



Statement of Consultation

Draft Local Plan

April 2017



Appendix C

Introduction

This statement of consultation presents an overview of the draft local plan consultation process that took place from 12 January to 27 February 2017. Whilst this was only an informal consultation, all statutory and general consultees were invited to comment on the draft plan at this stage. This statement details the consultees invited to make representations, how they were invited to do so and a summary of the main issues raised during the consultation period.

The National Planning Policy Framework (NPPF) states within paragraph 155 that “early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made”.

This document details how such early and meaningful engagement has been achieved and also makes recommendations as to the actions that could be taken to ensure that the next version of the Local Plan addresses the issues raised by consultees through the next stage of the consultation process.

In addition to the statement itself, appendices have been included which provide more detail on the various consultation events and methods of publicity.

This consultation statement complies with Regulation 18 and 35 of The Town and Country Planning Regulations (2012). The consultation was also carried out in line with the councils’ adopted [Statement of Community Involvement](#) (2014).

Table 1 outlines the stages of consultation that have taken place in the lead up to the pre-submission stage and the next stages following the finalisation of the pre-submission version.

Table1:

Stage	Description	Date Held
1	Sites & Boundaries Issues and Options Report	November 2012 – Feb 2013
2	Draft Local Plan & Consultation	January – February 2017
3	Gypsy & Traveller Sites Consultation	Spring / Summer 2017
4	Proposed Submission Local Plan	September 2017
5	Submission of Local Plan to Secretary of State	December 2017
6	Public Examination of the Local Plan by a Planning Inspector	2018
7	Adoption of full plan by council	2018

Communications Objectives

- To ensure that all key stakeholders are fully aware of the need to produce and contents of the new Local Plan.
- To ensure that residents and other stakeholders are aware of the opportunities to respond to and comment upon the Local Plan.

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- To ensure that the key themes of the Local Plan are presented in a manner that is accessible to all, allowing for a wide audience to engage in the process.
- To hold a range of events and exhibitions to convey the key themes of the local plan to enable the Forward Planning team to identify reoccurring themes and issues.

Notification of Consultation

The public consultation on the Draft Local Plan, including the associated technical documents (i.e. the Sustainability Appraisal and Habitats Regulations Assessment), prepared in accordance with the relevant legislation, commenced on 12th of January 2017 for six weeks, closing at 5pm on the 27th of February 2017.

Letters and emails (depending on previously stated preference) were sent to all residents and businesses on the Council's Local Plan database in addition to statutory consultees. The contacts within the database totalled 1401. Where email addresses were no longer valid, effort was made to update the address by contacting the business or organisation in question.

The notification set out details of the consultation and invited recipients to attend the public drop-in events that would be taking place.

The full list of the Council's statutory consultees and descriptions of the general consultee bodies are presented in **Appendix 1**.

Social media and the Council's website were also used to issue a press statement on the Local Plan consultation which was widely disseminated online. Tweets (via "@ChesterfieldBC") and Facebook posts were scheduled between January and February 2017 to encourage residents to take part in the consultation. There were regular tweets either promoting drop in events, press releases or the consultation itself. The press release and example Tweets can be seen in **Appendix 2** which details the publicity around the draft Local Plan.

Leaflets were distributed at the consultation events (see **Appendix 4**), college, all Borough libraries and in the Council's contact centre. Copies of the draft Local Plan and policies map were also made available to view at the Town Hall, at all libraries throughout the Borough and in the Contact Centre.

Duty to Cooperate

The consultation has been undertaken in accordance with Section 110 of the Localism Act 2011 in that we have sought comment from neighbouring local planning authorities, county councils and other bodies with statutory functions to cooperate with each other on strategic planning matters. The Council has worked with neighbouring authorities in the preparation of the draft Local Plan and will continue to do so.

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Participation in the Consultation

Participation in the consultation was facilitated through the Council's website. All documents were available to view online and comments could be made via a downloadable form. Residents and specific consultees were able to return the consultation in person or by post. Comments were also accepted by email to the Council at Local.plan@chesterfield.gov.uk. Paper versions of the consultation form were also available at libraries, the Town Hall and the contact centre for those who preferred to submit their response by post or hand.

Events Held

The following methods of consultation were carried out throughout the Local Plan consultation period. Summaries of the comments made at the events are presented in **Appendix 3**.

Community Assembly Presentation Evening

The Forward Planning team gave a presentation at the Community Assembly presentation evening which took place on Wednesday 11th January 2017. The presentation detailed the key points of the draft local plan and details of consultation and was well attended with approximately 75 people in attendance on the night. Given time constraints there was no opportunity for questions, however subsequent events where more planning officers would be in attendance were advertised.

Awareness Raising Events

Staveley Market Stall – 17th January, 10:00-14:00

Chesterfield Pavements Centre – 19th January, 10:00-18:00

Objectives:

- Raise awareness of the forthcoming Exhibition event by engaging with underrepresented parts of the local community and encourage them to become involved in the consultation events.
- Capture views of various members of the community by holding events at different locations in the borough.
- Provide opportunities for a wide audience to engage in the process through a selection of feedback tools.
- Disseminate a summary of the local plan and links to more information via a leaflet.

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Residents engaging with the Local Plan Consultation materials

Awareness raising stalls were booked with objective of raising awareness of the Local Plan consultation and to distribute summary leaflets detailing how to get involved. The stalls (in the town centre and Staveley market place) were widely attended with approximately 150 visiting the Pavements stall and 40 speaking to members of the planning team at Staveley market. Large A0 maps were available for residents to see how the new draft Local Plan may affect their locality. A summary of the key issues raised is presented in **Appendix 3**.

Exhibition

Chesterfield Assembly Rooms – 6th February, 12:00-20:00

Objectives:

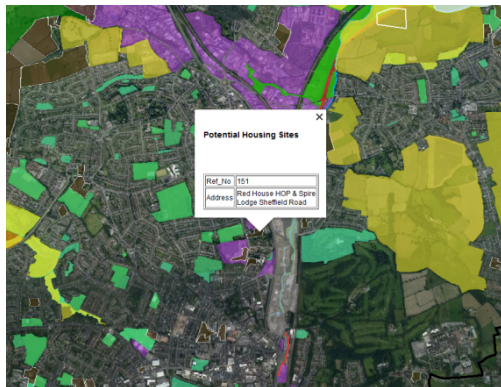
- Provide an opportunity for in-depth discussion on the emerging themes
- Identify the reoccurring themes and key issues
- Present more detailed information on specific areas of interest

A room was booked in the Market Hall Assembly Rooms for the main local plan exhibition. The event ran until 8pm to allow those working in the daytime to attend. A presentation on the local plan was placed on loop and planning officers were available to answer any queries on the plan and proposed allocations. A laptop was also available with a Google Earth version of the plan loaded, this allowed residents to enter their postcode to see how the local plan affected their locality and easily look up any supplementary data relevant to each allocation (e.g. potential housing capacity and reference numbers).

Copies of the local plan map and constraints map were available to look at alongside some boards which looked at the town centre in focus and summarised the key policies and strategic sites. Copies of the response form and local plan leaflets were available to take away.

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The event was attended by approximately 80 people and highlighted a wide range of issues and comments on the local plan policies and allocated sites (see **Appendix 3** for summaries).



Google Earth version of Local Plan

Assembly Rooms Exhibition Event

College Outreach Event

Chesterfield College – 10th February 11:30 – 13:30

Objectives:

- Encourage more representations from younger people within the Borough
- Engage young people with the local plan

A stand was booked in the main Heartspace of Chesterfield College in order to engage the students and staff in the consultation process. Students were asked to think about their priorities for the development of Chesterfield via a dot voting exercise. This proved to be an effective way of helping the students think about the trade-offs between certain local plan concepts such as the wellbeing derived from enhancing green space provision and improving housing provision through the allocation of greenfield sites. Whilst the number of students that engaged with the stall was relatively low (15-20) a number of conversations highlighted the following as priorities amongst young people:

- the provision of affordable housing
- the improvement of transport links within the town centre (higher frequency of bus services)
- large multi-use developments such as Waterside coming to fruition.

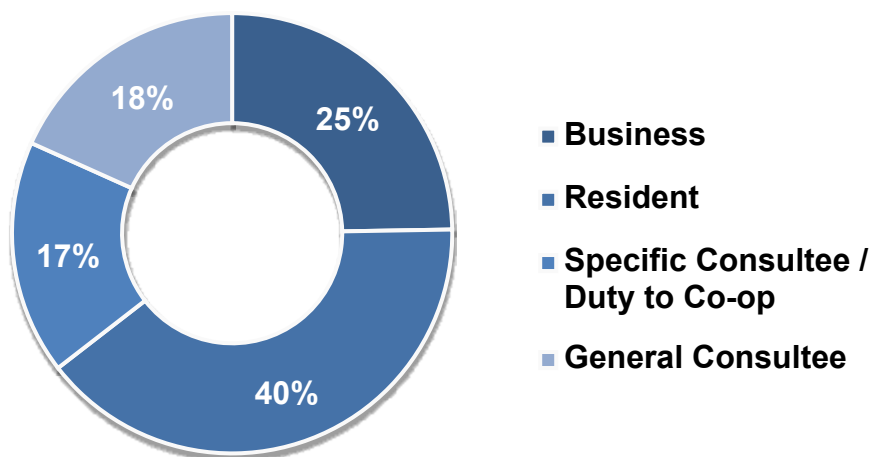


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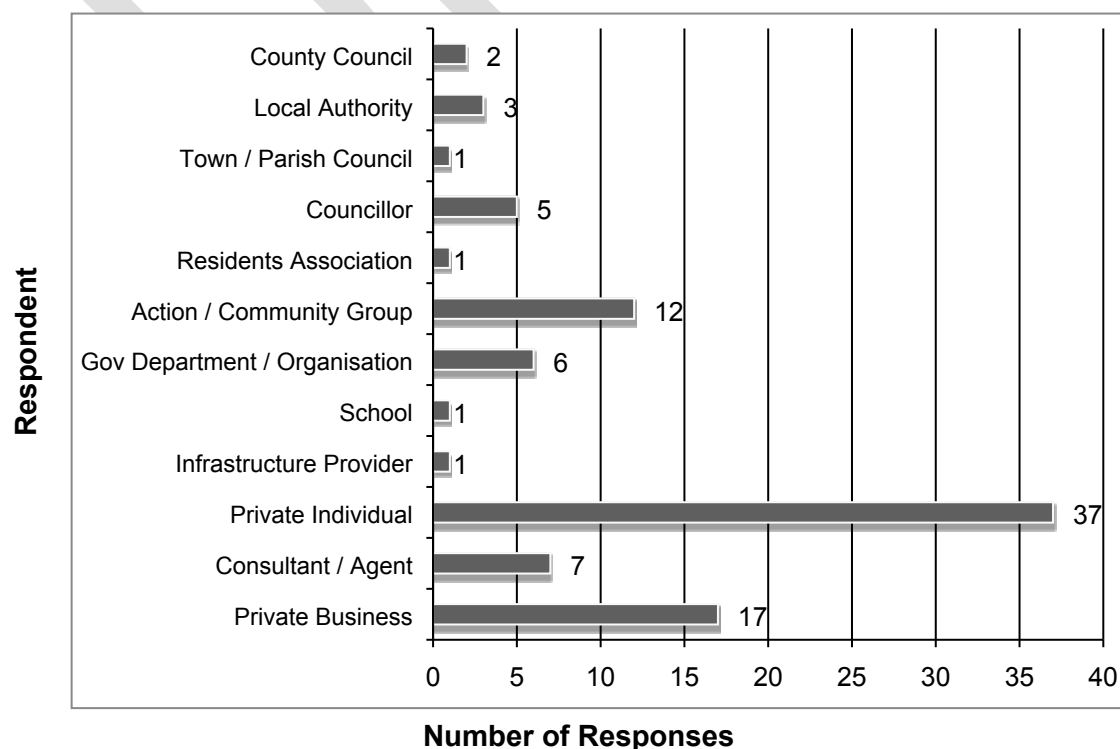
Response to Consultation - Initial Results

A total of 93 representees responded to the draft Local Plan Consultation period which were broken down further into individual representations on specific sites and policies. Of the respondents 40% were from residents and 25% from businesses with the remainder being from general and statutory consultees (Graph 1). Graph 2 below shows a detailed breakdown of representees, of the statutory and general consultees there were a number of responses from community / action groups, government organisations and local government institutions. Of all of the individual comments, 37% were objecting to a specific site or policy and 27% of the comments expressed support (Graph 3). The detailed breakdown of objections and support (Tables 2 & 3) will require an update when the remainder of the comments have been entered into the Local Plan Consultation database.

Graph 1: Representees to the draft Local Plan

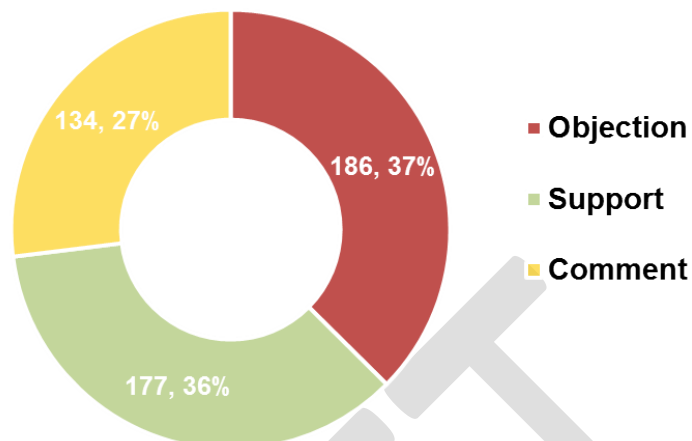


Graph 2: Breakdown of Respondents



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Graph 3: Nature of Responses



Objections and support by Policy

A pivot table has been produced in order to determine which policies have received the most objections (Table 2). This permits an initial exploration of the local plan response data which will be explored further in a more comprehensive report to follow.

The policy which received the most objections was CS10 (Flexibility in Delivery of Housing) which details the sites explored as potential housing sites under the Land Availability Assessment. This housing policy raised the most objections amongst residents who identified concern over the potential allocation of particular sites. There was also concern over the range of housing (Policy CS11) where representees were keen to see more done to meet the requirement of the Borough's demographic profile through improving the range of housing.

The larger planning consultancies (which act as agents for developers interested in specific sites within the Borough) raised concerns over the validity of the Strategic Housing Market Assessment, the method used to calculate the housing target and the deliverability of strategic and reserve sites within the plan period.

Policy CS1 (the Spatial Strategy) received a wide range of objections relating to the use of greenfield sites, the validity of the Strategic Housing Market Assessment (in its approach to calculating the housing shortfall and allocation of land) and the Employment Land Requirement study's lack of consideration of HS2.

The Mastin Moor and Duckmanton Regeneration Priority Areas (RPA) received objections owing to the impact on the character of the existing community and the proposed use of greenfield sites. Both the Staveley and Rother Valley (PS5) and Mastin Moor RPA sites have received objections from consultancies with clients developing the areas looking for minor changes in the policies that better represent development aspirations.

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With regards to Policy CS5 objections, some residents feel as though the allocation of wind turbine areas will have a detrimental impact on landscape character, wildlife and the setting of heritage assets.

Concern has been raised over the Percent for Art Policy under CS18 (especially the linkage to development value rather than cost) and request that the scheme should be subject to viability.

Policy CS9 has been critiqued by sports England as the Play and Open Spaces Strategy is deemed to be out of date and requires revision in line with circumstances relating to specific sites. The adoption of a 'standards' approach for sports provision is also questioned as it does not draw upon local evidence.

Table 2: Policies with most Related Objections

Policy	Sum of Objection
CS10 - Flexibility in Delivery of Housing	45
Not Specified	28
CS1 - Spatial Strategy	16
RPAs	12
PS5 - Staveley & the Rother Valley Corridor	10
CS4 - Infrastructure Delivery	8
CS11 - Range of Housing	7
CS5 - A Changing Climate	7
CS18 - Design	6
CS2 - Principles for Location of Development	5
CS9 - Green Infrastructure & Biodiversity	5
CS13 - Economic Growth	4
CS19 - Historic Environment	4
CS20 - Influencing the Demand for Travel	4
CS8 - A Healthy Environment	4

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Support by Policy

The policies with the most support (Table 3) include CS10 (Flexibility in the Delivery of Housing), the Spatial Strategy (CS1), the regeneration priority areas, Green Infrastructure and Biodiversity, Major Transport Infrastructure and the Canal Corridors. The number of associated objections has been included for context.

With regards to the environment the comments supported the commitment to the Biodiversity Action Plan and welcomed work to update the Greenprint for Chesterfield. Also welcomed was the protection afforded to ancient and non-ancient woodland and the recognition of the importance of green infrastructure. The restoration of the canal was also supported in relation to environmental and heritage benefits.

Support under Policy CS1 related to the inclusion of reserve sites within the local plan, the method of dealing with historic housing under delivery and the inclusion of strategic gaps and green wedges.

Under CS10, support was received predominately from developers keen to see their sites included within the plan and one resident who had undertaken an evaluation of each of the sites included as potential housing allocations. Comments of support were also received for housing in the RPA designations.

Under Policy CS21 (Major Transport Infrastructure) most comments expressed support for the Hollis Lane Link Road.

Table 3: Policies with most Related Support

Policy	Sum of Objection	Sum of Support
CS10 - Flexibility in Delivery of Housing	45	62
Not Specified	28	23
CS1 - Spatial Strategy	16	14
RPAs	12	10
CS9 - Green Infrastructure & Biodiversity	5	7
CS21 - Major Transport Infrastructure	2	6
Canal Corridors	1	6
PS5 - Staveley & the Rother Valley Corridor	10	4
CS18 - Design	6	4
PS1 - Chesterfield Town Centre	2	4
PS3 - Chesterfield Waterside & the Potteries	1	4

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Sites of Contention

The sites that received the most objecting comments are shown below in Table 4. Potential housing sites at Lodge Close and Calow Lane received the most objections in addition to the allocation of a Regeneration Priority Area at Duckmanton. Lodge Close has already been rejected at planning committee however its inclusion within the draft local plan was deemed to be appropriate given that the decision had not yet been taken. Concerns regarding the Calow Lane site predominately related to traffic congestion and access issues.

Table 4 – Sites which received the most Objections

Sites	Description	Sum of Objection	Sum of Support	Sum of Comment
No reference to site		128	117	110
H40	Lodge Close (Land east of), Brimington Common	19	0	1
H15	Calow Lane (Land to the South East of), Chesterfield	9	0	0
Duckmanton (RPA)	Regeneration Priority Area	5	0	0
Mastin Moor (RPA)	Regeneration Priority Area	3	2	0
SG2	Strategic Gap	3	0	0
H35	Inkersall Road (Land west of), Staveley	2	1	0
H43	Newbold Road (Land north of), Newbold, Chesterfield	2	0	1
H69	White Bank Close (land at), Hasland	2	0	2
SBWIND10	Potential Wind Area	2	0	0

The next stage of the consultation process will be to produce responses to all comments on the local plan. These will be published on the council's website alongside summaries of each of the representations.

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Appendix 1 – Consultees

Statutory Consultees

Specific and Duty to Co-operate consultation bodies include the following;

Neighbouring Local Planning Authorities:

- Bolsover District Council
- North East Derbyshire Borough Council
- Derbyshire County Council

Town or Parish Councils within or adjoining Chesterfield Borough

Civil Aviation Authority

Coal Authority

Derbyshire Chamber Of Commerce & Industry

Derbyshire Wildlife Trust

English Heritage (the Historic Buildings and Monuments Commission for England)

Environment Agency

Homes and Communities Agency

Natural England

Network Rail Infrastructure Ltd

National Grid

Highways Agency

NHS North Derbyshire Clinical Commissioning Group

Local Enterprise Partnerships

Severn Trent (water and sewerage undertaker)

Sport England

Yorkshire Water (water and sewerage undertaker)

Western Power Distribution

Marine Management Organisation

Plus other relevant gas, electricity and electronic communications network infrastructure providers

Other ‘General’ consultation bodies include the following;

(a) voluntary bodies some or all of whose activities benefit any part of the local planning authority’s area,

(b) bodies which represent the interests of different racial, ethnic or national groups in the local planning authority’s area,

(c) bodies which represent the interests of different religious groups in the local planning authority’s area,

(d) bodies which represent the interests of disabled persons in the local planning authority’s area,

(e) bodies which represent the interests of persons carrying on business in the local planning authority’s area;

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Appendix 2 – Publicity

Press Release

A press release was uploaded to the Chesterfield Borough Council website prior to the consultation period in order to convey the key themes of the local plan and advertise the consultation events programme.

10 January 2017

Public views sought on Local Plan to guide future developments

Chesterfield residents are being asked for their views on a revised Local Plan which sets out where key housing and industrial developments will take place in the future.

Chesterfield Borough Council's Local Plan strategic planning document has been updated to take account of new Government policy and the changing demand for housing and other key sites. It identifies:

- Potential sites for more than 4,600 new homes between 2016 and 2033 (272 a year), with reserve sites for another 1,000 homes
- 205 acres (83 hectares) of new employment land
- Retail, commerce and industrial sites
- Open spaces, play areas and environmental spaces
- The approach to finding sites for traveller pitches
- Renewable wind energy sites

The plan proposes no changes to the green belt area of Chesterfield and protection for strategic gaps and green wedge areas between settlements within the borough. It also safeguards land for the possible future Chesterfield-Staveley regeneration route, Hollis Lane link road and the restoration of Chesterfield Canal.

The majority of new housing will be built on brownfield sites but it is not possible to deliver all of the new homes this way. The proposals would mean building on some greenfield sites at Holme Hall, Mastin Moor, Poolsbrook, Duckmanton and Dunston.

A series of **public consultation events** have been organised to get the views of residents and businesses from the Chesterfield borough, explain the plan further and answer questions people may have.

Councillor Terry Gilby, Deputy Leader of Chesterfield Borough Council, said:-

"This document will impact on the lives of most Chesterfield borough residents and businesses so it is really important that people are aware of what is proposed.

"Not every site identified as an option within the plan will be developed. What the consultation is seeking is the views of people about whether the suggested sites for housing, industry and other needs are being located in the best places possible given the land available within the borough.

"I would urge as many residents as possible to read the plan and attend one of our consultation events to find out more about the process so they can give informed opinions about what the future developments they want to see in their borough."

The consultation runs from Thursday 12 January to Monday 27 February.



Derbyshire Times Newspaper

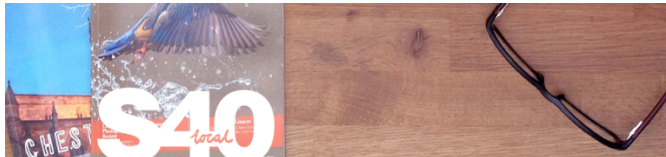
The Derbyshire Times have published some web articles on their website and advertised them via Facebook. The articles discussing the press release and the detail of the local plan are available [online](#). Each of the articles informed readers of the consultation event locations and dates.

The Derbyshire Times also produced a double page spread on the detail of the local plan with quotes from residents taken at the Pavements Centre consultation event.

Other Media

Information about the local plan was also disseminated via the S40 Local Magazine.

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S40 Magazine Articles

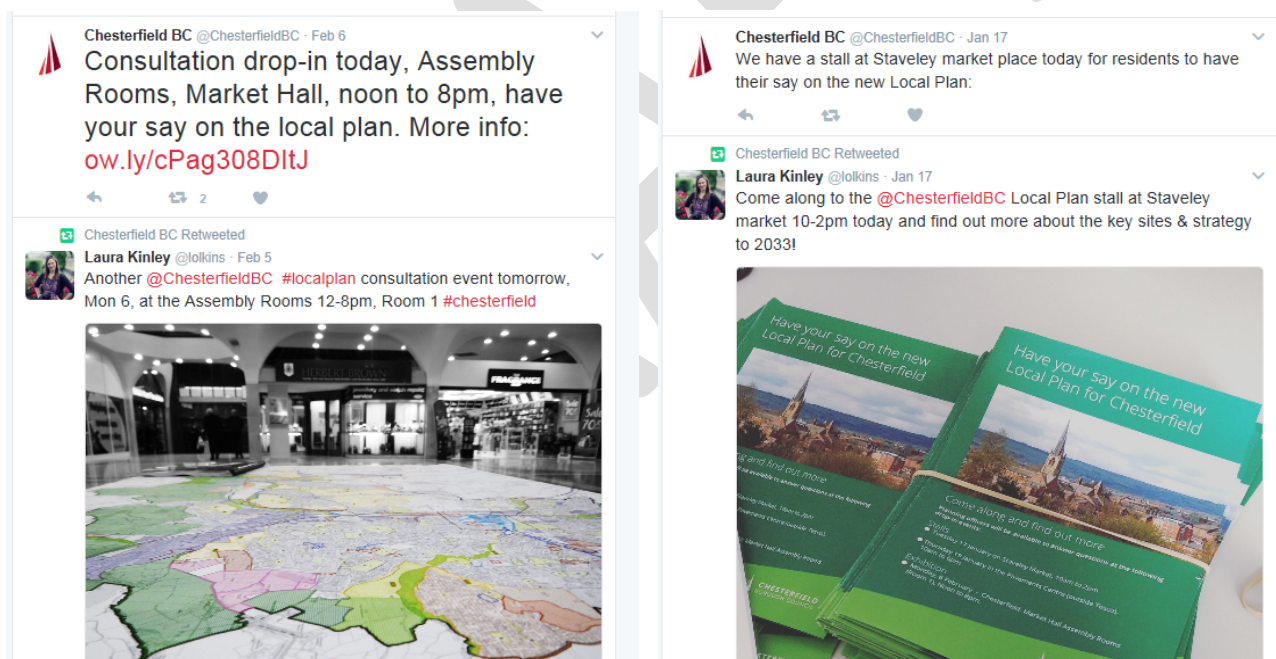
Do You Care About Chesterfield's Future?

Here's your chance to review the council's development plan and have your say.

Social Media

Both Twitter and Facebook were used to advertise the release of the draft local plan, consultation period and consultation events. Given the prevalence of social media amongst the younger generation it was hoped that advertising the local plan using this method of communication would spark interest from a wide range of people.

Examples from Twitter:



Twitter statistics show that each of these Tweets were seen ~1500 times showing this to be an effective method of disseminating information about the plan and consultation. Both the tweets and Facebook posts received numerous 'likes', 'shares' and 'retweets' from the public.

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Appendix 3 – Notes from Events

Local Plan Consultation – Draft Local Plan

Summaries of comments raised:

Traveller Sites

Concern was expressed over the potential for pitches. Residents are keen to look at which sites are being considered.

Environment

Support was offered for the continued protection of the green belt in Chesterfield, but concern voiced over proposals to alter the boundaries outside of the Borough..

Travel & Transport

Congestion on the A61, Chatsworth Road and A619 was frequently raised as an issue.

There was much support for the Hollis lane link road and its importance in alleviating congestion within the town centre.

Improved integration between key points in the town was highlighted, particularly the poor bus connectivity between the train station and town centre. Suggestions included a hopper bus to serve the town centre. There was much support for the Hollis Lane Link road which would improve the connectivity of the town centre and railway station.

Parking was highlighted as an issue given the sale and proposed development of the Ashgate Road and Waterside. A park and ride was suggested (around the B&Q area) as an improvement that would alleviate town centre congestion and parking issues.

There were concerns from residents over the cobble stones within the market area which are considered to make the centre inaccessible for disabled people.

HS2 was described both positively and negatively by residents. There was interest over the proposed route and whilst some thought it a drain on funding, some saw it as an economic boost to the area.

Town Centre

Many were interested in the future of Co-op on Elder Way and questioned whether the area would be able to support a hotel and more restaurants. Another resident expressed concern over where the users of the development would park.

Enquiries were made as to the future proposals for the Queen's Park Sports Centre, the former courthouse at Shentall Gardens and as to the future of the Chesterfield Hotel. One resident expressed concern that Chesterfield was at risk of losing its identity and charm, especially given the impact of budget developments.

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One resident claimed that there were too many vacant properties within the town centre which should be brought back into use. There was support for more housing developments in the town centre in order to support the shops and services within.

It was claimed that the Waterside development would pull shoppers away from the town centre and the retail offering in the centre would decline over time.

Concerns were expressed over the re-location of drug misuse centre to St Mary's gate given likely anti-social behaviour issues. General concern was expressed over anti-social behaviour around the town centre and rough sleeping at the Beetwell Street bus stops.

Housing

The affordability of housing was brought in to question, especially given that starter homes are not always affordable. There was encouragement for the provision of more affordable housing (such as pre-fab units) and a greater availability of rented stock.

There was concern over the build and design quality of new housing and the impact that this has on the character of the Borough.

Given the projected demographic changes within the borough, a greater need for adaptable and lifetime housing was highlighted with particular reference to larger bungalows for private ownership.

One resident queried whether so many houses would be needed following the Brexit process.

Residents were concerned over the RTB process and suggested that it was depleting the stock of affordable housing within the borough as the receipts obtained by the council left insufficient funding to build new stock.

There was some confusion over RPA sites and whether all of the land allocated was actually due to be developed (Ashgate plantation in particular).

Site Specific

There was concern over the **Linacre Road Site** and the implications for road safety and traffic management alongside the inclusion of the plantation within the site boundary. The need for investment in more local shops and services within the area to support any new housing developments was also voiced.

The **Dunston Reserve site** concerned residents of Cutthorpe given the removal of the gap which currently separates Chesterfield and Cutthorpe.

General support was expressed for the **Walton Works** development scheme to restore the listed building for residential / retail use, however some residents are concerned that this will lead to traffic problems.

There were concerns over site 113 (H08) land at **Bent Lane, Staveley** and how it would access the A619.

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Site 57 (H40), **Lodge Close** was frequently considered to be a controversial location for potential development, with requests for it to be placed within the Strategic Gap boundary.

A query was raised as to why **Loundsley green Road** had not been shown as a housing site given it has already been given permission.

Interest was expressed in the **Staveley Works** site and the timescale for remediation and development.

Questions were raised over site 35 (H57) and the actual capacity for building homes outside of the basin area.

Design

Concern was expressed over the quality of design with regards to new development – particularly the Northern Gateway project and the Old re station site.

Sheffield Road was highlighted as a ‘shabby’ area requiring improvement. General concerns were expressed over the quality of management of the town centre.

Retail & Services

There was concern about the loss of pubs – policy should take into account the characteristics of alternatives (CS17 “equivalent facility”), as not all pubs are the same and cater for the same people.

There was great concern over school capacity given the influx of new housing to areas which are already considered to be full in terms of school places. This was also mirrored in concerns regarding healthcare provision, particularly in the Dunston, Inkersall, Staveley and Brimington areas.



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Appendix 4 – Local Plan Summary Leaflet

Have your say on the new Local Plan for Chesterfield



Come along and find out more

Planning officers will be available to answer questions at the following drop-in events:

Stalls

- Tuesday 17 January on Staveley Market, 10am to 2pm
- Thursday 19 January in the Pavements Centre (outside Tesco), 10am to 6pm.

Exhibition

- Monday, 6 February - Chesterfield: Market Hall Assembly Rooms (Room 1), Noon to 8pm.



Employment land: New evidence indicates a higher requirement for employment land to help meet the growth sought by the Sheffield City Region and Derbyshire/Nottinghamshire economic growth plans. The Plan proposes options for an increase in employment land, with the preferred being 83 hectares. This will mostly come forward within existing employment areas and at regeneration sites like Markham Vale, Waterside and the Staveley Corridor.

Green belt: No significant changes, only minor boundary amendments have been proposed to remove anomalies.

Open space and play: Improved standards on open space and sports have been outlined. New public open space within developments will be secured through section 106 agreements and contributions to the wider area through the council's Community Infrastructure Levy.

Renewable energy: Government guidance signifies that areas suitable for wind energy need to be identified within the Local Plan prior to receiving planning permission. Several areas that could be suitable as renewable wind energy sites are presented.

Retail centres: Changes are proposed to identify primary shopping areas as required by national policy, and to include Derby Road North, Duckmanton, Hollingwood, Lowgates East and Station Lane as new local centres, and re-designate Littlemoor and New Whittington as local service centres.

Strategic gaps and green wedges: Detailed boundaries for strategic gaps (areas that restrict the merging of settlements) and green wedges (areas that link the countryside to urban areas) are proposed.

Other key elements of the Local Plan include updates to Environmental quality policy following the designation of an Air Quality Management Area in Brimington and a proposal to look at Council owned garage sites to meet objectively assessed traveller pitch requirements (as necessitated by national planning policy).

The specific site allocations for traveller pitches will be subject to a further consultation in 2017.

What is the new Local Plan?

We are consulting on a draft new Local Plan for the borough which will provide an update of the overall development strategy for the borough and new site allocations looking ahead to 2033. It covers everything from the economy, sustainability, housing and infrastructure to securing effective design and enhancements to the community. All authorities are expected to publish a Local Plan.

What are the key Local Plan policies?

Concentrating development close to centres, in areas where it can deliver much-needed regeneration, and maximising the use of 'brownfield' land remain core to our strategy.



Housing: Previously the borough has struggled to meet its target of outlining land for 380 new homes per year, resulting in increased pressure to build on greenfield sites. The latest evidence has been used to reassess needs, with a preferred option of setting a target of 272 dwellings a year.

How is annual housing need calculated?

Objective evidence: population data and household projections

Annual requirement: 244

Addressing past underprovision of housing (since 2011) over course of the plan +28 per annum = 272

Supporting expected Local Enterprise Partnership (LEP) growth

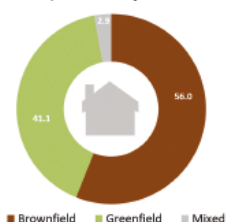
+ Reserve sites (around 58)

Housing land supply

We assessed 338 potential sites for feasibility, including existing planning permissions, sites in need of regeneration, and sites put forward via a 'call for sites' earlier in the year.

Of these, 69 sites have been brought forward to the consultation stage along with the Staveley Works and Waterside projects. 56 per cent of the housing capacity put forward is on brownfield land (including greenfield reserve sites). Brownfield sites alone will not meet our housing requirements.

Feasible sites by type (expressed as % of homes)



Strategic sites overview:

The former Staveley Works site will continue to be the biggest development site in the borough, with around 1,500 new homes, new jobs and a proposed depot to serve a new high speed rail line.

Work is now underway (see right) on the Basin Square phase of Chesterfield Waterside.

The whole site will deliver up to 1,550 new homes over ten to 15 years, alongside new jobs and a new leisure and retail destination.



Find out more at our public consultation events:

The consultation is open from Thursday 12 January until Monday 27 February (see front panel for details of drop-in events).

The full Local Plan, evidence base and supporting documentation are available on the council's website. Paper copies can be viewed at our Customer Service Centre and at the Town Hall and copies of the consultation form will also be available at Chesterfield Library.

Your views on the Local Plan

You can download a consultation response form from our website at: www.chesterfield.gov.uk/newlocalplan. Please send us your comments by 5pm on the 27 of February 2017, by either emailing your response form to us at local.plan@chesterfield.gov.uk or by post to: Strategic Planning and Key Sites, Town Hall, Rose Hill, Chesterfield, S40 1LP. Comments must be in writing and cannot be treated as confidential.

A further consultation in late spring 2017 will follow before the final plan is submitted to the government for examination when (if adopted) it will replace the existing Core Strategy which has been in place since 2013.