

Appendix B – Online Consultation Responses

Q1a: Are there any other housing challenges you think the Council should be considering as part of the housing strategy	
Comment:	Response:
Set more challenging home provision targets in the Borough.	The Local Plan sets the councils housing targets through a standard methodology set by the government. The current Local Plan is undergoing independent examination at present.
Increase in rough sleeping of people with complex needs- lack of appropriate supported housing options in the borough	The opportunities to review our approach to tackling rough sleeping and ensuring appropriate support for these groups will be considered within the Rough Sleepers Strategy to be published in late 2019.
No	N/A
Traffic, Chesterfield is heading towards being uncommutable either out of Chesterfield or into Chesterfield. Housing developments around key roads such as A61 NEED to be limited! Road infrastructure will not support what is already built without adding more.	The council is working with Derbyshire County Council and North East Derbyshire District Council on the A61 Corridor Project – a range of road improvements and sustainable transport measures to reduce the impact of congestion on the A61.
Well it states in your listing provide houses that are of reasonable quality or something like that which is a joke. My house has plaster falling off. Windows that blow a draft and leak and a door that catches floor windows and doors been told by there workmen are past it and need new but no money Shock and the plaster work was damaged by there lads and promise phone calls back and don't get any. And one of windows damaged by there lads	No contact details provided to pass details to Commercial Services to address concerns
Stop ripping up green land - use the old houses / land - yes it will cost more but we need to save some green space Avoid at all costs building slums of the future.	The council's Local Plan seeks to maximise the use of previously developed land, but this is not enough to meet all identified housing need and the plan does include some greenfield land. Council has a design guide to ensure quality design of new developments

	<p>however some developments can be done without requiring planning permission under permitted development rights. This includes conversion of commercial into residential.</p>
<p>When upgrading council properties (roofing, insulation, windows etc) offer the same service to adjacent properties not owned by the council, at same prices, to allow the whole area to be upgraded.</p>	<p>Where appropriate this has been offered most routinely on external wall insulation programmes. Suggestion passed onto Commercial Services for further consideration.</p>
<p>Think about the effect more housing has on local services</p>	<p>The council's Local Plan sets out the new infrastructure that is needed to support future housing growth. Funding for this is secured by planning obligations set out on planning permissions and via the Community Infrastructure Levy that is paid by developers based on the floorspace of development. https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx</p>
<p>I think that in these times of technology houses should have to have solar panels so as to keep home owner bills down and ever home should have to have a rapid charge point and a smart meter and smart thermostat.</p>	<p>The council's Local Plan requires electric vehicle charging in all new developments. The Government has reduced 'feed-in-tariffs' for solar panels to zero earlier this year. This makes their installation unlikely to be cost effective and changes to legislation has prevented these being required under a planning policy</p>
<p>1.providing appropriately adapted or new build housing for younger disabled adults who may have family. 2. Climate change targets and how our older housing can be made energy efficient economically without causing problems to the fabric of the buildings. 3. Providing housing for the young adult that is affordable to those within the current benefits system.</p>	<p>1. Derbyshire County Council is working on research and a strategy to identify the need for support and adapted properties. The council's new Local Plan will require 25% of new properties to be adaptable. 2. Exploring options for increasing the energy efficiency of older housing will be a part of the strategy 3. Housing benefit will cover the full rent of a social rented property. As there is a good supply of 1 bedroom flats in the</p>

<p>4. Ensuring the Building Contractors deliver on the affordable social Housing, as often many reduce the level to the bare minimum.</p> <p>5. To deal with Elderly tenants living in large properties on their own that are not suitable for their needs, do they adapt them or encourage succession planning to downsize to appropriate housing. How do they get them to transfer.</p>	<p>Borough there is affordable accommodation available.</p> <p>4. The council's new Local Plan will set out minimum percentages of new housing that must be affordable (up to 20% in parts of the borough). In the future variations from this will only be allowed in exceptional circumstances.</p> <p>5. The Council is currently considering its Tenants Incentive scheme and proposals will be put to Cabinet in late 2019.</p>
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Are there any opportunities that the Council has not identified that could be included within the Housing Strategy	
<p>Build more old people's bungalows in the Borough so single occupants of family homes can be rehoused to more suitable accommodation. This will release more homes for family occupation. Also enter into innovative factory made flat pack house building schemes to provide hundreds of lower cost homes quickly.</p>	<p>The Council's Housing Service will develop a range of property types to meet Housing Needs of its housing register. The Derbyshire County Council work on older persons housing suggests a sufficient supply of rented housing for older people. The Council's Housing Service is using Modern Methods of Construction (MMC) in its new build developments. Private developers will need to make their own judgements as to the suitability and viability of construction methods. The Government is seeking to increase the use of MMC methods to drive housebuilding numbers.</p>
<p>Opportunity to install charging points to be ready for changes to transport going forward.</p>	<p>The Council's Local Plan requires electric vehicle charging in all new developments</p>
<p>Re-use / do up older houses - it will cost more but better than destroying all the green space</p>	<p>The strategy includes actions to look at options and opportunities to bring properties back into use</p>
<p>Strengthen the emphasis on increasing council housing stock by building more new properties and re-purchasing previously sold properties under the Right to Buy scheme.</p> <p>Put more effort into reducing the number of empty properties, by compulsory purchase if necessary, so</p>	<p>The Council has committed to developing or acquiring a minimum of 100 properties by 2023.</p> <p>The Council adopted a revised Housing Acquisitions policy in October 2019 to increase its ability to purchase homes of the market.</p>

that the level of available housing is increased.	The strategy includes actions to look at options and opportunities to bring properties back into use
Use brownfield and town centre sites rather than Greenfield	The Council's Local Plan seeks to maximise the use of previously developed land, but this is not enough to meet all identified housing need and the plan does include some greenfield land.
I think the planning of new roads needs to be better with the new heritage green near Sainsburys should have come off the traffic lights on Chesterfield road and been made a four way traffic light rather than how it is now.	Comment not related to Housing Strategy.
As long as the council look to utilise all empty buildings for conversion to homes where appropriate and look to developing more accommodation in the town Centre I think the strategy meets all the opportunities there are available to them currently.	The strategy includes actions to look at options and opportunities to bring properties back into use

Are there any other comments you would like to make?	
More action less words.	
Agree with the strategy	
Please give consideration to moving around Chesterfield at peak times, certain roads, especially peripheral have more capacity than Town centre or main roads	The management and improvement of the highway network is the responsibility of Derbyshire County Council. Chesterfield Borough Council is working with the County to deliver a range of projects to improve movement around the borough, including the A61 Corridor Project, improving access to the railway station and the Chesterfield-Steveley Regeneration Route through the former Steveley Works.
Listen to the tenants more. Look after the people who look after there homes and not the ones who neglect there homes as you tend to find the council do more for people who neglect there homes. Where as people who look after	This comment relates to the Housing Service rather than being a strategic issue. Implementing the proposals in the Green Paper will increase the tenant role in the management of the housing service

<p>there homes get second hand stuff fitted or bodged</p>	
<p>The Ashgate woods that are being sold should be kept as woods and not chopped down for building land as we are in a climate crisis more than a housing crisis.</p>	<p>Ashgate Plantation is protected through the council's Local Plan as a local wildlife site, which would prevent its development, and any felling is controlled by the Forestry Commission, which requires replanting.</p>
<p>Get people who are wanting housing support to work for their rent if they have no job</p>	<p>This is a central Government issue relating to welfare policy. The council provides homes – access to those homes is set out in the allocation policy</p>
<p>There has been an immense amount of house building in and around Chesterfield this year surely there is no need for anymore, it is having a detrimental effect in the identity of our town and countryside. The roads and hospital are full to bursting with no provision of extra beds or services. The existing inhabitants are suffering. I love Chesterfield but it is becoming a ridiculously busy conurbation. Please stop building on Greenfield and use what you already have spoilt. Surely there is no need for anymore!</p>	<p>As shown in the strategy there has been low numbers of development taking place in Chesterfield Borough in recent years. Infrastructure requirements to support development proposed is set out in the Local Plan.</p> <p>The Council's Local Plan seeks to maximise the use of previously developed land, but this is not enough to meet all identified housing need and the plan does include some greenfield land.</p> <p>The Local Plan sets out the new infrastructure that is needed to support future housing growth. Funding for this is secured by planning obligations set out on planning permissions and via the Community Infrastructure Levy that is paid by developers based on the floorspace of development.</p> <p>https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx</p>
<p>The prices of any home needs to be affordable on a minimum wage so that people can go from paying someone else's mortgage to paying their own to stop people having to spend dead money.</p>	<p>The price of housing to own is determined by the housing market not the local authority.</p> <p>The Council can work to ensure that an affordable housing offer is available in the Borough and will look at options to introduce other affordable ownership options</p>

A well thought out strategy, that will when approved form the basis of an exciting plan for housing for our town to meet the changes of an ageing population, those socially and economically deprived or suffering with ill health. Also where regeneration will bring increased challenges of house numbers required in new areas of our town. It is important to ensure that all new housing has appropriate infrastructure such schools GP' shops and a community centre that will bring people together as well as parks, open green space and leisure facilities that are served with good public transport.

The Council's Local Plan sets out the new infrastructure that is needed to support future housing growth. Funding for this is secured by planning obligations set out on planning permissions and via the Community Infrastructure Levy that is paid by developers based on the floorspace of development.

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