



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Local Development Scheme Twelve

March 2025

Chesterfield Borough Council Local Development Scheme 12

Introduction

This is the twelfth Local Development Scheme for Chesterfield (LDS12), taking the place of the eleventh Local Development Scheme (LDS11).

The Planning & Compulsory Purchase Act 2004 Act, as amended, requires the council to prepare and maintain a Local Development Scheme (LDS). This provides a public statement of the council’s programme for producing the Local Plan. It explains which Local Development Documents will be produced as part of the Chesterfield Local Plan and when and how they will be produced.

The Localism Act 2012 and associated regulations made additional changes to the requirements for Local Plans. The National Planning Policy Framework (NPPF) and National Planning Practice Guidance also guide the preparation and implementation of Local Plans. The most significant change was the reintroduction of the concept of a single, integrated local plan as the main Development Plan Document for an area like the Borough of Chesterfield.

The Levelling Up and Regeneration Act 2023 has made further changes to the requirements for Local Plans. Although the provision which relates to plan making and timetable (contained within Part 3 of the Act) have not yet come into force (they will do so on such day as the Secretary of State may by regulations appoint), the requirements of LURA as they relate to ‘local plan timetable’ are noted below and addressed in this LDS for completeness.

The Act requires each local planning authority to prepare and maintain a document to be known as their “local plan timetable” which must specify:

- a) the matters which the authority’s local plan for their area is to deal with,
- b) the geographical area to which the authority’s local plan is to relate,
- c) any supplementary plans which the authority are to prepare,
- d) the subject matter and geographical area, site or sites to which each of those supplementary plans is to relate,
- e) how the authority propose to comply with the requirement in section 15F(1) (requirement in relation to design code),
- f) whether the authority’s local plan for their area is to be a joint local plan and, if so, each other local planning authority for whose area the joint local plan is to be their local plan,
- g) whether the authority are to prepare a joint supplementary plan and, if so, each other local planning authority who are to prepare that joint supplementary plan with them,
- h) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 15J, and

- i) a timetable for the preparation of the authority’s local plan for their area, and any supplementary plans the authority are to make, which is consistent with this Part and any regulations made under it

The Act also requires that to bring the local plan timetable into effect, the local planning authority must publish it, together with a statement that the timetable is to have effect. Once the local plan timetable has effect, the local planning authority must comply with it.

This Local Development Scheme took effect on the 5th March 2025.

The programme for the Local Development Scheme (LDS) setting out the proposed timetable and dates of key milestones for each LDD is set out below.

Current Development Plan

As of February 2025, the Development Plan for Chesterfield Borough comprised the following documents:

- Chesterfield Borough Local Plan (adopted July 2020)
- Saved policies of the Derby & Derbyshire Waste Local Plan (adopted March 2005)
- Saved policies of the Derby and Derbyshire Minerals Local Plan (adopted 2000 and altered 2002)

The council adopted a Community Infrastructure Levy (CIL) in April 2016.

Local Plan Review and Proposed New Local Plan

Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. This is a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

The council has undertaken a review of the Local Plan in 2024 and is seeking to consult on and then following that submit a new Local Plan to the Secretary of State by the end of 2026.

A new Local Plan is necessary given the change in national planning policy in December 2024 which sets a significantly higher requirement for new homes being built in Chesterfield borough. The strategic matters that the new Local Plan will cover include the following:

- Homes and housing
- Jobs, Centres and Facilities
- Infrastructure Delivery
- Environmental Quality
- Design and the Built Environment
- The Historic Environment
- Travel and Transport
- Climate Change

The new Local Plan will relate to the administrative borough of Chesterfield.

Design Code

The Levelling Up and Regeneration Act 2023 requires the production of an Authority-Wide Design Code to safeguard the quality of future development in an area.

The Local Planning Authority will produce a design code in line with the National Design Guide, National Model Design Code and Buildings for Healthy Life Guidance – setting quantifiable design parameters and expectations for development in the Borough.

The production of the Design Code for Chesterfield Borough is a significant project, comprising a comprehensive evidence base update, interdepartmental and external collaborative work, extensive consultation and engagement, policy drafting and an Independent Examination (including public hearings) by the Planning Inspectorate on behalf of the Secretary of State. We will require the full team resource and the resources of the development management team following the adoption of a new Local Plan in 2027. The full team resource and the urban design expertise in the development management team will be required in 2027 and for the next 2 years and possibly beyond

There are no other supplementary plans which are being prepared at the time of writing.

There is currently no intention to prepare any joint local plan or supplementary plans.

Document	Subject Matter	Geographical Coverage	Timetable & Milestones
Development Plan Documents			
Chesterfield Borough Local Plan	Policies and site allocations for development to 2035	Chesterfield Borough	Adopted 2020 Reviewed 2024. New Local Plan to be prepared.
Policies Map	Policy boundaries and site allocations related to Development Plan	Chesterfield Borough	Adopted 2020 Reviewed 2024. New Local Plan to be prepared.
Other Local Development Documents			
Statement of Community Involvement	Procedures and practice for community engagement in plan preparation and determining planning applications	Chesterfield Borough	Updated SCI published February 2025 To be reviewed by 2030
Community Infrastructure Levy Charging Schedule	Charging regime for provision of infrastructure to support growth set out in the adopted Local Plan	Chesterfield Borough	Adopted April 2016 To be reviewed. Timescale dependent on clarification from the government on the new national system for development contributions. The provision which relates to infrastructure levy (contained within Part 4 of the LURA Act) have not yet come into force (they will do so on such day as the Secretary of State may by regulations appoint.

Local Plan 2025 to 2044 Timetable:

Local Plan Stages	Dates
Regulation 18 Stage	January 2025 to February 2026
SA Scoping engagement with statutory stakeholders. Engagement with infrastructure providers.	Commences January 2025 and on-going.
Regulation 18 Stage full public consultation	April to May 2025
Publication Consultation (Pre-submission) Plan under Regulation 19	November 2025
Submission of the Draft Plan to the Government	March 2026
Public Examination (Regulation 22) (Including Consultation on Modifications)	April 2026 to March 2027 Hearings June to August 2026 (examination timings are indicative only)
Inspector's Final Report published	March 2027 (examination timings are indicative only)
Adoption by the Council	June 2027