Affordable Rent</b></td> </tr> </table> <p data-bbox="544 435 2040 499"><b><u>Where a development seeks a lower proportion or different mix of types/tenures, this will only be done through a viability assessment that demonstrates that particular circumstances exist including (but not limited to):</u></b></p> <ul data-bbox="591 544 2029 756" style="list-style-type: none"> <li data-bbox="591 544 2029 608">• <b><u>development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan;</u></b></li> <li data-bbox="591 616 1469 647">• <b><u>where further information on infrastructure or site costs is required;</u></b></li> <li data-bbox="591 655 1944 719">• <b><u>where particular types of development are proposed which may significantly vary from standard models of development for sale;</u></b></li> <li data-bbox="591 727 1518 756">• <b><u>significant economic changes have occurred since the plan was adopted.</u></b></li> </ul> <p data-bbox="544 799 2051 863">Subject to site suitability, all affordable dwellings should be built to be adaptable and accessible homes, and within this 10% of the affordable dwellings should be built as wheelchair user homes.</p> <p data-bbox="544 906 1968 970">Any affordable home ownership delivered as part of an affordable housing contribution should be in the form of shared ownership.</p> <p data-bbox="544 1013 2063 1077">Where it is not possible or appropriate to deliver affordable housing on site, a financial contribution will be sought for provision off-site (including for adaptations).</p> <p data-bbox="544 1120 1984 1184">Where the provision of affordable housing would adversely impact on the viability of development, the developer will be required to submit evidence demonstrating this and justifying a lower contribution or alternative tenure mix.</p> <p data-bbox="544 1227 954 1259"><u>Adaptable and Accessible Housing</u></p> <p data-bbox="544 1302 2063 1366"><b><u>The following requirements for adaptable and accessible housing will apply subject to consideration of site suitability, taking account of site specific factors such as vulnerability to flooding and site topography.</u></b></p>	<b>High</b>	<b>20</b>	<b>90% Affordable Rent</b>
<b>High</b>	<b>20</b>	<b>90% Affordable Rent</b>			

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<ul style="list-style-type: none"> <li>• <b><u>On sites totalling 10 or more dwellings (including phases of those sites) 25% of dwellings should be built to building regulations standard M4(2) (where a site includes affordable housing this should normally be proportionately split between tenures)</u></b></li> <li>• <b><u>Where the council has identified evidence of a specific need for a wheelchair accessible standard M4(3) property (for which the council is responsible for allocating or nominating a person to live in that dwelling) that is relevant to a site, this will be negotiated with the developer and secured by planning obligation, subject to consideration of viability and suitability.</u></b></li> </ul> <p><b><u>Where evidence is submitted to demonstrate that step-free access is not viable or technically feasible due to site-specific factors, there will be no requirement for adaptable and accessible housing (building regulations M4(2) or M4(3)).</u></b></p> <p>Housing for Older People  Proposals for <del>new registered care facilities for</del> <b><u>housing for</u></b> older people will be supported <b><u>permitted on the housing sites on Table 4 where they:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>contribute to meeting needs identified in the councils most up to date evidence; and</u></b></li> <li>• <b><u>have good access to public transport, and</u></b></li> <li>• <b><u>have good access to health services and facilities.</u></b></li> </ul> <p><b><u>Registered care facilities will not be expected to provide affordable housing on site or as an off-site contribution.</u></b></p> <p><sup>1</sup> <a href="https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx">https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx</a></p>
MM23	Paragraphs 3.20, to 3.24 and table 8	<p>3.20. The Derbyshire Gypsy and Traveller Accommodation Assessment 2014 (GTAA) concluded that Chesterfield Borough has a pitch requirement of 4 over the period 2014 to 2019, with no requirement for the remainder of the plan period. <del>Half</del> <b><u>All</u></b> of this need has been met through planning permissions, <b><u>resulting in a surplus of one pitch.</u></b></p> <p>3.21. The latest government published updated guidance on Planning Policy for Travellers in 2015. This policy takes ‘travellers’ to mean gypsies and travellers and travelling showpeople. This guidance requires local planning authorities to make a</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>robust assessment of need for sites for travellers and to identify and update annually a supply of sites to meet pitch targets set to meet the need identified. <del>Sites to address a five year supply are allocated in the Local Plan.</del></p> <p>3.22 The council undertook an exercise to identify potential sites for Gypsy and Traveller sites in late 2017 and early 2018. This considered 46 sites and included public consultation on six. At the end of this process it was concluded that none of the sites met the criteria of being available and suitable.</p> <p><del>Table 8</del></p> <p><del>There is an outstanding need for 2 pitches within the plan period. Based on historic delivery, it is anticipated that this will be delivered via a windfall.</del></p> <p>3.23. In the <del>absence of suitable sites, and in the event of an unanticipated need for a site arising,</del> the Local Plan sets out a criteria-based approach by which planning applications for Gypsy and Traveller sites can be assessed. When considering proposals, the council will take account of the most recent <b>national planning policy for traveller sites</b> including: <b>Government guidance within ‘Planning Policy for Traveller Sites’</b></p> <ul style="list-style-type: none"> <li>• The existing level of local provision and need for sites.</li> <li>• The availability (or lack of) alternative accommodation for the applicants.</li> <li>• Other personal circumstances of the applicant.</li> </ul> <p><del>3.24 The Designing Gypsy and Traveller Sites Good Practice Guide 2008 should also be considered in relation to detailed design.</del></p>
MM24	Policy LP6	<p>LP6 Sites for Travellers</p> <p>Planning permission will be permitted for Traveller pitches <del>on the sites allocated on the Policies Map and as set out in table 8, and also on unallocated land</del> where:</p> <p>a) the site is not located in the Green Belt; <del>or adopted Local Green Spaces;</del></p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		b) there is no unacceptable impact on the function and purpose of Strategic Gaps, Green Wedges or on wildlife sites or other protected green spaces; c) the site is reasonably accessible to community services and facilities; d) the site provides adequate levels of amenity for users; e) the site can be adequately serviced with drinking water and sewerage disposal facilities; f) the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate; g) there is satisfactory boundary treatment to ensure privacy and to maintain visual amenities. <del>h) the site is located outside of Flood Zone 3</del> <del>i) It meets other relevant policies of the Local Plan</del>
Jobs, Centres and Facilities		
MM25	paragraphs 4.8, page 31	4.8. The 2018 Employment Land study recommended that Chesterfield Borough should provide approximately 44 ha of new land for Business and Industrial use between 2018 and 2033 in order to provide sufficient jobs for the borough’s population and wider catchment. <b><u>This requirement figure has been extended to align with the plan period end date of 2035, which results in a total employment land requirement of 50 ha between 2018 and 2035.</u></b>
MM28	Table 9 (page 32)	See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.
MM29	Both Tables labelled 12, pages 40-41	Replace both tables. See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.
MM30	Table 10 & Policy LP9	[Table 10]  Local Centres – <b><u>Sheffield Road</u></b>  LP9 Vitality and Viability of Centres  <u>Role of centres</u>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>The council will support the role of the town, district, local service centres and local centres in providing shops and local services in safe, accessible and sustainable locations. New <del>retail</del> development within centres shown on the proposals map should make a positive contribution to the centre’s viability and vitality, <b>and</b> be of an appropriate scale</p> <p>To ensure the vibrancy, inclusiveness and economic activity of the borough’s centres, main town centre uses including health, leisure, entertainment, community facilities, sports, offices, art, food and drink, cultural and tourism facilities will be <del>encouraged</del> <b>supported</b>.</p> <p>Within centres and Chesterfield Town Centre Primary Shopping Area (PSA) planning permission will normally be granted for A1 retail uses. <del>For main</del> <b>Main</b> town centre uses other than A1 retail, <b><u>consideration will be given to the extent to which proposals accord with criteria a) to e) below:</u></b> <del>will normally be permitted where they will:</del></p> <ul style="list-style-type: none"> <li>a) <del>not overwhelm the retail function of the centre, street or frontage where it is located by having</del> <b>have</b> a detrimental <b>positive</b> impact on vitality and/or viability;</li> <li>b) provide active ground floor uses;</li> <li>c) <del>contribute to an active, well-used and safe environment in the evening with acceptable impacts on residential amenities;</del></li> <li><b>ed</b>) cater for a wide public through diversity of leisure and cultural attractions and events;</li> <li><b>ed</b>) contribute to an appropriate mix of licensed premises; and</li> <li><b>fe</b>) contribute to efforts to tackle vacant, under-used and derelict buildings within centres, particularly in historic buildings.</li> </ul> <p>Within Secondary shopping areas of Chesterfield Town Centre planning permission will normally be granted for any main town centre uses.</p> <p>Residential uses (C3) <del>will normally only</del> be permitted at first floor level and above (with the exception of suitable provision for access) <b>and on appropriate redevelopment sites where it would not undermine the vitality of the centre.</b></p> <p>The Council will support the temporary occupation of empty buildings and cleared sites by creative industries and cultural and community organisations where they contribute to regeneration and enhance the character of the area'.</p> <p>Proposals for comprehensive redevelopment of a centre or part of a centre will be considered where the proposals can</p>



Modification Reference	Policy/ Paragraph/ Page	Proposed Modification										
		demonstrate the community benefits of redevelopment and justify any loss of retail facilities. The provision of new local centres may be considered where a need arises.										
MM31	LP10	<p>LP10 Retail</p> <p>Across the borough, a sequential approach will be used to assess sites for retail and other town centre uses, to focus such development on town, district, local service centres and local centres to meet the requirements of national planning policy.</p> <p>Retail Impact assessments will be required to accompany planning applications for new retail <b>and leisure</b> proposals <b>within that fall outside of</b> Chesterfield Town Centre, Staveley Town Centre and District Centres, <b>Local,</b> and <b>Local Service Centres,</b> in accordance with the NPPF: <b>with the locally set thresholds below:</b></p> <ul style="list-style-type: none"> <li>• Within 500m of Chesterfield Town Centre, for all retail proposals with a floorspace of more than 500 sqm (gross internal floorspace)</li> <li>• Within 500m of Staveley Town Centre and District Centres, for all retail proposals with a floorspace of more than 280 sqm (gross internal floorspace)</li> <li>• Within 500m of Local and Local Service Centres, for all retail proposals with a floorspace of more than 200 sqm (gross internal floorspace)</li> </ul> <table border="1" data-bbox="837 967 1789 1329"> <thead> <tr> <th data-bbox="837 967 1117 1007">Uses</th> <th data-bbox="1117 967 1480 1007">Location</th> <th data-bbox="1480 967 1789 1007">Threshold</th> </tr> </thead> <tbody> <tr> <td data-bbox="837 1007 1117 1329" rowspan="3">Retail and Leisure</td> <td data-bbox="1117 1007 1480 1115">Within 500m of Chesterfield Town Centre</td> <td data-bbox="1480 1007 1789 1115">500 sq. m or above (gross internal floorspace)</td> </tr> <tr> <td data-bbox="1117 1115 1480 1224">Within 500m of Staveley Town Centre and District Centres</td> <td data-bbox="1480 1115 1789 1224">280 sq. m or above (gross internal floorspace)</td> </tr> <tr> <td data-bbox="1117 1224 1480 1329">Within 500m of Local and Local Service Centres</td> <td data-bbox="1480 1224 1789 1329">200 sq. m or above (gross internal floorspace)</td> </tr> </tbody> </table>	Uses	Location	Threshold	Retail and Leisure	Within 500m of Chesterfield Town Centre	500 sq. m or above (gross internal floorspace)	Within 500m of Staveley Town Centre and District Centres	280 sq. m or above (gross internal floorspace)	Within 500m of Local and Local Service Centres	200 sq. m or above (gross internal floorspace)
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	<u>All other locations (not within Town, District or Local Centres)</u>							
<u>500 sq. m or above (gross internal floorspace)</u>								
MM32	Policy LP11	<p>LP11 Social Infrastructure</p> <p>Location of new development</p> <p>Social infrastructure facilities will be permitted in and on the edge of the town, district and local service centres where they are accessible by public transport, walking and cycling, unless they are meeting a specific local need. Opportunities to deliver new or enhanced provision as part of new developments will be maximised, depending on the capacity and suitability of existing services.</p> <p>Co-location of facilities</p> <p>The co-location and multi-use of facilities will be encouraged. Where proposals involve the provision of new or expanded social infrastructure facilities, they should be well related to existing centres and settlements and public transport infrastructure, and should provide high standards of accessibility for all sectors of the community.</p>						

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>Improvement of existing facilities</p> <p>The quality, functionality and accessibility of existing social infrastructure facilities will be improved at sites including Chesterfield Royal Hospital, Walton Hospital and Chesterfield College, so as to allow for their future expansion. Masterplans will be required to accompany proposals to ensure the sustainable and co-ordinated development of the hospital and college sites.</p> <p>The amalgamation and loss of facilities</p> <p>Development will not be acceptable where it includes the change of use, amalgamation of uses or redevelopment of existing local community or recreational facilities, if it would result in the loss of a facility which is required to meet a local need or contributes to the network of facilities throughout the borough unless:</p> <p>a) There is an equivalent facility available in the locality or an equally accessible one is made available prior to the commencement of redevelopment to serve the same need; and</p> <p>b) It can be demonstrated through a viability assessment that the current use is economically unviable and all reasonable efforts have been made to let or sell the unit for the current use over a <b><u>continuous</u></b> 12 month period <b><u>that includes advertisement for let or sale at a realistic price.</u></b></p>
MM33	Paragraph 5.2	<p>5.2 The appropriate mechanism for delivering infrastructure will vary between developments, but on-site infrastructure that primarily meets the need of the occupants of new development (e.g. landscaping, amenity open space, road access) will normally be dealt with via planning conditions or a Section 106 agreement. Other more strategic infrastructure requirements which are included on the Regulation 123 Infrastructure List will be met via the Community Infrastructure Levy (CIL). The Council's Infrastructure Study &amp; Delivery Plan sets out the Borough's strategic infrastructure requirements over the Local Plan period. The updated Delivery Plan is shown in Appendix A. The CIL charging schedule took effect in Chesterfield on 1<sup>st</sup> April 2016. It sets out the types of eligible development and the rates which will be applied in each charging zone<sup>1</sup>.</p>

<sup>1</sup> Whilst the Community Infrastructure Levy Regulations 2010 (as amended) do not allow CIL Charging Authorities to exert discretion on whether payments should be made, the council has made provision for 'exceptional circumstances relief' and 'payment in kind' under specific circumstances allowed for in the Regulations.

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
MM34	Paragraph 5.4	<p>5.4 As Infrastructure requirements are likely to change over time, the Infrastructure Study &amp; Delivery Plan will be updated and reviewed regularly. It provides the starting point for Council to identify its priorities for the Community Infrastructure Levy (known as the CIL Regulation 123 list). Whilst over time the Community Infrastructure Levy may provide significant contributions to infrastructure delivery, the Levy is intended to fill the funding gaps that remain once existing sources of funding have been taken into account. Core public funding will continue to bear the main burden of infrastructure funding. The Levy is intended to fill the funding gaps that remain once existing sources of funding have been taken into account. To ensure efficient and effective negotiation, applicants are advised to engage with the Council and its partners in pre-application discussions to ensure provide clarity over assessments of infrastructure requirements in advance of applications being submitted</p>
MM35	LP12	<p>LP12 Infrastructure Delivery</p> <p>Developer contributions will be used to mitigate the impact of new development and ensure that appropriate infrastructure is in place to support growth. The Borough Council will normally require that on-site infrastructure requirements are met via planning conditions or a Section 106 agreement. Developers will be required to demonstrate that the necessary infrastructure (green, social and physical) will be in place in advance of, or can be provided in tandem with, new development, and where appropriate arrangements are in place for its subsequent maintenance.</p> <p>Where the provision of infrastructure is considered to be a strategic need and is included in the Council’s CIL Regulation 123 list then development, if liable, will be required to contribute via the Community Infrastructure Levy (CIL).</p> <p><del>Section 106 contributions will not be sought for infrastructure projects that are included in the Council’s CIL Regulation 123 list.</del></p> <p>All infrastructure requirements will be co-ordinated and delivered in partnership with other authorities and agencies.</p> <p>Where new development would result in the loss of existing essential infrastructure, appropriate replacement provision should be provided as part of the new development proposals.</p>
A Changing Climate		
MM36	LP13	<p>LP13 Renewable Energy</p> <p>The Council will support proposals for renewable energy generation particularly where they have wider social, economic and</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>environmental benefits, provided that the direct and cumulative adverse impacts of the proposals on the following assets are acceptable, or can be made so:</p> <ul style="list-style-type: none"> <li>a) the historic environment including heritage assets and their setting;</li> <li>b) natural landscape and townscape character;</li> <li>c) nature conservation;</li> <li>d) amenity – in particular through noise, dust, odour, and traffic generation.</li> </ul> <p>Proposals will be expected to</p> <ul style="list-style-type: none"> <li>I. reduce impact <del>in</del> <u>on</u> the <b>character and appearance of the</b> open countryside by locating distribution lines below ground where possible</li> <li>II. include provision to reinstate the site if the equipment is no longer in use or has been decommissioned</li> <li>III. incorporate measures to enhance biodiversity</li> </ul> <p>Wind Energy</p> <p>Proposals for wind energy development will be supported where they:</p> <p>1) <del>can be demonstrated to be community led or set out</del> <u>are</u> within an area defined as being suitable for wind energy development within an adopted Neighbourhood Plan; <del>and or and</del> <u>2) are outside areas identified in neighbourhood plans and are community led; and</u> <del>232)</del> are able to demonstrate, following public consultation, that all material planning impacts identified by affected local communities have been adequately addressed; and <del>343)</del> meet criteria a) to d) above.</p> <p>In addition to meeting criteria 1. to 3. above, <u>where</u> wind energy development located within the Green Belt <del>will</del> <u>would</u> constitute inappropriate development, <del>and</del> planning permission will <u>not only</u> be granted <del>where</del> <u>unless</u> very special circumstances (as set out in the NPPF) can be demonstrated.</p> <p>Renewable Heat</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>New developments will connect to or be designed for future connection to community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of a major new development, the potential for developing a new scheme on the site should be explored and pursued where feasible. Priority sites for district heating include Staveley and Rother Valley Corridor, Town Centre Northern Gateway, and South of Chatsworth Road.</p> <p>Hydro Power Developments along the river and canal corridors (watercourses) will be expected to investigate the feasibility of using small scale hydro power. Preapplication advice from the Environment Agency is advised.</p>
MM37	Policy LP14	<p>LP14 Managing the Water Cycle</p> <p><u>Flood Risk</u></p> <p>The council will require flood risk to be managed for all development commensurate with the scale and impact of the proposed development, <b>so that developments are made safe for their lifetime without increasing flood risk elsewhere.</b></p> <p>Development proposals and site allocations will:</p> <ul style="list-style-type: none"> <li>a) be directed to locations with the lowest probability of flooding <del>or water resources</del> as required by the flood risk sequential test’;</li> <li>b) <b>be directed to locations with the lowest impact on water resources;</b></li> <li>c) be assessed for their contribution to <b>reducing</b> overall flood risk, taking into account climate change.</li> </ul> <p>Within areas of functional floodplain, development is expected to preserve or enhance the contribution of the area to water management / reducing flood risk.</p> <p>Outside flood zone 1, the redevelopment of previously developed land for uses not allocated in this Local Plan land will be permitted where proposals can demonstrate that:</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>i. the development will deliver the economic, social and environmental regeneration of the borough that outweighs the risk of flooding and reduces flood risk overall;</p> <p>ii. the safety of the development and users from flooding can be achieved and, as a minimum, there will be no increase in on- or off-site flood risk demonstrated through a site-specific flood risk assessment;</p> <p>iii. the proposed uses are compatible with the level of flood risk, and;</p> <p>iv. a sequential approach to the location of uses has been taken within the site itself, including matching the vulnerability of uses to the risk of flooding.</p> <p><u>Improving the drainage network</u></p> <p>The council will seek opportunities to increase the capacity of the floodplain safely, make space for water across the whole borough, and to remove problems from the drainage network, particularly in connection with new development.</p> <p>Sustainable Drainage Systems (SuDS) and clear arrangements for their on-going maintenance over the lifetime of the development should be incorporated into all <del>relevant</del> <b>major</b> development, unless it can be demonstrated that this is not appropriate in a specific location. The council will seek the maximum possible reduction in surface water run-off rates based on the SFRA or most recent national guidance.</p> <p><u>Protecting the Water Environment</u></p> <p>Development proposals will be expected to demonstrate that water is available to support the development proposed and that they will meet the optional Building Regulation water efficiency standard of 110 litres per occupier per day.</p>
Environmental Quality		
MM38	Paragraph 7.3	<p><b><u>7.4 When sites containing 'best and most versatile' agricultural land are developed, current accepted best practice should be followed to better protect the soil resource. The Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA 2009) currently provides best practice guidance.</u></b></p>
MM39	Policy LP15	LP15 A Healthy Environment

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>The quality of the environment will be recognised at all levels of the planning and development process with the aim of protecting and enhancing environmental quality.</p> <p>All developments will be required to have an acceptable impact on the amenity of users <del>or</del> <b>and</b> adjoining occupiers, taking into account noise and tranquillity <b>disturbance</b>, dust, odour, air quality, traffic, appearance <b>outlook</b>, overlooking, shading (daylight and sunlight) and glare and other environmental impacts.</p> <p><u>Air Quality</u></p> <p>Where appropriate, development proposals will include an assessment of impact on air quality and incorporate measures to avoid or mitigate increases in air pollution and minimise the exposure of people to poor air quality. Development that would make <b>the air quality in</b> a declared Air Quality Management Area (AQMA) materially worse <b>either in isolation or cumulatively when considered in combination with other planned development</b>, will not normally be permitted.</p> <p>New development will have regard to the measures set out in any Air Quality Action Plan.</p> <p><u>Water Contamination</u></p> <p>Development proposals will be expected to contribute positively to the water environment and its ecology, and should not adversely affect surface or ground water quality, in line with the requirements of the Water Framework Directive</p> <p>Where any such risk exists, developments must include measures to reduce or avoid water contamination and safeguard groundwater supply.</p> <p><u>Soil and Agricultural Land Quality</u></p> <p>Development of "best and most versatile" agricultural land will only be permitted <b>supported</b> where it can be demonstrated that:</p> <p>a) The need for the development clearly outweighs the need to protect such land in the long term; <b>and</b> <del>or</del>,</p>



Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>b) <b><u>Other sustainability considerations suggest that the use of the higher quality agricultural land is preferable to the use of poorer quality agricultural land; or</u></b></p> <p>c) In the case of temporary/potentially reversible development (for example, minerals), that the land would be reinstated to its pre-working quality; <del>and,</del></p> <p>d) <del>There are no suitable alternative sites on previously developed or lower quality land</del></p> <p>The Council will require all applications for <b>major</b> development on such land to include realistic proposals to demonstrate that soil resources <del>were</del> <b>will be</b> protected and used sustainably, in line with accepted best practice.</p> <p><u>Unstable and Contaminated Land</u></p> <p>Proposals for development on land that is, or is suspected <del>as of</del> being, contaminated or unstable will only be permitted if <del>the</del> <b>mitigation and/or remediation are feasible</b> to make the land <del>is capable of remediation and</del> fit for the proposed use and shall include:</p> <p>a) a <b><u>phase I land contamination report, including where necessary a land stability risk assessment</u></b> <del>desk top survey</del> with the planning application; <b>and</b></p> <p>b) a phase II <del>study and strategy for</del> <b><u>land contamination report where the phase I report (a) indicates it is necessary, and</u></b></p> <p><b><u>c) and a strategy for any necessary mitigation and/or</u></b> remediation and final validation <del>where the desk top survey (a) indicates remediation may be necessary.</del>, on any full or reserved matters planning applications</p> <p>A programme of <b>mitigation,</b> remediation and validation must be agreed before the implementation of any planning permission on contaminated and/or unstable land. The requirement to undertake this programme will be secured using planning conditions.</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
MM40	Policy LP16	<p>LP16 Green Infrastructure</p> <p>Chesterfield borough’s green infrastructure network will be recognised at all levels of the planning and development process with the aim of protecting enhancing, linking and managing the network, and creating new green infrastructure where necessary. Development proposals should demonstrate that they will not adversely affect, or result in the loss of, green infrastructure, unless suitable mitigation measures or compensatory provision are provided.</p> <p>Development proposals should, where <del>appropriate</del> <b>relevant</b>:</p> <p><b>a) Not conflict with the aim and purposes of the Green Belt (as set out in the NPPF); and</b>  <b>b) Not harm the character and function of the Green Wedges and Strategic Gaps; and</b>  <del>a) not harm the character or function of the Green Belt, Green Wedges and Strategic Gaps, and Local Green Spaces shown on the adopted Proposals Map</del>  <b>c) <del>b) e-Enhance</del> connectivity between, and public access to, green infrastructure; and</b>  <b>d) <del>e) (i) Protect and enhance access to the multi-user trails network as shown on the Policies Map; and (ii) Protect and</del> increase the opportunities for cycling, walking and horse riding; and</b>  <b>e) <del>f) Enhance</del> the multi-functionality of the Borough’s formal and informal parks and open spaces; and</b>  <b>f) <del>e) Protect or enhance</del> Landscape Character; and</b>  <b>g) <del>f) i) Increase</del> tree cover in suitable locations in the borough to enhance landscape character, amenity and air quality; and</b>  <b>h) <del>g) Where</del> new green infrastructure is proposed, there must be clear funding and delivery mechanisms in place for its long term management and maintenance, prior to the development commencing.</b></p> <p><b>Where necessary and appropriate</b> <del>D</del> <b>d</b> development will be expected to make a contribution through <u>planning obligations</u> or CIL towards the establishment, enhancement and on-going management of green infrastructure by contributing to the development of a strategic green infrastructure network within Chesterfield Borough.</p> <p><del>The council will require with planning applications the submission of ecological surveys and assessments of the biodiversity and geological value of sites proportionate to the nature and scale of the development.</del></p>
MM41	Policy LP17	LP17 Biodiversity, Geodiversity and the Ecological Network

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>The Council will expect development proposals to: -</p> <ul style="list-style-type: none"> <li>• protect, enhance and contribute to the management of the borough’s ecological network of habitats, <b><u>protected and priority</u></b> species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a local wildlife site or priority habitat; and</li> <li>• avoid <del>and</del>/or minimise adverse impacts on biodiversity and geodiversity; and</li> <li>• provide a net measurable gain in biodiversity.</li> </ul> <p>This should be secured using planning conditions and obligations by:</p> <ol style="list-style-type: none"> <li>i) The provision of new, restored and enhanced habitats and links between habitats that make a positive contribution to the coherence of ecological networks; and</li> <li>ii) promoting the recovery of protected species and species identified as a priority in the Local Biodiversity Action Plan (or subsequent equivalent evidence).; <b><u>and</u></b></li> <li>iii) <b><u>the retention of existing features of ecological value.</u></b></li> </ol> <p>If significant harm to biodiversity resulting from a development cannot be avoided, or through conditions or planning contributions adequately mitigated, or, as a last resort, compensated for (including off-setting), then planning permission will be refused.</p> <p>Sites of International and National Importance</p> <p>Where a site of designated international importance would be adversely affected (either individually or cumulatively) by a development within the Borough, permission will be refused unless it has been demonstrated that there are no other alternatives;_ or there are imperative reasons of overriding public interest;_ and that compensatory measures will be provided to ensure the overall coherence of the network of sites is protected. Where the impact of a development (either individually or cumulatively) within the Borough, on a site of designated national importance (such as SSSIs) would be adverse, permission will be refused unless the benefits of the development would demonstrably outweigh both the impacts that it is likely to have on the features of the site that make it of national importance and any broader impacts;_ and a</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>suitable compensation/off-setting strategy has been secured with planning conditions or obligations.</p> <p>Sites of Local Importance</p> <p>Development proposals resulting in the loss or deterioration (including fragmentation) of sites of local importance (such as Local Wildlife Sites and priority habitats) will not normally be permitted, unless the need for, and benefits of, the development in that location demonstrably outweigh the loss or harm and a suitable compensation/off-setting strategy has been secured with planning conditions or obligations</p> <p>Irreplaceable Habitats</p> <p>Development proposals resulting in the loss or deterioration (including fragmentation) of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and the need for, and <b>public</b> benefits of, the development in that location demonstrably outweigh the loss or harm, and a suitable compensation/offsetting strategy has been secured with planning conditions or obligations.</p> <p><del>The council will require the submission with planning applications of ecological surveys and assessments of the biodiversity and geological value of sites as set out in a list of local requirements.</del></p> <p><b><u>The Council will require the submission with planning applications of ecological surveys and assessments of the biodiversity, ecological and geological value of sites, where this is clearly justified, including as set out in a local list of validation requirements. This includes where development could have a significant impact on biodiversity, geodiversity and the ecological network. The surveys and assessments should be proportionate to the nature and scale of proposed development and its likely impact on biodiversity, geodiversity and the ecological network.</u></b></p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
MM42	Paragraph 7.16	<p>7.16 Open space, play provision and sports facilities are important elements of both green infrastructure and social infrastructure, enabling healthy lifestyles and positive community relationships. <b><u>Open Space for the purposes of the Plan is taken to mean all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</u></b></p>
MM43	Policy LP18	<p>LP18 Open Space, Play Provision, Sports Facilities and Allotments</p> <p>Where <b><u>proposed development would result in a need for new open space and outdoor sports facilities and/or exacerbate existing deficiencies in provision</u></b> a need is identified, development must contribute to public open space, sports facilities and play provision in accordance with the Council’s adopted standards <b><u>as set out in Appendix B of the Local Plan and in line with the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>a) On-site in a suitable location taking account of accessibility wherever possible; or</li> <li>b) Where on site provision is not feasible or suitable, as a financial contribution to the creation of a new facility off-site or the upgrading and improvement of an existing facility, secured by planning obligation or CIL; <del>and</del> <b><u>or</u></b></li> <li>c) <b><u>Where new public open space is to be provided on site, As</u></b> multifunctional, fit for purpose space that supports local communities health and wellbeing and activity levels and the ecological network; <del>and</del></li> </ul> <p>Contributions to off-site provision will be secured through CIL and /or S106 agreements <u>as appropriate.</u></p> <p>On site provision will be incorporated into development proposals with suitable management and maintenance arrangements secured through S106 agreements.</p>

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		<p>Planning permission will not be granted for development which would have a negative impact on, or result in the loss of, open space, play provision and/or sports facilities unless:</p> <ul style="list-style-type: none"> <li>i. The site is clearly surplus to requirements and the land is not needed or is not suitable to meet a deficiency in a different type of open space provision; or</li> <li>ii. Equivalent or better alternative open space provision in terms of quantity, quality and accessibility can <b>will</b> be provided on a replacement site; or</li> <li><del>iii. The loss of the open space will enable the enhancement of the existing open space network serving the locality affected, in a manner that will result in material planning benefits in terms of increased public health and well-being or other ecosystem services that demonstrably outweigh the loss of open space;</del></li> <li><del>iv. The site is unallocated and its loss or development would not detract from visual amenity and local character, and it is not a community facility</del></li> <li><b>iii. <u>the development is for alternative sports and/or recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</u></b></li> </ul>
MM44	Policy LP19	<p>LP19 Chesterfield Canal</p> <p>The council will safeguard the route of Chesterfield Canal as shown on the policies map. Development which prejudices the existing character of and/or the future potential for the improvement and enhancement of the Chesterfield Canal, including public access, environment and recreation, will not be permitted.</p> <p>Proposals for development associated with the recreation and leisure potential of the canal will be permitted close to its route provided that they do not have an adverse impact on habitats, the environment or public health and accord with other relevant policies of the plan.</p> <p>Where new development, including infrastructure, is proposed adjacent to the canal, it will be required to conserve and enhance the route of the canal, including restoring the canal along its original route wherever possible. New developments should include provision for safe and convenient walking and</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>cycling access to the canal.</p> <p>On land at Staveley Basin, as shown on the policies map, and subject to an approved masterplan for the whole site, <b>the council will support</b> <del>planning permission will be granted</del> <b>applications that assist in the delivery of</b> <del>for development that delivers:</del></p> <ul style="list-style-type: none"> <li>• An events area adjacent to the canal; and</li> <li>• Moorings and facilities for visiting boats; and</li> <li>• A mix of uses including residential (C3) <b>(as set out in policy LP4, site H21)</b>, food and drink uses (A3 and A5), and/or business and light industrial use (B1(a) and B1(b))</li> </ul>
MM45	Policy LP20	<p>LP20 River Corridors</p> <p>Development which prejudices the existing <b>biodiversity, ecological value and</b> character of and/or the future potential for the improvement and enhancement of the environment <b>and character of the rivers corridors</b> as shown on the policies map, including <b>biodiversity, habitat connectivity,</b> public access and recreation <del>as shown on the proposals map,</del> will not be permitted.</p> <p><b><u>New development proposals on or adjacent to a river corridor should investigate the creation, and management, of ecological buffer strips and corridors to preserve and enhance the biodiversity of the area.</u></b></p> <p>New development proposals on or adjacent to a river corridor should <b>also</b> include provision for safe and convenient walking and cycling access wherever possible.</p> <p><del>Planning applications permission will be granted supported for proposals that result</del> <b>Proposals for</b> in the removal or enhancement of existing weirs to allow for improved fish passage, and for hydroelectric power schemes <b>will be supported</b> subject to the provisions above and other relevant policies of the plan.</p>
Design and the Built Environment		
MM46	Policy LP21	<p>LP21 Design</p> <p>All development should identify <b>and</b>, respond <b>positively</b> to <del>and integrate with</del> the character of the site and surroundings and respect the local distinctiveness of its context. <b>The Council will support outstanding or innovative designs which promote high</b></p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p><b><u>levels of sustainability, or help raise the standard of design more generally in an area, provided that they complement the character and appearance of their surroundings.</u></b></p> <p>All development will be expected to:</p> <ul style="list-style-type: none"> <li>a) promote <del>innovative forms and</del> <b>good building</b> designs that positively contributes to the distinctive character of the borough, enriches the quality of existing places and enhances the quality of new places;</li> <li>b) respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials;</li> <li>c) be at a density appropriate to the character of the area whilst not excluding higher densities in and close to <b><u>designated local, district and town</u></b> centres;</li> <li>d) contribute to the vitality of its setting through the arrangement of active frontages, accesses, and functions, including servicing;</li> <li>e) ensure that the interface between <b><u>building plots and streets and also the boundaries of development sites</u></b> <del>development boundaries</del> and their surroundings are attractive and take account of the relationship between public and private spaces;</li> <li>f) provide appropriate connections both on and off site, including footpath and cycle links to adjoining areas to integrate the development with its surroundings;</li> <li>g) provide adequate and safe vehicle access and parking;</li> <li>h) provide safe, convenient and attractive environment for pedestrians and cyclists;</li> <li>i) preserve or enhance the landscape character and biodiversity assets of the borough;</li> <li>j) be designed to be adaptable and accessible for all;</li> <li>k) have an acceptable impact on the amenity of users and neighbours;</li> <li>l) be designed to be safe and secure and to create environments which reduce the potential for crime;</li> </ul>



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		<p>m) minimise the impact of light pollution</p> <p>n) <b><u>be able to withstand any long-term impacts of climate change</u></b></p> <p><u>Reducing Emissions</u></p> <p>All <del>Major</del> development should, as far as <b>is feasible and financially viable</b> possible, contribute towards the reduction of <b>minimise CO2 emissions during construction and occupation</b>, and <b>also maximise both the use of and the</b> generation of renewable energy.</p> <p>Planning applications for <b>major</b> new development should be accompanied by a statement <b>(as part of or in addition to a design and access statement)</b> which sets out how the development <b>would do this in terms of:</b></p> <ul style="list-style-type: none"> <li><b><u>i. following the steps in the energy hierarchy by seeking to use less energy, source energy efficiently, and make use of renewable energy before efficiently using fossil fuels from clean technologies:</u></b></li> <li><b><u>ii. optimising the efficient use of natural resources;</u></b></li> <li><b><u>iii. reducing emissions through orientation and design.</u></b></li> </ul> <p><del>i. makes effective use of resources and materials through sustainable design and construction</del></p> <p><del>ii. minimises water use and provide for waste reduction and recycling</del></p> <p><del>iii. uses an energy hierarchy that seeks to use less energy, source energy efficiently, and make use of renewable energy</del></p> <p><del>iv. is sited and designed to withstand the long term impacts of climate change</del></p> <p><b><u>When considering the feasibility and viability of reducing emissions and also use of renewable energy in any major development, the Council will take into account matters such as the development’s scale and nature, its operational requirements, any site-specific constraints and also the need to meet other planning policy requirements.</u></b></p> <p>The Council will consider the extent to which sustainability has informed the design of proposals, taking account of:</p> <ul style="list-style-type: none"> <li>• Impact on viability</li> </ul>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<ul style="list-style-type: none"> <li>• Scale and nature of development</li> <li>• Operational requirements of the proposed use</li> <li>• Site specific constraints</li> <li>• The need to meet other planning policy requirements</li> </ul> <p><u>Percent for Art</u> For major developments with a value in excess of £1 million, the council will seek to negotiate a scheme of public artwork, subject to consideration of the impact on the viability of the development, secured by planning obligations and/or conditions where necessary.</p> <p><b><u>On major developments, the council will encourage developers to incorporate public art on site into structures and public spaces where reasonable.</u></b></p>
MM47	Policy LP22, p. 71	<p><b>LP22 Historic Environment</b></p> <p><b><u>In assessing the impact of a proposed development on the significance of a designated heritage asset,</u></b> the Council will <b><u>give great weight to the conservation of designated heritage assets and their setting</u></b> protect the historic environment and heritage assets throughout the borough and seek to enhance them wherever possible.</p> <p><u>In order to ensure that All-new development must conserve or enhances</u> <b><u>the significance of designated and non-designated heritage assets and their settings</u></b> the local character and distinctiveness of the area in which it would be situated, <b><u>the council will:</u></b></p> <p>The council will do this through:</p> <ol style="list-style-type: none"> <li>a) <b><u>Apply</u></b> a presumption against development that would unacceptably detract from views of St Mary’s Church (The Crooked Spire) by virtue of its height, location, bulk or design;</li> <li>b) <del>the protection of</del> <b><u>the significance of</u></b> Designated Heritage Assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;</li> </ol>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>c) <del>the use of</del> Conservation Area Appraisals and associated Management Plans to ensure the conservation or enhancement of the individual character of each of the borough’s conservation areas;</p> <p>d) <del>the identification</del> <b>identify</b> and, where appropriate, protection of important archaeological sites and historic environment features;</p> <p>e) <del>the identification</del> <b>identify</b> and, where appropriate, protection of non-designated heritage assets of local significance, set out in and referred to as The Local List;</p> <p>f) <del>Enhancing</del> <b>enhance</b> the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens.</p> <p>g) <del>Requiring development proposals within the Town Centre Historic Core to be accompanied by appropriate levels of archaeological assessment</del> <b><u>within the Town Centre Core and other areas of archaeological significance, require relevant development proposals to demonstrate careful appropriate consideration of archaeological impact.</u></b></p> <p><b><u>Where a development is likely to result in harm to, or a degree of loss of the significance of designated heritage assets and/or their setting, planning applications should be accompanied by an assessment evidence that sets out:</u></b></p> <ol style="list-style-type: none"> <li>1. <b><u>a description of the significance of the affected assets and their setting and an assessment of the nature and degree of impact on this;</u></b></li> <li>2. <b><u>an evaluation of how harm or loss would be avoided, minimised or mitigated; and</u></b></li> <li>3. <b><u>a clear and convincing justification for the development and the resulting harm or loss.</u></b></li> </ol> <p><b><u>Development that would result in substantial harm to or total loss of significance to a designated heritage asset will not be permitted unless:</u></b></p> <p><b><u>Either:</u></b></p> <ol style="list-style-type: none"> <li>i) <b><u>it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss;</u></b></li> </ol> <p><b><u>or all of the following apply:</u></b></p> <ol style="list-style-type: none"> <li>ii) <b><u>the nature of the heritage asset prevents all reasonable uses of the site; and</u></b></li> </ol>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification								
		<p>iii) <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></p> <p>iv) <u>conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</u></p> <p>v) <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></p> <p>The council will consider the use of measures including Article 4 directions and Local Development Orders where they are appropriate to ensure the conservation and enhancement of heritage assets.</p> <p>The council has a presumption in favour of retaining <b>non- designated</b> heritage assets on The Local List. Development that involves substantial harm or loss of a non-designated heritage asset will <del>not be acceptable unless it can be demonstrated that</del> <u>be assessed as part of a balanced judgment which considers whether:</u></p> <table border="1" data-bbox="546 817 1697 999"> <tbody> <tr> <td data-bbox="546 817 600 855">i</td> <td data-bbox="600 817 1697 855"><u>Whether or not</u> the asset is structurally unsound and poses a safety risk;</td> </tr> <tr> <td data-bbox="546 855 600 893">ii</td> <td data-bbox="600 855 1697 893">it is unviable to repair <u>the viability of repairing</u> or maintaining the asset;</td> </tr> <tr> <td data-bbox="546 893 600 932">iii</td> <td data-bbox="600 893 1697 932"><u>whether or not</u> alternative uses have been fully explored;</td> </tr> <tr> <td data-bbox="546 932 600 999">iv</td> <td data-bbox="600 932 1697 999"><u>whether or not the proposal</u> it would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme</td> </tr> </tbody> </table> <p>Where a proposal that involves unavoidable harm or loss of a <b>non-designated</b> heritage asset on The Local List meets the criteria above, the council will seek a replacement development <u>which is of an equivalent standard of design to the non-designated heritage asset</u> of a similar quality, <u>and</u> where possible retaining <u>retains</u> the features of the <b>non-designated</b> heritage asset.</p> <p><u>In the exceptional circumstances where loss or partial loss of designated or non-designated heritage asset</u> <del>Where the council is satisfied that the loss of heritage assets (both designated and non-designated) is considered to be justified, the council will require the developer to have the asset surveyed and recorded by a suitably qualified professional prior to the development commencing, and the records made publically available.</del> <u>in advance of any alterations, demolition or groundwork. The surveying and recording will be required to be carried out in a manner proportionate to the importance of the asset and the</u></p>	i	<u>Whether or not</u> the asset is structurally unsound and poses a safety risk;	ii	it is unviable to repair <u>the viability of repairing</u> or maintaining the asset;	iii	<u>whether or not</u> alternative uses have been fully explored;	iv	<u>whether or not the proposal</u> it would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme
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		<b><u>impact of the development. A report detailing the investigation should be made publicly available and deposited through Derbyshire’s Historic Environment Record as a minimum.</u></b>
Travel and Transport		
MM48	LP23	<p>LP23 Influencing the Demand for Travel</p> <p>To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the Council will seek to maximise walking, cycling and the use of public transport through the location and design of development and parking provision. Priority will be given to measures to encourage more sustainable travel choices.</p> <p>To secure this aim, the council will expect development proposals to demonstrate the following <del>(in order of priority)</del> <b><u>in order of priority</u></b>:</p> <ul style="list-style-type: none"> <li>a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use walking, cycling and public transport for appropriate journeys, including <del>intensive travel</del> <del>b</del> planning);</li> <li><del>e</del> <b>b</b>) improvements to walking and cycling facilities and public transport services that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;</li> <li><del>d</del> <b>c</b>) optimisation of the existing highway network to prioritise walking, cycling and public transport <del>that are provided early in the build out period of new developments, such as measures to prioritise the needs of pedestrians above the car and improved or new cycle and bus lanes</del> <b><u>such as measures to prioritise the needs of pedestrians above the car and improved or new cycle and bus lanes, provided early in the build out period of new developments</u></b>; and</li> <li><del>d e</del> <b><u>mitigation including</u></b> highway capacity enhancements <del>to deal with residual car demand</del> where the initiatives required under points (a) to (c) above are insufficient to avoid significant <b><u>impacts from the development on the transport network in terms of capacity and congestion</u></b> <del>additional car journeys.</del>; and</li> <li><del>e f</del> Provision of opportunities for charging electric vehicles where appropriate.</li> </ul> <p>The impacts of any remaining traffic growth expected, shall be mitigated through physical improvements to the highways network where necessary, to ensure that development has an acceptable impact on the functioning and safety of the highway network.</p> <p><b><u>Development proposals will not be permitted where they would have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.</u></b></p>

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		<p>The level of <b>vehicle and cycle</b> parking provision appropriate to any individual proposal will take into account the circumstances of the particular scheme, including in particular:</p> <ol style="list-style-type: none"> <li>i. The size of <del>the</del> <b>any</b> dwellings proposed.</li> <li>ii. The type, mix and use of the development.</li> <li>iii. The proximity of facilities such as schools, shops or employment.</li> <li>iv. The availability of and capacity for safe on-street and public car parking in the area.</li> <li>v. Proximity to and availability of public transport and other sustainable transport options.</li> <li>vi. The likelihood that any existing on-street parking problems <b><u>in terms of highway safety, congestion, pedestrian and cyclist accessibility and amenity</u></b> will be made worse.</li> <li>vii. Local car ownership levels</li> </ol> <p><b><u>Cycle parking, where provided as part of new development, should be located to ensure safe, secure and convenient access, with weather protection where possible. The council will prepare an SPD to provide further practical guidance on planning for walking and cycling within new development.</u></b></p> <p><del>All residential proposals with off-street parking provision dedicated to individual properties should include provision for charging electric vehicles on each property. Residential and commercial proposals with shared provision should include spaces with charging provision where practical.</del></p> <p>Any necessary mitigation measures should be set out in development proposals, including within Transport Statements, Transport Assessments and Travel Plans where these are required, and secured through conditions and/or legal agreements.</p> <p>Priority areas for combinations of sustainable transport measures and highways improvements will be:</p> <ul style="list-style-type: none"> <li>• The A61 Corridor</li> <li>• The A619 Chatsworth Road</li> <li>• The A619 corridor through Brimington and Staveley</li> </ul>

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		<ul style="list-style-type: none"> <li>• Chesterfield Town Centre</li> <li>• Access to Chesterfield Railway Station</li> </ul> <p>For masterplanned or phased developments, provision for the monitoring of traffic impact and mitigation of identified problems will be made through the use of legal agreements.</p>
Regeneration Priority Areas		
MM49	Policy	<p>RP1 Regeneration Priority Areas</p> <p>Within the RPA boundary as shown on the Policies Map, <b>for major developments</b> the Council will expect a masterplanned approach to deliver sustainable high-quality residential development, <del>enhanced community facilities</del>, respecting the constraints of the area and sensitive to the adjoining open countryside and existing residential communities.</p> <p>Masterplans are expected to investigate the potential to, and support projects that, improve the quality of the area and the existing housing stock through refurbishment and/or redevelopment.</p> <p>Within the RPA boundaries as shown on the policies map, the Council will grant planning permission for development which supports regeneration and where it would:</p> <ul style="list-style-type: none"> <li>a) Extend the type, tenure and quality of housing; <b>and</b></li> <li>b) Deliver environmental and biodiversity benefits; <b>and</b></li> <li>c) <del>Provide additional community facilities</del> <b>Support or enhance existing services and community facilities; and</b></li> <li>d) Provide <b>recruitment</b>, training and <b>procurement to benefit the local economy (via a Local Labour Agreement in line with PolicyLP7), with the priority being to maximise training and</b> employment opportunities <del>to</del> <b>for existing residents of the RPA within which the development is located</b>, by entering into a Local Labour Agreement; <b>and</b></li> <li>e) Increase trees and tree groups to enhance landscape character; <b>and</b></li> <li><b>(f) Have an acceptable impact on the wider highway network (taking account of cumulative effects of other developments within the RPAs) and provide any necessary mitigation.</b></li> </ul> <p><del>The level of housing growth for each RPA may be exceeded if the landscape, infrastructure and highways impacts (including cross-boundary impacts) are acceptable and if the additional growth is needed to secure regeneration benefits as demonstrated through a viability appraisal.</del></p>

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		<p>Within the Barrow Hill Regeneration Priority Area, development is expected to:</p> <ul style="list-style-type: none"> <li>i. Deliver <del>approximately</del> <b>a minimum of 35 50</b> new homes <b>on site H20; and</b></li> <li>ii. <del>Conserve or enhance the character or setting of heritage assets</del> <b>Promote design that positively contributes to the surrounding area and conserves or enhances the significance of heritage assets including Barrow Hill Conservation Area; and</b></li> <li>iii. Support the activities of Barrow Hill Roundhouse as a visitor attraction and centre for employment; <b>and</b></li> <li>iv. Provide safe and convenient walking and cycling connections to New Whittington, heritage assets at Chesterfield Canal, and the Staveley and Rother Valley Corridor.</li> </ul> <p>Within the Duckmanton Regeneration Priority Area, development is expected to:</p> <ul style="list-style-type: none"> <li>i. Deliver <b>a minimum of</b> <del>approximately</del> <b>310 400</b> new homes <b>on sites H26 and H34; and</b></li> <li>ii. Provide safe and convenient walking and cycling access to job opportunities at Markham Vale; <b>and</b></li> <li>iii. Provide safe and convenient walking and cycling connections to Poolsbrook and Poolsbrook Country Park; <b>and</b></li> <li>iv. Promote <del>building</del> design that positively contributes to the surrounding area and <b>conserves or enhances the significance of</b> heritage assets including <b>Poplar Farmhouse</b>, Duckmanton Model Village and Long Duckmanton; <b>and</b></li> <li>v. Deliver highway and pedestrian improvements at Tom Lane and Duckmanton Road.</li> </ul> <p>Within the Holme Hall Regeneration Priority Area, development is expected to:</p> <ul style="list-style-type: none"> <li>i. Deliver <b>a minimum of</b> <del>approximately</del> 300 new homes <del>(as allocated on site XX in table XX)</del> <b>on site H33 in line with the adopted masterplan; and</b>                      Deliver a sustainable high quality residential development                      Support the existing services and community facilities on offer in and around the local service centre</li> <li>ii. Provide safe and convenient walking and cycling connections to Linacre Road, Wardgate Way (Local Service Centre) and the Holmebrook Valley Park and Trail; <b>and</b></li> <li>iii. Provide an appropriate buffer and boundary treatment to minimise and mitigate any adverse impacts upon the Ashgate Plantation Local Wildlife Site.</li> </ul> <p>Within the Mastin Moor Regeneration Priority Area, development is expected to:</p>



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		<ul style="list-style-type: none"> <li><del>i. Deliver 400 new homes</del></li> <li><b>i. Deliver up to 670 new homes on sites H1, H6 and H35; and</b></li> <li>ii. Provide safe and convenient walking and cycling access to job opportunities at Markham Vale, the community garden and Norbriggs <b>and Woodthorpe</b> Primary Schools; <b>and</b></li> <li>iii. Provide a new Local Centre with additional community facilities and the opportunity for provision of health facilities; <b>and</b></li> <li>iv. Provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to The Cuckoo Way and Chesterfield Canal; <b>and</b></li> <li>v. Promote design that positively contributes to the surrounding area, <del>responding to and reflecting local</del> <b>conserves or enhances the significance of</b> heritage assets <del>in the design and location of new buildings where relevant, including the historic</del> <b>former</b> pumping engine and tramway; <b>and</b></li> <li>vi. Deliver a new and/or improved pedestrian and cycle crossing over the A619; <b>and</b></li> <li>vii. Protect and enhance the setting of and access to the community garden; <b>and</b></li> <li>viii. Minimise visual impact on the ridgelines along Worksop Road and Woodthorpe Road; <b>and</b></li> <li>ix. Provide a defined edge of development and a clear break to prevent continued coalescence and extension of ribbon development along Worksop Road; <b>and</b></li> <li>x. Maintaining the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space.</li> </ul> <p>Within the Poolsbrook Regeneration Priority Area, development is expected to:</p> <ul style="list-style-type: none"> <li>i. <del>Deliver 100</del> <b>a minimum of approximately 175</b> new homes <b>on site H31; and</b></li> <li>ii. Provide safe and convenient walking and cycling access to job opportunities at Markham Vale; <b>and</b></li> <li>iii. Provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to Duckmanton and Poolsbrook Country Park; <b>and</b></li> <li>iv. <del>Conserve or enhance the heritage assets</del> <b>Promote design that positively contribute to the surrounding area and conserves or enhances the significance of heritage assets including</b> the surviving buildings of the Model Village <del>and their setting.</del></li> </ul>
Strategic Sites and Locations		
MM50	Paragraph 11.4	11.4. In 2015, the borough council approved an updated Town Centre Masterplan for Chesterfield. <b><u>Whilst not having formal status as a Development Plan Document or SPD, the masterplan</u></b> <del>The masterplan</del> sets out a long-term vision for Chesterfield

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		Town Centre <b>and is a material consideration in determining planning applications within the town centre. The masterplans vision is for the town centre</b> to be:
MM50	Following paragraph 11.6	Insert plan showing location of Town Centre Masterplan Character Areas including Spire Neighbourhood. See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.
MM51	Paragraph 11.7 & 11.8	<p>11.7 As a result of changes to the retail market generally and the large foodstore sector in particular, the council has chosen not to progress <b>the retail led scheme previously proposed by Wilson Bowden within the Northern Gateway area</b> the development of the previously proposed Northern Gateway scheme (which was to have been a foodstore and retail led, mixed use extension of Chesterfield Town Centre) at this time. However <b>The Northern Gateway has instead been progressed through</b> the council has invested in replacing the aging Saltergate Multi Storey Car Park (currently under construction) and is committed to building a new enterprise centre at Holywell Cross (<b>construction of which is expected to start in early 2020</b>). The site still presents the key opportunity for any further physical expansion of the retail offer of Chesterfield Town Centre.</p> <p>11.8. In bringing these sites forwards for development the council will use a combination of masterplans, site-specific planning briefs, SPD's and Outline Planning Applications, with reference to other relevant policies of the Plan including <b>CS15LP9, CS16LP2 and CS19LP22</b>.</p>
MM52	Policy SS1	<p><b>SS1 Chesterfield Town Centre</b></p> <p>Subject to policy LP9 <b>other relevant policies of the plan, the council will support planning applications that planning permission will be granted for development that</b> contributes towards:</p> <ul style="list-style-type: none"> <li>a) Protecting and enhancing the centre's sub-regional and local role in providing <b>housing</b>, employment, services, leisure, cultural venues and retail</li> <li>b) Supporting the objectives of Chesterfield town centre masterplan</li> <li>c) Economic development and community safety by providing a diverse range of uses including retail, office, community facilities, leisure and food and drink uses</li> <li>d) Conserving and enhancing the historic character of the centre and the role of the Historic Market and Market Hall</li> <li>e) Improving accessibility between the centre and surrounding areas, including Chesterfield Railway Station, Waterside, Queen's Park, Chesterfield College and Ravenside Retail park</li> <li>f) Enhancing walking, cycling and public transport provision</li> </ul>

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		<p>g) Maintaining the overall level of provision of public car parking; new off street car parking will usually only be permitted when justified through a transport assessment or travel plan</p> <p>h) Reducing through traffic</p> <p>i) Enhancing the range and quality of residential uses within Chesterfield town centre</p> <p><b>j) <u>Undertaking appropriate assessment, evaluation and, if necessary, recording of archaeological remains within the Town Centre Historic Core (as set out on the policies map).</u></b></p> <p>Outside of the Town Centre <del>Primary and Secondary Shopping Areas, District and Local Centre areas</del> as shown on the policies map and set out in policy LP9, planning permission will not normally be granted for new retail uses (A1) other than small shops as set out in policy LP10. Planning permission will normally be granted for other main town centre uses, <b>including</b> B1(a) offices, health and education uses subject to the other policies of this plan.</p> <p>Northern Gateway</p> <p>Land between Newbold Road/Holywell Street and Saltergate, as shown on the policies map, will be safeguarded for the future expansion of Chesterfield Town Centre.</p> <p>Within this area, planning permission will only be granted for proposals that enhance and support the centre’s sub regional role in providing <b>housing</b>, employment, services, leisure and retail and where they can demonstrate that they would not prejudice the future development of the site</p> <p>Spire Neighbourhood</p> <p><del>Planning permission will be granted</del> <b>Proposals will be supported</b> for new residential development <b>on land to the east of between St Mary’s Gate and to the west of the A61 and to the north of Holywell Street and south of Brewery Street, subject to other relevant policies of the plan. Where development within this area results in the loss of public car parking, the effect of this on the viability of Chesterfield Town Centre should be assessed, and if necessary compensatory parking provided</b> elsewhere within or closely related to Chesterfield Town Centre.</p>

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MM53	Policy SS2	<p><b>SS2 CHATSWORTH ROAD CORRIDOR</b></p> <p><u>Development proposals will be supported where they</u> <del>Planning permission will only be granted for development that contributes towards:</del></p> <ul style="list-style-type: none"> <li>a) The vitality and viability of Chatsworth Road district centre</li> <li>b) Improving the West Bars gateway to Chesterfield town centre.</li> <li>c) Strengthening the links between the land south of Chatsworth Road with the Chatsworth Road district centre and surrounding communities.</li> <li>d) Providing a new variety of uses that will create a mixed, sustainable community.</li> <li>e) The improvement of identified transport and highway issues.</li> <li>f) The enhancement of walking, cycling and public transport provision</li> </ul> <p>Within the defined district centre, proposals for development will be considered in accordance with policy LP9. Outside the district centre development will be focussed on new housing and compatible uses.</p> <p>Within the regeneration area south of Chatsworth Road a comprehensive scheme providing a mix of uses will be <del>permitted</del> <b>supported</b> in accordance with the adopted masterplan, including: employment generating uses <b>on land at the former Boythorpe Works (in accordance with policy LP7)</b>, open space and housing. The sites of Walton Works (including the re-use of the Grade II* listed building) and Griffin Mill/Wheatbridge Mill shall be for housing-led mixed use development <b>(in accordance with policy LP4, Site H30)</b>. Development proposals for the Griffin Mill and Wheatbridge Mills area should include the re-use of the Grade II listed Cannon Mill. To ensure that development within the regeneration area south of Chatsworth Road provides a mixed, integrated, sustainable community within the Chatsworth Road Corridor, developments must demonstrate that they have:</p> <ul style="list-style-type: none"> <li>i. Taken a comprehensive approach to flood risk management;</li> <li>ii. Incorporated the Hipper Valley walking and cycle route and improved north-south walking and cycling links;</li> <li>iii. Integrated the site into a network of green spaces, such as Walton Dam, Somersall Park and the Walton river corridor green wedge, connected by the River Hipper and footpaths and cycleways</li> </ul>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>iv. Considered the impact upon heritage assets and their setting and identified any means of mitigation and/or enhancement through submission of a Heritage Impact Assessment.</p> <p><del>Proposals for development should demonstrate how they accord with the adopted masterplan through site-specific masterplans and/or development briefs.</del></p>
MM54	Policy SS3	<p>SS3 Chesterfield Waterside and the Potteries</p> <p>Within the Chesterfield Waterside area as set out on the policies map, <b>the council will support development proposals</b> <del>planning permission will only be granted for development</del> that contributes towards:</p> <ul style="list-style-type: none"> <li>a) Creating jobs in office, industry, retail, tourism and education</li> <li>b) Restoring Chesterfield Canal and the River Rother to navigation and creating a new canal terminus</li> <li>c) Achieving a mix of uses including residential (<b>up to 1550 new homes</b>), office (<b>up to 30,000 sqm</b>), employment, and leisure, <b>health and fitness, hotels, creche, doctor's surgery and nursing home</b></li> <li>d) Improving access to the site including enhancing the footpath and cycle network through the site and making links to the wider Trans Pennine Trail and Chesterfield Railway Station</li> <li>e) A high quality urban environment including eco-park and green infrastructure corridor</li> <li>f) Managing flood risk</li> </ul> <p>Land within the Chesterfield Waterside area will be comprehensively redeveloped in accordance with an approved masterplan, including provision of a new Local Centre located adjacent to the existing canal basin.</p> <p>Planning applications submitted for development outside of the existing outline planning permission, but which otherwise deliver the objectives of the approved masterplan, will be expected to contribute towards the overall delivery of the infrastructure required for comprehensive development, secured through a section 106 agreement.</p>
MM55	Policy SS5	<p>SS5 Staveley and Rother Valley Corridor</p> <p>The Borough Council will support the comprehensive redevelopment of the Staveley and Rother Valley Corridor to create a sustainable urban extension in a landscape setting through a masterplanned approach.</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>The overall objectives of the masterplan will be to:</p> <ul style="list-style-type: none"> <li>a) Deliver approximately 1500 new dwellings through a range of new housing opportunities focussed on the centre and western end of the corridor</li> <li>b) Create employment opportunities focussed on the Hall Lane end of the corridor and around Works Road</li> <li>c) Deliver the section of the Chesterfield to Staveley Regeneration Route between Bilby Lane and Hall lane, connected to the route safeguarded under policy LP24 and the existing Staveley Northern Loop Road Phase 1</li> <li>d) Accommodate an Infrastructure Maintenance Dept to serve the eastern leg of HS2</li> <li>e) Provide a new local centre to serve both the development itself and adjacent communities of Barrow Hill and Hollingwood</li> <li>f) Make provision for a new primary school to serve the development</li> <li>g) Develop a sustainable community including on-site energy generation where possible and practicable</li> <li>h) Enhance the quality of and access to the landscape and green infrastructure, particularly the Chesterfield Canal and River Rother waterways</li> <li>i) Deliver access and transport improvements, emphasising sustainable transport</li> <li>j) Improve water management on site, including new wetland habitat associated with the River Rother</li> <li>k) Provide for the remediation and re-use of contaminated and unstable land where possible and practicable</li> <li>l) Conserve and enhance the quality of the historic environment, taking account of designated and non-designated heritage assets and their setting, within and closely related to the site</li> <li>m) Secure a structured approach to delivery of infrastructure to ensure it is delivered in a timely fashion to support new residential and employment communities and limit the need to travel off-site to access services</li> <li>n) Establish a network of open mosaic grassland habitats through the site to maintain and enhance brownfield biodiversity</li> </ul> <p>Development proposals for individual land parcels/phases must be brought forward as part of a comprehensive masterplan for the area and must demonstrate how they will deliver these objectives where appropriate.</p> <p>Planning applications for development within this area will be expected to demonstrate how they have addressed these objectives.</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>Planning applications submitted for specific character areas and/or phases of development will be expected to contribute appropriately towards the overall delivery of the infrastructure required for comprehensive development, secured through a section 106 agreement.</p> <p>Planning applications specifically for the Works Road and Lagoon Character Areas will be expected to include information demonstrating:</p> <ol style="list-style-type: none"> <li>i. A joint masterplan as part of a Design and Access Statement and evidence of how the application addresses this masterplan and the delivery of critical infrastructure; <b>and</b></li> <li>ii. A Transport Assessment based on modelling of the overall impact of development and a Travel Plan setting out how the impact of <del>the specific planning application</del> traffic <b>associated with the proposed development</b> will be managed; <b>and</b></li> <li>iii. A phasing plan setting out the approach to delivery of critical infrastructure, including transport and community infrastructure</li> </ol> <p>WORKS ROAD CHARACTER AREA</p> <p>Planning permission will be granted for a mixed use development <del>incorporating</del> <b>including</b>:</p> <ul style="list-style-type: none"> <li>• A new Local Centre on Works Road (use classes A1 to A5 and other Main Town Centre uses, to include a single foodstore of no more than 1000 sqm),</li> <li>• Residential (C3)</li> <li>• Up to 10 ha of employment space (B1, including B1(a) offices)</li> <li>• Canal-related commercial activity including food and drink uses (A3 and A4) and employment (B1), including provision for moorings, in the location of the former canal wharf to the east of Hollingwood Lock</li> <li>• Retention of the Clocktower building</li> <li>• A site for a new Primary School</li> <li>• Flood mitigation measures for the River Rother/Works Road bridge</li> </ul> <p>THE LAGOON CHARACTER AREA</p> <p>Planning permission will be granted for a residential led development <del>incorporating</del> <b>including</b>:</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<ul style="list-style-type: none"> <li>• Residential (C3)</li> <li>• Retail (A1) to serve day to day needs, with no single unit to exceed 280 sqm net sales area</li> <li>• Extension of the Bluebank Pools Local Nature Reserve (to the west of Bilby Lane within the land allocated on the Policies Map)</li> <li>• Restoration of the former settling pond as public open space</li> <li>• An enhanced landscape buffer between the site and Chesterfield Canal</li> </ul> <p>HALL LANE CHARACTER AREA – KEY OBJECTIVES</p> <p>Planning permission will be granted for an employment led development <del>incorporating</del> <u>including</u>:</p> <ul style="list-style-type: none"> <li>• Proposals for the HS2 IMD</li> <li>• Development of Approximately 30ha of Employment generating development within use classes B1, B2 and B8 <del>or</del>, subject to HS2 finalising the extent of the proposed IMD- <b><u>(this development is expected to extend beyond the plan period, following implementation of the HS2 IMD).</u></b></li> <li>• Housing (C3) led development for western end of the Character Area and ancillary uses where it is well-related to the existing settlement of Barrow Hill and Works Road</li> <li>• The improvement of walking and cycling connections between Barrow Hill and Staveley Town Centre</li> <li>• New wetland habitat in the south of the character area associated with the River Rother</li> </ul>
MM56		Most up to date plan awaited from Chatsworth Settlement Trustees
MM57	Policy SS6	<p>SS6 Land at Dunston</p> <p>Planning permission will be granted for residential development for approximately <del>800</del> <b>500</b> dwellings on land north of Dunston and south east of Dunston Road as allocated on the policies map and as set out in table 4 <b><u>(Site reference SS6).</u></b></p> <p>Development should be carried out in accordance with a masterplan to be agreed with the Local Planning Authority prior to development that demonstrates:</p> <ol style="list-style-type: none"> <li>i. <b><u>Acceptable</u></b> Access arrangements from Dunston Road and Dunston Lane</li> </ol>



Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<ul style="list-style-type: none"> <li>ii. <b>Appropriate provision</b> <del>Proposals for walking and cycling provision within the site</del></li> <li>iii. <b>Appropriate transport mitigation to ensure an acceptable impact on the highway network for all users</b></li> <li>iv. <b>Appropriate avoidance and mitigation to minimise any adverse impacts to the significance of affected nearby heritage assets and ,including their settings</b></li> <li>v. Provision of a new local centre to serve development</li> <li>vi. <b>Provision of</b> a site reserved for a new one form entry primary school (to be retained until such time as required or evidence can be provided of a lack of need)</li> <li>vii. A scheme of green infrastructure including landscaping, open space, play and sports provision including re-instatement of the former cricket pitch, and early implementation of a landscaping and planting scheme along Dunston Road</li> <li>viii. A phasing plan for development phases and the provision of infrastructure</li> </ul>
MM58	Paragraphs 11.32 and 1.36-11.37	<p>11.32. Chesterfield Railway Station is the first point of arrival or last point of departure for approximately 1.78 million passengers<del>16.</del>, with usage growing by 3 - 5% per year. Over a million people live within a half hours drive time of the Station <b>(AECOM research 2017)</b>. Currently three Train Operating Companies (East Midlands Trains, Northern Trains and the Cross Country franchise) call at the Station and it is the 6th busiest station in the East Midlands, with direct services available to London, Birmingham, Liverpool, the West Country and the North East and Scotland. The announcement in July 2017 that HS2 services to Sheffield will stop at the station when they commence in 2033 <b>(subsequently revised as from 2035)</b> creates the potential for further growth in services and investment.</p> <p>11.36. SCR has provided funding for further research and development of the Master Plan and its refinement, currently being prepared by Cushman &amp; Wakefield, Arup and Whittham Cox Architects <del>This strategy should be in place by early 2019.</del> <b>Consultation on the masterplan for the railway station area is expected to be undertaken in early 2020. This is likely to take the form of an overall concept masterplan and a more focused planning framework identifying appropriate uses, amounts of development and infrastructure requirements.</b> Funding for the Hollis Lane Link Road <del>is to be</del> <b>has been</b> set aside as part of the wider LGF funded A61 Corridor Project <b>and a planning application for the first phase of the road has been submitted.</b></p> <p>11.37. Key assets in the Station Master Plan area require Safeguarding. A new road alignment joining Crow Lane and Hollis Lane will improve access to the station from the south (and reduce traffic through Chesterfield Town Centre, see <del>policy policies</del> <b>SS1 and LP24</b>). There is also a need to ensure adequate land is safeguarded to allow for the development of</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<p>an improved pedestrian bridge over the A61 to Corporation Street. The bridge would ideally be a statement piece of architecture and has been termed “Platform 4”: arrival to the Town Centre. Land has been also identified for and improved station forecourt, Multi-story car parks (to release development land), bus, taxi and cycling use, limited leisure and retail use, connected to station users and an area of public realm.</p>
MM59	Policy SS7	<p>SS7 Chesterfield Railway Station</p> <p>Within land between Hollis Lane and Crow Lane, as shown on the policies map, the council will prepare an approved masterplan/development framework to maximise the regeneration benefits of future HS2 services and conventional rail services utilising the station. Within this area, and in accordance with the approved masterplan, <b><u>the council will support development based on the extent to which it that delivers for:</u></b></p> <ul style="list-style-type: none"> <li>a) Improved access to Chesterfield Railway Station by all modes of transport including improved forecourt arrangements;</li> <li>b) Modernisation of Station facilities and electrification of the Midland Main Line though it;</li> <li>c) A new link road between Hollis Lane and Crow Lane and related road alignments;</li> <li>d) Improvements to the A61 Corporation Street footbridge, including its replacement with a new bridge;</li> <li>e) mixed use development to include residential dwellings (C3), commercial office space (B1), car parking;</li> <li>f) limited retail and leisure uses (A1 to A5 and D1 and D2) in association with the Station;</li> <li>g) Pedestrian and cycle links to Chesterfield Waterside, Chesterfield Town Centre and the;</li> <li>h) Essential infrastructure required to deliver the improvements set out in the approved masterplan.</li> <li>i) <b><u>Appropriate assessment, evaluation and, if necessary, recording of archaeological remains</u></b></li> <li>j) <b><u>Improved inclusive accessibility to Chesterfield Railway Station and within the masterplan/development framework area.</u></b></li> </ul> <p>Planning Permission will not be granted for development that would prevent the delivery of the above improvements.</p>
MM60	Policy SS8	<p>SS8 Neighbourhood Plans</p> <p>Where the views of a community are expressed in a Neighbourhood Plan they will be taken into account in the planning system provided that the plan:</p>

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
		<ul style="list-style-type: none"> <li>• has been <del>endorsed</del> <b>adopted</b> by Chesterfield Borough Council; and</li> <li>• is in conformity with the <b>strategic policies of the</b> Local Plan; and</li> <li>• can be regularly updated if necessary</li> </ul>
MM62	Master Plan Diagram, p. 98	Deletion of master plan diagram on page 98 Chesterfield Waterside Illustrative Masterplan and replace with most recent illustrative master plan. See <b>Associated Figures, Tables and Diagrams (Proposed Modifications)</b> for the proposed modification.
Appendices		
MM64	Appendix ‘X’ Superseded development plan policies	See <b>Appendices (Proposed Modifications)</b> for the proposed modification.
MM65	Appendix B – Open Space Standards, Quantitative Standards	See <b>Appendices (Proposed Modifications)</b> for the proposed modification.
MM65A	Appendix C Electric Vehicle Charging Standards	Appendix deleted
Monitoring Framework		

Modification Reference	Policy/ Paragraph/ Page	Proposed Modification
MM66	Monitoring framework	See <b>Appendices (Proposed Modifications)</b> for the proposed modification.
MM67	Monitoring framework	Housing Trajectory See <b>Appendices (Proposed Modifications)</b> for the proposed modification.
MM68	Monitoring framework	Employment Trajectory See <b>Appendices (Proposed Modifications)</b> for the proposed modification.

# Associated Figures, Tables and Diagrams (Proposed Modifications)

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#### **SS6 Land at Dunston (Strategic Policy)**

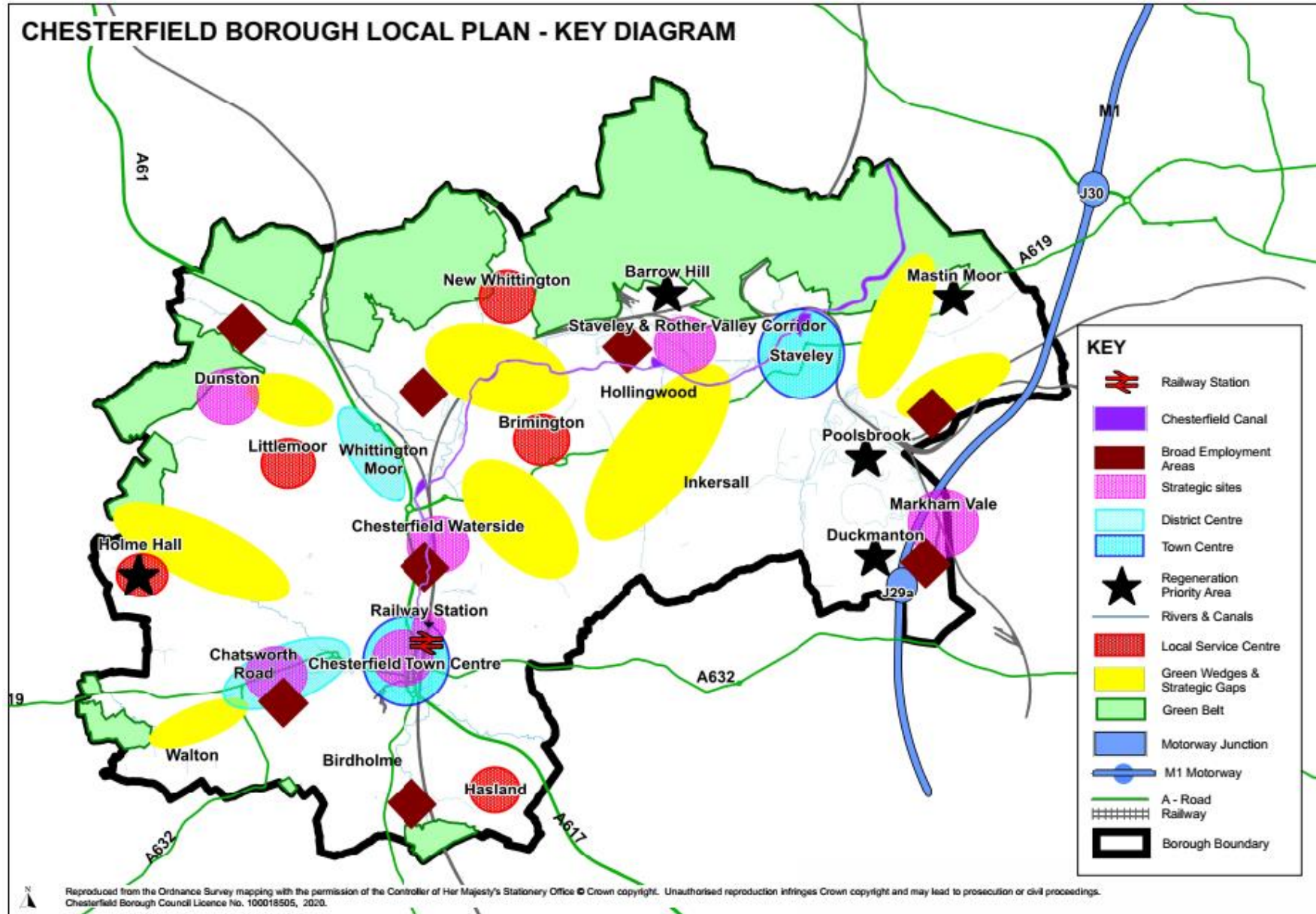
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MM2 – KEY DIAGRAM





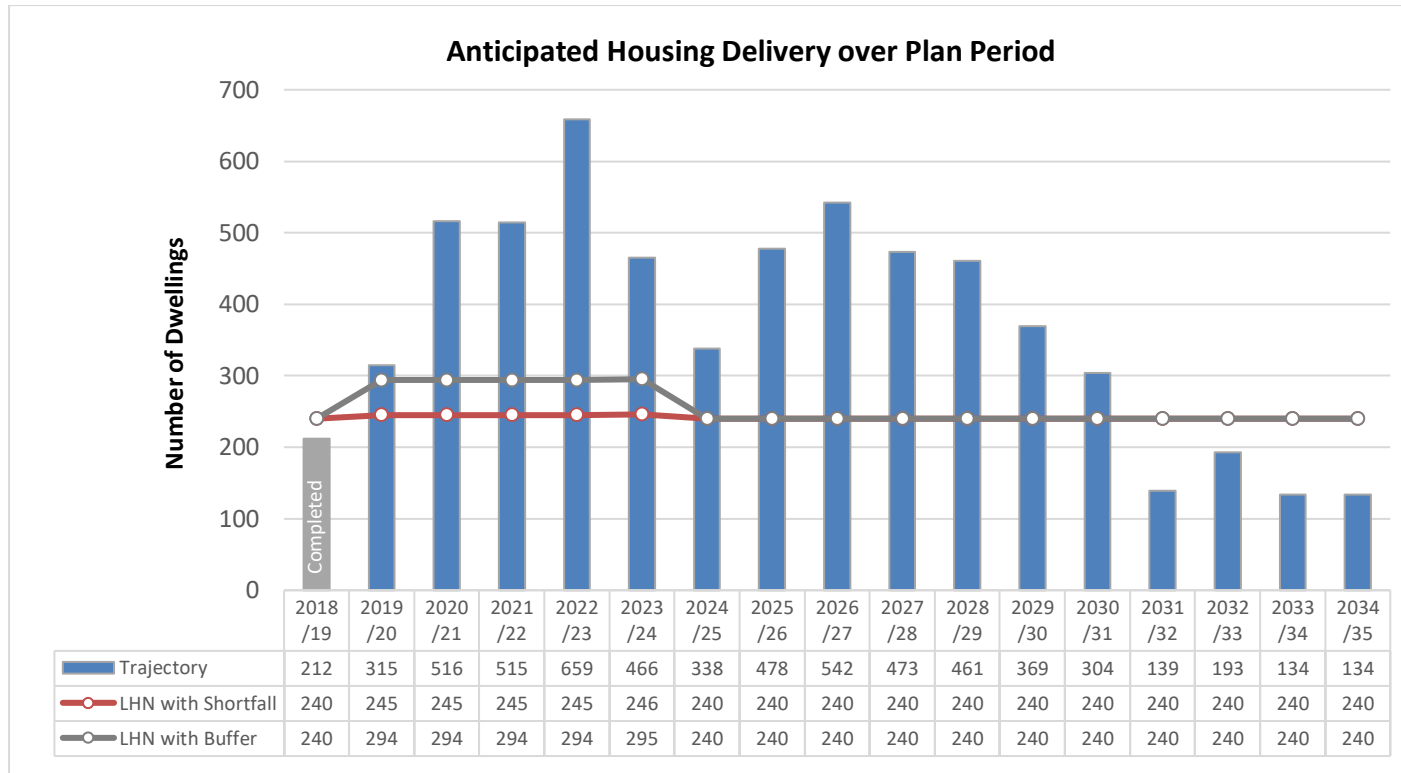
## MM9 - TABLE 2 EMPLOYMENT LAND REQUIREMENT

<b>Table 2: <u>Employment Land Requirement</u></b>	
<b><u>B1</u></b>	<u>5.9 ha</u>
<b><u>B2</u></b>	<u>23.8 ha</u>
<b><u>B8</u></b>	<u>19.9 ha</u>
<b>Employment Land Requirement (2018-<del>2033</del>2035)</b>	<b><u>44.50 ha</u></b>

**MM15 – TABLE 3 SOURCES OF HOUSING SUPPLY 2018-2035**

Source of Supply	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Sum of Total
Large Allocation	0	15	45	58	224	219	165	272	305	298	305	240	175	60	60	60	0	2501
Large Permission	63	114	129	95	32	25	30	30	18	0	0	0	0	0	0	0	0	536
Small Allocation	0	4	41	12	70	79	17	35	62	16	2	0	0	0	0	0	0	338
Small Permission	71	91	142	76	22	0	0	0	0	0	0	0	0	0	0	0	0	402
SS1	0	0	0	0	0	0	0	15	30	30	25	0	0	0	0	0	0	100
SS3	0	0	50	207	207	37	55	55	55	55	55	55	55	55	59	50	50	1100
SS5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	150
SS6	21	79	50	50	75	74	50	50	50	50	50	50	50	50	50	0	0	799
Actual / Anticipated Net Completions (sites of 4 dwellings or less)	57	36	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189
10% Lapse Rate (Discount on Commitments)	0	-24	-37	-17	-5	-3	-3	-3	-2	0	0	0	0	0	0	0	0	-94
Windfall Allowance	0	0	0	34	34	34	34	34	34	34	34	34	34	34	34	34	34	476
<b>Total</b>	<b>212</b>	<b>315</b>	<b>516</b>	<b>515</b>	<b>659</b>	<b>466</b>	<b>348</b>	<b>488</b>	<b>552</b>	<b>483</b>	<b>471</b>	<b>379</b>	<b>314</b>	<b>199</b>	<b>253</b>	<b>194</b>	<b>134</b>	<b>6497</b>

**MM16 - HOUSING TRAJECTORY GRAPH**



**MM18 – TABLE 4 HOUSING ALLOCATIONS**

Reference	Site Name <u>Address</u>	Anticipated Capacity	Capacity included within LP Trajectory	Site Size (ha)	Related Policy
H2	Catherine Street Garages <del>Court, Catherine Street,</del> <b>Bank Street</b> , Chesterfield	<del>10</del> <b>12</b>	<b>12</b>	0.25-7	<b>LP4</b>
H3	Manor House Farm, 118 The Green, Hasland	10		0.40	
H4	Heaton Court (Former), Meynell Close, Chesterfield <b>Brampton</b>	<del>12</del> <b>10</b>	<b>10</b>	0.34	<b>LP4</b>
H5	Pondhouse Farm, Troughbrook Road, Hollingwood	<del>12</del> <b>23</b>	<b>23</b>	1.06-10	<b>LP4</b>
H7	<del>Land off</del> Hollythorpe Close ( <del>Land off</del> ), Hasland	14	<b>14</b>	0.554	<b>LP4</b>
H8	<del>Land North of</del> Chesterfield Road ( <b>Land North of</b> ), Staveley	14	<b>14</b>	0.320	<b>LP4</b>
H9	<del>Former White Bank Sports Centre</del> <b>White Bank Close (Land at)</b> , Hasland	<del>15</del> <b>9</b>	<b>9</b>	0.56	<b>LP4</b>
H10	Derwent House HOP, Ulverston Road, Chesterfield, <b>Newbold</b>	17	<b>17</b>	0.587	<b>LP4</b>
H11	Sycamore Road (Land at), Hollingwood, <del>Brimington</del>	18	<b>18</b>	0.720	<b>LP4</b>
H12	Ashbrooke Centre (Former), Cuttholme Road, Chesterfield <b>Loundsley Green</b>	20	<b>20</b>	0.698	<b>LP4</b>
H13	Elm Street ( <b>Land at</b> ), Hollingwood, <del>Brimington</del>	23	<b>23</b>	0.71	<b>LP4</b>
H14	Swaddale Avenue ( <b>Land to the West of</b> ), Tapton	<del>25</del> <b>21</b>	<b>21</b>	0.88	<b>LP4</b>
H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield**	<del>25</del> <b>70</b>	<b>70</b>	0.6254	<b>LP4</b>
H16	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield, <del>S41 7JH</del>	25	<b>25</b>	0.9284	<b>LP4</b>
H17	Poultry Farm (Former), Manor Road, <del>Brimington</del>	<del>27</del> <b>26</b>	<b>26</b>	0.8887	<b>LP4</b>
H18	Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, <del>S41 7NA</del>	30		0.72	
H19	Ash Glen Nursery (Former), Sheffield Road, <del>Unstone</del>	30	<b>30</b>	1.1320	<b>LP4</b>
H21	Staveley Canal Basin, Eckington Road, <del>Staveley</del>	<del>36</del> <b>90</b>	<b>90</b>	3.222.99	<b>LP19</b>
H22	Listers Car Sales (Former) Sheffield Road, <del>Unstone</del>	<del>38</del>		1.40	
H23	Allen and Orr Timber Yard, Saltergate, <b>Chesterfield</b>	<del>40</del> <b>39</b>	<b>39</b>	0.86	<b>LP4</b>
H24	Barker Lane (GK Group Premises)	40		1.10	
H25	Boat Sales (Former), Sheffield Road, <del>Unstone</del>	<del>50</del> <b>48</b>	<b>50 48</b>	1.29	<b>LP4</b>
H27	Walton Hospital (Land at), Harehill Road, <b>Walton</b>	60	<b>60</b>	1.5049	<b>LP4</b>
H28	Walton Hospital (Land at), Whitecotes Lane, <del>Chesterfield,</del> <b>Walton</b>	90	<b>90</b>	2.28-3.14	<b>LP4</b>

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H29	Dunston Road (Land off), Cammac Site,	146		4.49	
H32	Bent Lane, Staveley	140	<b>140</b>	<b>7.266.29</b>	<b>LP4</b>
H36	Land at Inkersall Road ( <b>Land at</b> ), <b>Inkersall</b>	400	<b>400</b>	<b>22.78</b>	<b>LP4</b>
	<b>TOTALS</b>	<b><del>1377</del>1201</b>	<b><del>1377</del> 1201</b>		
H1	Edale Road Garage Court, Mastin Moor	6	<b>6</b>	0.20	<b>RP1</b>
H6	Miller Avenue, Mastin Moor	14	<b>14</b>	<b>0.41</b> <del>1.5</del>	<b>RP1</b>
H20	Land at Duewell Court ( <b>Land at</b> ), Station Road, Barrow Hill	35	<b>35</b>	<b>1.43</b> <del>1.8</del>	<b>RP1</b>
H26	Land adjacent Rectory Road ( <b>Land adjacent</b> ), Duckmanton	<b>33</b>	<b>33</b>	<b>2.03</b> <del>2</del>	<b>RP1</b>
H31	Varley Park, Staveley Road, <b>Poolsbrook</b>	175	<b>175</b>	<b>56.16</b>	<b>RP1</b>
H33	Linacre Road, <b>Holme Hall</b>	300	<b>300</b>	14.85	<b>RP1</b>
H34	Land South of Tom Lane ( <b>Land South of</b> ), West of Rectory Road, Duckmanton	<del>400</del> <b>275</b>	<b>275</b>	<b>23.39</b>	<b>RP1</b>
H35	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	<del>400</del> <b>650</b>	<b>650</b>	<b>46.15</b>	<b>RP1</b>
	<b>TOTALS</b>	<b>1238</b>	<b>1488</b>	-	-
SS1	Chesterfield Town Centre / Spire Neighbourhood, <b>Chesterfield</b>	100	<b>100</b>	<b>8.62</b>	<b>SS1</b>
H30	Walton Works (Former), Factory Street, <b>Brampton</b>	150	<b>150</b>	3.60	<b>SS2</b>
SS3	Chesterfield Waterside, Brimington Road, <b>Chesterfield</b>	<del>1000</del> <b>1550</b>	<b>1100</b>	23.17	<b>SS3</b>
SS5	Staveley Works, <b>Staveley</b>	<del>150</del> <b>1499</b>	<b>150</b>	<b>187.49</b>	<b>SS5</b>
SS6	Land South of Dunston Lane <b>Road, Dunston*</b>	<del>500</del> <b>799</b>	<b>799</b>	<b>43.6</b>	<b>SS6</b>
	<b>TOTALS</b>	<b>4098</b>	<b>2299</b>	-	-
	<b>Overall Housing Totals</b>	<b>6537</b>	<b>4988</b>		

\* Includes area of 15.81 Ha (299 dwellings) with reserved matters permission at the point of plan submission (June 2018).

\*\* To calculate the likely contribution towards housing delivery from a C2 use on the site the Council has followed the advice in paragraph 035 Reference ID: 68-035-20190722 in the NPPG. In doing so the calculation has been made using the method set out in paragraph ID: 63-016a-20190626 of the NPPF i.e. the average number of adults living in households (source: CT0774 2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level).

**MM28 – TABLE 9 EMPLOYMENT LAND SUPPLY**

<b>Table 9: Employment Land Supply</b>	
<b>Land Developed within Plan Period</b>	
<b><u>Land Developed within 2018/19 monitoring year</u></b>	<b><u>3.4 ha</u></b>
<b>Commitments</b>	
<b>Land with planning permission (31/3/19) (excluding Markham Vale)</b>	<b>21.09 <u>16.0 ha</u></b>
Markham Vale	5.2 ha
Waterside	-2.0 ha
<b>Total</b>	<b><del>24.3</del> <u>19.2 ha</u></b>
<b>Sites without Planning Permission</b>	
Whitting Valley Road	3.7 ha
Station Road (Wagon Works)	6.3 ha
Former GKN works, Sheepbridge Lane	3.6 ha
Impala Estates (land adjacent Markham Vale)	2.6 ha
Former Bpoythorpe Works, Goyt Side Road	5.0 ha
<b><u>Prospect Park (Land at), Dunston</u></b>	<b><u>2.5 ha</u></b>
Staveley Works Corridor	2.0 ha
HS2 IMD*	4.0 ha
<b>Total</b>	<b><del>27.33</del> <u>29.7 ha</u></b>
<b>Total Supply within Plan Period</b>	<b><u>51.63</u> <u>52.3 ha</u></b>

\* Based on an equivalent site area assuming 150 jobs at equivalent to B8 use instead of site size.

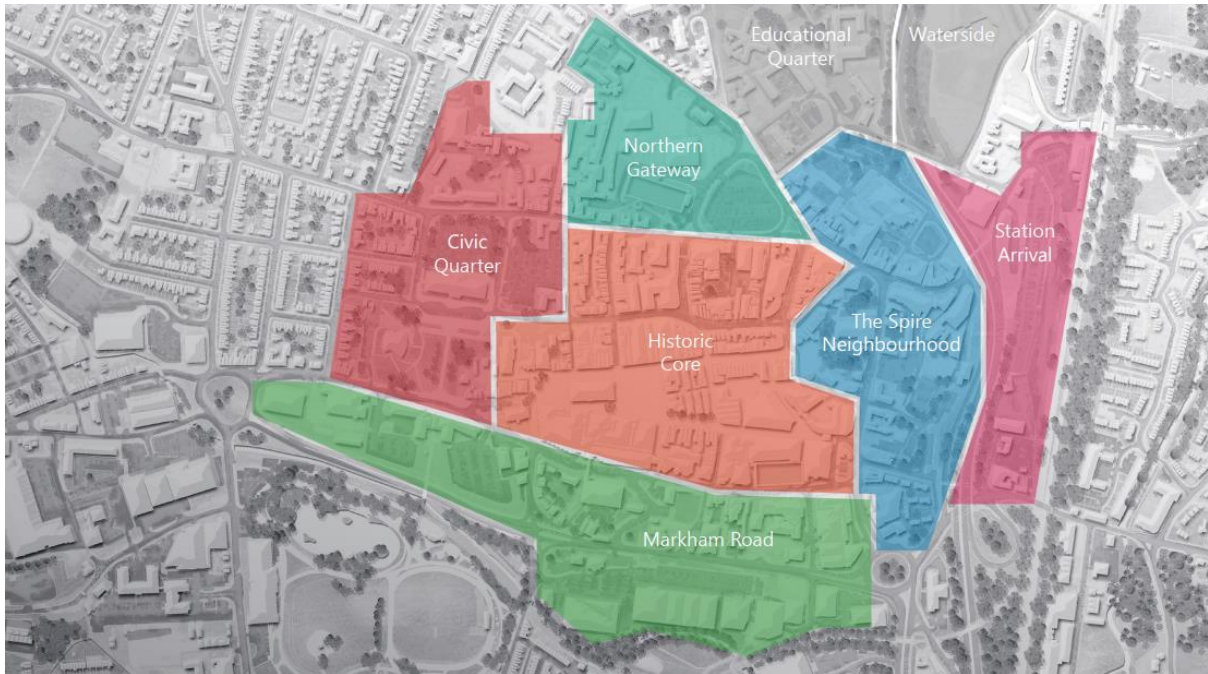
**MM29 - TABLE 12 – CONVENIENCE RETAIL SUPPLY**

<b>Commitments</b>		
<b>Site</b>	<b>Net Floorspace</b>	<b>Planning Status</b>
Lidl, Former Perry's Ford Garage, Chatsworth Road	1140 sq. m	Full planning permission, completed August 2019 (CHE/17/00209/FUL).
Lidl extension, Sheffield Road, Whittington Moor	352 sq. m	Full planning permission granted (CHE/16/00477/FUL).
Former Walton Works, Factory Street, Walton	1300 sq. m	Full application awaiting decision (CHE/15/00832/FUL).
<b>Broad Locations (2021-2033)</b>		
<b>Site</b>	<b>Anticipated Floorspace</b>	<b>Planning Status</b>
Staveley Works Corridor – to serve in Lagoon Character Area	Up to 1500 sq. m:  A single foodstore in new local centre not to exceed 1000 sq. m (net)  No units in Lagoon Character Area to exceed 280 sq. m (net)	Allocation day to day needs: SS5

**MM29 – TABLE 12 (B) COMPARISON RETAIL SUPPLY**

<b>Commitments</b>		
<b>Site</b>	<b>Net Floorspace</b>	<b>Planning Status</b>
Lidl, Former Perry's Ford Garage, Chatsworth Road	285 sq. m	Full planning permission, completed August 2019 (CHE/17/00209/FUL).
Former Fire Station, Sheffield Road, Whittington Moor	538 sq. m	Full planning permission, granted August 2019 (CHE/19/00157/FUL).
Former Walton Works, Factory Street, Walton	2621 sq. m	Full application awaiting decision (CHE/15/00832/FUL).
<b>Broad Locations (2021-2033)</b>		
<b>Site</b>	<b>Anticipated Floorspace</b>	<b>Planning Status</b>
Staveley Works Corridor – limited to serve day to day needs	Up to 1500 sq. m in new local centre.	Allocation: SS5
Chesterfield Town Centre, Northern Gateway – safeguarded for expansion of the Town Centre	-	Allocation: SS1
Chesterfield Town Centre Railway Terrace - limited and in association with the Station	-	Allocation: SS7

## MM50 - LOCATION OF SPIRE NEIGHBOURHOOD



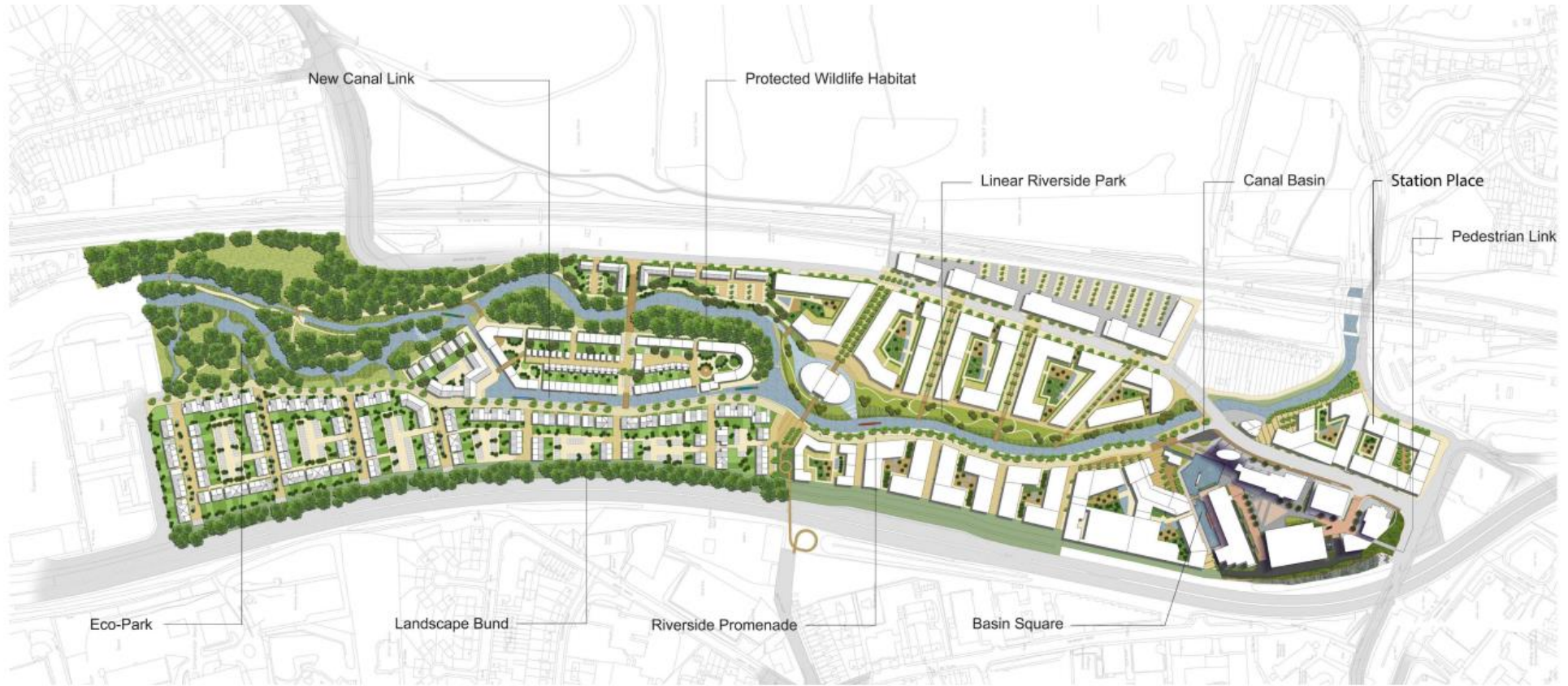
**Chesterfield Town Centre Strategic Development Framework (May 2015)**



**MM62 – CHESTERFIELD WATERSIDE ILLUSTRATIVE MASTERPLAN**

[Page 98, replacement plan]

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**MM63 APPENDIX A; INFRASTRUCTURE DELIVERY PLAN**

**Appendix A: Infrastructure Delivery Plan**

***NB: This IDP is an evolving document which will be updated as more knowledge is obtained about infrastructure costs, funding and delivery.***

TRANSPORT							
Key Local Plan Policy	Implementation	Critical/ Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP1, LP24	Local Plan identifies corridor to be reserved	Critical for delivery of SRVC strategic site, and other Local Plan sites	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Homes &amp; Communities Agency</li> <li>• Derbyshire County Council</li> <li>• Sheffield City Region</li> <li>• D2N2</li> </ul>	Chesterfield- Staveley Regeneration Route; 5.7km single carriageway	£93 m;  (Staveley Spur estimated at £4,635,760) (2017).	Included in priority list of road schemes by Midlands Connect, with request for £79 million;  £14 million local contribution: Regeneration agencies; Private sector; CIL;  £2 million funding set aside for construction of	Medium term: 2020 – 2026:

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						Northern Loop Road no longer required (see below) would form DCC financial contribution.	
LP1, LP24	Dependent on provision of Chesterfield – Staveley Regeneration Route)	Scheme likely to be superseded by provision of Chesterfield – Staveley Regeneration Route (see above))	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Derbyshire County Council</li> <li>• Sheffield City Region</li> <li>• D2N2</li> </ul>	<p>Northern Loop Road Phase 2*</p> <p>(*N.B. scheme likely to be superseded by provision of Chesterfield – Staveley Regeneration Route (see above))</p>	£6.5 m (DCC, 2016)	Regeneration agencies/SCR ; developer contributions	Medium term: 2020 – 2026:*
LP23, LP24, SS7	Local Plan identifies transport scheme	Critical for delivery of Local Plan sites along the A61	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Derbyshire County Council</li> <li>• NEDDC</li> <li>• D2N2,</li> </ul>	<p>A61 Growth Corridor improvements, including Whittington Moor Roundabout improvements;</p> <p>21<sup>st</sup> Century Transport Corridor: A61 Sheepbridge Lane/ Broombank</p> <p>Road junction improvement, A61/St Augustines Road junction improvement, and technological solutions, including bus real time information, urban traffic management system, car park guidance system, variable message signs; and</p>	£6.711 m (design and costs being prepared by DCC)	<p>Approved D2N2 Local Growth Fund allocations:</p> <p>21<sup>st</sup> Century Transport Corridor £3.0 million;</p> <p>Standard Gauge for Sustainable Travel £1.689 million</p> <p>£1.172 million local contribution: private sector; CIL;</p> <p>DCC local contribution to</p>	Short term (to 2021)

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				Standard Gauge for Sustainable Travel: new with upgraded pedestrian/cycle routes.		Whittington Moor Roundabout improvements £0.850m	
SS1	Local Plan identifies transport scheme	Critical for delivery of Town Centre Local Plan sites, and HS2	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Derbyshire County Council</li> <li>• Sheffield City Region</li> <li>• D2N2</li> </ul>	<p>A61 Growth Corridor: Chesterfield Station Masterplan;</p> <p>Hollis Lane Link Road;</p> <p>Lordsmill Roundabout remodelling</p> <p>(linked to A61)</p>	£4.760 m (phase 1); (Design and associated costs being prepared by DCC)	Provisional D2N2 (LGF) allocation £3.808 million; Sheffield City Region; CIL; HS2 (in connection with proposed Chesterfield HS2 station)	Medium term: 2020 – 2026
SS7	Local Plan identifies developer's preferred route; Implementation tied to developer's programme	Necessary to support HS2 proposals	HS2 Ltd	<p>HS2 Station masterplan;</p> <p>&amp;</p> <p>provision of HS2 Infrastructure Maintenance Depot at Staveley</p>	Costs associated with overall HS2 programme, /A61 Growth Corridor (LGF)	HS2 Ltd	Medium to Long term
LP23, LP8, LP16, SS1, SS2, SS7	Local Plan identifies opportunities linked to walking & cycling strategies		<ul style="list-style-type: none"> <li>• Derbyshire County Council</li> <li>• private providers</li> </ul>	Improvement of walking and cycling routes, identified on Key Cycle Network/Local Cycle Network, including delivery of Standard Gauge for Sustainable Travel (A61	A61 improvements included in overall projects cost for D2N2 LGF.	DCC and developer contributions / CIL	Throughout plan period

		Necessary to support new development where gaps in services are identified		<p>Growth Corridor improvements-see above)</p> <ul style="list-style-type: none"> <li>Whittington Moor to Sheepbridge cycle route.</li> <li>A61 Hornsbridge roundabout to Storforth Lane cycle route upgrade</li> <li>Wayfinding strategy.</li> </ul>	Costs of individual projects developed through detailed design		
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## FLOOD MITIGATION

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS5	Staveley and Rother Valley Corridor masterplanning and working with landowners	Critical for delivery of SRVC strategic site,	<ul style="list-style-type: none"> <li>Chesterfield Borough Council</li> <li>Derbyshire County Council</li> <li>Environment Agency</li> </ul>	Flood mitigation & defence works associated with regeneration of former Staveley works site	<p>Overall costs: £7 m</p> <p><i>Source: Options Report, Taylor Young (2010)</i></p>	Developer contributions	<p>Medium-term:</p> <p>2020 – 2026:</p>

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SS2	South of Chatsworth Road Masterplan	Necessary to support new development	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Development industry</li> <li>• Landowners</li> <li>• Environment Agency.</li> </ul>	Chatsworth Road Corridor Bridge works (Hipper Street West, Hipper Street South, Hipper House and Alma St) to mitigate flood risk along the River Hipper.	<p>£ 135,204</p> <p><i>Source: Arup, 2010</i></p>	<p>Environment Agency &amp; Trent RFDC.</p> <p>Included as part of developer costs</p>	Plan period
SS1	Town centre development projects highlighted in  Chesterfield Town Centre Masterplan (2015)	Necessary to support new development	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Derbyshire County Council</li> <li>• Environment Agency</li> </ul>	River Hipper Flood Improvement Works – Tin Mill Storage Reservoir	£6 m	Environment Agency, SCR, CIL & Developer contributions	Medium to Long term
SS1	Town centre development projects highlighted in  Chesterfield Town Centre Masterplan (2015)	Necessary to support new development	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Derbyshire County Council</li> <li>• Environment Agency</li> </ul>	River Rother Flood Improvement Works, including Horns Bridge.	Not currently estimated	Environment Agency, SCR, D2N2, CIL & Developer contributions	Long term

SS1	Town centre development projects highlighted in Chesterfield Town Centre Masterplan (2015)	Necessary to support new development	<ul style="list-style-type: none"> <li>Yorkshire Water</li> <li>Derbyshire County Council</li> </ul>	Horns Bridge Sewer Flooding	Not currently estimated	Yorkshire Water	Plan period
LP24	Co-operation with neighbouring authorities	Necessary to support new development	<ul style="list-style-type: none"> <li>North East Derbyshire District Council</li> <li>Development industry</li> <li>Landowners</li> <li>Environment Agency</li> </ul>	Flood mitigation measures beyond Chesterfield Borough administrative boundary; including in association with remediation of The Avenue; and upper Hipper Valley	Not currently estimated	Environment Agency, SCR, D2N2, CIL & developer contributions	Plan period

## WATER

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
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SS5		Critical for delivery of planned housing numbers at SRVC strategic site,	<ul style="list-style-type: none"> <li>Yorkshire Water</li> </ul>	Increased capacity required at Staveley Waste Water Works	Not currently estimated	Developer contributions + utility providers' capital programmes	Long-term:  2026 – 2031
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## EDUCATION

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
RP1	Development proposals at Poolsbrook/DCC	Critical for delivery of permitted housing numbers	<ul style="list-style-type: none"> <li>DCC</li> <li>Academy chain</li> </ul>	Expansion of Poolsbrook Primary School	£450,000	<ul style="list-style-type: none"> <li>CIL</li> </ul>	2020-2021
SS5	Staveley and Rother Valley Corridor masterplanning and working with landowners	Critical for delivery of planned housing numbers at SRVC strategic site,	<ul style="list-style-type: none"> <li>Derbyshire County Council</li> <li>Chesterfield Borough Council</li> <li>Development industry</li> </ul>	Staveley – new single form entry primary school to support SRVC regeneration	<del>Not currently estimated</del> £5.5m – £6.5m	<ul style="list-style-type: none"> <li>CIL</li> <li>Derbyshire County Council</li> <li>DfES</li> </ul>	Medium to Long term



LP1	Development proposals (allocation on land south of Tom Lane, Duckmanton)	Necessary to support new development	<ul style="list-style-type: none"> <li>Derbyshire County Council</li> <li>Chesterfield Borough Council</li> <li>Development industry</li> </ul>	Duckmanton Primary School  Potential capacity issues at Brookfield Secondary School	Funding may be sought if expansion is necessary at the time of development coming forward.  <del>Dependent on local school capacity at the time housing proposals come forward</del>	<ul style="list-style-type: none"> <li>CIL</li> <li>Derbyshire County Council</li> <li>DfES</li> </ul>	Local Plan period: 2018 – 2035
LP1	Development proposals (Walton Works)	Necessary to support new development	<ul style="list-style-type: none"> <li>Derbyshire County Council</li> <li>Chesterfield Borough Council</li> <li>Development industry</li> </ul>	William Rhodes Primary and Nursery School	Funding may be sought if expansion is necessary at the time of development coming forward.  <del>Dependent on local school capacity at the time housing</del>	<ul style="list-style-type: none"> <li>CIL</li> <li>Derbyshire County Council</li> <li>DfES</li> </ul>	Local Plan period: 2018 – 2035

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				Potential primary school capacity issues at Brimington	proposals come forward		
LP1	Development proposals	Necessary to support new development	<ul style="list-style-type: none"> <li>Derbyshire County Council</li> <li>Chesterfield Borough Council</li> <li>Development industry</li> </ul>	Brockwell Primary school at capacity	Dependent on local school capacity at the time housing proposals come forward	<ul style="list-style-type: none"> <li>CIL</li> <li>Derbyshire County Council</li> <li>DfES</li> </ul>	Local Plan period: 2018 – 2035
LP1	Development proposals	Necessary to support new development	<ul style="list-style-type: none"> <li>Derbyshire County Council</li> <li>Chesterfield Borough Council</li> <li>Development industry</li> </ul>	Potential capacity issues at Netherthorpe Secondary School & Woodthorpe Primary School	Dependent on local school capacity at the time housing proposals come forward	<ul style="list-style-type: none"> <li>CIL</li> <li>Derbyshire County Council</li> <li>DfES</li> </ul>	Local Plan period: 2018 – 2035

## HEALTH

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP1	Development proposals	Necessary to support new development	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Care Commissioning Group</li> </ul>	<p>Brimington GP Surgery and Whittington Medical Centre are approaching capacity</p> <p>Potential capacity issues also identified Barlborough Medical Practice, and Newbold Surgery (Windermere Road, Newbold)</p>	<p>Only applicable to residential development of 10 dwellings or over. Derbyshire NHS request £512 per dwelling.</p> <p><i>NB: Contributions will depend on the location of proposed development and its distance from existing surgeries.</i></p>	Developer contributions	Local Plan period: 2018 – 2035

GREEN INFRASTRUCTURE							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP16	Borough-wide	Complementary to maximise the benefits of sustainable growth for local communities, including provision of a green link	CBC Leisure, DCC, private developers	Greenways improvements	unknown	CIL + matched funding	Local Plan period: 2018 – 2035

DIGITAL INFRASTRUCTURE							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP12	Borough-wide	Complementary to maximise the benefits of sustainable growth	Broadband Delivery UK; partnership led by Derbyshire County Council and BT,	Continuation of Digital Derbyshire roll out	£34 m Derbyshire wide,	Funding Committed; supported by Government, D2N2 & European Regional Development Fund	Years 1-5

## STAVELEY AND ROTHER VALLEY CORRIDOR

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS5: Staveley & Rother Valley Corridor	Staveley and Rother Valley Corridor masterplanning and working with landowners	Critical for delivery of SRVC strategic site,	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Staveley Town Council</li> <li>• Chatsworth Settlement Trust (landowner)</li> <li>• Saint Gobain (landowner)</li> <li>• Homes &amp; Communities Agency</li> <li>• Derbyshire County Council</li> </ul>	Land decontamination and remediation	Overall costs: £60M - £70M  <i>Source: Options Report, Taylor Young (2010)</i>	Regeneration agencies and developer contributions ; + HS2	Medium term:  2016–2020
		Critical for delivery of SRVC strategic site,		On-site road infrastructure	Overall costs : <i>see above</i>	developer contributions/CIL	Medium term:  2020 – 2026:
		Critical for delivery of SRVC strategic site,		Flood mitigation and defence works	Overall costs: £7M  <i>Source: Options Report, Taylor Young (2010)</i>	Regeneration agencies and developer contributions or CIL	Medium-term:  2020 – 2026:
		Critical for delivery of SRVC strategic site,		Masterplanned green infrastructure provision (incl proposed greenways)	Not currently estimated	Included as part of development costs or CIL	Long-term:

							2026 – 2033:
		Critical for delivery of SRVC strategic site,		Potential capacity issues at Springwell Secondary School	Dependent on local school capacity at the time housing proposals come forward	CIL; SCR skills agenda	Long-term: 2026 – 2033
		Critical for delivery of SRVC strategic site,		New single form entry primary school <i>(evidence from DCC)</i>	Estimated by DCC	CIL	Long-term: 2026 – 2033

### CHESTERFIELD WATERSIDE

Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS3: Waterside & the Potteries	Waterside Masterplan	Critical to enabling planned development to come forward	<ul style="list-style-type: none"> <li>Urban Regeneration (which includes Bolsterstone and the main landowner, Arnold Laver)</li> <li>Chesterfield Borough Council</li> </ul>	Contributions may be required from CIL to support expansions at primary and/or secondary dependant on capacity at the time of each phase coming forward.	Up to £5M <i>Source: Planning application legal agreement</i>	Developer contributions; SCRIF funding of £2.7m secured to deliver site infrastructure in	Short-term: 2013-2020

			<ul style="list-style-type: none"> <li>• Chesterfield Canal Partnership</li> <li>• SCR/D2N2</li> <li>• <b><u>Chesterfield Waterside (public private partnership of CBC, Bolsterstone and Arnold Laver)</u></b></li> </ul>	Off-site road improvements; provision of bridge for site access; completion of canal infrastructure; preparation of development platforms		relation to Basin Square.	
		Necessary to support new development		Masterplanned green infrastructure provision	Not currently estimated	Included as part of development costs.  <i>NB: Ongoing management of green infrastructure will be funded via a management fee on residential properties</i>	Medium-term:  2020 – 2026

CHESTERFIELD CANAL							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP8; LP22; SS3; SS5  LP1 & LP2	Local Plan protects canal corridor as a major asset for sustainable transport, recreation & wildlife	Complementary to maximise the benefits of sustainable growth for local communities, including provision of a green link	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Derbyshire County Council</li> <li>• Chesterfield Canal Partnership</li> <li>• SCR/D2N2</li> </ul>	Restoration of whole route to a navigable state along whole length in the Borough;  Specific transport infrastructure requirements.	£7m  (DCC 2016)	<ul style="list-style-type: none"> <li>• Developer contributions/CIL;</li> <li>• Chesterfield Canal Partnership</li> </ul>	Restoration of whole route across Local Plan period: 2018 – 2035

CHESTERFIELD TOWN CENTRE							
Key Local Plan Policy	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery



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SS1: Chesterfield Town Centre	Town centre development projects highlighted in  Chesterfield Town Centre Masterplan (2015)	Necessary to support new development	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Development industry</li> <li>• Landowners</li> <li>• SCR/D2N2</li> <li>• Derbyshire County Council</li> </ul>	Enhancement of the town centre walking and cycling network (based on network put forward by Derbyshire County Council, 2010)	No current estimates (costs will vary according to types of infrastructure required for the various routes)	Developer contributions and Local Transport Plan allocations, CIL	Local Plan period: 2018 – 2035
		Necessary to support new development		Health capacity at town centre medical facilities- as identified by NHS Derby & Derbyshire CCG:  Hasland Medical Centre;  Avenue House Branch;  Avenue House Surgery;  Chatsworth Road Medical Centre.	Only applicable to residential development of 10 dwellings or over. Derbyshire NHS currently request £512 per dwelling  <i>NB: Contributions will depend on the location of proposed development and its distance from existing surgeries</i>	Developer contributions	
				Chesterfield Town Centre Masterplan:  - Northern Gateway road infrastructure proposals	See above	Developer contributions, CIL, LEP.	

		<ul style="list-style-type: none"> <li>- West Bars roundabout improvements</li> <li>- Hollis Lane link road</li> <li>- Lordsmill Roundabout improvements</li> </ul>			
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**BRIMINGTON PARISH (LOCAL CENTRE)**

Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP1	Future masterplanning	<ul style="list-style-type: none"> <li>• Necessary to support new development</li> </ul>	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council</li> <li>• Brimington Parish Council</li> <li>• Development industry</li> <li>• Derbyshire County Council</li> </ul>	Foul sewerage provision	<p>£190,000</p> <p><i>Source: Design Services, CBC</i></p>	Included as part of developer costs	<p>Long-term:</p> <p>2026 – 2033</p>

LP1		<ul style="list-style-type: none"> <li>Necessary to support new development</li> </ul>	<ul style="list-style-type: none"> <li>NHS Derby and Derbyshire CCG</li> </ul>	<p>Capacity issues identified at Calow &amp; Brimington Medical Practice (Foljambe Road, Brimington), and</p> <p>Whittington Moor Surgery (Scarsdale Rd, Whittington)</p>	<p>Only applicable to residential development of 10 dwellings or over. Derbyshire NHS currently request £512 per dwelling</p> <p><i>NB: Contributions will depend on the location of proposed development and its distance from existing surgeries</i></p>	Developer contributions	
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EASTERN VILLAGES (DUCKMANTON & MASTIN MOOR)							
Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP1	Future masterplanning	<ul style="list-style-type: none"> <li>Necessary to support new development</li> </ul>	<ul style="list-style-type: none"> <li>Chesterfield Borough Council</li> <li>Development industry</li> <li>Derbyshire County Council</li> </ul>	Upgrades to the sewer network likely to be required at both Duckmanton and Mastin Moor (i.e. Bent Lane Sewage Pumping Station & Staveley Wastewater Treatment Works)	Not currently estimated	Included as part of developer costs	Long-term: 2026 – 2033

				Potential capacity issues at Netherthorpe Secondary School & Woodthorpe Primary School	Dependent on local school capacity at the time housing proposals come forward	Included as part of developer costs/CIL	
LP1		•	• NHS Derby and Derbyshire CCG	Barlborough Medical Practice is approaching capacity.	Only applicable to residential development of 10 dwellings or over. Derbyshire NHS currently request £512 per dwelling  <i>NB: Contributions will depend on the location of proposed development and its distance from existing surgeries</i>	Developer contributions	

## CHATSWORTH ROAD CORRIDOR

CHATSWORTH ROAD CORRIDOR							
Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
SS2	South of Chatsworth Road Masterplan	Necessary to support new development	Chesterfield Borough Council  Development industry  Landowners	Bridge works (Hipper Street West, Hipper Street South, Hipper House and Alma St) to mitigate flood risk along the River Hipper.	£ 135,204  <i>Source: Arup, 2010</i>	Environment Agency & Trent RFDC.  Included as part of developer costs	Local Plan period: 2018 – 2035
		Necessary to support new development	Derbyshire County Council (Highways & Education).	Enhancement of the walking and cycling network	Not currently estimated	Included as part of developer costs	
		Necessary to support new development	Environment Agency.	Development and enhancement of the GI network	Not currently estimated	Included as part of developer costs	
		Necessary to support new development		Improvement of Dock Walk to an adoptable standard, and adopt, incorporating dedicated cycle facilities	Not currently estimated	Delivered as part of new development to improve site accessibility	
		Necessary to support new development		Improvement of Hipper Valley Corridor	Not currently estimated	Delivered as part of new development to improve site accessibility	

		Necessary to support new development		Improvements to Old Hall junction	Not currently estimated	Delivered as part of new development to improve site accessibility	
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STAVELEY TOWN CENTRE							
Key Local Plan Policies	Implementation	Critical /Necessary/ Complimentary	Lead Bodies	Infrastructure Requirements	Estimated Infrastructure Costs	Potential Funding Sources	Phasing & Delivery
LP1- LP21	<p>Staveley Town Centre Masterplan</p> <p><i>NB: Whilst not part of the Local Plan programme the masterplan does set out the long-term development options for Staveley Town Centre. These options have not been costed and specific delivery arrangements are not yet in place.</i></p>	<ul style="list-style-type: none"> <li>Complementary to maximise the benefits of sustainable growth for local communities.</li> </ul>	<ul style="list-style-type: none"> <li>Staveley Town Council</li> <li>Chesterfield Borough Council</li> <li>Regeneration agencies</li> <li>Development industry</li> </ul>	<p>Whilst the Staveley Town Centre Masterplan provides a framework for new development in the town, development is mainly focused on public realm improvements. Therefore, development is unlikely have a significant impact on existing infrastructure capacity</p>	<p>There are no cost estimates for proposals in the Staveley Town Centre masterplan</p>	<ul style="list-style-type: none"> <li>Regeneration agencies</li> <li>Developer Contributions or CIL</li> </ul>	<p>Local Plan period: 2018–2035</p>

## **MM64 - SUPERSEDED POLICIES**

The policies set out in the adopted Local Plan Core Strategy (2011-2031) have all been superseded by the new Chesterfield Borough Local Plan.

The table below sets out a schedule of the superseded policies of the current local plan including the saved policies of the Replacement Chesterfield Local Plan (adopted 2006).

<b><u>Local Plan: Core Strategy (July 2013)</u></b>	<b><u>Chesterfield Local Plan 2019</u></b>
<b><u>CS1 - Spatial Strategy</u></b>	<b><u>LP1 – Spatial Strategy</u></b>
<b><u>CS2 - Principles for Location of Development</u></b>	<b><u>LP2 – Principles for Location of Development</u></b>
<b><u>CS3 - Presumption in favour of Sustainable Development</u></b>	<b><u>NO REPLACEMENT</u></b>
<b><u>CS4 - Infrastructure Delivery</u></b>	<b><u>LP12 - Infrastructure Delivery</u></b>
<b><u>CS5 - Renewable Energy</u></b>	<b><u>LP13 - Renewable Energy</u></b>
<b><u>CS6 - Sustainable Design and Construction</u></b>	<b><u>LP21 - Design</u></b>
<b><u>CS7 - Management of the Water Cycle</u></b>	<b><u>LP14 – Managing the Water Cycle</u></b>
<b><u>CS8 - Environmental Quality</u></b>	<b><u>LP15 – A Healthy Environment</u></b>
<b><u>CS9 - Green Infrastructure and Biodiversity</u></b>	<b><u>LP16 – Green Infrastructure</u></b> <b><u>LP17 – Biodiversity, Geodiversity &amp; the Ecological Network</u></b> <b><u>LP18 – Open Space, Play Provision, Sports Facilities &amp; Allotments</u></b>
<b><u>CS10 - Flexibility in delivery of Housing</u></b>	<b><u>LP4 - Flexibility in delivery of Housing</u></b>
<b><u>CS11 - Range of Housing</u></b>	<b><u>LP5 - Range of Housing</u></b>
<b><u>CS12 - Sites for Travellers</u></b>	<b><u>LP6 - Sites for Travellers</u></b>
<b><u>CS13 - Economic Growth</u></b>	<b><u>LP7 - Economic Growth</u></b>
<b><u>CS14 - Tourism and the Visitor Economy</u></b>	<b><u>LP8 - Tourism and the Visitor Economy</u></b>
<b><u>CS15 - Vitality and Viability of Centres</u></b>	<b><u>LP9 - Vitality and Viability of Centres</u></b>
<b><u>CS16 - Retail</u></b>	<b><u>LP10 - Retail</u></b>
<b><u>CS17 - Social Infrastructure</u></b>	<b><u>LP11 - Social Infrastructure</u></b>
<b><u>CS18 - Design</u></b>	<b><u>LP21 - Design</u></b>
<b><u>CS19 - Historic Environment</u></b>	<b><u>LP22 - Historic Environment</u></b>
<b><u>CS20 - Influencing the Demand for Travel</u></b>	<b><u>LP23 - Influencing the Demand for Travel</u></b>
<b><u>CS21 - Major Transport Infrastructure</u></b>	<b><u>LP24 - Major Transport Infrastructure</u></b>
<b><u>PS1 - Chesterfield Town Centre</u></b>	<b><u>SS1 - Chesterfield Town Centre</u></b>
<b><u>PS2 - Chatsworth Road</u></b>	<b><u>SS2 - Chatsworth Road Corridor</u></b>
<b><u>PS3 - Waterside and the Potteries</u></b>	<b><u>SS3 – Chesterfield Waterside &amp; the Potteries</u></b>
<b><u>PS4 - Markham Vale</u></b>	<b><u>SS4 - Markham Vale</u></b>

<b><u>PS5 - Staveley and Rother Valley Corridor</u></b>	<b><u>SS5 - Staveley and Rother Valley Corridor</u></b>
<b><u>PS6 - Neighbourhood Plans</u></b>	<b><u>SS8 - Neighbourhood Plans</u></b>
<b><u>Replacement Chesterfield Borough Local Plan</u></b>	
<b><u>HSN 1 - Sites for Residential Development</u></b>	<b><u>LP4 - Flexibility in delivery of Housing</u></b>
<b><u>EMP 2 - Donkin / UEF site, Derby Road</u></b>	<b><u>REDUNDANT POLICY</u></b>
<b><u>EMP 5 - Other Sites for Employment Development</u></b>	<b><u>LP7 – Economic Growth</u></b>
<b><u>EMP 7 - Development in Existing Business and Industrial Areas</u></b>	<b><u>LP7 - Economic Growth</u></b>
<b><u>EMP 11 - Ecodome Proposal</u></b>	<b><u>LP8 - Tourism and the Visitor Economy</u></b>
<b><u>EVR 1 - Green Belt</u></b>	<b><u>LP16 – Green Infrastructure</u></b>
<b><u>EVR 2 - Development in the Open Countryside and Other Open Land</u></b>	<b><u>LP16 - Green Infrastructure</u></b>
<b><u>EVR 9 - Tree and Woodland Planting</u></b>	<b><u>LP16 - Green Infrastructure</u></b>
<b><u>EVR 29 - Chesterfield Town Centre Historic Core</u></b>	<b><u>LP22 – Historic Environment</u></b>
<b><u>TRS 2 - Transport Schemes Associated with Markham Employment Growth Zone (Markham Vale) and the M1</u></b>	<b><u>LP24 - Major Transport Infrastructure</u></b>
<b><u>TRS 3 - Chesterfield – Staveley Regeneration Route</u></b>	<b><u>LP24 - Major Transport Infrastructure</u></b>
<b><u>TRS 6 - Whitting Valley Link Road</u></b>	<b><u>REDUNDANT POLICY</u></b>
<b><u>SHC 1 - Development within existing Town, District and Local Centres</u></b>	<b><u>LP9 - Vitality and Viability of Centres</u></b>
<b><u>SHC 2 - Provision of New or Extended Local Centres</u></b>	
<b><u>SHC 3 - New Retail Warehousing on Land at Markham Road</u></b>	<b><u>REDUNDANT POLICY</u></b>
<b><u>POS 1 - Existing Parks and Open Spaces</u></b>	<b><u>LP18 - Open Space, Play Provision, Sports Facilities &amp; Allotments</u></b>
<b><u>POS 2 - New Public Open Space</u></b>	<b><u>LP18 - Open Space, Play Provision, Sports Facilities &amp; Allotments</u></b>
<b><u>POS 4 - Sports Pitches and Playing Fields</u></b>	<b><u>LP18 - Open Space, Play Provision, Sports Facilities &amp; Allotments</u></b>
<b><u>POS 5 - Allotments</u></b>	<b><u>LP16 - Green Infrastructure</u></b>
<b><u>CMT 1 - Education Sites</u></b>	<b><u>LP12 - Infrastructure Delivery</u></b>
<b><u>CMT 3 - Development of Health and Further Education Provision</u></b>	<b><u>REDUNDANT POLICY</u></b>
<b><u>New Policies</u></b>	



	<b><u>LP19 – Chesterfield Canal</u></b>
	<b><u>LP20 – River Corridors</u></b>
	<b><u>RP1 - Regeneration Priority Areas</u></b>
	<b><u>SS6 - Land at Dunston</u></b>
	<b><u>SS7 – Chesterfield Railway Station</u></b>

## MM65 – OPEN SPACE STANDARDS, QUANTITATIVE STANDARDS

Quantitative Standards	
Type of Open Space	Hectares of Provision per 1000 people
Allotments	<del>0.34</del> <b><u>0.39</u></b>
Amenity Greenspace <sup>2</sup>	<del>0.90</del> <b><u>0.68</u></b>
Natural and Semi-Natural Greenspace	<del>3.01</del> <b><u>3.00</u></b>
Parks and Gardens	<b>1.06</b>
Provision for Children and Young People <sup>3</sup>	<del>0.06</del> <b><u>0.27</u></b>
Cemeteries and Green Corridors	<b>No standards</b>

<sup>2</sup> All amenity greenspaces over 2 hectares in size which host a play site and also all other amenity greenspaces which do not host a play site

<sup>3</sup> All equipped play provision sites including informal amenity greenspaces which host a play site and are below two hectares in size

**MM66 – MONITORING FRAMEWORK**

**Monitoring and Review Framework**

LP1 Spatial Strategy & LP2	Strategic Objectives	Target	Indicator	Frequency	Trigger	Action and Contingencies
LP1 Housing Growth	S2 S3	<del>4374</del> <b>4080</b> dwellings up to <del>2033</del> <b>2035</b>	Net new dwellings built each year as monitored in the AMR. HDT	Annual	1. <b><u>Persistent under delivery</u></b> as set out in the HDT 2. <b><u>Unmet need identified in HMA</u></b>	1. <b><u>Apply 20% buffer to five year supply</u></b> as set out in the NPPF. 2. Take into account as part of five year plan review
LP1 Economic Growth	S3 S6	<del>44</del> <b>50</b> hectares up to <del>2033</del> <b>2035</b>	Net new employment land developed each year as monitored in the AMR	Annual	Percentage of delivery across five year period	Take into account as part of five year plan review
LP1 Green Belt	S11	No net loss of, or inappropriate development on green belt	Loss of, or inappropriate development on green belt	As required	More than one appeal allowed for development on Green Belt on basis of land supply issues	Review reasons for decision Take into account as part of five year plan review Possible Green Belt Review as part of Local Plan Review
LP1 Strategic Gaps / Green Wedges & LP16	S7	No net loss of, or inappropriate development	Loss of, or inappropriate development	As required	More than one appeal allowed for development	Review reasons for decision Take into account as part of five year plan review

			within Strategic Gaps / Green Wedges		within Strategic Gaps / Green Wedges	
<u>LP2 Principles for Location of Development</u>	<u>S1</u> <u>S9</u> <u>S10</u> <u>S13</u>	<u>The location of new residential development to maximise opportunities for walking access to a range of key services.</u>  <u>The location of new residential development to maximise opportunities for cycling and the use of public transport to access a range of key services.</u>	<u>The travel times from from major residential development to a range of key services by non-car based modes of transport.</u>	<u>As required and through the monitoring of planning permissions.</u>	<u>Majority of new homes within major developments not being within a walkable distance to a range of key services and not being within the lower accessibility threshold times to a range of key services.</u>	<u>Take into account as part of five year plan review</u>
<b>Policy LP3</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP3 Presumption in	All	Delivery of sustainable	Application of the Local Plan		See triggers for LP1 and LP2	See contingencies for LP1 and LP2

favour of Sustainable Development		development in accordance with the spatial strategy				
<b>Policy LP4</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP4 Flexibility in the delivery of Housing	S2	Maintain five year housing supply of deliverable sites	Five Year Housing Land Supply <b>Performance against trajectory (see table xxxx)</b>	Annual	Inability to demonstrate five year housing supply	Application of presumption in favour of sustainable development as required by NPPF when determining Planning Applications Take into account as part of five year plan review
<b>Policy LP5</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP5 Range of Housing	S5	<del>20% affordable homes (90% social rented and 10% intermediate) on sites of 10 dwellings or more.</del> <b>High – 20%.</b> <b>Medium 10%.</b> <b>Low 5%</b>  25% of adaptable and accessible housing	Number of affordable housing completions (net) Social rented and Intermediate  No. of adaptable and accessible housing completions	Annual	Shortfall of 25% of cumulative 3 year target	Discuss with Housing Team the reasons for performance to and review the affordable housing pipeline,  Take into account as part of five year plan review

		10% of affordable should be built as wheelchair user homes				
<b>Policy LP6</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP6 Sites for Travellers		Strategic Target met up to 2019	Net additional pitches granted planning permission  Frequency and size of unauthorised pitches	Annual	Submission of a planning application for a travellers site or an unauthorised site within the borough. <b><u>Receipt of the GTAA review</u></b>	Review and update evidence in light of need with neighbouring authorities.  Take into account as part of five year plan review
<b>Policy LP7</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP7 Employment land	S6	<del>44</del> <b>50</b> ha of additional employment land (B1, B2 and B8) between <del>2011-2018</del> and <del>2033-2035</del>	Net new employment land developed each year as monitored in the AMR <b><u>Performance against trajectory (see table xxxx)</u></b>	Annual	Percentage of delivery across five year period	Take into account as part of five year plan review
<b>Policy LP8</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>

LP8 Tourism and Visitor Economy	S3 S12	Increase in D2 floorspace	Total amount of new D2 floorspace		No new D2 floorspace	Discussions with tourism teams to identify reasons for fall in visitor numbers to the town. Take into account as part of five year plan review
<b>Policy LP9</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP9 Viability and Vitality of Centres	S3	Vacancy rate below national and regional average for Town and District Centres	Total amount of new floor space for town centre uses Total amount of new floor space for town centre use completed outside of centres or allocated sites Town and District Centre Health Checks	Annual	Persistent increase in vacancy rates	Consider revision of centre boundaries and/or hierarchy  Review reasons for decision and reevaluate evidence and allocations if necessary. Examine reasons for decline in performance of town and district centre. Long-term, potential to review policies and allocations  Take into account as part of five year plan review
<b>Policy LP10</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP10 Retail	S3	No new retail floorspace (except Small Shops under threshold) outside of existing defined	Total amount of new floor space for town centre use completed outside of centres or allocated sites	Annual	Approval of large format retail outside of town centre boundary not allocated in Local Plan.	Review reasons for decision and reevaluate evidence  Take into account as part of five year plan review

Policy LP11	Strategic Objective	Target	Indicator	Frequency	Trigger	Contingencies
<u>LP11 Social Infrastructure</u>	<u>S3 &amp; S13</u>	<u>Maintain appropriate provision of Community Facilities</u>	<u>Monitor changes of use and Assets of Community Value</u>	<u>Annual</u>	<u>Loss of asset of community value</u>	<u>Take into account as part of five year plan review</u>
Policy LP12	Strategic Objective	Target	Indicator	Frequency	Trigger	Contingencies
LP12 Infrastructure Delivery	S10	Delivery of Strategic Infrastructure highlighted in Infrastructure Delivery Plan	Delivery in accordance with CIL Expenditure Strategy	Annual <u>review of S106 and CIL</u>	Non delivery of infrastructure in expenditure strategy	Review funding allocations Take into account as part of five year plan review Review effectiveness of CIL
Policy LP13	Strategic Objective	Target	Indicator	Frequency	Trigger	Contingencies
LP13 Renewable <del>heat</del> <u>Energy</u>	S1	No target	Monitor applications for renewable energy	Five years		Take into account as part of five year plan review
Policy LP14	Strategic Objective	Target	Indicator	Frequency	Trigger	Contingencies
LP14 Managing the Water Cycle	S4	All development in line with Environment Agency Advice	Development approved contrary to Environment Agency advice	Annual	More than five applications approved contrary to advice over a rolling five year period.	Identify reasons for decision, and if necessary take into account as part of five year plan review



		<u>All development according with the advice of the Lead Local Flood Authority</u>	<u>Development approved contrary to Lead Local Flood Authority advice</u>			
<b>Policy LP15</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP15 A Healthy Environment	S9	No new AQMA, Removal of existing AQMA	Air Quality Monitoring Report <u>Progress against Air Quality Action Plan Objectives</u>	Annual	The designation of an Air Quality Management Area	Consultation with Environmental Health and DCC to identify mitigation measures to address impacts of air quality. Take into account as part of five year plan review
<b>Policy LP16</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
<del>LP16 Green Infrastructure</del>						
LP16 Green Infrastructure	S7 & S11	No net loss of, or inappropriate development in Green Belt, Green Wedges or Strategic Gaps	Loss of, or inappropriate development within Strategic Gaps / Green Wedges/Green Bely	As required	More than one appeal allowed for development within Strategic Gaps / Green Wedges	Review reasons for decision Take into account as part of five year plan review
<b>Policy LP17</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP17 Biodiversity, Geodiversity & the Ecological Network	S7	Net gain in biodiversity	Monitoring of conditions in Planning approvals	<u>Annual</u>	Proposed losses <u>and gains</u> of <u>identified</u> habitat	Investigate reasons for loss of habitat Take into account as part of five year plan review

		<b><u>Increase in tree cover within the Borough</u></b>	<b><u>Monitoring of gains and losses in identified habitat through planning approvals for the development housing and employment allocations including strategic sites and other major developments</u></b>  <b><u>Monitoring of the area of land covered by woodland identified as priority habitat</u></b>			
Sites of International & National Importance		<b><u>Develop a suitable monitoring programme in liason with neighbouring authorities including the</u></b>	<b><u>• Post plan adoption Changes in the AADT on roads within 200m of the European Sites</u></b>	<b><u>As per the programme to be agreed between authorities and Natural England</u></b>	Increases in traffic and consequential effects on air quality	Take into account as part of five year plan review

		<p><b><u>PDNP and Natural England in relation to the SAC's and SPA's identified in the SA to help ensure that a likely significant effect on these European sites does not arise unexpectedly.</u></b></p>	<ul style="list-style-type: none"> <li>• <b><u>Post plan changes in rates of atmospheric nitrogen deposition at the European sites</u></b></li> <li>• <b><u>Ecological condition of qualifying features of each European site; and</u></b></li> <li>• <b><u>Cooperation with neighbouring authorities, including the PDNPA,</u></b></li> </ul>			
<b>Policy LP18</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP18 Open Space, Play provision, Sports facilities & Allotments	S10 S13	No net loss of open space, play provision and sports facilities <b><u>unless identified as surplus to need.</u></b>	Loss of open space, play provision and sports facilities <b><u>where this is not identified as surplus to need.</u></b>	As required	Net loss of open space, play provision and sports facilities over a three year period <b><u>where this is not identified as surplus to need.</u></b>	Review reasons for decision to release of open space etc.  Take into account as part of five year plan review

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<b>Policy LP19</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP19 Chesterfield Canal	S12	Restoration of the Chesterfield Canal within the borough to a navigable state <b>by 2027</b>	Remaining length of un-navigable stretch of Chesterfield Canal in Chesterfield Borough (Chesterfield Canal Trust)	Annual via CCT annual report	No additional restoration of canal in rolling three year period	Discussion with Chesterfield Canal Trust and Derbyshire County Council to facilitate further restoration work.  Review use of CIL funding  Take into account as part of five year plan review
<b>Policy LP20</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP20 River Corridors	S7	None	<b><u>Number of applications that fall within River Corridors</u></b>	<b><u>Annual</u></b>	<b><u>None</u></b>	<b><u>Take into account as part of five year plan review</u></b>
<b>Policy LP21</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP21 Design	S8	75% of major new residential development to achieve a score of 12 on Building for Life	Number of major residential developments achieving a score of 12 on Building for Life	Annual	Less than 75% of schemes over a two year period achieving a score of 12 on Building for Life	Discussion with applicants and agents to understand why higher levels of design are not being achieved.  Potential to review and update supplementary planning guidance.
<b>Policy LP22</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>

LP22 Historic Environment	S8	<p>Zero heritage assets on the 'at-risk' register</p> <p>Zero Listed Buildings demolished</p> <p><u>100% coverage of up to date conservation area appraisals.</u></p>	<p>Number of heritage assets on the 'at-risk' register</p> <p>Number of Listed Buildings demolished</p> <p><u>Buildings on Local List lost</u></p> <p><u>% Percentage of conservation areas with up-to-date character appraisals</u></p>	<p>Annual</p> <p>Annual</p> <p><u>Annual</u></p>	<p>If heritage asset stays on the 'at-risk' register for longer than 12 months</p> <p>Listed building demolished</p> <p><u>If below 100%</u></p>	<p>The Council will seek advice of <del>English</del> <b>Heritage Historic England</b> in ensuring that there is no negative impact on heritage assets and the wider historic environment.</p> <p>Review reasons for demolition</p> <p><u>The Council will review its priorities in respect of resourcing work to bring coverage up to the required level.</u></p>
<b>Policy LP23</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
LP23 Influencing the Demand for Travel	S1 S9	Delivery of the Chesterfield Strategic <b>Cycle</b> Network	Delivery of new cycle network.	Five years from adoption	No new stretches delivered over a two year period	<p>Discussion with Derbyshire County Council to ensure and aid delivery of strategic network.</p> <p>Potential source of funding from CIL.</p>
<b>Policy LP24</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>

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LP24 Major Transport Infrastructure	S9	Safeguard land for Major Transport Infrastructure including the scheme for the Chesterfield- Staveley Regeneration Route	Planning permissions granted in areas safeguarded for major transport infrastructure	Annual	If planning permission is granted for development in safeguarded area.	Review reasons and impact for granting of planning permission in safeguarded areas.
<b>Policy RP1</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
RP1 Regeneration Priority Areas	S2 S3	Improvement on IMD ranking	IMD ranking	Five years from adoption	A Decline in IMD Ranking	Work with local community and external agencies to support regeneration projects  Take into account as part of five year plan review
<b>Policy SS1</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS1 Chesterfield Town Centre	S2 S3 S6 S8 S9	Vacancy Rate above national average  Improvement in Retails Ranking	Vacancy Rate  Retail ranking	Annual  As published		Discussion with land owners and developers to bring to site(s) forward.  Take into account as part of five year plan review
<b>Policy SS2</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS2 Chatsworth Road Corridor	S2 S3 S4 S6	Regeneration in the area 'Land South of Chatsworth	Dwellings and Floorspace within the Land South of		Buildings remain on 'at risk' register post <del>2016</del> <b>2025</b>	Discussion with land owners and developers to bring to site forward.

	S9	Road' in line with adopted Masterplan.	Chatsworth Road Masterplan area. Area of vacant land.		Reduction in vacant land less than 50%.	Consideration to review of masterplan and policy.
<b>Policy SS3</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS3 Chesterfield Waterside and Potteries	S2 S3 S4 S6	Comprehensive redevelopment of area in line with approved masterplan by <del>2031</del> . <u>2035</u>	Dwelling and floorspace completions	Annual	Delivery below trajectory set out in five year housing supply	Discussion with land owners and developers to bring to site forward.  Provide support when bidding for available funding.  Consideration to review of masterplan and policy.
<b>Policy SS4</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS4 Markham Vale	S6	Development of Markham Vale in accordance with permission	Completed floorspace	Annual as part of employment land monitoring	No additional floorspace within a 3 year period	Discussion with landowners to discuss barriers to development.  Consideration to review of planning permission and policy in Local plan five year review
<b>Policy SS5</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS5 Staveley and Rother Valley Corridor	S2 S4 S6 S7 S8 S9 S10	Comprehensive redevelopment of area in line with approved masterplan	Progress with Planning applications	Quarterly through delivery board	Lack of progress identified by delivery board	Discussion with land owners and developers to bring to site forward.  Provide support when bidding for available funding.

	S12					Consideration to review of masterplan and policy as part of local plan five year review
<b>Policy SS6</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Frequency</b>	<b>Trigger</b>	<b>Contingencies</b>
SS6 Land at Dunston	S2 S4 S5 S8 S10	Comprehensive redevelopment of area in line with approved masterplan	Trajectory set out in SoCG	Annual through housing supply monitoring	Delivery falls behind trajectory for three years	Discussion with land owners and developers to bring site forward.  Consideration to review of masterplan and policy as part of local plan five year review
<b>Policy SS7</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>		<b>Trigger</b>	<b>Contingencies</b>
SS7 Chesterfield Railway Station	S2 S4 S5 S6 S8 S9 S10	Comprehensive redevelopment of area in line with approved masterplan	Masterplan in place by end of 2019	Annual	Non-commencement of reserved matters planning permissions by end of 2025	Discussion with land owners and developers to bring the site forward.  Consideration to review of masterplan and policy
<b>Policy SS8</b>	<b>Strategic Objective</b>	<b>Target</b>	<b>Indicator</b>		<b>Trigger</b>	<b>Contingencies</b>
SS8 Neighbourhood Plans	All	Timetable and programme of support agreed in response to any formal requests for neighbourhood plans.	Number of Neighbourhood Plans commenced  Number of Neighbourhood Plans approved	As required, annual after adoption	A Neighbourhood Plan being approved.	<del>Review Local Plan and</del> <b>In Local Plan Review</b> incorporate neighbourhood plan proposals if necessary



**MM67 – HOUSING TRAJECTORY**

Ref	Site	Type	Planning Status (1 <sup>st</sup> April 2019)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
<b>Local Plan Allocations</b>																					
H1	Edale Road Garage Court, Mastin Moor	Small Allocation	No permission	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6
H2	Catherine Street Garage Court, Bank Street, Chesterfield	Small Allocation	No permission	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
H4	Heaton Court (Former), Meynell Close,-Brampton	Small Allocation	Full permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
H5	Pondhouse Farm, Troughbrook Road, Hollingwood	Large Allocation	No permission	0	0	0	15	8	0	0	0	0	0	0	0	0	0	0	0	0	23
H6	Miller Avenue, Mastin Moor	Small Allocation	No permission	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	14
H7	Hollythorpe Close (Land off), Hasland	Small Allocation	No permission	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	14
H8	Chesterfield Road (Land North of), Staveley	Small Allocation	No permission	0	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	14
H9	White Bank Close (Land at), Hasland	Small Allocation	No permission	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
H10	Derwent House HOP, Ulverston Road, Newbold	Small Allocation	No permission	0	0	0	0	7	10	0	0	0	0	0	0	0	0	0	0	0	17
H11	Sycamore Road (Land at), Hollingwood	Small Allocation	No permission	0	0	0	0	0	0	0	7	11	0	0	0	0	0	0	0	0	18

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H12	Ashbrook Centre (Former), Cuttholme Road, Loundsley Green	Small Allocation	No permission	0	0	0	0	7	13	0	0	0	0	0	0	0	0	0	0	0	20
H13	Elm Street (Land at), Hollingwood	Small Allocation	No permission	0	0	0	0	0	0	0	7	15	1	0	0	0	0	0	0	0	23
H14	Swaddale Avenue (Land to the West of), Tapton	Small Allocation	No permission	0	0	0	0	0	0	0	7	14	0	0	0	0	0	0	0	0	21
H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield	Small Allocation	Part of site has full permission	0	0	0	0	49	21	0	0	0	0	0	0	0	0	0	0	0	70
H16	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	Small Allocation	No permission	0	0	0	0	7	15	3	0	0	0	0	0	0	0	0	0	0	25
H17	Poultry Farm (Former), Manor Road, Brimington	Small Allocation	Full permission	0	4	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
H19	Ash Glen Nursery (Former), Sheffield Road, Unstone	Large Allocation	No permission	0	0	0	0	0	0	0	7	15	8	0	0	0	0	0	0	0	30
H20	Duewell Court (Land at), Station Road, Barrow Hill	Large Allocation	No permission	0	0	0	0	15	15	5	0	0	0	0	0	0	0	0	0	0	35
H21	Staveley Canal Basin, Eckington Road, Staveley	Large Allocation	No permission	0	0	0	0	15	30	30	15	0	0	0	0	0	0	0	0	0	90
H23	Allen and Orr Timber Yard, Saltergate, Chesterfield	Small Allocation	No permission	0	0	0	0	0	0	0	7	15	15	2	0	0	0	0	0	0	39
H25	Boat Sales (Former), Sheffield Road, Unstone	Large Allocation	Outline permission	0	0	10	20	20	0	0	0	0	0	0	0	0	0	0	0	0	50

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H26	Rectory Road (Land adjacent), Duckmanton	Large Allocation	Full permission	0	15	15	3	0	0	0	0	0	0	0	0	0	0	0	0	0	33
H27	Walton Hospital (Land at), Harehill Road, Walton	Large Allocation	No permission	0	0	0	0	48	12	0	0	0	0	0	0	0	0	0	0	0	60
H28	Walton Hospital (Land at), Whitecotes Lane, Walton	Large Allocation	No permission	0	0	0	0	48	42	0	0	0	0	0	0	0	0	0	0	0	90
H30	Walton Works (Former)	Large Allocation	No permission	0	0	0	0	0	0	0	15	30	30	30	30	15	0	0	0	0	150
H31	Varley Park, Staveley Road, Poolsbrook	Large Allocation	Full permission	0	0	20	20	20	20	20	20	20	20	15	0	0	0	0	0	0	175
H32	Bent Lane, Staveley	Large Allocation	No permission	0	0	0	0	0	0	0	30	30	30	50	0	0	0	0	0	0	140
H33	Linacre Road, Holme Hall	Large Allocation	No permission	0	0	0	0	0	0	0	50	50	50	50	50	50	0	0	0	0	300
H34	Tom Lane (Land South of), West of Rectory Road, Duckmanton	Large Allocation	No permission	0	0	0	0	0	0	0	25	50	50	50	50	50	0	0	0	0	275
H35	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	Large Allocation	No permission	0	0	0	0	0	50	60	60	60	60	60	60	60	60	60	60	0	650
H36	Inkersall Road (Land at), Inkersall	Large Allocation	No permission	0	0	0	0	50	50	50	50	50	50	50	50	0	0	0	0	0	400
SS1	Spire Neighbourhood, Chesterfield	SS1	No permission	0	0	0	0	0	0	0	15	30	30	25	0	0	0	0	0	0	100

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SS3	Chesterfield Waterside, Brimington Road, Chesterfield	SS3	Outline permission Part of site has reserved matters permission	0	0	50	207	207	37	55	55	55	55	55	55	55	55	59	50	50	1100
SS5	Staveley Works, Staveley	SS5	No permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	150
SS6	Land South of Dunston Lane Road, Dunston	SS6	Part of site has full permission	21	79	50	50	75	74	50	50	50	50	50	50	50	50	50	0	0	799
<b>Commitments</b>																					
CHE/17/00237/OUT	Commerce Centre, Canal Wharf, Chesterfield	Small Permission	Outline Permission	0	8	6	20	0	0	0	0	0	0	0	0	0	0	0	0	0	34
CHE/17/00326/REM	Dunston Road (Land off), Former Cammac Site	Large Permission	Full Permission	0	29	34	39	4	0	0	0	0	0	0	0	0	0	0	0	0	106
CHE/17/00685/REM	Wheeldon Mill, Rother Way, Chesterfield	Large Permission	Full Permission	2	30	30	30	28	0	0	0	0	0	0	0	0	0	0	0	0	120
CHE/15/00614/REM	Former Sheepbridge Sports and Social Club, 202 Newbold Road, Chesterfield	Large Permission	Completed	20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
CHE/18/00190/REM	Land At Cranleigh Road, Chesterfield, Derbyshire	Large Permission	Full Permission	3	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75
CHE/16/00518/FUL	Eyre View, Newbold Road, Newbold	Large Permission	Completed	34	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
CHE/15/00838/REM	Ringwood Centre, Victoria Street, Brimington	Large Permission	Full Permission	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12

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CHE/18/00768/ REM	Land To South Of Poplar Farm, Rectory Road, Duckmanton	Large Permission	Full Permission	0	6	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	35
CHE/17/00798/ FUL	Knightsbridge Court, West Bars, Chesterfield	Small Permission	Full Permission	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30
CHE/15/00755/ OUT	Land To The West Of Bevan Drive Inkersall Derbyshire	Large Permission	Outline Permission	0	0	0	0	0	25	30	30	18	0	0	0	0	0	0	0	0	103
CHE/16/00835/ FUL	The Elm Tree Inn, High Street, Staveley	Small Permission	Full Permission	0	7	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	21
CHE/15/00098/ FUL	Basil Close, Chesterfield	Small Permission	Full Permission	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22
CHE/15/00464/ FUL	Land To The Rear Of 79 Sheffield Road, Stonegravels	Small Permission	Full Permission	9	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
CHE/17/00634/ OUT	1 Bridle Road, Woodthorpe, Chesterfield	Small Permission	Full Permission	0	0	7	11	0	0	0	0	0	0	0	0	0	0	0	0	0	18
CHE/15/00835/ OUT	Loundsley Green Road (Land West of), Loundsley Green	Large Permission	Full Permission	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
CHE/18/00779/ FUL	Chesterfield County Court, St Marys Gate, Chesterfield	Small Permission	Full Permission	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
CHE/15/00195/ FUL	Former Social Club, Saltergate, Chesterfield	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CHE/14/00896/ FUL	Littlemoor Shopping Centre, Littlemoor Centre	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

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CHE/18/00224/REM	Land Surrounding 146 To 152 Hady Lane, Hady Lane, Chesterfield	Large Permission	Full Permission	4	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CHE/18/00144/FUL	Chesterfield Post Office, 1 Market Place, Chesterfield	Small Permission	Full Permission	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CHE/17/00359/FUL	Victoria Hotel, Lowgates, Staveley	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CHE/18/00432/FUL	Land Adjacent Trinity Court, Newbold Road, Newbold	Small Permission	Full Permission	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CHE/15/00442/FUL	Poolsbrook Hotel, Staveley Road, Poolsbrook	Small Permission	Completed	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
CHE/18/00784/FUL	87 New Square, Chesterfield	Small Permission	Full Permission	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
CHE/16/00121/FUL	Land To The West Of Keswick Drive, Newbold	Small Permission	Full Permission	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
CHE/17/00757/OUT	Land Used For Storage and Premises, Goyt Side Road	Small Permission	Outline Permission	0	0	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	8
CHE/16/00023/FUL	Handleywood Farm, Whittington Road, Barrow Hill	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/16/00216/FUL	Jacksons Bakery, New Hall Road	Small Permission	Full Permission	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
CHE/18/00697/OUT	St Marks Vicarage, 15 St Marks Road, Chesterfield	Small Permission	Full Permission	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

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CHE/17/00814/OUT	Land At Chester Street, Chesterfield	Small Permission	Outline Permission	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/16/00053/FUL	Apple Trees, Lancaster Road, Newbold	Small Permission	Full Permission	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/17/00375/REM	Hady Miners Welfare Club, Houldsworth Drive, Hady	Small Permission	Full Permission	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/17/00700/REM	Land Adjacent Five Acres, Piccadilly Road	Small Permission	Full Permission	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
CHE/15/00394/FUL	Land At Upper King Street, Chesterfield	Small Permission	Completed	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/14/00392/FUL	Dunston Grange Farm, Dunston Lane, Dunston	Small Permission	Completed	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CHE/17/00756/OUT	Land On Goytside Road Corner, Factory Street, Chesterfield	Small Permission	Outline Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/17/00067/COU	1 Tennyson Avenue, Chesterfield	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/12/00286/MA	14A Spital Lane, Chesterfield	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/08/00311/FUL	Land At Wessex Close, Chesterfield	Small Permission	Full Permission	2	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
CHE/18/00024/FUL	Land At Breckland Road, Walton, Derbyshire	Small Permission	Full Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5

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CHE/17/00334/ FUL	10B Marsden Street, Chesterfield	Small Permissi on	Completed	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/17/00263/ FUL	Former Saltergate Health Centre, 107 Saltergate, Chesterfield	Small Permissi on	Completed	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	
CHE/17/00475/ FUL	1-3 Knifesmithgate, Chesterfield	Small Permissi on	Completed	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
CHE/16/00436/ OUT	325 Ashgate Road, Chesterfield	Small Permissi on	Outline Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE/18/00044/ OUT	Ravensdale, 26 Chesterfield Road, Brimington	Small Permissi on	Outline Permission	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
CHE14/00139/F UL	44-46 Park Road, Chesterfield	Small Permissi on	Completed	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
<b>Actual / Anticipated Net Completions (sites of 4 dwellings or less)</b>				57	36	96	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	189	
<b>10% Lapse Rate (Discount on Commitments)</b>				N/ A	-24	-37	-17	-5	-3	-3	-3	-2	0	0	0	0	0	0	0	0	-94	
<b>Windfall Allowance</b>				N/ A	N/ A	N/ A	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	476
<b>Total</b>				<b>21</b>	<b>31</b>	<b>51</b>	<b>51</b>	<b>65</b>	<b>46</b>	<b>34</b>	<b>48</b>	<b>55</b>	<b>48</b>	<b>47</b>	<b>37</b>	<b>31</b>	<b>19</b>	<b>25</b>	<b>19</b>	<b>13</b>	<b>649</b>	
				<b>2</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>9</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>9</b>	<b>4</b>	<b>9</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>7</b>	



## MM68 – EMPLOYMENT LAND TRAJECTORY

### Indicative Employment Land Delivery Trajectory (as of April 1<sup>st</sup> 2019)

Reference	Site Name	Assumed Employment Use	Short Term (0-5 Years)	Medium Term (6-10 Years)	Long Term (11-16 Years)
E1	Former GKN works, Sheepbridge Lane	Multiple (B1, B2, B8)	3.6 ha	-	-
E2	Land at Prospect Park, North of Dunston	Multiple (B1, B2, B8)	2.5	-	-
E3	Station Road (Wagon Works), Old Whittington	Multiple (B1, B2, B8)	-	-	6.3 ha
E4	Whitting Valley Road (Land at), Old Whittington	Multiple (B1, B2, B8)	3.74 ha	-	-
E5	Former Boythorpe Works, Goyt Side Road	Multiple (B1, B2, B8)	-	-	5 ha
E6	Impala Estates (land adj. Markham Vale)	B8	2.6 ha	-	-
N/A	Extant Planning Permissions at April 1 <sup>st</sup> , 2019 (excluding Land Accessed from Farndale Road)	Multiple (B1, B2, B8)	2.41 ha	-	-
N/A	Markham Vale West: Plot 2	Multiple (B2, B8)	1.47 ha	-	-
N/A	Markham Vale East: Plot 5 North	B8	0.75 ha	-	-
N/A	Land Accessed from Farndale Road, Staveley (CHE/13/00675/OUT)	Multiple (B1, B2, B8)	-	10 ha	6.58 ha
N/A	Staveley Works Corridor (area around Works Road, SS5)	Multiple (B1, B2, B8)	-	2 ha	-
N/A	HS2 IMD	B2	-	-	4 ha
	<b>Total</b>		<b>17.07</b>	<b>12</b>	<b>21.88</b>

Total Employment Land included within indicative trajectory: 50.95 ha

Minus anticipated loss at Chesterfield Waterside (-2 ha): 48.95 ha

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## For publication

### Update on Civic Arrangements 2020 - 2022 (GV000R)

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Meeting:	Council
Date:	15 July 2020
Cabinet portfolio:	Governance
Report by:	Senior Democratic and Scrutiny Officer

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## **For publication**

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### 1.0 **Purpose of report**

1.1 To confirm arrangements for the civic years 2020/21 and 2021/22 in respect of the following:

- a) Election of Mayor
- b) Election of Deputy Mayor
- c) Revised date for the Annual Council Meeting
- d) Revised date for the Mayoral Dinner
- e) Revised date for the Annual Civic Service and Parade

### 2.0 **Recommendations**

2.1 That Councillor Glenys Falconer be invited to become Mayor of the Borough for the period from October 2020 to May 2022.

2.2 That Councillor Tony Rogers be invited to become Deputy Mayor of the Borough for the period from October 2020 to May 2022.

### 3.0 **Background**

3.1 Each year the Council is asked to confirm its civic arrangements for the forthcoming municipal year, namely the appointment of Deputy Mayor, the date of the Annual Council meeting to elect the Mayor and Deputy Mayor and the associated civic events.

3.2 Members approved a report on 26 February 2020 to invite Councillor Glenys Falconer to become Mayor of the Borough for 2020/21 and to invite Councillor Tony Rogers to become Deputy Mayor of the Borough for 2020/21. Due to the Covid-19 pandemic, restrictions were implemented by the Government in March 2020 which resulted in the Council being unable to hold the Annual Business Meeting (ABM) and Annual Council Meeting (ACM) as planned, along with the associated Civic events: Mayoral Dinner, Civic Service and Civic Parade. Regulations made pursuant to the Coronavirus Act 2020 made it possible for local authorities to postpone their annual meetings.

3.3 This report proposes changes to the civic arrangements for the period July 2020 to May 2022 in light of the Covid-19 pandemic which have been subject to consultation with the leaders of the three political groups, the current Mayor, Mayoress and the Mayor and Deputy Mayor Elect.

3.4 This report was considered at the meeting of Cabinet on 23 June, 2020, where it was resolved:

1. That it be recommended to Full Council that Councillor Glenys Falconer be invited to become Mayor of the Borough for the period from October 2020 to May 2022.

2. That it be recommended to Full Council that Councillor Tony Rogers be invited to become Deputy Mayor of the Borough for the period from October 2020 to May 2022.
3. That it be noted that the Annual Council Meeting will be held on 21 October 2020, followed by a drinks' reception at the Town Hall, subject to Government restrictions in response to Covid-19.
4. That it be noted that the Annual Civic Service and Parade, and the Mayoral Dinner, will be delayed until May 2021.

#### 4.0 **Annual Business Meeting and Annual Council Meeting**

- 4.1 The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") provide for local authorities to alter the frequency, move or cancel annual meetings. The Chief Executive, in consultation with the Mayor, took the decision to postpone the Annual Business Meeting (ABM) and Annual Council Meeting (ACM) as a result of the ongoing restrictions and limitations arising from the Covid-19 pandemic.
- 4.2 It is proposed that the ABM will now take place on 14 October 2020 and the ACM on 21 October 2020.
- 4.3 Regulation 4(2) of the 2020 Regulations allow for appointments usually made at the annual meetings to continue until the next cycle of annual meetings or until such time as the authority decides.
- 4.4 The Local Government Act 1972 and the Council's Constitution provide that the election of the Mayor can only be undertaken at the ACM, therefore, in line with the Council's Constitution

and Regulations, the current Mayoral term would continue until the ACM on 21 October 2020.

4.5 While the Local Government Act 1972 does not require the election of the Deputy Mayor to be undertaken at the ACM, this is the procedure chosen by the Council and is required by the Constitution. Therefore, in line with the Council's Constitution and Regulations, the current Deputy Mayoral term would also continue until the ACM on 21 October 2020.

## 5.0 **Mayoral Terms**

5.1 The election of Mayor as Chair of the Council and Deputy Mayor as Vice-Chair of the Council are statutory appointments under Part 1 of the Local Government Act 1972. The LGA 1972 also states that the election of the Mayor must be the first business transacted at the annual meeting (this Council's ACM).

5.2 Cabinet adopted the existing protocol for electing the Mayor and Deputy Mayor in November 2006 (minute no. 124), continuing the practice adopted in 1995, namely:-

- a) That the Mayor will be the councillor with the longest service, and that priority between councillors with equal length of service will be governed by ascending alphabetical order of surname, without regard to membership of a political group.
- b) That the Deputy Mayor will be elected as Mayor after his or her year as Deputy Mayor.

The decision on 26 February 2020 departed from this protocol for the reasons stated in that report to Members.

5.3 Each year the Council elects a new Mayor at the ACM with the duration for the term of office for each Mayor being one year. The new Regulations only provide for the alteration of annual

meetings until May 2021; therefore the ACM will continue to take place in May in line with the Local Government Act 1972 from 2022 onwards.

- 5.4 To mitigate the negative impact that the restrictions due to Covid-19 will have on the 2020/21 Mayoral term, an emergency transition period is proposed for 2020/21 whereby the current Mayor, Councillor Gordon Simmons, and the Mayor Elect, Councillor Glenys Falconer, each serve as Mayor for 6 months.
- 5.5 At the ACM on 21 October 2020, Councillor Glenys Falconer would be proposed to be elected as Mayor of the Borough for the period from October 2020 to May 2022 to enable the Mayoral terms to return to the Council's protocol outlined in paragraph 5.2. Councillor Tony Rogers would be proposed to be elected as Deputy Mayor at the ACM in October, 2020 and his proposed term of office as Mayor would be deferred to 2022/23.

## 6.0 **Civic Arrangements 2020/21**

- 6.1 The Mayoral Dinner and Civic Parade and Service are important events in the life of the Borough. The Civic Parade and Service is the first opportunity for residents to see and support their new Mayor. In addition, the Mayoral Dinner is a large event which provides an opportunity for the Council to recognise those who have contributed to the civic life of the borough.
- 6.2 It is unclear when the Government will relax restrictions in order to allow large gatherings to take place again, people may also have reservations about meeting in large groups for some time.
- 6.3 The Mayoral Dinner and Civic Service and Parade usually take place as soon as possible after the ACM, namely the Saturday

following Mayor Making. In light of the Covid-19 restrictions, these significant events will instead take place in May 2021 to enable them to be delivered in a fitting manner and be attended by the residents of the Borough, Mayor's guests and local civic dignitaries.

## 7.0 **Recommendations**

7.1 That Councillor Glenys Falconer be invited to become Mayor of the Borough for the period from October 2020 to May 2022.

7.2 That Councillor Tony Rogers be invited to become Deputy Mayor of the Borough for the period from October 2020 to May 2022.

## 8.0 **Reasons for recommendations**

8.1 To enable the Council to revise and confirm the civic arrangements for 2020 to 2022 in light of the Covid-19 pandemic national emergency.

### **Decision information**

<b>Key decision number</b>	<i>Non-key decision</i>
<b>Wards affected</b>	<b>All wards</b>
<b>Links to Council Plan priorities</b>	To provide value for money services and improve the quality of life for local people.

### **Document information**

<b>Report author</b>	<b>Contact number/email</b>
<b>Rachel Appleyard</b>	<b>01246 345277 rachel.appleyard@chesterfield.gov.uk</b>



## For publication

### **Equality and Diversity Annual Report 2019/20 (GV430R)**

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Meeting:	Council
Date:	15/07/2020
Cabinet portfolio:	Governance
Report by:	Policy Officer

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## **For publication**

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### **1.0 Purpose of report**

To present the Council's Equality and Diversity Annual Report for 2019/2020 for consideration.

### **2.0 Recommendations**

- 2.1 That the Equality and Diversity Annual Report be supported.
- 2.2 That the Equality and Diversity Annual Report be published on the Council's website and circulated to partners.
- 2.3 That the International Holocaust Remembrance Alliance working definition of Antisemitism be formally adopted by the Council.

### **3.0 Background**

- 3.1 Equalities legislation and good practice require public bodies to publish annual equalities reports. The report should summarise equalities progress during the last year, and future plans.
- 3.2 This report was considered at the meeting of Cabinet on 23 June, 2020 when it was resolved to recommend the recommendations at paragraphs 2.1 – 2.3 above to Full Council.

### **4.0 Equality and Diversity Annual Report**

- 4.1 The Equality and Diversity Annual Report is attached at Appendix 1. The report includes improvements and achievements over the last year, including progress in delivering the corporate Equality and Diversity Strategy and Action Plan, and also future plans.
- 4.2 The Annual Report has been developed in consultation with the Equality and Diversity Forum. It also includes a summary of the equality impact assessments undertaken during 2019/20 around Council policies, strategies and plans, along with progress on equality and diversity issues during the year.

### **5.0 International Holocaust Remembrance Alliance definition of Antisemitism**

- 5.1 The Government has now formally adopted the International Holocaust Remembrance Alliance's working definition of Antisemitism and have written to all local authorities in England requesting that they formally adopt the working definition.
- 5.2 The working definition is *"Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical*

*and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.”*

- 5.3 The definition is not designed to be legally binding but is an invaluable tool for public bodies to understand how antisemitism manifests itself in the 21<sup>st</sup> century. It demonstrates a commitment to engaging with the experiences of Jewish communities and supporting them against the challenges they face.
- 5.4 Chesterfield Borough Council currently uses this definition, although not currently formally adopted, to inform our Equality and Diversity Strategy, action plan and hate crime arrangements. We organise with community and voluntary partners annual Holocaust Memorial Day events with the Holocaust Memorial Trust.

## 6.0 Risk management

This work concerns the implementation of statutory and good practice performance requirements. It is required that all relevant documents and reports are published.

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Reputational and legislative risk of not publishing the Annual Report which demonstrates compliance with Equality Annual Report.	M	L	Publish the Annual Report on the Council’s website and distribute via partner mailing lists (eg. Links).	L	L

## 7.0 Alternative options and reasons for rejection

7.1 The alternative approach would be to not publish the Annual Report, however, this would make it difficult to demonstrate the Council's progress in delivering Equalities outcomes.

## **8.0 Recommendations**

8.1 That the Equality and Diversity Annual Report be supported.

8.2 That the Equality and Diversity Annual Report be published on the Council's website and circulated to partners.

8.3 That the International Holocaust Remembrance Alliance working definition of Antisemitism be formally adopted by the Council.

## **9.0 Reasons for recommendations**

9.1 To provide the community and relevant organisations with an update of the Council's progress in delivering equalities outcomes.

## Decision information

<b>Key decision number</b>	N/A
<b>Wards affected</b>	All
<b>Links to Council Plan priorities</b>	An inclusive Borough, where everyone feels valued and has equal and fair access to local services.

## Document information

<b>Report author</b>	<b>Contact number/email</b>
Allison Potter	Allison.potter@chesterfield.gov.uk
<b>Appendices to the report</b>	
Appendix 1	Equality and Diversity Annual Report 2019/20

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**Chesterfield Borough Council**

# **Equality and Diversity Annual Report**

**2019 – 20**



# Are we accessible to you?

- We want everyone to be able to understand us.
- We want everyone to be able to read our written materials.
- We aim to provide you with what you need to read, speak and write to us.

## On request we will provide free:

- Language interpreters, including British Sign Language.
- Translations of written materials into other languages.
- Materials in Braille, large print, on tape, and in Easy Read.

## Please contact us:

Telephone: 01246 345247

Text: 07960 91 02 64

Email: [enquiries@chesterfield.gov.uk](mailto:enquiries@chesterfield.gov.uk)



## 1. Introduction from Cllr Sharon Blank, Cabinet Member for Governance



*Welcome to Chesterfield Borough Council's Equalities Annual Report for 2019/20. This report highlights the work we have been doing over the last year to promote equality with our partners and the wider community.*

*Our organisational vision is "Putting Our Communities First". Chesterfield Borough Council is committed to treating people fairly in everything we do as a service provider, employer and community leader. We want to ensure that our employees and the people we serve receive fair treatment in all aspects of our work.*

*In the current climate, our work promoting equality is becoming more of a challenge, but is also increasingly important - as you will see in this report, working with partners in the community is an essential part of how we do this. We are very proud of our achievements over the last year, including our continued promotion of equalities and celebration of diversity within our services, as well as out in the wider community.*

*The Equality and Diversity Forum continues to promote equality and diversity within the borough and with its communities, and has organised a number of activities and events over the year on a range of locally relevant themes.*

*We believe we are continuing to make a real difference to the quality of life of our residents, businesses and visitors. We would like to take this opportunity to highlight some of our key equalities achievements during the last year.*

## 2. Equality and Diversity Strategy – Action Plan Progress

- 2.1.** Our current Equality and Diversity Strategy outlines our corporate equality objectives between 2019 and 2023, and the way in which we plan to promote equality and diversity both within the Council and with our communities. The Equality and Diversity Policy and Strategy provide a framework for the Council to continue to ensure that the services we provide are fair and meet the needs of the local community, and that we discharge and progress our responsibilities under the Equality Act 2010.
- 2.2.** In addition to reporting on our progress in implementing the strategy and action plan through these annual reports, progress is also monitored via the corporate performance management framework. The Equality and Diversity Forum also have a role in scrutinising our performance in delivering the strategy.
- 2.3.** During 2019/20 we have completed the following activities which contribute to the action plan outcomes for the four-year Strategy:

**Supporting and facilitating the Chesterfield Equality and Diversity Forum to act as a critical friend.**

During 2019 and 2020, the Equality and Diversity Forum have met regularly and have worked together with Chesterfield Borough Council and acted as a critical friend when discussing current issues and projects, for example discussing licensing issues for accessible taxis.

**Outcome:** - Improving and championing access to the Council's services and other public services for all.

**Review the corporate accessibility statement to ensure that it is reflective of and accessible to our local communities**

During 2019 the accessibility statement was reviewed, revised and circulated to the council teams to ensure information is accessible to all in the community.

**Outcome:** Information is now reflective of and accessible to our local communities.

### **Maintain the State of the Borough report in line with latest available information**

The State of the Borough report draws mainly on data from the 2001 Census and 2011 Census and more recent statistics from the Office of National Statistics and Indices of Multiple Deprivation. The Report considers information surrounding the demography and communities of Chesterfield and comparisons are shown with Derbyshire, the East Midlands and England, and where possible, at Ward Level.

The report was reviewed and updated in 2019 and is now available for viewing on the Borough Council website.

**Outcome:** - Communities are empowered, having access to knowledge and information about their local area. The information can be used to maximise the town's assets and build on them further to address key issues within communities.

### **Retain our Customer Service Excellence Accreditation**

The Customer Services team continue to meet the requirements of the Customer Service Excellence Standard with all elements being fully compliant.

**Outcome:** The community are provided with choice of access to a wide range of services which the council provides.

### **Raising awareness of local equality issues and celebrating our diverse communities through the delivery of a minimum of four events each year through Chesterfield Equality and Diversity Forum on a range of locally relevant equality themes**

The Equality and Diversity Forum have successfully delivered four events during 2019/20; Autism Awareness training, Talk 20, Holocaust Memorial Day and International Women's Day.

**Outcome:** Diversity continues to be celebrated and awareness of local issues raised in the wider community.



### **Continue to take an active role in Dementia Friendly Chesterfield**

CBC continues to be a key partner in the Dementia Friendly Chesterfield Group (CBC is currently chairing the group) which is made up of representatives from local organisations and is committed to working towards Chesterfield being a dementia friendly place. Current projects include creating a Dementia Awareness Garden and Dementia Friendly Café.

**Outcome:** Continuing towards the goal of making Chesterfield a nicer place for people with Dementia.

### 3. Chesterfield Equality and Diversity Forum

3.1. During 2019/20 members of Chesterfield Equality and Diversity Forum continued to work together to share ideas and best practice, be a 'critical friend', and raise awareness in the community of equality and diversity. One of the most important contributions of the forum is the successful engagement with the wider community, and at the beginning of this year, the Forum held a workshop looking at demographics and locally relevant topics to develop a plan of activities and events for the year. This resulted in another year of excellent educational and awareness raising activities led by the forum. The forum has acted as a critical friend for many of the Council's services during the year and has played a key role in the scrutiny and development of equality impact assessments which inform the Council's decision-making process.

*A message from Sarah Roy, Chair of Chesterfield Equality and Diversity Forum*



I am very happy to be continuing as chair of the Equality and Diversity Forum again this year and I would like to thank all members of the forum for their continued dedication and hard work throughout last year, especially in relation to supporting the events and activities that we carry out and helping to promote equality throughout the borough by putting it right at the top of their own agendas. Every year we build on the previous year and try really hard to make our events better and more varied, in order to reach new

audiences. We have certainly achieved that in the last year, with so many new faces in attendance and more local people being able to see the value in the work that we do.

The Equality and Diversity Forum last met in February to decide our priorities and activities for 2020/21 and we left that meeting looking forward to putting these plans into action. However, things can change



so much in such a short space of time and we are now having to revisit those plans and will have our next meeting remotely due to the Covid-19 outbreak. We will be looking at revising how we can deliver some of the activities to the people of Chesterfield in a virtual or socially distanced way to ensure that everyone is as safe as possible. The pandemic has affected all of the charities and organisations that make up our Forum and many of us have found that we are rethinking how our roles can adapt, so that we can still provide our communities with the support needed without putting our own health at risk.

Looking ahead, the theme for our Holocaust Memorial Day in January 2021 will be **'Be the light in the darkness'**. It encourages everyone to reflect on the depths humanity can sink to, but also the ways individuals and communities resisted that darkness to 'be the light' before, during and after genocide. We also have some plans for the next International Women's Day in March 2021 as well as some free training opportunities. If you would like further details of our meetings or activities, we welcome new members so please get in touch. We will do as much as we can this year, as always.

### **3.2. Equality and Diversity Forum meetings and engagement**

A key aim of the Forum is to raise awareness of equalities and issues affecting local people. The Forum has over 250 members that receive regular information about the meetings, events and equalities news. Some of the participants represent a community group, or statutory organisation, while others are there as individuals from the community with an interest in promotion of equality and diversity.

During 2019/20 there were high levels of engagement at the meetings with a variety of issues being considered including an initial workshop to plan equality and diversity events, training and activities, followed by ongoing planning throughout the year.

### **3.3 Equality and Diversity Forum events and activities**

During 2019/20 the Equality and Diversity Forum have continued to organise, host and support a number of events throughout the year on a



range of equality themes that are relevant to the community. We continued to work on these events in partnership with a number of organisations to maximise the impact we can all make in the community and to pool our limited resources. We would like to thank all those who have given up their time to support and help plan the following events that have taken place over the past year. Events during 2019/20 included:

### Autism Awareness Training



In June 2019 the forum held their first event of the year – Autism Awareness training. This was provided by Derbyshire Autism Services and was attended by over 50 people including staff from Chesterfield Borough Council and partner agencies and the community and voluntary sector organisations. The training looked at some myths surrounding autism and how to support staff and customers with an autism diagnosis. There was excellent feedback from the event, some examples include:

“I really enjoyed this training, it has given me a lot to think about and change when meeting someone with autism. I also learned the difference between a learning disability and learning difficulty.”

“Really cleared up some myths and confusion for me, making me more confident to assist staff and customers with an autism diagnosis.”

“It’s increased my awareness of autism spectrum conditions and dispelled some myths.”

Following the training there was a high demand for further training opportunities. As a result, a further session was held in October 2019 which a further 50 people attended by public sector employees, community and voluntary sector groups and members of the public.

The high interest in these training sessions has demonstrated the relevance of this topic in the local area. It has also enabled the forum to connect with a wide range of people in the local community





who were not previously involved in the forum, but are now participating in activities and have requested to become members.

### Talk 20

The Forum's 'Talk 20' event was held on 14 November 2019. This was a morning of awareness raising mini workshops led by three local community groups: The Asian Association, African Caribbean Community Association (ACCA) and Derbyshire Gypsy Liaison Group.

Each workshop focused on the contributions each community group makes to the community, challenges they may face, misconceptions and some myth busting. The event was attended by approximately 30 delegates who were split into smaller groups to attend each workshop. This enabled people to have a more focussed discussion, with greater opportunity for conversation and networking.

In addition, there was an opportunity for networking over lunch, and delegates reported that they had made new useful contacts, including representatives from the Chesterfield Royal Hospital connecting with the Asian Association to arrange for members to welcome 20 new nurses from India to Chesterfield.







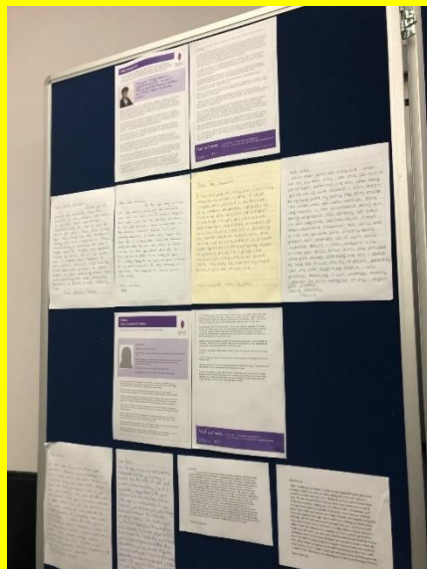
## Forum Meeting at the Derbyshire LGBT+ offices, Rutland Road



In November 2019 the forum held their meeting at the Derbyshire LGBT+ offices on Rutland Road.

Derbyshire LGBT+ had recently opened the Rutland Road office to provide a local base outside of Derby to meet the demand for services in the Chesterfield community.

The agenda for the meeting included a tour of the premises and a discussion around crimes against Trans / people with gender diverse status and the next steps / challenges for the LGBT+ team, including continuing to support those affected by Hate Crime.



## Holocaust Memorial Day 2020 Stand Together

### Holocaust Memorial Day 2020

The Holocaust Memorial Day activities continue to be very well supported by local communities, drawing in large audiences. The theme set by the Holocaust Memorial Day Trust for 2020 was 'Stand Together', which encouraged everyone to

challenge identity-based hostility.

This year, the event was held at West Studios, Chesterfield College, and we were pleased to welcome the Pomegranate Youth Theatre Group who presented a short performance based on this year's theme, specially written for the evening. Their performance enabled everyone to reflect on how families felt as they were moved away from their homes into the Ghetto and their adjustment to the conditions there.

Our guest speaker, Dr Carmen Levick, a lecturer in Theatre from the University of Sheffield, then talked to about how we can commemorate the Holocaust in the UK. Students from the College also displayed their work, having written letters of solidarity and support to the victims of genocide or discrimination.

Over 70 people attended the evening, which ended with a Q and A session touching on locally relevant issues and themes.

## International Women's Day 2020

In celebration of inspirational women, the Equality and Diversity Forum and Chesterfield Museum held an event in March this year to coincide with International Women's Day.



Cllr Tricia Gilby, Leader of the Council, opened the event and welcomed the two guest speakers, Angie Smithson, Chief Executive of the Royal Hospital and Julie Richards, Principal of the Chesterfield College Group who both talked about what they do, their career paths and any barriers they may have faced and how they dealt with them. There was also an opportunity at the end of the event for Questions and Answers.

The Forum are very grateful to Chesterfield Museum for hosting the event and for organising the Extraordinary Women exhibition at the Museum throughout February and March, which celebrated the lives of local women who have made a significant contribution to their communities, including political campaigners such as Emma Miller and Barbara Castle and the story of suffragette Winifred Jones. The exhibition also included the story of the ladies' football tournament - which took place during the First World War - possibly the first of its kind to be played anywhere in Britain.

In addition to the International Women's Day event, the Chesterfield Museum also hosted an Explore Science exhibition in March looking at how women have contributed to science and engineering innovations that are now essential to our everyday lives. Kakou CIC provided a range of exciting hands-on activities for all ages - covering a wide range of science, technology, engineering and maths (STEM) subjects from codebreaking to paper marbling.



## **4.0 Promoting equality and diversity through our services**

Throughout the year, a range of activities and developments take place in the Council's services which contribute towards our commitment to embrace diversity and treat everyone fairly.

### **4.1 Customer Services**

The Council's Customer Services have once again retained their Customer Service Excellence accreditation, meeting the standards with full compliance. Retaining the accreditation gets harder each year, requiring us to prove that we continue to deliver good customer service, whilst also making improvements since the last assessment.

The Customer Service Excellence standards consist of 5 key areas:

- Customer Insight
- The Culture of the Organisation
- Information and Access
- Delivery
- Timeliness and Quality of Service

Through our case studies and evidence, we were able to demonstrate that the customer service delivery over the five areas had been of a high standard, with numerous improvements. We were also able to show a commitment to continual development in the service which we provide to our customers.

### **4.2 Community Development**

Our community development activity continues to contribute to the promotion of health, wellbeing and equality in the wider community. During 2019/20 we continued to support and facilitate the successful financial inclusion partnership project, "Health, Wealth and Wellbeing" which takes an outreach approach to providing people with information and advice in their local community.

The 'Derbyshire Schools Holiday Programme (Holiday Hunger)' project in Barrow Hill continues to be a success, where packed lunches and activities are provided for local children during the school holidays. This project is designed to support nutrition for children who are likely to eat

significantly less than they would during the school term when they have access to food in school.

The Rother Active Youth project, providing holiday activities and food for children and young people in Rother ward goes from strength to strength, supported in partnership with local councillors, residents and organisations active in the area. The weekly youth club for local young people aged 11 – 16 based at Queen’s Park Sports Centre continues with a new emphasis each year on the needs of young people.

We continue to be a key partner in the ‘Time 4 U Café’ events. These are free multi-agency events aimed at facilitating members of the community to access information and advice from a range of health and wellbeing agencies within their own communities. Events are designed to be non-threatening and relaxing. The free beauty treatments, crafts, cookery activities, crèches, lunches incentivise attendance to the event and encourage interaction with the health and wellbeing agencies.

CBC continues to be a key partner in the Dementia Friendly Chesterfield Group (currently chairing the group) which is made up of representatives from local organisations and is committed to working towards Chesterfield being a dementia friendly place and current projects include creating a Dementia Awareness Garden and Dementia Friendly Cafe.

We are working with partners for Chesterfield to becoming Age Friendly on two particular projects – Time For You Tills and Take a Seat Campaign.

### **4.3 Sport and leisure**

We continue to provide inclusive activities in our leisure centres and in the community to improve access to sport and leisure and reduce inactivity. A very popular 50 plus activity programme is delivered at Queen’s Park Sports Centre providing a range of physical activity opportunities, in addition our women only swimming at The Healthy Living Centre continues to be popular. All of our swimming lessons aimed specifically at supporting the needs of autistic children are now fully subscribed, with children gradually progressing into mainstream lessons. The continued success of the Autism swimming programme has enabled the service to



extend it and create more spaces. In addition, the service has also delivered Disney themed swim session in partnership with Swim England specifically aimed at autistic children and their families. The approach we have taken has been nationally recognised by Swim England and also commended with staff recognition within the county through the Active Derbyshire Awards.

We directly support the delivery of the Derbyshire County Council weight management programmes in both our Leisure Centres. They are self-referral and are free for anyone in the borough. We also support a health referral scheme for customers that have, or are at risk of developing a medical condition, we support our customers to exercise and be more physically active to help improve health and wellbeing. Our health referral scheme sessions take place at Queens Park Sports Centre and the Healthy Living Centre, with qualified staff to guide, support and help customers achieve their goals.

Our program of Health Walks has continued to offer residents a chance to take safe, simple exercise outdoors and enjoy the benefits to both their physical and mental health. It's a great way for residents to meet others, to form friendships and can be an introduction to taking part in other social activities. It is especially suitable for anyone with a health condition or who may be new to exercise.

Here is what one of our walkers said about our programme:

"The walk was perfect as I enjoyed the sights and sounds of nature which helped my tinnitus and the gentle walk allowed me to move more easily. I spent time with a lovely group of people and engaging with others also added to this very relaxing and mindful experience."

This year we have offered walks in both the Chesterfield area and the Canal Trust walking festivals.

We have worked with Community Growth Community Interest Company on a project to engage with those furthest away from the Labour market, who are socially isolated and suffer with their mental health, raising their confidence and aspirations towards learning and becoming volunteers in the community. Two participants have successfully completed training to become volunteer walk leaders, gaining in confidence and resilience and





developing skills to take forward in their lives. They have since gone on to lead health walks open to members of the public, with another 4 participants midway through their training.

A major project this year has been the Beat the Streets initiative which saw members across the whole spectrum of the community taking part to walk, jog or cycle between “Beat Boxes” located throughout the borough to earn points for their school, group or charity. People of all ages, abilities and fitness levels were able to take part together and the enthusiasm and excitement for the game was wonderful to see.

We have continued to work with partner agencies to support residents in some of our more challenged communities, through the local area Health and Wellbeing Networks. For example, in Rother ward the networks have helped support initiatives such as the new community centre, Umbrella’s Cosy Hub, based at CBC’s former Burns Close Community Rooms. CBC have enabled the charity Community Transformation to take over the space and convert it into a much-needed base for residents to meet, take part in group activities and to gain advice and support for any issues affecting their lives.

Our staff regularly link with organisations and health support groups to offer information and advice on health and wellbeing, particularly around the importance of keeping active. Examples include regular advice sessions at NHS pulmonary rehabilitation groups and prostate and breast cancer support groups.

#### **4.4 Parks and open spaces**

Chesterfield’s parks continue to provide excellent facilities for the community and visitors. We are proud to hold 5 Green Flags which recognise the best parks and green spaces across the country with one of the key considerations being accessibility. We continue to invest in our smaller local parks aiming to make them as accessible and appropriate as possible. Parks provide outlets to play sport (football, petanque, cricket, walking football, bowls) and informal recreation and we also maintain many equipped play areas, several of which have had makeovers and new



facilities. We are also now running accessible bike sessions in Queen's Park.

A growing number of people are holding events on our parks and has attracted Eid picnics by members of the Muslim community as a celebration of the end of Ramadan. We also continue to support Chesterfield Pride at Stand Road park, now in its fourth year which continues to grow year on year. As part of the walking festival we hosted a roll and stroll event designed for people with physical and learning disabilities, and a dementia walk.

We aim to instil ownership and pride at a young age by involving infants and junior school groups with bulb planting their local parks. This has helped contribute towards the 16,000 spring bulbs planted in 2019 to make Chesterfield a brighter borough.

#### **4.5 Housing**

During the last year, the council invested £20.04 million in its own housing stock and estates with further investment planned for the coming year to ensure that all our tenants continue to benefit from a decent and affordable home.

We are becoming more active in providing new Council properties to meet demand for affordable homes in the Borough. Building work has started on a ten-unit scheme at Brampton, a four unit scheme at Brimington and a 21 unit scheme at Loundsley Green. In addition, the Council is also buying a number of new build homes directly from developers.

During the last financial year, our Private Sector Housing Team has supported the completion of 101 Disabled Facilities Grant adaptations in properties in Chesterfield Borough. Adaptations have included the installation of stairlifts, extensions and bathrooms, a total spend of approximately £400k.

We are also working hard to secure more affordable private sector housing to meet the needs of a growing and changing population. Recent

planning applications have included the provision of 90 new affordable homes to be let by Housing Associations.

Our tenancy sustainment team provides support, advice and assessments to vulnerable tenants to reduce tenancies breaking down and prevent homelessness.

During 2019/20 we continued to be part of the Syrian Vulnerable Persons Resettlement Scheme which is a national scheme that prioritises help for survivors of torture and violence, and women and children at risk or in need of medical care. As a participating district, we have supported the resettlement of a number of families who are settling well locally.

#### **4.6 Apprenticeships town and improving our economy**

During 2019/20 we have continued to deliver activity outlined in the Skills Action Plan. This includes working with Chesterfield College and other partners to develop Chesterfield as an Apprentice Town. We have our own successful apprenticeships scheme that currently supports 30 apprenticeships, but we want to support all young people in our communities to gain employment, further education and develop their skills. In 2018/19 over 2000 individuals were participating in apprenticeships in Chesterfield with over 55% participating in apprenticeships at level 3 or above and 12% being at higher or degree level. Of the 930 new apprenticeship starts in 2018/19, 140 were at higher or degree level, compared to 110 in 2017/18. The growth in higher and degree level apprenticeships has continued with 100 higher level starts being reported in the first 2 quarters of 2019/20.

Higher and Degree Level Apprenticeships also featured heavily in the annual employability and skills conference which took place in February 2020. The conference provided a platform for the University of Derby and Chesterfield based employer AECOM to showcase the benefits of undertaking degree level study via apprenticeships. The conference was attended by over 100 delegates from across Chesterfield's business and education community, including 11 year 13 students. Now in its fourth year, the conference again examined





the work being done in Chesterfield to bridge the gap between education and business, and saw how, by forging relationships with local businesses, schools are enriching their curriculums and harnessing a strong pipeline of local talent. Gogglebox star, Baasit Siddiqui delivered the keynote speech at the conference, where he urged business and education to come together to address issues of social mobility.

The HS2 and You school engagement programme was launched in June 2019. The programme, which aims to raise awareness of the career opportunities in the Rail sector has to date been delivered to 970 students across 8 primary, 3 secondary and one special school in Chesterfield.

Ensuring that local people and businesses have the right skills to access current and future opportunities is a key objective underpinning the Skills Action plan and one that contributes to the Councils priority to make Chesterfield a thriving Borough. We have continued to work with Spanish Rail Manufacturer Talgo to develop their plans for the creation of DRIVE (Derbyshire Rail Innovation Vehicle) at Barrow Hill and in November 2019 Talgo established their UK Headquarters at Barrow Hill Roundhouse. This commitment was further endorsed in January 2020 when Talgo took another step forward towards bringing advanced rail skills and technology to the town by gifting on of their high-speed carriages with unique 'rodal' technology to Chesterfield.

Both SCR and D2N2 have launched Skills Support for the Workforce programmes in the last year, which to date have supported 152 individuals to upskill in the workplace. The D2N2 Building Better Opportunities programme has supported 318 participants into or towards work, education and training.

Local labour clauses have continued to be agreed on 100% of eligible developments and to date, 326 local jobs, 32 apprenticeships and over £15.2m of contracts being award to the local supply chain.

The Council is still actively supporting the delivery of key regeneration schemes (Peak and Waterside) and is actively engaged in the direct delivery of the Northern Gateway Scheme which has now seen the completion of Saltergate MSCP and the commencement of the Enterprise Centre. These developments will directly deliver hundreds of new employment opportunities to Chesterfield.

#### **4.7 Arts and culture accessibility**

The Theatres Access Group continues to deliver its action plan to improve access at the Council's Theatres. We continue to provide performances with audio description, signed performances and touch tours to improve accessibility for people with disabilities.

Over the last year, we have worked in partnership with Working with Matinee Project/Arts Derbyshire to deliver four film showings in a relaxed environment for people with dementia and their carers. These have been well-attended, with 218 people attending to see 'Miracle on 34<sup>th</sup> Street' in December last year.

Chesterfield Museum continues to run its memory boxes project for people with dementia. The memory boxes contain items designed to inspire conversations about people's personal interests with friends and caregivers. During 2019/20, the Museum loaned out 27 memory boxes.

## 4.8 Equalities training for our staff

We offer the three mandatory equalities training modules in an online format, covering the Equality Act 2010, equality and diversity in Chesterfield's communities, and a guide to reasonable adjustments. Feedback from employees shows that these modules have been effective, with an average of 99% of participating employees stating that the modules either met or exceeded their expectations. In addition, a number of comments were made by employees who completed the modules about how they would apply their learning including:

I will check my behaviour to ensure I do not unintentionally indirectly discriminate against someone who has a protected characteristic

Increased my awareness of how my actions may be perceived by others

To be aware that small adjustments can make a big difference

Learnt more about the demographic Chesterfield which will help me be more aware at work

Apply learning on a daily basis, considering implications when setting up, changing or delivering services

We have further training planned for later this year, including Lone Working, Mental Health First Aider training and a Mentoring Programme.

#### **4.9 Parental Leave Policy for Elected Members**

In February 2020 Chesterfield Borough Council agreed a new policy which sets out members' entitlement to maternity, paternity, shared parental and adoption leave and relevant allowances.

The objective of the policy is to ensure that insofar as possible members are able to take appropriate leave at the time of birth or adoption, that both parents are able to take leave, and that reasonable and adequate arrangements are in place to provide cover for portfolio-holders and others in receipt of Special Responsibility Allowances (SRA) during any period of leave taken.

Improved provision for new parents will contribute towards increasing the diversity of experience, age and background of local authority members. It will also assist with retaining experienced members and making public office more accessible to individuals who might otherwise feel excluded from it.

#### **5.0 Equality impact assessments**

The Council is committed to demonstrating that all relevant equality issues have been considered before changes are made to policies, projects, services, functions and strategies, or when new ones are created. Chesterfield Borough Council does this through its robust Equality Impact Assessment (EIA) process.

The EIA process enables us to look at our work in depth to see what impact it has on different equality groups, and to mitigate against any potentially negative impacts that are identified. Staff received training in the completion of EIAs ensuring that the process is embedded across all council services.

During 2019/20 the Council undertook around 22 Equality Impact Assessments (EIAs) for a variety of changes to policies, strategies and

projects. These have taken into consideration: best practice, demographic information and employee and customer feedback and other engagement activities. The EIAs were published with the relevant reports to the Council's Cabinet. Through the EIA process, we have been able to address any negative impacts on sections of the community promote equality by identifying and acting on opportunities to implement positive impacts for groups where possible.

## 6.0 Looking forward to 2020/21

The Covid-19 pandemic has brought with it unprecedented challenges for Chesterfield Borough Council. During this time we are working hard to provide support to both staff and the wider community, particularly those who are more vulnerable who may need more assistance.

We will continue to work with partners to promote and support equality and diversity with our communities and within our organisation. We will need to adapt as we move towards community and economic recovery but here is a sample of some of the activities we would like to take forward in 2020/21:

- Continuing to work in partnership with communities to organise a range of equality and diversity themed awareness activities and events, through the Equality and Diversity Forum.
- Continuing to embed the Council's commitment to equalities in its service planning and delivery by delivering a robust equality impact assessment process and upholding the importance of this during financially challenging times.
- Providing employees with training and development opportunities so that they have the skills, abilities and confidence to recognise and respond appropriately and sensitively to diversity and discrimination, both within the workplace, when delivering services and, ultimately, in their everyday lives. Delivering ongoing equality and diversity refresher training as required with services and a range of additional awareness raising modules on locally relevant themes.
- Launching the Mental Health First Aider programme as part of our commitment to the health and wellbeing of our employees and seeking volunteers to undertake accredited training to become Mental Health First Aiders at Chesterfield Borough Council.



- Support the planning and delivery of the local arrangements for the 2021 Census.
- Continuing to deliver the Equality and Diversity Strategy for 2019-23.
- We have made a commitment to review commemorations on public land within the borough, this work will start in 2020/21. We need to develop a greater understanding of the historical and cultural context around existing commemorations to enable debate, education and to inform decisions. This will also be a great opportunity to identify who is missing from our commemorations – who and what should be celebrated in the future to represent the history of Chesterfield borough and our diverse communities. There are no simple and quick answers but there is a commitment to work together to ensure that we can properly commemorate those individuals, organisations and historical events that have helped to shape our great borough.
- We will recommend that the working definition of Antisemitism is formally approved and adopted by Chesterfield Borough Council. The International Holocaust Remembrance Alliance (IHRA) working definition of Antisemitism is:  
“Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.”  
Antisemitism frequently charges Jews with conspiring to harm humanity, and it is often used to blame Jews for “why things go wrong.” It is expressed in speech, writing, visual forms and action, and employs sinister stereotypes and negative character traits.

## **7.0 Further information**

If you have any comments on our Equalities Annual Report or would like to request further information or copies of any of the documents highlighted in the report, please contact:

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E-mail: [katy.marshall@chesterfield.gov.uk](mailto:katy.marshall@chesterfield.gov.uk) or [allison.potter@chesterfield.gov.uk](mailto:allison.potter@chesterfield.gov.uk)

## For publication

### Scrutiny Annual Report 2019/20

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Meeting: Council

Date: 15 July 2020

Report by: Senior Democratic and Scrutiny Officer

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For publication

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#### 1.0 **Purpose of report**

1.1 To present to council the Scrutiny Annual Report which details the work of the council's overview and scrutiny committees, and development of the overview and scrutiny function, during 2019/20.

1.2 To provide an outline of overview and scrutiny work programme plans for 2020/21.

#### 2.0 **Recommendation**

2.1 That the Scrutiny Annual Report 2019/20 be approved.

#### 3.0 **Background Information**

3.1 The scrutiny annual report is produced and presented to the council each year. This is the council's 15<sup>th</sup> scrutiny annual

report for submission to council, following approval by the Overview and Performance Scrutiny Forum on 25 June, 2020.

3.2 The provision of a scrutiny annual report is considered to be good practice and is a requirement of the Council's Code of Corporate Governance which is adopted to ensure effective operation of the council's functions.

### 3.3 **Scrutiny Annual Report**

3.4 The scrutiny annual report attached as Appendix A sets out the work, achievements and impact of the council's overview and scrutiny function during 2019/20. The annual report intends to :

- Give an overview of the effectiveness of the overview and scrutiny function and how it is developing;
- Evidence and provide a comprehensive record of the work of the overview and scrutiny committees;
- Promote the role and raise the profile of the statutory overview and scrutiny function and the work of the council's overview and scrutiny committees; and
- Provide an outline of the overview and scrutiny committees' work programme plans for 2020/21.

3.5 Council may wish to provide comments on the report to the Overview and Performance Scrutiny Forum.

### 4.0 **Recommendations**

4.1 That the Scrutiny Annual Report 2019/20 be approved.

### 5.0 **Reasons for recommendations**



- 6.0 To enable council oversight of the work and operation of its statutory overview and scrutiny function, the function's effectiveness and contribution to the work of the council.

### **Decision information**

<b>Key decision number</b>	Non key
<b>Wards affected</b>	ALL
<b>Links to Council Plan priorities</b>	ALL

### **Document information**

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<b>Appendices to the report</b>	
Appendix A	Scrutiny Annual Report 2019/20

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**CHESTERFIELD**  
BOROUGH COUNCIL

# **SCRUTINY ANNUAL REPORT**

*2019/20*

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## **1 Overview and Scrutiny Committee Chairs' Foreword**

At Chesterfield Borough Council, our Overview and Scrutiny function continues to be an active and integral part of the council's governance arrangements. During 2019/20, our scrutiny members have acted as a critical friend to the development and implementation of key council policies and provided robust challenge. This work has supported the council's vision of always putting our residents and customers first when we make decisions and deliver services.

The update on Private sector housing was enlightening and emphasised the challenges faced by the Council's Private Sector Housing team due to the growth in the private sector and increased enforcement duties. This resulted in the Enterprise and Wellbeing Scrutiny Committee strongly recommending an increase to the resource in the team. In addition, the report on the commercial activity carried out by the Council's commercial services department had identified some areas where further investigation was needed and a task and finish group will be set up shortly to review this in more detail. Lastly, the development of the Council's Climate Change Action Plan during 2019/20 was very important for the future of the borough, and the Scrutiny Forum took an active role in monitoring its progress.

Scrutiny has an important role in monitoring how the Council uses its finances and a key area of inquiry for many topics has been exploring ways we can generate income and rationalise our assets. The reduction in funding from central Government means that local authorities need to be more innovative in identifying new income streams as well as reducing costs; scrutiny's role as a critical friend is vital to ensuring the needs of residents are represented and decision making is in line with council policy.

We continue to play an active role in the East Midlands Scrutiny Network and Councillor Peter Innes was voted in as Chair of the Network earlier this year. The Network is a supportive group of officers and members involved in scrutiny across the East Midlands and has provided the opportunity to share good practice and challenge performance, ensuring our scrutiny processes are robust and effective. Continuously improving our scrutiny function has also involved taking account of guidance from the Centre for Public Scrutiny, the national centre of expertise on governance and scrutiny.

Planning the Overview and Scrutiny work programme for 2020/21 was impacted by the coronavirus pandemic. Rather than physical workshop sessions, a survey of all members was carried out to gather ideas for topics and these were then prioritised by the Chairs and Vice-Chairs. At our first scrutiny meetings, we took an in depth look at how all the Council's services had been affected by Covid-19, this

was vital for helping us shape the work programme for the rest of the year so that scrutiny's contribution can be timely, supportive and proportionate.

We would like to take this opportunity to thank all the officers and members who have been involved in supporting and assisting in the overview and scrutiny process over the past year.



**Councillor Ray Catt**



**Councillor Peter Innes**

## **2 Comments from the Chief Executive**

Constructive challenge is a critical component of councils' governance arrangements, and at Chesterfield Borough Council this is done particularly well. My congratulations to Councillors Peter Innes and Ray Catt and to all Scrutiny Committee members and supporting officers on another stellar year of overview and scrutiny activities.

It has been a pleasure to read the Scrutiny Annual Report for 2019/20 and whilst Covid-19 brought an abrupt end to scrutiny proceedings there is so much to commend and celebrate as one turns the pages of yet another excellent report. There was a time when our Scrutiny committees would simply set aside their annual work programme in favour of looking at the next hot topic, and then the next one. But that is clearly no longer the case. There is good structure, control and shape to how the Forum and Committees now operate. The annual work programme is adhered to, and suitable and sufficient time is allocated to the scrutiny project groups to enable them to add real value to matters of policy development, service design and service delivery.

I can't speak for the Cabinet portfolio holders but the officer feedback I receive is always really positive. They enjoy the challenge of answering Scrutiny members' questions and of supporting them with their reviews and enquiries.

It is also great to see our reach stretch to other regional scrutiny networks. I am sure East Midlands' councils will be gaining from our expertise and experience and that Peter will equally be bringing the learning that he is gaining in his chairing role back to Chesterfield Borough Council.

To conclude, I very much like the look of how the 2020/21 work programme is taking shape. Scrutiny committee members can be assured that the council's corporate management team will fully avail themselves and their officers to ensure that this ambitious and relevant work programme is delivered at pace and in full. I wish you well with it.



**Huw Bowen**  
**Chief Executive**

### 3 Overview and Scrutiny Committee work and achievements

The council's three overview and scrutiny committees, which are the **Overview and Performance Scrutiny Forum**, the **Enterprise and Wellbeing Scrutiny Committee** and the **Community, Customer and Organisational Scrutiny Committee**, have had yet another busy year during the most part of 2019/20. The restrictions that were introduced in response to Covid-19 have impacted on the work of scrutiny during the latter part of the year; further details are provided in this report.

The council's overview and scrutiny committees (OSCs) have undertaken scrutiny work as individual committees and have appointed scrutiny project groups (SPGs) which are informal working groups that undertake specific task and finish project work for scrutiny committee consideration.

Work undertaken by our council's OSCs during the municipal year 2019/20 is detailed throughout this report.

#### **Pre-Decision Scrutiny**

The council's approach is to support and enable good pre-decision scrutiny. Pre-decision scrutiny provides opportunity for scrutiny members to fully challenge and inform important decisions before they are made. It has a number of benefits for the council and communities in that;

- i. early, proactive involvement is likely to produce a better informed, better quality, more robust decision;
- ii. there is a lesser need to suspend decisions already made (ie, through the 'call-in' mechanism) when it can be too late and high risk to change anything;
- iii. it provides opportunity for wider member involvement in decision making followed by greater ownership and support for a decision;
- iv. it helps mitigate against, and minimises the chances of, things going wrong.

Pre-decision scrutiny usually needs time and opportunity for OSCs to get involved early. With good planning and access to information, OSCs will often appoint project groups to inform policy and service developments at the very early stages of planned work. This happens a long time before decision items are entered into the council's published Forward Plan of key decisions. Some examples of this from our 2019/20 work programme include reviewing and monitoring the progress of the Climate Change Working Group and the development of the Council's Climate Change Action Plan, and the building of new industrial units in response to the high demands on the Council's commercial property portfolio.



## **The Forward Plan**

A standing item on each scrutiny committee agenda is the council's Forward Plan. The Forward Plan is a document that contains details of the key, private and, where possible, non-key decisions the Cabinet, cabinet members or officers are likely to make over a four-month period. It is a legal requirement to make details of key or private decisions public.

As well as being an important document for the public, the Forward Plan helps to provide our OSCs with the opportunity to monitor the executive decision-making programme and undertake pre-decision scrutiny.

## **Overview and Scrutiny Committee Power of 'Call-in'**

Scrutiny law allows for an OSC to investigate, make reports and recommendations on Cabinet decisions that have been agreed but not yet put into action. Legislation allows for action on these decisions to be suspended pending a scrutiny inquiry. This process is referred to as scrutiny 'Call-in'. Following any scrutiny call-in inquiry, the scrutiny committee (ie the Overview and Performance Scrutiny Forum) may request Cabinet reconsider its decision on the basis of the further evidence gathered.

During the 2019/20 year no 'call-ins' were made.

## **OSCs' Work and Achievements Summary**

Throughout 2019/20 OSCs undertook both pre-decision and post-decision scrutiny, receiving reports and influencing decisions on the following policies, strategies, plans and services:

### **Overview and Performance Scrutiny Forum:**

- **Budget**

The Committee considered, in July and November, 2019, reports about the Chesterfield Borough Council's outturn of the General Fund and Housing Revenue Account (HRA) at the end of 2018/19, and the forecast for 2019/20 onwards. Details of the favourable and adverse variables were provided to the Committee, along with the most significant risks and pressures to the medium-term financial forecast.

- **Scrutiny review**

The Committee considered a report on the Government's new Statutory Guidance on Overview and Scrutiny in Local and Combined Authorities and advised members of the new processes which were being implemented to improve the Overview and Scrutiny function at Chesterfield Borough Council.

- **More environmentally friendly Council**

In September, November 2019 and January 2020 the Committee considered reports regarding the efforts which were being made to make Chesterfield Borough Council a more environmentally friendly council.

After a Climate Emergency was declared on 17 July, 2019 the Chesterfield Climate Change Working Group was established to respond to the challenge. The working group was tasked to develop a costed action plan and the Committee reviewed the development of the action plan which was presented to Full Council on 26 February, 2020.

- **ICT improvement programme**

The Committee considered an update in September 2019 regarding the current position of the outcomes of the ICT Improvement Programme. Future outcomes of the programme were also explained to the members.

The Members scrutinised the budget position and budget reporting of the programme.

- **Council Plan and corporate performance**

In November 2019, the Committee considered a progress report on Year 1, 2019/20, of the Council Plan 2019 – 2023 which had been agreed by Council in February 2019. The plan identified the key priorities, objectives and commitments of the Council over a four-year period.

- **HS2 monitoring**

The Overview and Performance Scrutiny Forum monitored the implementation of the project group's recommendations and found these to be sufficient so far. Further monitoring would need to occur after the Hybrid Bill had been passed by Parliament.

## **Community, Customer and Organisational Development Scrutiny Committee:**

- **Derbyshire Police and Crime Panel Update**  
*(see further details in 'Statutory Crime and Disorder Scrutiny Committee' section below)*
- **Chesterfield Community Safety Partnership's action plan and performance for 2019/20**  
*(see further details in 'Statutory Crime and Disorder Scrutiny Committee' section below)*
- **Falls Prevention Pilot and Health Intervention Programmes**

The Committee considered in July, 2019 the plans for the Falls Prevention pilot in Chesterfield which aimed to identify good practice through provision of information, awareness raising about falls risks and falls prevention, multi-factorial risk assessment and appropriate interventions. It considered the progress of the pilot in November, 2019, noting that further monitoring and evaluation was taking place in order to identify the success of the pilot and areas for improvement.

The Committee also considered reports on the exercise referral programme supporting long term physical activity behaviour change, particularly in respect of its impact on improving the health and wellbeing of residents in the Staveley area.

Further progress on both the falls prevention pilot and the exercise referral programme was scheduled to be reported to the Committee in early 2020, but has been delayed by the restrictions in response to the Coronavirus pandemic.

- **Theatres Marketing and Pricing Strategies**

The Committee considered a report on the marketing and pricing strategies of Chesterfield Theatres in the context of the overall attendance and budget figures for the theatres, taking account of special promotions, concessions and activities to enable greater access.

Progress was scheduled to be reported to the Committee in early 2020, but has been delayed by the restrictions in response to the Coronavirus pandemic.

- **Implementation of Universal Credit**

The Committee continued its overview from the previous year of the ongoing work by the benefits team with partners and stakeholders to ensure the best possible outcomes for Universal Credit (UC) claimants and the Council. Members expressed their appreciation and support of the work of officers, whilst recognising concerns in respect of arrangements for assisted claiming and budgeting support, waiting periods leading to increased use of foodbanks and increased levels of child poverty, the application of sanctions, the potential impact of managed migration on the existing IT capacity and support and the impact on Council budgets arising from increased rent and Council Tax arrears.

- **Elected Members' Parental Leave Policy**

In January, 2020 the Committee considered the proposed policy on parental leave for elected members and supported the voluntary implementation of the policy ahead of its approval by Cabinet and Full Council.

- **Implementation of the Communications and Engagement Strategy**

In January, 2020 the Committee considered progress on the implementation of the Communications and Engagement Strategy following its approval by Council in July, 2018. Members welcomed the activity and progress achieved against the objectives of the strategy and supported its continued implementation.

### **Enterprise and Wellbeing Scrutiny Committee :**

- **Private sector housing**

Following the launch of the Private Sector Housing Enforcement Policy and the Fees and Charges Policy in March 2019, the committee considered the impact of the new policies and their implementation. An update was requested for February 2020 to allow a further six months data to be obtained.

In February 2020 the committee reflected on the successes of the Private Sector Housing Team and a frank discussion took place around capacity and increased enforcement duties. A series of recommendations were agreed, to be presented to Cabinet in early 2020, but these had been delayed by the restrictions in response to the Coronavirus pandemic.

- **Trade Recycling Services**

The committee considered a report on the current waste recycling services offered by the Council. An initial high-level review of other local authorities' trade recycling services had been conducted and the research was expected to continue.

- **Industrial Units**

In July 2019 the committee considered a report on the Council's Industrial Unit Portfolio. It was acknowledged that demand existed for more units and therefore a proposal to acquire a building plot for new units would be presented to cabinet. The proposal was approved in October 2019.

- **Careline Funding Review**

In October 2019 the committee considered a report giving an update on Derbyshire County Council's (DCC) review of its eligibility criteria for funding people receiving a community alarm/telecare service. Their new policy was due to be implemented from 1 November 2019. A draft paper was expected from Derbyshire County Council in spring 2020 detailing a full review of its activities and funding for community alarms/telecare services but this had been delayed by the restrictions in response to the Coronavirus pandemic.

- **New Council Homes**

The committee considered a report which set out how the council identifies land to develop new council homes and also their sustainability. Members supported the Council's aspirations to reduce its carbon footprint and were invited to view the modular build properties under construction once they were nearing completion. The visit had not yet taken place due to the restrictions in response to the Coronavirus pandemic.

- **Commercial Services**

In December 2019 the committee considered a report on "commercial jobs" carried out by the Commercial Services Department. The scheme had started as a trial in 2016 to explore further potential income streams. It was decided that further investigation into this topic would be required despite a reasonable assurance rating applied by internal audit in 2019. A task and finish group had been planned for April 2020 but the group had not yet convened due to the restrictions in response to the Coronavirus pandemic.

- **Allocations policy**

A new Allocations Policy was implemented by the Housing Department in May 2019 followed by a new software system in November 2019. In December 2019 the committee heard a report on the impact of the new policy and the initial stages of the new software. Although the transition was reported as a success the committee agreed that a further update during 2020 would be recommended in order to have more data to back up the early feedback.

- **Homelessness**

The committee considered a report on Homelessness following receipt of the final exit report from Derby City Mission on the Night Shelter operation during 2018/2019. Members expressed their support of the scheme but acknowledged that funding beyond 2019/20 was not guaranteed. It was therefore decided to make recommendations to Cabinet that the Council continue to work with the Derby City Mission and support the night shelter in securing funding for the foreseeable future.

During the year the following Cabinet Members and Assistant Cabinet Members have attended scrutiny committees to present pre-cabinet and other reports, policies, strategies and plans in relation to the business items above, and to answer scrutiny members' questions:

Deputy Leader, Councillor Amanda Serjeant

Cabinet Member for Business Transformation and Customers, Councillor Jean Innes

Cabinet Member for Health and Wellbeing, Councillor Jill Mannion-Brunt

Cabinet Member for Town Centres and Visitor Economy, Councillor Kate Sarvent

The work of the scrutiny committees has also been supported by the attendance of Council officers, Arvato revenues and benefits officers and officers from other external organisations including Derbyshire Police.

### **Scrutiny Project Groups:**

#### ***Scrutiny Project Group on the development of the old Queen's Park Sports Centre site***

Following on from its work in 2018/19 the project group, led by Councillor Gordon Simmons, continued to monitor the completion of the construction of the artificial sports pitches during the summer of 2019, prior to submitting its final report to the Enterprise and Wellbeing Scrutiny Committee and then Cabinet.

The group's conclusions identified that the implementation of the planning conditions had ensured the landscaping and boundary was consistent with the heritage format, that the proposed marketing approach for the use of the sports pitches was designed to achieve a balanced schedule of use, including regular bookings, community groups, individual bookings and holiday activities across peak and off-peak periods and that operational arrangements to manage the sports pitches from the Queen's Park Sports Centre were practical and realistic. The project group was impressed by the effectiveness of the framework contract arrangement in delivering the design and construction of the sports pitches, particularly in the cost certainty which this had provided for the Council.

The project group's final report included recommendations relating to the use of the new sports pitches being monitored through the Council's normal management processes and the marketing approach and pricing structure for the sports pitches being reviewed as necessary as part of the Council's overall marketing and pricing of its sports and leisure services.

The project group's recommendations were supported by E&W Scrutiny Committee and approved by Cabinet in October, 2019. Monitoring of the implementation of the recommendations will be scheduled during 2020/21.

### ***Scrutiny Project Group on Community Rooms***

Following the work of the scrutiny project group led by Councillor Kate Caulfield undertaken during 2018/19 with the aims and objectives to:

1. identify changes that were required to enhance the offer and accessibility of the community rooms, improving the quality of the space for users;
2. identify ways to make the rooms financially self-sufficient including better promotion to increase usage and bring in more income;
3. provide solutions to improve the booking process by identifying the main contacts, how to access the rooms, application process and facility procedures,



the review was revisited during 2019 to include a deeper review of the financial accounts and the latest proposals in respect of the facilities at Burns Close and Monkwood Road prior to the final report being submitted to the Community, Customer and Organisational Scrutiny Committee and then to Cabinet.

The project group's final report included a series of recommendations aimed to improve the usage and booking process for the community rooms and to support their ongoing sustainable use including:

- updates to the website and creation of a central webpage for finding room hire information on all Council owned venues;
- installing a dedicated phone line for community room enquiries including a voicemail facility;
- noticeboards outside community rooms to be used to promote the rooms and include up to date “What’s on” calendars;
- a new leaflet that includes details on all the rooms;
- a new booklet that incorporates the terms and conditions for the room hire and how to use the facilities;
- a review of the most effective way to gain access to the rooms for hirers.

The project group’s recommendations were supported by CCO Scrutiny Committee and approved by Cabinet in October, 2019. Monitoring of the implementation of the recommendations will be scheduled during 2020/21.

### **Scrutiny Project Group on Community Safety and Providing for Young People**

A scrutiny project group on Community Safety and Providing for Young People was formed during the OSC Work Programming for 2019/20. Councillor Kate Caulfield was appointed as Lead Member of the project group.

The project was an opportunity for scrutiny to undertake a fact-finding exercise to identify the activity currently taking place in Chesterfield relating to improving community safety and providing for young people. The exercise seeks to challenge misconceptions by improving transparency and awareness regarding efforts being made.



The project group set the following aims:

1. The project aims to ensure Chesterfield will be a family safe town. This aim will be achieved by partners creating and maintaining an environment which offers a safe place to live and work without undue fear of harm.
2. The project group will work with agencies to complete a gap analysis of the current offer around community safety and providing for young people.
3. The project group will identify any under-provision and consider how improvements could be made, while taking into account the financial and resource limitations of Chesterfield Borough Council and agencies.



The group sought information from officers across the council, the Head of Service for Chesterfield at Derbyshire County Council Child Services and a representative of the local Neighbourhood Watch organisation.

Progress of the project group has been delayed by the restrictions in response to the Coronavirus pandemic.

### ***Scrutiny Project Group on Air Quality***

Initial work on the Air Quality Working Group began in August 2019 led by Councillor Lisa Collins. The Chair and scrutiny officer met with senior Environmental Health Officers and considered the following factors that would potentially fall within the scope of the project;

- CBC current clean air strategy
- Air quality management zones
- Static monitoring stations throughout the Borough and the data they provide
- Derbyshire Sustainable Travel schemes particularly with regard to schools
- Asthma statistics in Chesterfield
- The impact of traffic on air quality

The first meeting of the committee as a whole took place in October 2019. There was discussion centred around the perceived problem of air quality and the reality of the statistical data available. A list of desirable data was compiled, along with a list of potential expert witnesses the focus was refined to three main areas;

1. Schools
2. Large scale employers within the Borough
3. Chesterfield Borough Council as an exemplar

In January 2020 the committee heard a presentation from an Environmental Health Officer. This explained the 2008 EU Air Quality Directive, the limits imposed by that legislation and Chesterfield's performance against those targets. An improving trend in air quality was noted in Chesterfield. An area for further discussion was identified as domestic wood burners due to their impact on air quality and their growth in popularity.

All members of the committee were asked to contribute to the Brimington Air Quality Action Plan consultation that was ongoing at the time. The next expert witness was agreed upon as a public health representative from Derbyshire County Council, however, a further meeting had not taken place due to the restrictions brought about in response to the COVID-19 pandemic.

### **Corporate Working Groups :**

*Member Development Working Group* – Scrutiny is represented on this group by the Joint Scrutiny Chairs, Councillor Peter Innes and Councillor Ray Catt. Scrutiny feeds into the working group by identifying member’s training needs and contributing to the rolling member training plan. Last year the working group had an important role in planning and reviewing the Member Induction Programme following the Borough Elections in 2019. All members, both new and returning, were invited to a comprehensive series of sessions which included an introduction to the Council, committee specific training, equality and diversity, communication and social media, health and safety, legal and data protection and staying safe online. Further briefings were arranged throughout the year which provided more information on all the services the Council delivered.

### **Statutory Crime and Disorder Scrutiny Committee**

Legislation requires that councils appoint a Crime and Disorder Scrutiny Committee (CDSC) which must meet at least once a year to provide overview and scrutiny of the council area’s Community Safety Partnership’s work and performance.

The Council’s Community, Customer and Organisational Committee met as the Crime and Disorder Scrutiny Committee on 26 September, 2019 to consider the Chesterfield Community Safety Partnership Action Plan for 2019/20 and its performance against the plan. The plan was based on partnership working and focused on four priority areas: anti-social behaviour, domestic abuse and sexual violence, theft and organised crime groups and substance misuse. The recently appointed PCSO Supervisor outlined his role, with the aim for PCSOs to be more visible and engaged with local communities in addressing local issues.

At that meeting the Committee also received the minutes of the meeting of the Derbyshire Police and Crime Panel held in June, 2019, and updates from the Council’s appointed member representative, the Cabinet Member for Health and Wellbeing. It also approved the project start report of the Scrutiny Project Group on Community Safety and Providing for Young People (*see further details in ‘Scrutiny Project Groups’ section above*).

The Committee was scheduled to meet again in March, 2020, but due to the restrictions in response to the Coronavirus pandemic, this will be rescheduled for later in 2020.

### **Joint Overview and Scrutiny Panel for Chesterfield, North East Derbyshire and Bolsover Councils**

The Panel was originally appointed to scrutinise performance and monitor services delivered jointly between the three Councils of Chesterfield, Bolsover and

North East Derbyshire. Currently the only shared service delivered jointly by the three authorities is the Internal Audit Consortium. In light of the reduced scope, the Panel meets as and when needed. During 2019/20, no meetings of the Joint Overview and Scrutiny Panel have been called. The Panel remains in place pending any business coming forward.

## **4 Scrutiny outcomes and impact on service delivery**

### **Ensuring Implementation and Monitoring Impact of Scrutiny Work and Recommendations**

Our overview and scrutiny committees monitor progress in implementing scrutiny recommendations that are approved by decision makers, requesting regular six monthly or annual updates on progress. This follow up procedure ensures once recommendations are approved they are put into action, and that the work of scrutiny impacts on service delivery and benefits the people of Chesterfield.

During 2019/20 the council's scrutiny committees monitored and received progress reports on delivery of scrutiny recommendations made in relation to the scrutiny project reviews listed below.

- Friends of groups – the CCO Scrutiny Committee monitored the implementation of the project group's recommendations in September, 2019 and concluded these had been achieved (see further details in "Achievements and Highlights" section below);
- Implementation of Universal Credit – access for claimants to IT and support was monitored by the CCO Scrutiny Committee on an ongoing basis and found to be sufficient so far;
- HS2 – the HS2 Project Manager attended the OPSF in September, 2019 to provide an update on the implementation of the project group's recommendations.

Greater detail of these scrutiny project reports and recommendations can be found either in part 3 of this report or in previous annual scrutiny reports.

### **Achievements and highlights:**

#### **Friends' Groups**

As part of its monitoring of previous Scrutiny Committee recommendations, CCO Scrutiny Committee considered a progress report on the implementation of the recommendations from the Scrutiny Project Group on Friends' Groups which had been accepted by Cabinet in November, 2017.

The Committee welcomed the progress which had been achieved and the work undertaken with friends' groups since that time to provide information, advice and signposting, noting how much this had been appreciated by the groups. An initial network meeting had been held with groups, including a survey of groups' needs,

and more were planned. Groups had developed masterplans for their sites and case studies had been produced to share good practice between groups.

It also welcomed the ongoing work to support friends' groups, concluding that the implementation of the project group's recommendations had been achieved.

### **Private Sector Housing**

The report presented to the Enterprise and Wellbeing Committee by the Private Sector Housing Manager threw a spotlight on the challenges being faced by the Council. Many of the Borough's residents are now tenants in privately owned properties and the council has a statutory duty to ensure that the standard of these properties is maintained at a level that safeguards the occupants. The Private Sector Housing team found itself a victim of its own success as the number of requests for advice and support and the number of complaints it receives has been steadily increasing over time.

The officers involved welcomed the scrutiny process and the opportunity to characterise the main difficulties pertaining to the service. The members acknowledged that a lack of resource was contributing to waiting times that were less than desirable and insufficient expertise to carry out investigations in such a way that they were likely to have a successful outcome.

The recommendations suggested to Cabinet were developed in order to achieve the following outcomes;

- More readily available advice to landlords to ensure legal compliance and an increase in best practice
- Reduced waiting time for complaints demonstrating the Council's commitment to its duty of care to its residents
- Less pressure and stress on the existing team who have provided an essential service to their maximum capacity

It is hoped that the recommendations will be supported and revisited in future work programmes.

## 5 Overview and scrutiny developments during the year

Developments in overview and scrutiny are ongoing and this is a standing item on the agenda for each meeting of the Overview and Performance Scrutiny Forum (OPSF).

Developments fall into two main areas:

- i) Developments inside and outside of the Council having an impact on delivery of the overview and scrutiny function;
- ii) The development of people involved with delivering the function, and more specifically those elected members of our overview and scrutiny committees.

The information below provides details of the various developments that have taken place during 2019/20.

### Sheffield City Region Combined Authority, Overview and Scrutiny Committee



The combined authority area covers 9 councils in South Yorkshire and North Derbyshire, of which Chesterfield Borough Council is a non-constituent member. This new body has strategic powers to make decisions on transport, economic development and regeneration matters within the combined authority area.

Legislation requires the combined authority to establish an overview and scrutiny committee (OSC) to increase transparency and accountability of the authority's decision making. OSC meetings are administered by the South Yorkshire Joint Authorities Unit and meeting details and webcasts of its work during 2019/20 can be accessed by clicking [here](#).

As a non-constituent member, representatives from Chesterfield Borough Council can attend the meetings of the committee however they attend as non-voting members. The Scrutiny Chairs reported in July, 2019 that discussions at the Sheffield City Region scrutiny meetings had moved to focus on the local authority areas that were full constituent members and the Chairs reconsidered the value of attending these meetings.

## **Developing Overview and Scrutiny Committee Work Programming**

Over the past three years, scrutiny has been using a format to plan its work programme that engages all scrutiny, backbench and cabinet members in the process. The work programming approach has helped to improve clarity and transparency around the work programming process, enable wider understanding and involvement in the work programming process, provide opportunities to further develop the scrutiny / cabinet working relationship and facilitate well informed discussions and selecting of items.

Plans were underway to continue with the same process however the work programming sessions had to be cancelled when the Covid-19 restrictions came into place.

To enable all members to have a say in deciding the work programme, it was decided to create an online survey that members could complete from home. This was carried out at the end of April to early May and in total 16 responses were received providing a total of 47 different topics for the work programme.

The Scrutiny Chairs and Vice-Chairs met with the Democratic and Scrutiny Officers (DSO) in May to discuss the proposed topics and prepare a plan for the work programme. It became clear that planning the work programme for the full year at that point would be difficult as there were many uncertainties around Covid-19 and the impact the recovery will have on Council activities and services. It was agreed to choose one or two topics from those put forward in the work programming survey to consider at the first two meetings of each committee. The DSOs would then carry out background research on the remaining topics over the summer when it is hoped there would be a clearer picture on how the Council's recovery post-Covid-19 would impact on these. The work programme for the year will then be presented to the scrutiny meetings in September.

At the first meeting of each committee, officers and portfolio holders attended to provide details of the impact of Covid-19 on the Council and the Council's response in relation to the services which fall under the remit of each committee.

The Chairs and Vice-Chairs also chose one or two topics for each committee based on the number of members who had put them forward and prioritised depending on impact on the public and recovery post Covid-19. This provided the topics for the first two meetings of each committee until a more comprehensive work programme for the whole year had been prepared.

## **Scrutiny / Executive Communications**

To continue to strengthen communications and information sharing, the Scrutiny Chairs routinely attend informal development sessions for portfolio holders and the corporate management team; this includes discussions, updates, presentations and networking opportunities.

## **Learning and Development for Overview and Scrutiny**

Scrutiny plays an important role in identifying and delivering learning and development for members. Both Scrutiny Chairs are members of the Member Development Working Group which oversees a full and diverse programme of learning and development opportunities for all members. Development needs that are identified through scrutiny committees or project groups are fed into the member development group so that they can form part of a rolling training programme covering all members. In addition, a programme of member briefing sessions has been established to provide topical advice and updates to help members carry out their responsibilities effectively.



Two members of the Democratic and Scrutiny team attended the Centre for Public Scrutiny conference in December 2019 to keep up to date with the latest developments impacting on scrutiny. These opportunities are useful to keep challenging our scrutiny practices to make sure they are relevant, adding value and considering reviews that are in the public interest.

## **Overview and Scrutiny Policy, Practice and Guidance**

In line with the overview and scrutiny arrangements which have been adopted, we continue to develop our local policy approach, processes, and shared learning, through the introduction and further development of guidance and information documents, as needed. We continue to promote and develop a presence on Aspire, the Council's intranet, and through the member development e-bulletins.

## **East Midlands Councils' Regional Scrutiny Network**

The East Midlands Councils' Regional Scrutiny Network is a forum for learning, sharing, promoting, supporting and developing the scrutiny function across the region. The Council plays a proactive role in supporting and contributing to the work of the network which meets on a quarterly basis.





In June 2019, Councillor Peter Innes was voted in as chair of the Network and one or both of the Scrutiny Chairs have attended each meeting of the Network during 2019/20.

During the year, the network has continued to receive presentations on relevant scrutiny reviews and have taken part in workshops allowing members and officers from around the East Midlands the opportunity to discuss best practice for scrutiny and share their work. Topics covered by the network over the year include:

- Scrutiny highlights from around the network
- Statutory Guidance on Overview and Scrutiny in Local and Combined Authorities
- How to encourage attendance
- Training and development for scrutiny members
- Scrutiny of Community Safety Partnerships
- Developing work programmes

In October, 2019, East Midlands Councils hosted their first Scrutiny Conference. The all-day event consisted of presentations from industry professionals and scrutiny members from other local authorities along with engaging workshops including:

- Learning from Parliamentary Select Committee – Nicky Morgan MP
- Statutory Guidance on Overview and Scrutiny in Local and Combined Authorities – Ed Hammond, Centre for Public Scrutiny
- Culture and Scrutiny – John Cade, Institute of Local Government Studies
- Chairing Scrutiny – Ann Reeder
- Implementing the New Statutory Guidance: Practical Approaches – Stephanie Snape
- Questioning Skills – Ann Reeder
- What's Occurring? The Scrutiny Support Officer in 2019 and beyond – Stephanie Snape
- The added value of scrutiny – Lilian Greenwood MP
- Working with the Executive – Cllr Gordon Watson, Deputy Leader of Rotherham MBC and Councillor Brian Steele, Chair of Overview and Scrutiny Management Board at Rotherham MBC

## 6 Overview and scrutiny committee work programme 2020/21

The three scrutiny committees review their work programme business at each of their meetings held every two months. Programmes of work and meeting agendas will include:

- Individual items of business agreed by the scrutiny committees for consideration (including ongoing priorities such as budget, performance and corporate priorities)
- Reports on scrutiny project group work
- Reports from scrutiny members appointed to corporate working groups
- Scrutiny of the council’s Forward Plan of key decisions
- Monitoring of the delivery of approved scrutiny recommendations
- Business items that committees will decide to deal with as and when they arise such as ‘call-in’ and petitions.

Detail of specific Work Programme business is below.

### Overview and Performance Scrutiny Forum

<p><b>Business items :</b></p> <ul style="list-style-type: none"> <li>• The Council’s Covid-19 response</li> <li>• Climate change</li> <li>• Northern Gateway/Elder Way development</li> </ul>	<p><b>Scrutiny Project Groups on :</b></p> <ul style="list-style-type: none"> <li>• Air Quality</li> </ul> <p><b>Items for monitoring :</b></p> <ul style="list-style-type: none"> <li>• HS2 Scrutiny Project recommendations</li> </ul>
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**Community, Customer and Organisational Scrutiny Committee**

<p><b>Business items :</b></p> <ul style="list-style-type: none"> <li>• The Council’s Covid-19 response             <ul style="list-style-type: none"> <li>○ Heart of Chesterfield</li> <li>○ Market reconfigurations</li> <li>○ Tourism</li> </ul> </li> </ul> <p><b>Scrutiny Project Groups on :</b></p> <ul style="list-style-type: none"> <li>• Community Safety – Providing for Young People</li> </ul>	<p><b>Items for Monitoring :</b></p> <ul style="list-style-type: none"> <li>• Community Rooms Scrutiny Project recommendations</li> <li>• Implementation of Universal Credit</li> <li>• Crime and Disorder</li> </ul>
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**Enterprise and Wellbeing Scrutiny Committee**

<p><b>Business items :</b></p> <ul style="list-style-type: none"> <li>• The Council’s Covid-19 response</li> <li>• Parks and Open Spaces Strategy</li> <li>• 5 year housing supply</li> </ul>	<p><b>Items for Monitoring :</b></p> <ul style="list-style-type: none"> <li>• Skills Scrutiny Project recommendations</li> <li>• Future Use of the Former Queens Park Sports Centre site Scrutiny Project recommendations</li> </ul>
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## 7 Scrutiny Committee membership 2019/20

<p><b>Overview and Performance Scrutiny Forum:</b></p> <p>Councillors:</p>	
<p><b>Peter Innes</b> - Co Chair  <b>Ray Catt</b> - Co Chair  <b>Mick Bagshaw</b> (May 2019 – February 2020)  <b>Lisa Blakemore</b>  <b>Howard Borrell</b>  <b>Stuart Brittain</b> (February – May 2020)  <b>Kate Caulfield</b>  <b>Emily Coy</b>  <b>Dean Collins</b> (May 2019 – February 2020)</p>	<p><b>Lisa Collins</b>  <b>Barry Dyke</b>  <b>Jenny Flood</b>  <b>Ed Fordham</b>  <b>Katherine Hollingworth</b>  <b>Maggie Kellman</b>  <b>Dan Kelly</b>  <b>Paul Mann</b> (February – May 2020)  <b>Tom Snowdon</b></p>
<p><b>Community, Customer and Organisational Scrutiny Committee:</b></p> <p>Councillors:</p>	
<p><b>Peter Innes</b> – Chair  <b>Howard Borrell</b> – Vice Chair  <b>Mick Bagshaw</b> (May 2019 – February 2020)  <b>Lisa Blakemore</b>  <b>Lisa Collins</b></p>	<p><b>Barry Dyke</b>  <b>Ed Fordham</b>  <b>Maggie Kellmann</b>  <b>Paul Mann</b> (February – May 2020)</p>
<p><b>Enterprise and Wellbeing Scrutiny Committee:</b></p> <p>Councillors:</p>	
<p><b>Ray Catt</b> – Chair  <b>Dean Collins</b> – Vice Chair (May 2019 – February 2020)  <b>Stuart Brittain</b> – Vice Chair (February – May 2020)  <b>Mick Bagshaw</b> (May 2019 – February</p>	<p><b>Kate Caulfield</b>  <b>Emily Coy</b>  <b>Barry Dyke</b>  <b>Katherine Hollingworth</b>  <b>Paul Mann</b> (February – May 2020)  <b>Tom Snowdon</b></p>

2020)	
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or visit the Council's website at [www.chesterfield.gov.uk](http://www.chesterfield.gov.uk)

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## For publication

### **Report of Decisions taken under Emergency Delegated Decision Making Powers and Special Urgency Provisions**

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Meeting:	Full Council
Date:	15 July 2020
Cabinet portfolio:	Leader
Report by:	Senior Democratic and Scrutiny Officer

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## **For publication**

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### **1.0 Purpose of report**

- 1.1 To present a report to full Council on the decisions taken under the emergency delegated decision making powers approved in March, 2020 in response to the Covid-19 pandemic and under the special urgency provisions of the Access to Information Procedure Rules within the Council's constitution.

### **2.0 Recommendations**

- 2.1 That the decision notices of the Cabinet decisions delegated to the Leader of 28 April, 2020 and the Deputy Leader of 27 March and 7 April, 2020 under the emergency delegated

decision making powers (attached as Appendices 1 – 3) be noted.

- 2.2 That the schedule of the Planning Committee and Licensing Committee decisions delegated to officers under the emergency delegated decision making powers (attached as Appendix 4) be noted.
- 2.3 That the report of decisions taken under the special urgency provisions (attached at Appendix 5) be noted.
- 2.4 That it be noted that the decision of the Leader on 4 June, 2020 was taken under paragraph 15 of the Cabinet Procedure Rules in Part 4 of the Council's constitution in accordance with Section 15 (4) of the Local Government Act 2000.

### 3.0 **Background**

- 3.1 In mid-March, 2020, as the impact of the Covid-19 pandemic was rapidly increasing, and taking account of emerging advice from the Local Government Association (LGA) in respect of the increasing likelihood of it being impossible or impractical or inadvisable to hold member level meetings with members physically present, it became clear that local authorities would need to urgently make arrangements to ensure the continuity of lawful and effective decision making.
- 3.2 The Council's Monitoring Officer therefore prepared a report proposing temporary revised delegated decision making structures during emergencies, and it was agreed with the leaders of the three political groups that this be submitted to an urgently arranged meeting of the Council's Standards and Audit Committee on 19 March, 2020. The Committee has power to modify delegations in the Constitution.



3.3 At that meeting on 19 March, 2020 the Standards and Audit Committee approved the framework set out in the report for delegated decision making subject to minor amendments, and this was put into effect by the Chief Executive on 20 March, 2020.

3.4 In summary the principles of the framework were for decision making by a single member or officer, as follows:

- **Council Decisions** - unless required by law to be made by full council, the Chief Executive in consultation with the Leader, the Deputy Leader (or most appropriate Cabinet Member dependent on the subject matter of the decision being made) and the Leader of the Opposition;
- **Cabinet decisions** - to be made by the Leader or Deputy Leader after consultation with Cabinet Members and Leader of the Opposition;
- **Planning Committee decisions** - delegated to each of the Development Management and Conservation Manager and the Principal Planner or to the Assistant Director - Economic Growth in consultation with the Chair and members of Planning Committee;
- **Standards and Audit Committee decisions** - delegated to the Monitoring Officer in consultation with the Chair and members of the committee;
- **Other committees' decisions** - delegated to the appropriate Assistant Director or an Executive Director.

3.7 Subsequently on 5 May, 2020, following the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 coming into effect on 7 April, 2020, the Standards and Audit Committee approved Standing

Orders to enable member level meetings to be held and decisions made remotely. Before then the law had required physical meetings. The emergency delegations approved on 19 March, 2020 continued to be in effect in parallel and to be retained as a fallback measure.

#### 4.0 **Decisions taken under Emergency Delegated Decision Making Powers**

4.1 Following the approval of the framework for decision making by a single member or officer by the Standards and Audit Committee on 19 March, 2020, there have been five Cabinet decisions delegated to the Leader or Deputy Leader, and the decision notices for each of these are attached as **Appendices 1 – 3** to this report.

4.2 There have also been three Planning Committee decisions delegated to the Development Management and Conservation Manager or Principal Planner and two Licensing Committee decisions delegated to the Assistant Director – Health and Wellbeing. A schedule of these decisions, including links to the decision notices, is attached at **Appendix 4** to this report.

#### 5.0 **Decisions taken under Special Urgency Provisions**

5.1 The Council's Access to Information Procedure Rules (detailed within Part 4 of the Council's constitution) provide for key decisions which have not been included in the Forward Plan to be taken if it would be impracticable to defer the decision until it has been included on the next version of the Forward Plan. Where it is not practicable to give at least five clear days' notice of such a decision the agreement of the Chair of the Overview and Performance Scrutiny Forum must be obtained that the taking of the decision is urgent and cannot reasonably be deferred (Rule 16 – special urgency).

- 5.2 The Access to Information Procedure Rules require that, where any decisions are taken in the circumstances set out in Rule 16, the Leader will submit a report to the meeting of the Council each year on such special urgency decisions taken in the preceding twelve months.
- 5.3 It is exceptionally rare for any key decisions at Chesterfield Borough Council to be taken under these special urgency provisions. However, responding to the exceptional circumstances brought about by the Covid-19 pandemic has required the Council to react rapidly, and it has therefore been necessary for decisions to be taken in accordance with these special urgency provisions on six occasions in recent months.
- 5.4 Details of these six decisions are included at **Appendix 5** to this report.
- 5.5 In each case the agreement of one of the joint Chairs of the Overview and Performance Scrutiny Forum was obtained prior to the decision being taken.
- 5.6 Furthermore, it should be noted that the decision of the Leader on 4 June, 2020 was taken under paragraph 15 of the Cabinet Procedure Rules in Part 4 of the Council's constitution in accordance with Section 15 (4) of the Local Government Act 2000, where a function which has not been allocated in the scheme of delegation by the Council, may be discharged individually by the Leader, subject to this discharge being reported to full Council.

## 6.0 **Recommendations**

- 6.1 That the decision notices of the Cabinet decisions delegated to the Leader of 28 April, 2020 and the Deputy Leader of 27 March and 7 April, 2020 under the emergency delegated

decision making powers (attached as Appendices 1 – 3) be noted.

- 6.2 That the schedule of the Planning Committee and Licensing Committee decisions delegated to officers under the emergency delegated decision making powers (attached as Appendix 4) be noted.
- 6.3 That the report of decisions taken under the special urgency provisions (attached as Appendix 5) be noted.
- 6.4 That it be noted that the decision of the Leader on 4 June, 2020 was taken under paragraph 15 of the Cabinet Procedure Rules in Part 4 of the Council's constitution in accordance with Section 15 (4) of the Local Government Act 2000.

## 7.0 **Reasons for recommendations**

- 7.1 To report to Council those decisions taken under the emergency delegated decision making powers approved in March, 2020 and under the special urgency provisions of the Access to Information Procedure Rules in accordance with the requirements of the Council's constitution.

### **Decision information**

<b>Key decision number</b>	<b>N/A</b>
<b>Wards affected</b>	<b>All wards</b>
<b>Links to Council Plan priorities</b>	All

### **Document information**

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**RECORD OF EXECUTIVE DECISIONS BY CABINET MEMBERS**

Deputy Leader (in place of the Leader) as a Cabinet decision pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision 07.04.2020
Title Reference: Review of the Code of Corporate Governance and the Annual Governance Statement	
Key Decision: No	Delegation Reference: C000L
Report and Background papers: Public	
<p>Record of Decision:</p> <p><b>*RESOLVED –</b></p> <ol style="list-style-type: none"> <li>1. That the supporting documents to the officer’s report, attached at Appendices A, B, C and D, be approved and referred to the Standards and Audit Committee.</li> <li>2. That a further review of Council compliance with the Code of Corporate Governance be undertaken in 12 months’ time.</li> <li>3. That progress with regard to implementation of the Annual Governance Statement Action Plan be actively monitored by the Corporate Management Team.</li> </ol>	
<p>Reasons for Decision:</p> <ol style="list-style-type: none"> <li>1. To enable the Cabinet and the Standards and Audit Committee to monitor compliance with the Code of Corporate Governance.</li> <li>2. In order to comply with the requirements of the Accounts and Audit Regulations 2015.</li> <li>3. To support the maintenance of sound governance arrangements with the Council.</li> </ol> <p><i>Decision taken as a delegated decision under emergency procedures due to the Covid-19 pandemic as agreed by Standards and Audit Committee on 19 March, 2020 and enacted by the Chief Executive on 20 March, 2020.</i></p>	
Alternative options considered and rejected (if any)	

Notes:

The implementation of the above decision is suspended until the call-in period has expired without a call-in being validly invoked. Any Member of the Council shall be entitled to call for a decision to be suspended by giving notice to the Monitoring Officer *either by telephone, fax, email or in writing* not later than 5.00 pm on the day following the date of the decision.

Any decision so suspended shall not be capable of implementation for a period of five calendar days from the date of the meeting which will expire on 12 April, 2020.

(DURING THE CALL-IN PERIOD A REQUEST MAY BE MADE IN RESPECT OF ANY DECISION SO SUSPENDED BY NOT LESS THAN ONE QUARTER OF THE TOTAL MEMBERSHIP OF THE

OVERVIEW AND PERFORMANCE SCRUTINY COMMITTEE. TO DO THIS YOU WILL NEED TO NOTIFY THE MONITORING OFFICER IN WRITING, BY FAX OR BY EMAIL BY 5.00 PM ON 12 APRIL, 2020 BEING FIVE DAYS FOLLOWING THE DATE OF THE DECISION.

Signed *A Serjeant* .....

Date: 7 April, 2020

Contact Officer: Rachel Appleyard Email: [democratic.services@chesterfield.gov.uk](mailto:democratic.services@chesterfield.gov.uk)



**RECORD OF EXECUTIVE DECISIONS BY CABINET MEMBERS**

Leader (in consultation with the members of the Cabinet) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision 28.04.2020
Title Reference: Environmental Health Noise Policy	
Key Decision: Yes	Delegation Reference: C000L
Report and Background papers: Public	
Record of Decision:  <b>*RESOLVED –</b>  That the Environmental Health Noise Policy, as detailed in Appendix 1 of the officer’s report, be approved.	
Reasons for Decision:  1. To ensure the Council is compliant with current recommended guidance from the Chartered Institute of Environmental Health.  2. To provide information to our customers as part of the digital transformation project.  <i>Decision taken as a delegated decision under emergency procedures due to the Covid-19 pandemic as agreed by Standards and Audit Committee on 19 March, 2020 and enacted by the Chief Executive on 20 March, 2020.</i>	
Alternative options considered and rejected (if any)	

Notes:

The implementation of the above decision is suspended until the call-in period has expired without a call-in being validly invoked. Any Member of the Council shall be entitled to call for a decision to be suspended by giving notice to the Monitoring Officer *either by telephone, fax, email or in writing* not later than 5.00 pm on the day following the date of the decision. Any decision so suspended shall not be capable of implementation for a period of five calendar days from the date of the meeting which will expire on 3 May, 2020. (DURING THE CALL-IN PERIOD A REQUEST MAY BE MADE IN RESPECT OF ANY DECISION SO SUSPENDED BY NOT LESS THAN ONE QUARTER OF THE TOTAL MEMBERSHIP OF THE OVERVIEW AND PERFORMANCE SCRUTINY COMMITTEE. TO DO THIS YOU WILL NEED TO NOTIFY THE MONITORING OFFICER IN WRITING, BY FAX OR BY EMAIL BY 5.00 PM ON 3 MAY, 2020 BEING FIVE DAYS FOLLOWING THE DATE OF THE DECISION.



Signed ...

Date: 28/04/2020

Leader (in consultation with the members of the Cabinet) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision 28.04.2020
Title Reference: Housing Delivery Test 2018-19	
Key Decision: No	Delegation Reference: C000L
Report and Background papers: Public	
Record of Decision:	
<p><b>*RESOLVED –</b></p> <ol style="list-style-type: none"> <li>1. That the results of the Housing Delivery Test be noted.</li> <li>2. That the Strategic Planning and Key Sites Manager, in consultation with the Cabinet Member for Economic Growth and Assistant Director – Economic Growth, be granted delegated authority to prepare and adopt a Housing Delivery Action Plan as required by the National Planning Practice Guidance.</li> </ol>	
Reasons for Decision:	
<p>In order to comply with the requirements of national planning policy and guidance.</p> <p><i>Decision taken as a delegated decision under emergency procedures due to the Covid-19 pandemic as agreed by Standards and Audit Committee on 19 March, 2020 and enacted by the Chief Executive on 20 March, 2020.</i></p>	
Alternative options considered and rejected (if any)	

Notes:

The implementation of the above decision is suspended until the call-in period has expired without a call-in being validly invoked. Any Member of the Council shall be entitled to call for a decision to be suspended by giving notice to the Monitoring Officer *either by telephone, fax, email or in writing* not later than 5.00 pm on the day following the date of the decision.

Any decision so suspended shall not be capable of implementation for a period of five calendar days from the date of the meeting which will expire on 3 May, 2020.

(DURING THE CALL-IN PERIOD A REQUEST MAY BE MADE IN RESPECT OF ANY DECISION SO SUSPENDED BY NOT LESS THAN ONE QUARTER OF THE TOTAL MEMBERSHIP OF THE OVERVIEW AND PERFORMANCE SCRUTINY COMMITTEE. TO DO THIS YOU WILL NEED TO NOTIFY THE MONITORING OFFICER IN WRITING, BY FAX OR BY EMAIL BY 5.00 PM ON 3 MAY, 2020 BEING FIVE DAYS FOLLOWING THE DATE OF THE DECISION.



Signed

Date: 28/04/2020

Contact Officer: Rachel Appleyard Email: [democratic.services@chesterfield.gov.uk](mailto:democratic.services@chesterfield.gov.uk)

Leader (in consultation with the members of the Cabinet) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision 28.04.2020
Title Reference: Absence of Members of the Council	
Key Decision: No	Delegation Reference: C000L
Report and Background papers: Public	
Record of Decision:  <b>*RESOLVED –</b>  That, for the purposes of Section 85(1) of the Local Government Act, 1972, the reason for the absence from meetings of any councillor be approved and their continued absence from meetings be authorised from 19th March 2020 through until the second meeting they are eligible to attend following resumption of member level committees (remotely or with physically present, whichever is the first to occur).	
Reasons for Decision:  To meet the requirements of Section 85(1) of the Local Government Act 1972.  <i>Decision taken as a delegated decision under emergency procedures due to the Covid-19 pandemic as agreed by Standards and Audit Committee on 19 March, 2020 and enacted by the Chief Executive on 20 March, 2020.</i>	
Alternative options considered and rejected (if any)	

Notes:

The implementation of the above decision is suspended until the call-in period has expired without a call-in being validly invoked. Any Member of the Council shall be entitled to call for a decision to be suspended by giving notice to the Monitoring Officer *either by telephone, fax, email or in writing* not later than 5.00 pm on the day following the date of the decision.

Any decision so suspended shall not be capable of implementation for a period of five calendar days from the date of the meeting which will expire on 3 May, 2020.

(DURING THE CALL-IN PERIOD A REQUEST MAY BE MADE IN RESPECT OF ANY DECISION SO SUSPENDED BY NOT LESS THAN ONE QUARTER OF THE TOTAL MEMBERSHIP OF THE OVERVIEW AND PERFORMANCE SCRUTINY COMMITTEE. TO DO THIS YOU WILL NEED TO NOTIFY THE MONITORING OFFICER IN WRITING, BY FAX OR BY EMAIL BY 5.00 PM ON 3 MAY, 2020 BEING FIVE DAYS FOLLOWING THE DATE OF THE DECISION.



Signed ...

Date: 28/04/2020

Contact Officer: Rachel Appleyard Email: [democratic.services@chesterfield.gov.uk](mailto:democratic.services@chesterfield.gov.uk)

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## Appendix 4 – Decisions delegated to Officers under Emergency Delegated Decision Making Powers – March – April, 2020

These decision notices are for information only.

Please click on the links below to view the individual decision notices.

<b>Licensing Committee decisions delegated to the Assistant Director – Health and Wellbeing</b>	<a href="#">8 April</a> <a href="#">29 April</a>
<b>Planning Committee decisions delegated to the Development Management and Conservation Manager or Principal Planner</b>	<a href="#">30 March</a> <a href="#">20 April</a> <a href="#">24 April</a>

If you require paper copies of the decision notices please contact:

**Brian Offiler**

Democratic Services, Town Hall, Chesterfield, S40 1LP

Tel: 01246 345229 email: [democratic.services@chesterfield.gov.uk](mailto:democratic.services@chesterfield.gov.uk)

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## Appendix 5 - Decisions taken under the Special Urgency Procedure (Rule 16)

Subject of Decision	Decision Taken by and Date Taken	Decision Taken	Reason for Decision	Reason for Urgency
Covid-19 – Urgent Changes to Delegation Scheme	Standards and Audit Committee  19 March, 2020	<p>That the framework set out in the report for delegated decision making and execution of deeds be approved subject to the following amendments:</p> <ol style="list-style-type: none"> <li>1. That the Leader of the Main Opposition Group be added to the list of parties to be consulted for further delegations and/or additions to and/or amendments to the list detailed in the report.</li> <li>2. That a review of these arrangements be undertaken in three months' time by members of this committee.</li> </ol>	To put in place practicable delegations where member level meetings are impracticable at a time of national emergency.	There is currently a national emergency and guidance from government has advised everyone to stay at home therefore there needs to be an urgent decision on delegations to enable decision-making to continue.

<b>Subject of Decision</b>	<b>Decision Taken by and Date Taken</b>	<b>Decision Taken</b>	<b>Reason for Decision</b>	<b>Reason for Urgency</b>
Business Rates Retail Relief 2020/21 – Local Discretionary Scheme	Deputy Leader 27 March, 2020  (Cabinet decision delegated to the Deputy Leader, in the absence of the Leader, under the emergency arrangements approved by Standards and Audit Committee on 19 March, 2020 and enacted by the Chief Executive on 20 March, 2020)	<ol style="list-style-type: none"> <li>1. That the new policy for discretionary rate relief, as detailed in the officer’s report, be approved.</li> <li>2. That the Assistant Director – Customers, Commissioning and Change, in consultation with the Chief Finance Officer, be granted delegated authority to make decisions related to the application of this scheme.</li> <li>3. That the Assistant Director – Customers, Commissioning and Change be granted delegated authority to passport an appropriate level of new burdens grant funding to Arvato to meet the administrative costs of the scheme.</li> </ol>	To devise a scheme of discretionary rate relief which supports Government in responding to coronavirus.	The Government has imposed restrictions to tackle the Covid-19 pandemic which has affected local businesses. The Council has already been contacted by businesses making enquiries as to when they can expect this relief.



<b>Subject of Decision</b>	<b>Decision Taken by and Date Taken</b>	<b>Decision Taken</b>	<b>Reason for Decision</b>	<b>Reason for Urgency</b>
Housing Benefit – Receiving electronic claims	Cabinet Member for Business Transformation and Customers  27 March, 2020	<ol style="list-style-type: none"> <li>1. That the use of electronic claims in the administration of Housing Benefit and Council Tax Support be approved.</li> <li>2. That the acceptance of photographs and scanned documents as evidence in support of claims be approved.</li> </ol>	<ol style="list-style-type: none"> <li>1. Allowing residents to apply for benefits electronically will ensure that they can do so without leaving the home, which is especially important in the current climate.</li> <li>2. It is estimated that the demand for the benefit service will be high over the coming days and weeks, therefore services need to be easily accessible.</li> <li>3. There are longer term financial benefits to implementing an electronic claim solution, reducing visits to the Customer Service Centre and reducing the cost of postage and printing.</li> </ol>	Due to the COVID-19 outbreak, the project team have re-assessed their project plan. It now seems sensible to bring forward the implementation of the electronic claim form whilst the Customer Service Centre is closed to the public so that residents have a quick and easy way to submit a claim form from home without the need to travel.

<b>Subject of Decision</b>	<b>Decision Taken by and Date Taken</b>	<b>Decision Taken</b>	<b>Reason for Decision</b>	<b>Reason for Urgency</b>
COVID19 – Commercial Property Portfolio Rental Assistance	Cabinet Member for Economic Growth 27 April, 2020	<p>1. That the terms of the Council’s support for its commercial tenants during the period of the COVID-19 lockdown, as set out in the report, be approved.</p> <p>2. That the terms of the Council’s support be subject to regular review, in consultation with the Cabinet Member for Economic Growth.</p>	To assist commercial tenants who are struggling with their cashflow due to COVID-19, thereby easing the financial burden upon them as they continue to seek to trade, and in the long term to protect businesses, jobs and the Council’s rental income stream.	In order to provide an urgent policy steer on rental support to its tenants to help them continue to trade and in the long term protect businesses and jobs.

<b>Subject of Decision</b>	<b>Decision Taken by and Date Taken</b>	<b>Decision Taken</b>	<b>Reason for Decision</b>	<b>Reason for Urgency</b>
Approval of the Local Authority Discretionary Grant Fund Scheme	<p>Leader</p> <p>4 June, 2020</p> <p>(Decision taken under Section 15 (4) of the Local Government Act 2000, where a function has not been allocated in the scheme of delegation by the Council, it may be discharged individually by the Leader, subject to this discharge being reported to full Council)</p>	<p>1. That Chesterfield Borough Council's Local Authority Discretionary Grant Fund scheme be approved and implemented.</p> <p>2. That the Assistant Director – Customers, Commissioning and Change, in consultation with the Cabinet Member for Business Transformation and Customers and interim Chief Finance Officer, be granted delegated authority to complete regular reviews of the scheme, ensuring grant funds are fully utilised for the benefit of local businesses.</p> <p>3. That the decisions be treated as urgent and exempt from call-in, in accordance with paragraphs 12.2 and 14.15 of the Scrutiny Procedure Rules in Part 4 of the Constitution.</p>	To enable Chesterfield Borough Council to proceed with the administration of its Local Authority Discretionary Grant Fund scheme, to the benefit of local businesses and the local economy.	In order to approve the scheme and then publicise it to local businesses to enable grants to be paid to businesses as soon as possible.

<b>Subject of Decision</b>	<b>Decision Taken by and Date Taken</b>	<b>Decision Taken</b>	<b>Reason for Decision</b>	<b>Reason for Urgency</b>
Urgent delegations to process measures arising from the Business and Planning Bill 2019-21	Standards & Audit Committee 2 July, 2020	<p>1. That all aspects of the function relating to pavement licensing under Part 1 of the Business and Planning Act is delegated to the Assistant Director for Health and Wellbeing in consultation with the Chair of the Appeals and Regulatory Committee and appropriate Cabinet Member(s) as necessary.</p> <p>2. That all functions relating to construction working hours inserted in the Town and County Planning Act 1990 (as amended) by Part 3 of the Business and Planning Act 2020 be delegated to the Development Management and Conservation Manager (or in their absence, the Assistant Director - Economic Growth or the Principal Planner) in consultation with the Chair of Planning Committee and appropriate Cabinet Member(s) as necessary.</p>	To put in place appropriate delegations to enable the provisions of the Business and Planning Act 2020 (which contains measures as the result of Covid-19) to be put into effect.	The Bill is due to be enacted imminently and will introduce a determination period of 5 working days for a local authority to make a decision on a pavement licence application, if a decision is not made in this time the licence is deemed to have been granted for a year (but not beyond 30 September 2021).



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## COUNCIL MEETING - 15 JULY, 2020

### MINUTES OF COMMITTEE MEETINGS

These Minutes are of Committee meetings taken under delegated powers since the last meeting of Council. The Minutes are for information only.

Please click on the links below to view the Minutes you want to read.

<b>Appeals and Regulatory Committee</b>	<a href="#">19 February</a> <a href="#">26 February</a> <a href="#">4 March</a> <a href="#">11 March</a>
<b>Employment and General Committee</b>	<a href="#">16 March</a>
<b>Licensing Committee</b>	<a href="#">4 March</a> <a href="#">6 May</a> <a href="#">13 May</a> <a href="#">27 May</a>
<b>Planning Committee</b>	<a href="#">17 February</a> <a href="#">9 March</a> <a href="#">18 May</a> <a href="#">1 June</a> <a href="#">22 June</a>
<b>Standards and Audit Committee</b>	<a href="#">5 February</a> <a href="#">19 March</a> <a href="#">5 May</a>

If you require paper copies of the Minutes please contact:

**Brian Offiler**

Democratic Services, Town Hall, Chesterfield, S40 1LP

Tel: 01246 345229 email: [democratic.services@chesterfield.gov.uk](mailto:democratic.services@chesterfield.gov.uk)



**CABINET****Tuesday, 25th February, 2020**

Present:-

Councillor P Gilby (Chair)

Councillors Serjeant  
Blank  
T GilbyCouncillors Holmes  
Mannion-Brunt  
Sarvent

\*Matters dealt with under the Delegation Scheme

**100 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**101 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J Innes and Ludlow.

**102 MINUTES****RESOLVED –**

That the minutes of the meeting of Cabinet held on 4 February, 2020 be approved as a correct record and signed by the Chair.

**103 FORWARD PLAN**

The Forward Plan for the four month period 1 March to 30 June, 2020 was reported for information.

**\*RESOLVED –**

That the Forward Plan be noted.

**104 MINUTES OF THE SHEFFIELD CITY REGION MAYORAL COMBINED**

## **AUTHORITY BOARD**

Minutes of the meeting of the Sheffield City Region Mayoral Combined Authority held on 27 January, 2020 were reported for information.

### **\*RESOLVED –**

That the Minutes be noted.

## **105 IMPROVING COLLABORATIVE WORKING ACROSS DERBYSHIRE AUTHORITIES**

The Chief Executive submitted a report updating members on the work taking place with Derbyshire Councils on non-structural reform and seeking approval for the Council's participation in the development and implementation of a new model of local government collaboration for Derbyshire.

In June 2019, Price Waterhouse Coopers (PwC) were commissioned by all Derbyshire Councils to undertake a programme of work to identify a new approach for local government collaborative working in Derbyshire. A number of guiding principles emerged along with several areas for future working which were outlined in the officer's report.

Derbyshire County Council and the eight district and borough councils in Derbyshire had expressed an interest in participating in Phase 2 of PwC's proposal which was outlined in section 4 of the officer's report. The cost of taking the Phase 2 activity forward would be split between the authorities; the estimated cost to the Council would be £17,000 and would be met from reserves.

### **\*RESOLVED –**

1. That Cabinet notes the progress being made on the development of a new vision and new model of local government collaboration in Derbyshire.
2. That the agreed principles for collaboration and areas of potential focus for future working, as set out in the officer's report, be noted.
3. That Price Waterhouse Coopers' (PwC's) proposals for Phase 2 and Derbyshire County Council's (DCC's) suggested approach for

sharing the costs of commissioning PwC to support Derbyshire Councils' to progress development of a new model of local government collaboration for Derbyshire be supported.

4. That the Council's active participation in Phase 2 and the associated costs of supporting PwC to implement its proposals be approved.

## **REASON FOR DECISIONS**

To enable Chesterfield Borough Council to fully participate in the proposed development of a new model of local government collaborative working for Derbyshire; with a particular focus on improving outcomes for Chesterfield Borough and Derbyshire County residents.

### **106 APPROVAL OF THE COUNCIL PLAN 2019 - 2023 DELIVERY PLAN FOR 2020/21**

The Assistant Director – Policy and Communications presented the Council Plan Delivery Plan for 2020/21. The delivery plan sets out the key milestones and performance measures that will be applied to keep the Council Plan on target for delivery during year two of the four year plan.

#### **\*RESOLVED –**

1. That the Council Plan 2020/21 delivery plan be approved.
2. That the Deputy Leader be granted delegated authority to approve any minor drafting changes to the delivery plan in order to improve the readability and accessibility of the plan.

## **REASON FOR DECISIONS**

To provide the Council with a clear statement of its strategic priorities for 2019 – 2023 and to approve the year two delivery plan.

### **107 2020/21 BUDGET & MEDIUM TERM FINANCIAL PLAN**

The Acting Chief Finance Officer submitted a report on the General Fund Budget. The report also included recommendations that would be made to Full Council on budget allocations and the Council Tax level for 2020/21.

The original budget for 2019/20 was approved in February, 2019 and predicted a deficit of £202k. Throughout 2019/20 there had been active management of budget variances and regular budget monitoring reports to identify further variances. Due to this strict budgetary control, the updated revised budget for 2019/20 showed an estimated surplus of £148k.

The budget for 2020/21 had been prepared assuming a council tax increase of £5 for a Band 'D' property, which equates to a rise of 9.6 pence a week towards the costs of services provided by Chesterfield Borough Council.

Members were also informed of the expenditure estimates for the coming financial year as well as the medium term forecasts for 2021/22 through to 2024/25.

**\*RESOLVED –**

That it be recommended to Full Council that:

1. The revised budget for 2019/20, as detailed in section 5 of the officer's report, be approved.
2. The requests for funding from the Budget Risk Reserve, as detailed in paragraphs 5.3 to 5.6 of the officer's report, be approved.
3. The overall revenue budget summary for 2021/22, as detailed in section 7 and Appendix A of the officer's report, be approved.
4. The Collection Fund and the Tax Base forecasts, as detailed in section 8 of the officer's report, be noted.
5. The use of the capital receipts flexibility to fund the revenue costs of the ICT programme which will lead to budget savings, as detailed in section 9 of the officer's report, be approved.
6. The budget forecasts for 2020/21 and the medium term and the action plan for addressing the projected deficits, as detailed in section 10 of the officer's report, be noted.

7. The estimates of reserves including maintaining the General Working Balance at £1.5m, as detailed in section 11 and Appendix D of the officer's report, be approved.
8. The budget risks and sensitivity analysis, as detailed in Appendix E of the officer's report, be noted.
9. The recommended £5 increase in the Council's share of Council Tax for a Band 'D' property in 2020/21 be approved.
10. The 2020/21 Council Tax Requirement and financing, as detailed in Appendix F of the officer's report, be approved.
11. The Acting Chief Finance Officer's assurances, as detailed in section 16 of the officer's report, be noted.

## **REASON FOR DECISIONS**

In order to meet the statutory requirements relating to setting a budget and the council tax.

108

## **CHESTERFIELD BOROUGH LOCAL PLAN - CONSULTATION ON MAIN MODIFICATIONS**

The Strategic Planning and Key Sites Manager submitted a report to advise members on progress with the emerging Local Plan and the main modifications to the Local Plan that had been recommended by the inspectors following the public examination held in October and November 2019. The report also sought approval to undertake a public consultation on the main modifications and to submit the final recommendations and representations received during the consultation to the Planning Inspectorate.

The full range of main modifications were detailed in Appendix A of the officer's report. The Council would also put forward a series of additional modifications which did not affect the functioning of the plan. All the main modifications had been subject to a Sustainability Appraisal and Equalities Impact Assessment which had not raised any additional issues of concern.

**\*RESOLVED –**

1. That consultation be undertaken on the proposed Main and Additional Modifications to the emerging Local Plan, as set out in Appendix A of the officer's report, for a minimum of six weeks, as required by The Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement (SCI).
2. That, following the end of the consultation, the proposed modifications and any representations received during the consultation period be submitted to the Planning Inspectorate.

## **REASON FOR DECISIONS**

To meet the duty to prepare a development plan as set out in the Planning and Compulsory Purchase Act 2004 and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

### **109 SENIOR PAY POLICY**

The Human Resources and Support Services Manager submitted a report seeking approval for the Senior Pay Policy Statement for 2020/21, in accordance with the Localism Act 2011 and the Local Government (Transparency Requirements) (England) Regulations 2014.

The Senior Pay Policy Statement for 2020/21, as attached at Appendix 1 of the officer's report, included details of how senior pay was set within the Council.

#### **\*RESOLVED –**

That it be recommended to Full Council that the revised Senior Pay Policy Statement for 2020/21, attached at Appendix 1 of the officer's report, be approved.

## **REASON FOR DECISION**

To meet the requirements of the Localism Act 2011 by publishing this policy by 31 March 2020.

### **110 GENERAL FUND CAPITAL PROGRAMME 2020/21**

The Acting Chief Finance Officer submitted a report recommending for approval the General Fund Capital Programme for the financial year 2020/21.

The report provided details of updated expenditure forecasts, new schemes added to the Capital Programme during the last year and progress made on current major schemes. Members were also made aware of the Council's capital financing arrangements, including the level of capital receipts, and the net financing position.

**\*RESOLVED –**

That it be recommended to Full Council that the updated General Fund Capital Programme expenditure and financing, as detailed in Appendix A of the officer's report, be approved.

**REASON FOR DECISION**

To update the Council's General Fund Capital Programme and ensure that it is affordable and deliverable over the medium term.

**111 ELECTED MEMBERS PARENTAL LEAVE POLICY**

The Assistant Director – Policy and Communications presented the Parental Leave Policy for Elected Members, ahead of recommendation for adoption by Full Council.

At present, Elected Members have no legal right to parental leave. In order to support the Council's members in carrying out their duties, it was proposed to voluntarily implement a policy that would ensure that members were able to take appropriate leave at times of birth or adoption, that both parents were able to take leave, and that reasonable and adequate arrangements were in place to provide cover for Cabinet Members and others in receipt of Special Responsibility Allowances during any period of leave taken.

The policy, attached at Appendix 1 of the officer's report, would be submitted for approval at Full Council on 26 February, 2020.

**\*RESOLVED –**

That it be recommended to Full Council that:

1. The Parental Leave Policy for Elected Members be approved and implemented.
2. The Cabinet Member for Governance be granted delegated authority to approve minor amendments to the Parental Leave Policy for Elected Members between the formal review periods.
3. The Parental Leave Policy for Elected Members be reviewed every three years.

### **REASON FOR DECISIONS**

To give members a more equitable entitlement to parental leave after giving birth or adopting.

### **112 CIVIC ARRANGEMENTS 2020/21**

The Senior Democratic and Scrutiny Officer submitted a report outlining proposals for the civic year 2020/21 in respect of the election of the Mayor, Deputy Mayor, the Annual Council meeting, Civic Dinner and Civic Service.

The report noted that each year the Council is asked to confirm its civic arrangements for the forthcoming municipal year, namely the appointment of the Mayor, Deputy Mayor, the date of the Annual Council meeting to elect the Mayor and Deputy Mayor, and the associated civic events. During 2020, the Council celebrates the 60th anniversary of the signing of the twinning agreement with Darmstadt, Germany. It was proposed that for the municipal year 2020/21, the Mayoral Dinner marking the election of Cllr Glenys Falconer as Mayor of the Borough would take place on the evening of Saturday 16 May 2020 to coincide with a visit by the Oberbürgermeister of Darmstadt.

The appointment of the Mayor and Deputy Mayor as Chairman and Vice Chairman of the Council is a statutory appointment under Part 1 of the Local Government Act 1972.

**\*RESOLVED –**

1. That it be recommended to Full Council that Councillor Glenys Falconer be invited to become Mayor of the Borough for 2020/21.



2. That it be recommended to Full Council that Councillor Tony Rogers be invited to become Deputy Mayor of the Borough for 2020/21.
3. That it be noted that the Annual Council meeting will be held on Wednesday 13 May 2020, followed by a drinks reception at the Town Hall.
4. That it be noted that the Annual Civic Service and Procession will be held on Saturday 16 May 2020.
5. That it be noted that the Mayoral Dinner will take place at The Winding Wheel Theatre on the evening of Saturday 16 May 2020 to coincide with a visit of the Oberbürgermeister of Darmstadt to mark the 60th anniversary of Chesterfield's twinning friendship with Darmstadt.

## REASON FOR DECISIONS

To enable the Council to confirm civic arrangements for 2020/21.

### 113 **HOUSING REVENUE ACCOUNT (HRA) - BUDGET 2020/21 TO 2024/25**

The Acting Chief Finance Officer and Assistant Director - Housing submitted a report presenting the probable outturn on the Housing Revenue Account (HRA) for 2019/20, and the budget estimates for 2020/21 through to 2024/25.

The Council is required to produce a 30 year HRA Business Plan that is financially viable and which maintains the Council's housing stock at least at the minimum Decent Homes Standard.

The probable outturn for the HRA in 2019/20 was reported in section 5 of the officer's report.

The financial strategy for the HRA is to deliver a balanced and sustainable budget which is self-financing in the longer term and reflects both the requirements of tenants and the strategic vision and priorities of the Council. The initial budget forecast for 2020/21 was detailed in section 7 of the officer's report.

**\*RESOLVED –**

That it be recommended to Full Council that:

1. The probable outturn for the current financial year be noted.
2. The draft estimates for 2020/21 and future years be approved.

**REASON FOR DECISIONS**

1. To enable the council to set the HRA budget for 2020/21.
2. To continue with the financial strategy contained in the Housing Revenue Account Business Plan and self-financing debt settlement arrangements.

**114 HOUSING CAPITAL PROGRAMME: 2020/21 TO 2024/25**

The Assistant Director - Housing submitted a report seeking approval for the public sector Housing Capital Programme for 2020/21, and provisionally for 2021/22 through to 2024/25.

The overall financing strategy continued to focus on maintaining the Council's housing stock at the Decent Homes Standard, improving the non-traditional housing stock, delivering improvements to estates environments and building new council housing.

The Housing Capital Programme had been set in accordance with the profile set out in the stock condition survey carried out by Savills in 2017. Improvements to existing housing stock would include the continuation of the central heating and roof replacement programmes, replacement of aging UPVC windows and installation of external wall insulation to non-traditional and solid wall properties.

In addition, the programme would also fund the second phase of environmental improvements at the Barrow Hill London Boroughs Estate and the new build housing programmes planned for Heaton Court, Manor Drive and Brockwell Court; in total delivering 35 new council homes. The refurbishment of one general needs and two further former sheltered housing schemes would also be undertaken to ensure that older person's accommodation remained accessible and met the future needs of the ageing population.

**\*RESOLVED –**

That it be recommended to Full Council that:

1. The Housing (Public Sector) revised Capital Programme for 2019/20 be approved.
2. The Housing (Public Sector) Capital Programme for 2020/21 be approved and its procurement, as necessary, be authorised.
3. The Housing (Public Sector) Capital Programmes for 2021/22 to 2024/25 be provisionally approved.
4. The Commercial Services share of the 2020/21 programme be approved.
5. Delegated authority be granted to the Assistant Director – Housing and/or Acting Chief Finance Officer to transfer funds between programme heads and budgets in order to manage the Capital Programme as set out in the report.

**REASONS FOR DECISIONS**

1. To enable the Council to maintain its 'Decent Homes Standard' targets in line with the Council's Vision and Corporate Plan.
2. To maintain and improve the condition of the Public Sector housing stock and its environment.
3. To contribute to the aims of the Council's Housing Strategy and to deliver the HRA Business Plan.

**115 EXCLUSION OF THE PUBLIC****RESOLVED –**

That under Regulation 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local

Government Act 1972 as they contained information relating to financial and business affairs.

## **116 LAND ACQUISITION - STATION MASTERPLAN AREA**

The Executive Director presented a report seeking approval to acquire a key strategic site to support delivery of the emerging HS2 Masterplan for the station area. The purchase of the site would be funded from the Local Growth Fund programme as part of the Council's HS2 Strategic Sites Project; however this was still subject to final approval of the full business case, which had recently been submitted to the D2N2 Local Enterprise Partnership.

### **\*RESOLVED –**

1. That the acquisition and leasing of land to support delivery of the emerging HS2 Station Masterplan, as detailed in the officer's report, be approved.
2. That the Executive Director, in consultation with the Cabinet Member for Economic Growth, be granted delegated authority to continue to negotiate the details of the heads of terms, in line with the due diligence advice, and, subject to satisfactory agreement, enter into a conditional contract leading to the acquisition and leasing of the specified land.
3. That the Executive Director, in consultation with the Cabinet Member for Economic Growth, be granted delegated authority to enter into a funding agreement with D2N2 LEP to support the acquisition and associated works such as demolition, site preparation and investigation; planning application submission and other activities which will assist the development and delivery of the HS2 Station Masterplan.

### **REASON FOR DECISIONS**

The acquisition of a strategic site adjacent to Chesterfield railway station will support the Council to achieve its growth objectives and kick-start the delivery of the emerging HS2 Station Masterplan. The short-term availability of LEP grant funding allows the Council and its partners to work at a pace and scale which could not be supported by the Council's own resources.

**117 REQUEST TO WRITE OFF BUSINESS RATES ACCOUNT**

The Operational Revenues Manager submitted a report seeking approval for the writing off of a business rates debt due to insolvency.

As formal insolvency proceedings had commenced, the Council could not take any action against the debtor to recover the debt therefore the Cabinet were asked to write off the debt as recommended by the Council's external auditors.

**\*RESOLVED –**

That the debt, as detailed in paragraph 4.2 of the officer's report, be written off.

**REASON FOR DECISION**

Collection of the debt is not possible and early write off has been recommended by the Council's external auditors.

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**CABINET****Tuesday, 17th March, 2020**

Present:-

Councillor P Gilby (Chair)

Councillors Serjeant  
T Gilby  
HolmesCouncillors Sarvent  
D Collins

\*Matters dealt with under the Delegation Scheme

**118 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**119 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Blank, Innes, Ludlow and Mannion-Brunt.

**120 UPDATE ON COVID-19 ACTIONS**

At the request of the Chair, an urgent item was added to the agenda in order for the Chief Executive to provide an update on the Council's actions in response to the Covid-19 pandemic.

**121 MINUTES****RESOLVED –**

That the minutes of the meeting of Cabinet held on 25 February, 2020 be approved as a correct record and signed by the Chair.

**122 FORWARD PLAN**

The Forward Plan for the four month period 1 April to 31 July, 2020 was reported for information.

**\*RESOLVED –**

That the Forward Plan be noted.

**123 MODERN SLAVERY STATEMENT 2020/21**

The Assistant Director – Policy and Communications submitted a report recommending for approval Chesterfield Borough Council's Modern Slavery Statement for 2020/21.

The Modern Slavery Act 2015 imposed a duty on organisations which supply goods and/or services from or to the UK and have a global turnover above £36 million to publish a statement on slavery and human trafficking each financial year. Local Authorities currently do not need to comply with this duty, however Chesterfield Borough Council volunteered to develop and implement modern slavery statements from 2018/19 onwards to demonstrate the Council's commitment to, and prevention of, exploitation.

The Modern Slavery Statement was attached at Appendix 1 of the officer's report.

**\*RESOLVED –**

That the Modern Slavery Statement for 2020/21 be approved.

**REASON FOR DECISION**

To demonstrate and strengthen our commitment to prevent and reduce the impact of modern slavery.

**124 SAFEGUARDING POLICY AND PROCEDURES**

The Assistant Director – Policy and Communications submitted a report recommending for approval the Council's updated policy and procedures for the safeguarding of children and vulnerable adults.

The Council introduced a Safeguarding Children and Vulnerable Adults Policy and associated procedures in 2015 following a safeguarding audit, with the requirement to review the policy every two years. The revised policy, attached at Appendix A to the officer's report, had been updated to



reflect changes in national legislation and guidance, updated partnership policies, Derbyshire districts safeguarding group, audit activity and increased service level safeguarding experience.

**\*RESOLVED –**

1. That the revised Safeguarding Children and Vulnerable Adults Policy and procedures be approved.
2. That the Cabinet Member for Health and Wellbeing be granted delegated authority to approve essential amendments to the Safeguarding Policy and procedures between the formal review periods.
3. That the Safeguarding Policy, procedures and arrangements be reviewed after three years.

**REASON FOR DECISIONS**

To effectively safeguard and promote the welfare of children and vulnerable adults within our borough and meet our legislative and partnership responsibilities.

**125 ENVIRONMENTAL SERVICES FEES AND CHARGES 2020/21**

The Interim Assistant Director – Commercial Services submitted a report setting out the Council's fees and charges for Environmental Services for 2020/21.

**\*RESOLVED –**

That the Environmental Services Fees and Charges for 2020/21, as detailed in Appendix A of the officer's report, be approved.

**REASON FOR DECISION**

To comply with the Council's budget strategy.

**126 NORTH DERBYSHIRE ROUGH SLEEPER STRATEGY 2020-2021**

The Assistant Director – Housing submitted a report seeking approval for the adoption of the Council’s North Derbyshire Rough Sleeper Strategy 2020 – 2021.

In 2018, the Government introduced a national Rough Sleeping Strategy that required authorities to adopt a Homelessness and Rough Sleeping Strategy that included explicit provision for tackling rough sleeping.

The proposed strategy, attached at Appendix 1 of the officer’s report, provided for a partnership approach between the Council, other statutory services, the third sector and homeless people. The multi-agenda North Derbyshire Homelessness Forum had given their support for the strategy on 23 January, 2020.

**\*RESOLVED –**

1. That the North Derbyshire Rough Sleeper Strategy 2020 – 2021 be approved and adopted.
2. That the priority actions for Chesterfield, as set out in paragraph 3.13 of the officer’s report, be approved.

**REASON FOR DECISIONS**

The Strategy provides a framework and direction for the Council, with partners and stakeholders to ensure that it meets its statutory duties in relation to homeless people and people sleeping rough, and that appropriate support and accommodation services are delivered in Chesterfield.

**127 EXCLUSION OF THE PUBLIC**

**RESOLVED –**

That under Regulation 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972 as they contained information relating to financial and business affairs.

128 **OPERATIONAL SERVICES DEPARTMENT (OSD) BUSINESS PLAN 2020/21**

The Interim Assistant Director – Commercial Services and the Acting Chief Finance Officer submitted a report seeking approval for the Operational Services Department (OSD) Business Plan for 2020/21.

Councillor Holmes requested that his abstention be recorded in the minutes.

**\*RESOLVED –**

That the Operational Services Department (OSD) Business Plan for 2020/21 be approved.

**REASON FOR DECISION**

To enable the estimated financial position of the Operational Services Division to be included in the Council's Medium Term Forecast.

129 **LANDSCAPE AND STREETSCENE SERVICES BUSINESS PLAN 2020/21**

The Interim Assistant Director – Commercial Services and the Acting Chief Finance Officer submitted a report seeking approval for the Landscape and Streetscene Services (SpirePride) D.S.O. Business Plan for 2020/21.

Councillor Holmes requested that his abstention be recorded in the minutes.

**\*RESOLVED –**

That the Landscape and Streetscene Services Business Plan for 2020/21 be approved.

**REASON FOR DECISION**

To update the Council's Medium Term Financial Plan.

130 **BUILDING CLEANING DSO BUSINESS PLAN 2020/21**

The Interim Assistant Director – Commercial Services and Acting Chief Finance Officer submitted a report seeking approval for the Building Cleaning D.S.O. Business Plan for 2020/21.

Councillor Holmes requested that his abstention be recorded in the minutes.

**\*RESOLVED –**

That the Building Cleaning D.S.O. Business Plan for 2020/21 be approved.

**REASON FOR DECISION**

To update the Council's Medium Term Financial Plan.

**131 SECURITY SERVICES BUSINESS PLAN 2020/21**

The Interim Assistant Director – Commercial Services and Acting Chief Finance Officer submitted a report seeking approval for the Security Services D.S.O. Business Plan for 2020/21.

Councillor Holmes requested that his abstention be recorded in the minutes.

**\*RESOLVED –**

That the Security Services D.S.O. Business Plan for 2020/21 be approved.

**REASON FOR DECISION**

To enable the estimated financial position of the Security Services D.S.O. to be included in the Council's Medium Term Financial plan.

**132 SNOOKER COMPETITION AT THE WINDING WHEEL THEATRE**

The Arts and Venues Manager submitted a report seeking approval to enter into a contract with ROKIT Events Ltd to stage a World Seniors Snooker Competition at the Winding Wheel Theatre. The competition would be held over one weekend during the Seniors season, from September 2020 to August 2021.

The event would support the local economy by attracting visitors to the town and promote Chesterfield to a wider audience through TV and press coverage. The Arts and Venues marketing team would also work with local snooker clubs, social clubs, schools and care homes to ensure they benefitted from staging the competition.

**\*RESOLVED –**

1. That the Council contracts ROKIT Events Ltd to stage a World Seniors Snooker Competition at the Winding Wheel Theatre during the 2020/21 season.
2. That any financial deficit arising from staging the competition in Chesterfield be funded from the Enterprise Zone Business Rates Reserve.
3. That the Arts and Venues Manager be granted delegated authority to make all the necessary arrangements to stage the competition at the Winding Wheel Theatre as required.

**REASON FOR DECISIONS**

To make further progress towards making Chesterfield Borough a great place to live, work and visit.

**133 LOAN TO STAVELEY TOWN COUNCIL**

The Chief Executive and the Acting Chief Finance Officer submitted a report seeking approval for a loan to Staveley Town Council. The loan would enable the Town Council to continue to meet its basic running costs whilst implementing a programme of transformation measures to reduce revenue costs.

**\*RESOLVED –**

That the request for a loan to Staveley Town Council, as set out in section 4 of the officer's report, be approved.

**REASON FOR DECISION**

To allow a decision regarding the request for financial assistance.

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**CABINET****Tuesday, 9th June, 2020**

Present:-

Councillor P Gilby (Chair)

Councillors Blank  
T Gilby  
Ludlow  
Holmes

Councillors J Innes  
Mannion-Brunt  
Sarvent  
Serjeant

Non-voting Members D Collins

\*Matters dealt with under the Delegation Scheme

134 **DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

135 **APOLOGIES FOR ABSENCE**

No apologies for absence were received.

136 **MINUTES**

**RESOLVED –**

That the minutes of the meeting of Cabinet held on 17 March, 2020 be approved as a correct record and signed by the Chair.

137 **MINUTES OF THE SHEFFIELD CITY REGION MAYORAL COMBINED  
AUTHORITY BOARD**

Minutes of the meeting of the Sheffield City Region Mayoral Combined Authority held on 15 April, 2020 were reported for information.

**\*RESOLVED –**

That the Minutes be noted.

**138 DELEGATION REPORT**

Decisions taken by Cabinet Members during January to June 2020 were reported.

**\*RESOLVED –**

That the Delegation Report be noted.

**139 GENERAL FUND BUDGET OUTTURN REPORT 2019/20**

The Acting Chief Finance Officer submitted a report on the General Fund Revenue and Capital Outturns for 2019/20. The report provided details of variations from the revised estimates previously approved by Cabinet on 25 February, 2020 (Minute No. 107, Cabinet 2019/20) and also sought approval for carry forward requests.

**\*RESOLVED –**

1. That the General Fund Revenue and Capital Outturn reports for 2019/20 be noted.
2. That the General Fund carry forward requests, as set out in paragraph 4.6 of the officer's report, be approved.
3. That the level of General Fund Reserves and Balances, as detailed in section 6 and Appendix C of the officer's report, be approved.
4. That the transfers between reserves identified in paragraphs 6.4 and 6.5 of the officer's report be approved.
5. That the General Fund surplus for the financial year 2019/20, as set out in paragraph 6.6 of the officer's report, be transferred to the budget risk reserve.
6. That the capital financing arrangements, as set out in Appendix D of the officer's report, be approved.

**REASON FOR DECISIONS**



In the interest of sound financial management.

**140 HOUSING REVENUE ACCOUNT (HRA) - FINAL ACCOUNTS 2019/20**

The Acting Chief Finance Officer submitted a report on the Housing Revenue Account Final Accounts for 2019/20. The report provided explanations for variations from the revised estimates previously approved by Cabinet on 25 February, 2020 (Minute No. 113, Cabinet 2019/20), and also sought approval for carry forward requests.

**\*RESOLVED –**

1. That the report be noted.
2. That the revenue carry forward request, as detailed in paragraph 3.4 of the officer's report, and the capital carry forward request in respect of schemes which were not finalised during 2019/20, as detailed in paragraph 4.2 of the officer's report, be approved.

**REASONS FOR DECISIONS**

1. To enable the Housing Revenue Account revenue outturn to be included in the Council's overall Statement of Accounts.
2. To consider the carry forward requests which will allow for the completion of the revenue and capital projects which were not finalised during the financial year.

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**CABINET****Tuesday, 23rd June, 2020**

Present:-

Councillor P Gilby (Chair)

Councillors Serjeant  
Blank  
T Gilby  
Ludlow

Councillors Holmes  
J Innes  
Mannion-Brunt  
Sarvent

Non-voting Members D Collins

\*Matters dealt with under the Delegation Scheme

141 **DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

142 **APOLOGIES FOR ABSENCE**

No apologies for absence were received.

143 **MINUTES**

**RESOLVED –**

That the minutes of the meeting of Cabinet held on 9 June, 2020 be approved as a correct record and signed by the Chair.

144 **FORWARD PLAN**

The Forward Plan for the four month period July to October, 2020 was reported for information.

**\*RESOLVED –**

That the Forward Plan be noted.

145 **ANNUAL PERFORMANCE REPORT - COUNCIL PLAN DELIVERY PLAN 2019 -2020**

The Assistant Director – Policy and Communications submitted a report informing members of the progress that the Council had made against the milestones and measures identified in the 2019/20 Delivery Plan.

The Council Plan defines the Council’s key priorities, objectives and commitments over the four-year period 2019 to 2023 and the Delivery Plan set out the milestones and measures that needed to be achieved during the financial year 2019/20.

A detailed summary of the progress made was attached at Appendix A of the officer’s report.

**\*RESOLVED –**

That the Council’s progress in delivering the Council Plan Delivery Plan for the financial year 2019/20 be noted.

**REASON FOR DECISION**

To raise awareness of key outcomes and outputs against the Council Plan commitments and to challenge performance.

146 **EQUALITY AND DIVERSITY ANNUAL REPORT 2019/20**

The Policy Officer presented the Equality and Diversity Annual Report for the financial year 2019/20 to update members on Council improvements and achievements relating to equality and diversity matters.

The Annual Report had been developed in consultation with the Equality and Diversity Forum and included a summary of the equality impact assessments undertaken during 2019/20 with regards Council policies, strategies and plans, and progress updates on the Council’s work in promoting equality and diversity both within the Council and with our communities.

The report also advised that, following the Government’s formal adoption of the International Holocaust Remembrance Alliance’s working definition

of Antisemitism, all local authorities in England had been asked to formally adopt the working definition.

**\*RESOLVED –**

That it be recommended to Full Council that:

1. The Equality and Diversity Annual Report for the financial year 2019/20 be supported.
2. The Equality and Diversity Annual Report 2019/20 be published on the Council's website and circulated to partners.
3. The International Holocaust Remembrance Alliance working definition of Antisemitism be formally adopted by the Council.

**REASON FOR DECISIONS**

To provide the community and relevant organisations with an update of the Council's work in promoting equality and diversity both within the Council and with our communities.

**147 UPDATE ON CIVIC ARRANGEMENTS 2020 - 2022**

The Senior Democratic and Scrutiny Officer submitted a report outlining proposals for the remainder of the civic year 2020/21 and for 2021/22.

As a result of the restrictions arising from the Covid-19 pandemic, the Chief Executive, in consultation with the Mayor, had postponed the Annual Business Meeting and Annual Council Meeting. The Government had also introduced new regulations in April 2020 which allowed appointments made at annual meetings to continue until such time as the council was able to consider the matter.

To mitigate the negative impact that the restrictions would have on the 2020/21 and 2021/22 Mayoral terms, the report sought approval for a transition period whereby the current Mayor, Councillor Gordon Simmons would continue to serve as Mayor for a further 6 months until October 2020, with the Mayor Elect, Councillor Glenys Falconer then proposed for election as Mayor of the Borough for the period from October 2020 to May 2022.

The report also outlined proposals for a delay to the associated civic events to enable them to be delivered in a fitting manner following the lifting of Covid-19 restrictions.

**\*RESOLVED –**

1. That it be recommended to Full Council that Councillor Glenys Falconer be invited to become Mayor of the Borough for the period from October 2020 to May 2022.
2. That it be recommended to Full Council that Councillor Tony Rogers be invited to become Deputy Mayor of the Borough for the period from October 2020 to May 2022.
3. That it be noted that the Annual Council Meeting will be held on 21 October 2020, followed by a drinks' reception at the Town Hall, subject to Government restrictions in response to Covid-19.
4. That it be noted that the Annual Civic Service and Parade, and the Mayoral Dinner, will be delayed until May 2021.

**REASON FOR DECISIONS**

To enable the Council to revise and confirm the civic arrangements for 2020 to 2022 in light of the Covid-19 pandemic.

**JOINT CABINET AND EMPLOYMENT & GENERAL COMMITTEE****Tuesday, 25th February, 2020**

Present:-

Councillor P Gilby (Chair)

Councillors	Blank	Councillors	Sarvent
	T Gilby		Brittain
	Serjeant		Holmes
	Simmons		T Murphy
	Mannion-Brunt		

\*Matters dealt with under the Delegation Scheme

**37 DECLARATION OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**38 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J Innes and Ludlow.

**39 MINUTES****RESOLVED –**

That the Minutes of the meeting of the Joint Cabinet and Employment and General Committee of 14 January, 2020 be approved as a correct record and signed by the Chair.

**40 CLIMATE CHANGE ACTION PLAN**

The Assistant Director – Health and Wellbeing submitted a report seeking approval for the Council's Climate Change Action Plan.

On 17 July, 2019 Chesterfield Borough Council (CBC) declared a Climate Emergency. The Council Notice of Motion mandated CBC to form a working group to support the development of the Council's Climate

Change Action Plan. Expressions of interest were sought from citizens across the Borough and a working group of 19 people was established.

The working group developed an Action Plan around eight themes. Each of the 39 actions had an associated timescale and cost, where applicable, to ensure they were realistic and would make a positive impact. The Action Plan was attached at Appendix A of the officer's report.

Adoption of the Climate Change Action Plan would result in the requirement for an additional officer resource to co-ordinate the work of the Council. The post would support the full implementation of the Action Plan and act as a local expert to ensure the actions became integral to the way the Council operated going forward.

**\*RESOLVED –**

That it be recommended to Full Council that:

1. The proposed Climate Change Action Plan, as detailed in Appendix A of the officer's report, to support the Council to achieve net zero carbon emissions by 2030 and Chesterfield Borough by 2050 be approved.
2. A new post of Climate Change / Sustainability Officer be established.
3. The Council allocates a sum of £100,000 per annum in each of the next three financial years to support the Council's work on Climate Change.
4. The proposal for the Council to collaborate with the other district / borough councils in Derbyshire and Derbyshire County Council as part of a county-wide approach to tackling Climate Change and, in parallel, further work with Nottingham City Council to better understand the carbon footprint of the Council and Chesterfield Borough be supported.
5. The Deputy Leader be granted delegated authority in consultation with the Cabinet Member – Health and Wellbeing to approve the action plan updates to ensure the plan remains current and relevant.



## **REASON FOR DECISIONS**

1. To ensure that the legislative requirement for net zero greenhouse gas emissions by 2050 can be met.
2. To provide the Council with a realistic and costed approach to achieving its ambition to be a carbon neutral Council by 2030.
3. To ensure that the Council gives effect to the Notice of Motion passed at a Full Council meeting in July 2019 to enable Chesterfield to become a low carbon, resilient and sustainable borough.

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## **JOINT CABINET AND EMPLOYMENT & GENERAL COMMITTEE**

**Tuesday, 9th June, 2020**

Present:-

Councillor P Gilby (Chair)

Councillors	Blank	Councillors	Sarvent
	Davenport		Brittain
	T Gilby		Holmes
	Ludlow		J Innes
	Serjeant		T Murphy
	Simmons		K Falconer
	Mannion-Brunt		D Collins

\*Matters dealt with under the Delegation Scheme

41 **DECLARATION OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

42 **APOLOGIES FOR ABSENCE**

No apologies for absence were received.

43 **MINUTES**

**RESOLVED –**

That the Minutes of the meeting of the Joint Cabinet and Employment and General Committee of 25 February, 2020 be approved as a correct record and signed by the Chair.

44 **CONSIDERATION OF THE USE OF THE CORONAVIRUS JOB  
RETENTION SCHEME**

The Executive Director submitted a report seeking approval for the use of the Coronavirus Job Retention Scheme (CJRS).

The outbreak of coronavirus had created an unprecedented situation across the world with an immeasurable impact on individuals, communities and businesses. Local authorities had received a range of support and additional grant funding, but this had not covered the direct costs of supporting local efforts to respond to the coronavirus pandemic or lost income from the enforced closure of council facilities and services. As a result, it was recommended that all opportunities to improve the council's financial position should be taken.

The CJRS was first introduced in March 2020 in response to the COVID-19 outbreak and the national lockdown that was initiated on 23rd March 2020.

The Government recognised that there might be a limited number of cases in which it was appropriate for local authorities to furlough workers and claim funding through the CJRS. This would be in exceptional cases where staff salaries would have been largely funded by sales, fees and charges, where there had been a significant reduction in these revenue streams which had not already been offset by additional grant funding from central government, where it would not be possible to redeploy the staff and where the alternative would be redundancy.

The council would top up the sums received through the CJRS so that all furloughed staff would continue to be paid their wages in full.

HR business partners and service managers had carried out a significant amount of detailed analysis to identify services and staff to which the CJRS would apply. It was proposed that the initial claim be backdated to 1 April 2020 through 31 May 2020.

**\*RESOLVED –**

1. That the submission of claims to the Coronavirus Job Retention Scheme to furlough staff, who have been unable to carry out their roles for the council, where the funding for their posts has been largely generated through third party income through sales, fees and charges and where there has been a significant reduction in the associated revenue streams, be approved.
2. That furloughed staff will continue to receive 100% of their wages and will see no changes to their pension contributions.

3. That it be noted that, for the council to furlough staff, the individual staff member must voluntarily agree to be furloughed as it constitutes a temporary contract variation.
4. That the Executive Director, in consultation with the Cabinet Member for Governance and in conjunction with the Human Resources & Support Services Manager, be granted delegated authority to take forward claims to the Coronavirus Job Retention Scheme for the period June-October 2020 in line with the latest Government guidelines.

## **REASONS FOR DECISIONS**

To enable the council to apply for the Coronavirus Job Retention Scheme to furlough appropriate staff and receive a grant towards the costs of their salaries and pension contributions. This would help to alleviate the significant financial pressures that the council is facing in responding to the coronavirus outbreak and minimise the long-term risk of having to consider staff redundancies.

### **45 EXCLUSION OF PUBLIC**

#### **RESOLVED –**

That under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act.

### **46 THE ARVATO PUBLIC PRIVATE PARTNERSHIP ARRANGEMENT**

The Assistant Director – Customers, Commissioning and Change submitted a report seeking approval for changes to the Arvato Public Private Partnership Arrangement.

On 14 January 2020, Joint Cabinet and Employment and General Committee resolved that the services delivered through the Public Private Partnership arrangement with Arvato should return to in-house service delivery from 18 October 2020. However, the disruption created by the Covid-19 pandemic meant it was no longer feasible to remain on track with the exit plan activities required to facilitate a successful transition to Council employment of over 160 employees by 18 October 2020.

Following the Government's imposed lockdown, Kier asked all of its employees above a certain grade to accept a voluntary pay cut. All of the staff employed by Kier to deliver services for Chesterfield Borough Council, supported by their Trade Union, declined to accept the voluntary pay cut. As a result, Kier approached Chesterfield Borough Council and Arvato with a proposal to bring the Kier sub-contract to an end on 31 July 2020.

A joint project team had therefore been appointed in order to safely and successfully transition Kier employees to Council employment by 31 July 2020.

The Council would work closely with Kier management and the relevant Trade Unions to formally manage communications and consultations with affected Kier employees.

The proposed Heads of Terms allowed for financial due diligence to be completed by the Council before all parties agreed to a contract variation.

It was also not considered achievable to successfully transition the services delivered by Arvato to in-house delivery by 18 October 2020 while ending the sub-contract with Kier on 31 July 2020 and implementing the Covid-19 recovery plans. It was important that key senior officers within Arvato and Chesterfield Borough Council remained focussed on the safe reopening of Council services.

The terms of the Council's contract with Arvato provided for a contract end date three months after 18 October 2020. Therefore, the partnership arrangement could legally continue until 17 January 2021 without the need for a contract extension. Arvato had confirmed that they would be agreeable to continue to deliver services until 17 January 2021.

**\*RESOLVED –**

1. That the early termination of the sub-contract with Kier on 31 July 2020 and the return of services to in-house delivery, subject to the satisfactory completion of final contractual negotiations with Arvato and Kier, be approved.
2. That the remaining services delivered directly by Arvato through the Public Private Partnership be brought back in-house on 17 January

2021, allowing key employees critical to enabling a safe transition of services to focus on the development and delivery of the Council's Covid-19 recovery plans.

3. That the Assistant Director – Customers, Commissioning and Change, in consultation with the Cabinet Member for Business Transformation and Customers, be granted delegated authority to finalise the commercial arrangements with Arvato and Kier to transition services safely and within the budget parameters set by Council for the 2020/21 financial year.
4. That the Assistant Director – Customers, Commissioning and Change, in consultation with the Cabinet Member for Business Transformation and Customers and the Chair of Employment and General Committee, be granted delegated authority to finalise the required employment policies to meet TUPE employment regulations.

## **REASONS FOR DECISIONS**

To enable the Council to safely transfer all employees delivering services through our Public Private Partnership with Arvato and Kier to Council employment, whilst also delivering the recovery activity required as a result of the Covid-19 pandemic.

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**OVERVIEW AND PERFORMANCE SCRUTINY FORUM****Thursday, 23rd January, 2020**

Present:-

Councillor P Innes (Chair)

Councillors	Blakemore	Councillors	Fordham
	Borrell		Hollingworth
	Caulfield		Kellman
	Catt		Snowdon
	D Collins		Coy
	L Collins		
	Flood		

Councillor Mannion-Brunt, Cabinet Member for Health and Wellbeing +  
Ian Waller, Assistant Director – Health and Wellbeing +

+ Attended for Minute No.38

**36 DECLARATIONS OF MEMBERS' AND OFFICERS INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**37 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Dyke and Kelly.

**38 DEPUTY LEADER - MORE ENVIRONMENTALLY FRIENDLY  
COUNCIL**

The Cabinet Member for Health and Wellbeing and Assistant Director – Health and Wellbeing attended to present a progress report on the efforts which were being made to make Chesterfield Borough Council (CBC) a more environmentally friendly council.

CBC declared a Climate Emergency on 17 July, 2019 and resolved to establish a Chesterfield Climate Change Working Group to respond to this challenge.

The influence of CBC as a direct contributor of emissions was small and the challenge was to influence the majority of emissions outside of CBC's control. The areas CBC could influence included: -

- Service provision;
- Social landlord;
- Employer;
- Lead by example;
- Contact with partnerships and collaborating organisations;
- Purchasing of goods and services;
- Communication;
- Lobbying central Government.

The key responsibility of the working group was to inform the action plan and the group were on schedule to deliver the plan to the set deadlines. The key requirements of the plan were to be realistic and achievable.

The working group had established eight themes and action areas to be included in the action plan. The Assistant Director provided examples of action areas for the themes:-

- Housing: thermal / energy efficiency investment in CBC stock, planning guidance, energy efficiency standard for new CBC housing, CBC asset management strategy – clean energy.
- Power: LED lighting in CBC premises, support for a local organisation to help residents source sustainable energy suppliers, CBC electricity supply from renewable, explore energy generation opportunities.
- Transport: residential developments need links to cycle and foot path networks, assessment of integrated transport across the borough, electrification of public transport, CBC fleet electrification.
- Business: engagement with local enterprise partnership, engagement with local business community to facilitate sharing of good practice.
- Land use: maximise carbon capture opportunities, explore opportunities for nature friendly corridors, borough wide tree planting programme, planning guidance.

- Waste: sustainable waste policies, community sharing, sustainable waste education programme, focus on reduce and recycle.
- Engagement: communication plan for climate change, suite of marketing collateral, reinforce reduce, reuse, recycle message, encourage use of local labour, services, goods and sustainable food.
- Policy: joint working with neighbouring local authorities on climate change, communicate sustainable initiatives, procurement and governance, resource to support CBC climate change work.

Members asked about the government funding issues and were advised that funding was one of the biggest challenges given the size and scale of actions required. Resource and support from Central Government was really important given that limited direct influence of CBC. The working group included a large amount of knowledge about grant funding and a lottery funding application had been started.

The Assistant Director was asked how the action points in the action plan would be measured. Nottingham City Council had been commissioned to carry out an assessment to understand the current position and enable the future position to be monitored and measured.

A discussion took place regarding whether the working group would have the longevity to stay with the issue. The original remit of the working group was time limited as it was specific to the notice of motion. However given the positivity around the group and the opportunity that this affords the Council to help widen the message it was likely that the group would continue but with different terms of reference.

The importance of single interest group involvement and the value of working with Nottingham City Council because of how they would advance the progress of the borough was noted.

The challenge to fully engage all CBC staff and ensure the provision of required staffing resources for the work of the council was emphasised.

The need to advertise the adoption of the action plan and the actions within it steps was identified as a critical area to ensure that members of the public would be informed about what they can do to support this issue and about the progress of CBC and the borough.

The Chair thanked the Cabinet Member for Health and Wellbeing and the Assistant Director - Health and Wellbeing for their contribution to the meeting.

**RESOLVED –**

1. That the More Environmentally Friendly Council progress report be noted.
2. That the inclusion of further updates on the More Environmentally Friendly Council as an item on the Committee's work programme for 2020/21 be considered as part of the annual scrutiny work programming.

**39 FORWARD PLAN**

The Forward Plan was considered.

**RESOLVED –**

That the Forward Plan be noted.

**40 SCRUTINY MONITORING**

The Scrutiny Monitoring Schedule was considered.

**RESOLVED –**

That the Scrutiny Monitoring Schedule be approved.

**41 SCRUTINY PROJECT GROUP PROGRESS UPDATES**

Councillor Lisa Collins, Lead Member for the Air Pollution Scrutiny Project Group, provided an update on the progress of the group.

**42 WORK PROGRAMME FOR THE OVERVIEW AND PERFORMANCE SCRUTINY FORUM**

The Work Programme for the Overview and Performance Scrutiny Forum was considered.

**RESOLVED –**

That the Work Programme be approved.

**43 OVERVIEW AND SCRUTINY DEVELOPMENTS**

There was nothing to report.

**44 MINUTES**

The Minutes of the Overview and Performance Scrutiny Forum held on 21 November, 2019 were presented.

**RESOLVED –**

That the Minutes be approved as a correct record and signed by the Chair.

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**COMMUNITY, CUSTOMER AND ORGANISATIONAL SCRUTINY  
COMMITTEE**

**Thursday, 30th January, 2020**

Present:-

Councillor P Innes (Chair)

Councillors Borrell  
L Collins

Councillors Kellman

Councillor J Innes, Cabinet Member for Business Transformation +  
Councillor A Serjeant, Deputy Leader +++

Mick Blythe, Client Manager +  
Clare Fowkes, Operational Benefits Manager +  
Donna Reddish, Assistant Director – Policy and Communications ++  
Carolyn Szadura, Head of Revenues +  
Brian Offiler, Democratic and Scrutiny Officer

+ Attended for Minute No. 32

++ Attended for Minute Nos. 36 - 37

+++ Attended for Minute No. 37

**29 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA.**

No declarations of interest were received.

**30 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Dyke.

**31 MINUTES**

The Minutes of the meeting of the Community, Customer and Organisational Scrutiny Committee held on 28 November, 2019 were presented.

**RESOLVED –**

That the Minutes be approved as a correct record and signed by the Chair.

**32 CABINET MEMBER FOR BUSINESS TRANSFORMATION -  
IMPLEMENTATION OF UNIVERSAL CREDIT**

The Cabinet Member for Business Transformation, the Client Manager, the Head of Revenues and the Operational Benefits Manager presented a progress report on the implementation of Universal Credit (UC) in Chesterfield since the previous report to the Committee in March, 2019.

The report referred to the continuing work by the benefits team with partners and stakeholders to ensure the best possible outcomes for claimants and the Council, including the following issues:

- The assisted claiming and budgeting support in most cases having been provided by the Citizens Advice Bureau (CAB) since April, 2019, although data on its use was not currently available. It was unclear whether CAB nationally would continue to provide this support in 2020/21.
- The managed migration of existing claimants from legacy benefits to UC which had been scheduled to start in January, 2020, had been delayed, and a further report on this to parliament was not expected until Autumn, 2020.
- The Discretionary Housing Payments (DHP) had been managed within the reduced budget for 2019/20, although this had necessitated payments to claimants being lower in order to maintain the numbers of claimants supported. The DHP budget for 2020/21 had not yet been announced.
- A higher proportion of UC claimants had been subject to sanctions (reducing or stopping payment of benefit) than claimants of other benefits, mostly for failure to attend work focused interviews.
- Availability of IT in various locations for claimants to access their records was currently adequate, although this may need to be reviewed when managed migration was implemented in the future.



The report included the latest statistical and financial information in respect of UC claims, including:

- Average rent arrears of Council tenants affected by UC was £459 in January, 2020 (having taken account of managed payments received by the Council direct from DWP), which was significantly higher than the average arrears of other Council tenants on Housing Benefit;
- Approximately 75% of tenants claiming UC were in rent arrears, and the number of such tenants had risen from 840 in February, 2019 to 1,330 in January, 2020;
- The total level of rent arrears was expected to rise as the number of tenants claiming UC increased in the future;
- The impact of UC payments being based on 52 weeks despite 2019-20 being a 53 week rent year was being monitored, although it was expected this would increase the level of rent arrears.

It was noted that the Benefits Team continued to support individual claimants and liaise with DWP including in respect of issues of underpayment of the Severe Disability Premium, the Carer element not being included in UC awards, sole occupiers with others named on a tenancy who were no longer resident, tenants whose housing costs were still being calculated on a 48 week rent year.

The report referred to the Citizens Advice (CAB) / Local Government Association Council tax protocol, although officers' advice was that this would not currently add significant value to the Council's operation of UC.

Members expressed concerns regarding:

- The lack of current data from CAB on the use of the assisted claiming and budgeting support;
- The 5 weeks waiting period leading to increased use of foodbanks and increased levels of child poverty;
- The application of sanctions, some of which had been successfully appealed;
- Vulnerable people having been defrauded by others persuading them to claim advances, there having been a few cases locally;

- Whether there would need to be additional IT capacity and support when managed migration was implemented;
- The difficulty for the Council to manage budgets given the impact of UC on rent and Council Tax arrears.

Members expressed their appreciation of the work being undertaken in supporting claimants, and the Chair thanked the Cabinet Member for Business Transformation, the Client Manager, the Head of Revenues and the Operational Benefits Manager for their contribution to the meeting.

### **RESOLVED -**

- (1) That the ongoing work on the implementation of Universal Credit be supported.
- (2) That progress of the implementation of Universal Credit be reported to the Committee in the summer / autumn of 2020, subject to the issue being included on the Committee's work programme as part of the annual scrutiny work programming for 2020/21.

### **33 SCRUTINY MONITORING**

The Committee considered the Scrutiny recommendations implementation monitoring schedule.

### **RESOLVED –**

That the Scrutiny monitoring schedule be noted.

### **34 FORWARD PLAN**

The Committee considered the Forward Plan for the period 1 February – 31 May, 2020.

### **RESOLVED –**

That the Forward Plan be noted.

35 **WORK PROGRAMME FOR THE COMMUNITY, CUSTOMER AND ORGANISATIONAL SCRUTINY COMMITTEE**

The Committee considered the list of items included on its work programme for 2019/20.

It was noted that the annual scrutiny work programming dates for the 2020/21 work programme had been scheduled for March 24 and April 21, 2020.

**RESOLVED -**

That the work programme be approved and updated to include the decisions of the current meeting.

36 **CABINET MEMBER FOR GOVERNANCE - ELECTED MEMBERS PARENTAL LEAVE POLICY**

The Assistant Director – Policy and Communications presented a report on the proposed policy for parental leave for elected members.

The report outlined the objective of the proposed policy as being to enable elected members to take appropriate leave at the time of birth or adoption and to ensure that reasonable arrangements were in place to provide cover for Cabinet Members and others in receipt of Special Responsibility Allowances during periods of leave. The proposed policy, based on the Local Government Association's Women's Taskforce Parental Leave Policy, was attached as an appendix to the report.

Arising from Members' questions it was explained that the proposed policy did not relate to cases of fostering, as separate arrangements could apply in such cases.

It was noted that the proposed policy was due to be considered by Cabinet and full Council in February, 2020, and the Committee stated its support for the voluntary implementation of the policy.

The Chair thanked the Assistant Director – Policy and Communications for her contribution to the meeting.

**RESOLVED –**

That the voluntary implementation of the proposed policy for parental leave for elected members be supported.

**37 DEPUTY LEADER - IMPLEMENTATION OF COMMUNICATIONS AND ENGAGEMENT STRATEGY**

The Deputy Leader and the Assistant Director – Policy and Communications presented a progress report on the implementation of the Communications and Engagement Strategy following its approval by Council in July, 2018.

The report outlined progress against the objectives of the strategy, including:

- Four editions of the combined Your Chesterfield and Our Homes publication had been produced including use of infographics. Responses from the 'Are you being served' survey identified that the publication was seen by 72% of residents.
- The bringing together of all live and concluded consultation information on a consultations page on the Council's website.
- The continued use of face to face consultation, including on changes to the allocations policy, repairs and maintenance, anti-social behaviour, Gypsy and Traveller consultation, the Local Plan and leisure services, with further activity being developed in respect of the HS2 masterplan project.
- Increased use of infographics, videos, graphic design and social media to present information in a more accessible and understandable format. The Digital Communications Report for October and November, 2019 was attached as an appendix to the report.
- Improved communication with staff, including the staff in bloom garden and recycled Christmas decorations competitions.

It was noted that resourcing this increased communications, marketing and engagement activity proved challenging at peak times. The agency model approach which had been piloted with Housing Services had

worked well and the potential for using this approach would be discussed with other teams.

Members welcomed the progress and developments in the activity and approaches detailed in the report. The Chair thanked the Deputy Leader and the Assistant Director – Policy and Communications for their contribution to the meeting.

**RESOLVED –**

- (1) That the work outlined in the progress report be supported.
- (2) That further progress be reported to the Committee in the next Council year, subject to the outcome of the annual scrutiny work programming for 2020/21.

**38 SCRUTINY PROJECT GROUPS PROGRESS UPDATES**

It was reported that the Scrutiny Project Group on Community Safety and Providing for Young People had been continuing to gather information on current provision for young people and the related community safety concerns, with a view to developing guidance for Members to enhance their understanding of services available and to support their case work relating to young people.

**RESOLVED –**

That the report from the Scrutiny Project Group be noted.

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**ENTERPRISE AND WELLBEING SCRUTINY COMMITTEE****Thursday, 6th February, 2020**

Present:-

Councillor Catt (Chair)

Councillors D Collins  
Dyke  
CoyCouncillors Hollingworth  
Snowdon

\*Matters dealt with under the Delegation Scheme

**33 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**34 APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**35 CABINET MEMBER FOR HEALTH & WELLBEING - PRIVATE  
SECTOR HOUSING**

The Private Sector Housing Manager attended the committee meeting and presented a report on the impact of the Private Sector Housing Enforcement Policy that was launched in March 2019.

The Private Sector Housing team receive complaints from tenants and other agencies concerning private landlords. They set out timetables for repairs and issue fines where appropriate. Four landlords had been prosecuted since the introduction of the policy and a further two were in progress.

The committee heard that there had also been a change in legislation in 2018 regarding Houses of Multiple Occupation (HMO) requiring landlords to have a license in order to operate an HMO and demand for these had been increasing. The team was receiving increased numbers of enquiries asking for advice on converting existing properties into HMOs.

The team aimed to take a proactive approach to their work, but due to their successes they had received more referrals than ever before. The team responsible for complaint investigation consists of two officers plus the manager and as a result this does mean that there can be a significant waiting time for non-urgent investigations to take place.

The Council has a statutory duty to enforce the legislation and the team had made significant progress, however, the section does need additional resource to support this essential function. Further legislation was expected soon, such as a requirement for landlords to have electrical certificates for their properties.

The Assistant Director for Health and Wellbeing acknowledged that the Private Sector Housing area was growing, in addition to its enforcement duties increasing. There was an awareness of the need to grow and increase capacity and the new policy had provided a very clear approach. A review of the team was underway, to consider possible options and to ensure that the right skills set would be acquired and not just additional personnel.

The Private Sector Housing Manager reinforced the view that the new policy provided a useful framework and was beneficial to the team. It was noted that qualified Environmental Health officers with a housing specialism were particularly difficult to recruit. Discussion took place around whether it was feasible for other housing officers to carry out initial inspections/visits. It was explained that in order to carry out a successful prosecution, should a case reach that stage, then a strict process must be followed from the outset. Any deviation from the necessary protocol could impact the outcome of any legal action. For this reason, the ideal scenario involved qualified environmental health officers being involved at every stage.

The officers were thanked for their information and left the meeting. The committee then discussed the issues that had been raised and the main points are summarised below;

- The committee was acutely aware of the rising number of private landlords, with some residents living in atrocious conditions. Concern was expressed that the council is the first point of call and the service was under-resourced.



- The committee considered whether the outcome of the staffing review should be established before any further recommendations were made.
- The committee agreed that it would strongly recommend an increase in resource as a matter of urgency. The impending additional legislation was highlighted, which would only add to the pressures the team was facing and this would impact on the health and wellbeing of the existing staff.
- The members emphasised that their duty of care was to all residents of the Borough and therefore it was important that this situation be addressed in a timely manner.

### 36 **MINUTES**

#### **RESOLVED –**

The Minutes of the meeting of the Enterprise and Wellbeing Scrutiny Committee held on 5 December, 2019 were approved as a correct record and signed by the Chair.

### 37 **SCRUTINY MONITORING**

The Committee considered the Scrutiny recommendations monitoring schedule.

#### **RESOLVED -**

That the Scrutiny monitoring schedule be noted.

### 38 **FORWARD PLAN**

The Forward Plan for the four month period 1 February, 2020 to 31 May, 2020 was presented for information.

#### **RESOLVED –**

That the Forward Plan be noted.

### 39 **WORK PROGRAMME FOR THE ENTERPRISE AND WELLBEING SCRUTINY COMMITTEE**

The 2019/20 Work Programme for the Enterprise and Wellbeing Scrutiny Committee was reported for information.

**RESOLVED –**

That the work programme be noted and updated to include the decisions of the current meeting.