

Local Plan Regulation 18 Consultation

31st March - 12th May 2025

Consultation Question Sheet

Please return your response to Chesterfield Borough Council's Strategic Planning and Key Sties Team before the 13th of May 2025:

Email: local.plan@chesterfield.gov.uk

Address: Planning Team, Town Hall, Rose Hill, Chesterfield S40 1LP

2. Vision and Strategic Objectives

Question 2.1:

The below is a list of the things which we think the local plan can and should influence.

What would be your top five priorities?

- Meeting housing requirements with sustainable and affordable new homes
- Helping improve well-being and reduce health inequalities
- Helping make communities more sustainable
- The conservation and enhancement of cultural heritage
- Helping nature recovery
- Conserving and enhancing how places look including towns, villages and countryside
- Management of natural resources e.g. water, air, soil, minerals
- Addressing the causes and effects of climate change
- Helping to enable enterprise and innovation
- Improving the number of jobs and access to these

Question 2.2:

Have we missed anything that should be a priority?

4. Spatial Strategy

Question 4.1:

Do you agree with concentrating development where people can walk and cycle to services and facilities?

Yes

No

Question 4.2:

Please indicate why you gave the answer to the question above.

Question 4.3:

Which Key Services do you consider to be the most important?

Please select up to three options:

- Employment Centres e.g. Sheepbridge Industrial Park
- Primary Schools
- Secondary Schools
- Further Education Institutions e.g. Chesterfield College
- GPs (Doctors Surgeries)
- Hospitals
- Food Stores e.g. corner shops, supermarkets
- Town Centres

Question 4.4:

Which services need to be within walking distance?

You should only tick services for which you consider being within walking distance to be essential, rather than desirable.

- Employment Centres e.g. Sheepbridge Industrial Park
- Primary Schools
- Secondary Schools
- Further Education Institutions e.g. Chesterfield College
- GPs (Doctors Surgeries)
- Hospitals
- Food Stores e.g. corner shops, supermarkets
- Town Centres

Question 4.5:

Are the Key Services listed above still appropriate?

- Yes
- No
- Other (please specify)

Question 4.6:

Should any other Services be included as 'Key' services?

Question 4.7:

Should the policy specify Key Services for specific land uses?

E.g. schools should be a Key Service for residential development but not for commercial development.

Yes

No

Question 4.8:

If you answered 'yes' to the question above, please specify the use and service.

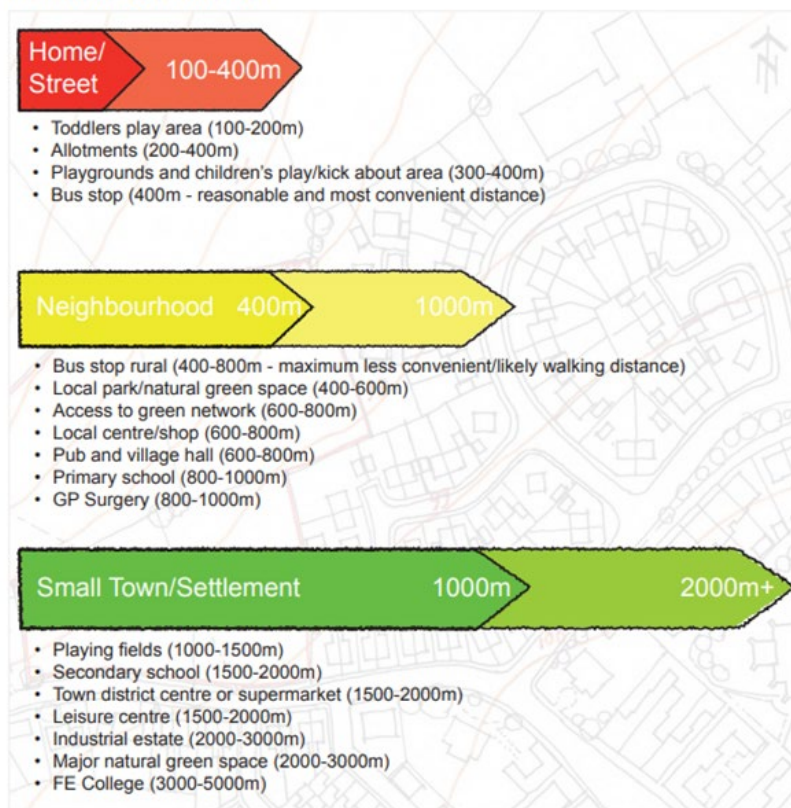
Question 4.9:

Are the distances to facilities set out in the Indicative Catchments figure below appropriate?

Yes

No

Indicative catchments:



Indicative Catchments

Question 4.10:

Please explain why you gave the answer to the question above.

Question 4.11:

Should the distances set out in the 'Indicative Catchments' figure above be included in the policy?

Yes

No

Question 4.12:

Please indicate why you gave the answer to the question above.

Question 4.13:

Should we strengthen our approach to prioritising development on previously developed land?

Yes

No

Question 4.14:

Please indicate why you gave the answer to the question above. If you answered yes, please explain how you think the approach can be strengthened.

Question 4.15:

Should the Local Plan be clearer on what is meant by previously developed land of 'high environmental value'?

Yes

No

Question 4.16:

Please indicate why you gave the answer to the question above.

Question 4.17:

What are the most important things we should consider when planning for new places to live?

Please choose the three options which are most important to you.

- being able to walk to services and facilities
- having green spaces close by
- protecting land for growing food
- protecting wildlife and habitats
- using renewable energy
- conserving our heritage assets
- making space for water and reducing the risk of flooding
- quality of design

Question 4.18:

Are there any other important things we should consider when planning for new places to live?

- Yes
- No

Question 4.19:

If you answered Yes to the question above, please tell us the additional things we need to consider.

Question 4.20:

Do you think we have enough employment land?

Yes

No

Question 4.21:

Please explain your answer to the question above.

Question 4.22:

Do you think we have the right types of employment sites?

Yes

No

Question 4.23:

Please explain your answer to the previous question.

Question 4.24:

How do you think we should plan to meet the strategic need for logistic development across NEDDC, CBC and BDC?

Question 4.25:

Is the strategy of focusing development on the areas and sites that need regenerating still the best strategy for the borough?

Yes

No

Question 4.26:

Please indicate why you gave the answer to the question above.

Question 4.27:

How should Regeneration Priority Areas be represented within the Local Plan?

Broad designations

Individual sites with specific objectives

Other (please specify)

Question 4.28:

If you think we should keep the RPA designations, are the existing ones still appropriate?

- Yes
- No
- Other (please specify)

Question 4.29:

Are there any other areas which should be considered for designation as a RPA?

Question 4.30:

Should any of the existing Green Wedges or Strategic Gaps be changed?

- Yes
- No

Question 4.31:

If you answered 'Yes' to the question above please describe how you think the Borough's Green Wedges or Strategic Gaps should be changed.

5. Reducing Carbon Emissions

Question 5.1:

Should our policies on Strategic Sites include requirements for investigating the feasibility of hydro power and district heating?

Yes

No

Question 5.2:

Please indicate why you gave the answer to the question above.

Question 5.3:

How do you think we can encourage use of renewables on existing buildings?

Question 5.4:

Should we identify the most appropriate locations for solar farms and wind farms through the Local Plan?

Yes

No

Question 5.5:

Please indicate why you gave the answer to the question above.

Question 5.6:

Are there any places where we should not allow solar farms, wind turbines or battery storage facilities?

Question 5.7:

Are there any approaches we could take to ensure we will have sufficient battery storage facilities?

Question 5.8:

Are there any other approaches the Council could take to help increase the provision of renewable energy infrastructure within the borough?

Question 5.9:

Do you agree that the Council needs to make developers do more to reduce emissions from new developments?

Yes

No

Question 5.10:

Please indicate why you gave the answer to the question above.

Question 5.11:

Do you agree with using a fabric first approach and using on-site renewables to meet energy requirements?

Yes

No

Question 5.12:

Please indicate why you gave the answer to the question above.

Question 5.13:

One option for raising standards on residential developments would be to require a percentage uplift on the current Target Emission Rate as set by Building regulations. This would be easy for developers as they already have to use an approved assessor to calculate the TER. If we did this, what percentage uplift do you think would be best and why?

Question 5.14:

Are there other ways we can raise standards of energy efficiency in buildings above Building regulations that would be better?

Question 5.15:

Do you think there are any ways in which we could encourage or incentivise net zero development?

Question 5.16:

Should we have a preference for which sort of on-site renewables are used to meet on-going energy demands, such as solar panels on roofs?

Yes

No

Question 5.17:

Please indicate why you gave the answer to the question above.

Question 5.18:

We think that requiring BREEAM for major commercial developments is a good option, with on-site renewables for residual on-going energy needs. Do you agree?

Yes

No

Question 5.19:

Please indicate why you gave the answer to the question above. If you don't agree what other options are available to raise standards on commercial buildings?

Question 5.20:

Should we place flexibility in any policy requiring a higher level of energy efficiency and use of renewable/low carbon energy, to take into account evidence from developers that meeting the higher standards is not technically feasible?

Yes

No

Question 5.21:

Please indicate why you gave the answer to the question above.

6. Homes and Housing

Question 6.1:

Is it appropriate to continue to have a variable rate across the borough for the percentage of affordable housing that is sought (rather than a flat rate)?

Yes

No

Question 6.2:

Please explain your answer to the question above.

Question 6.3:

Is it appropriate to continue using the Community Infrastructure (CIL) zones to determine the percentage of affordable housing to be sought from new residential development?

Yes

No

Question 6.4:

Please explain your answer to the question above.

Question 6.5:

Should we create a new separate policy on Specialist Housing?

Yes

No

Question 6.6:

Please indicate why you gave the answer to the question above.

Question 6.7:

Should we increase the amount of M4(2) dwellings we ask for? If so, by how much?

- 25% of all dwellings (no increase)
- 50% of all dwellings
- 75% of all dwellings
- 100% of all dwellings (as recommended by our evidence)
- Other (please specify)

Question 6.8:

Should we require a specific percentage of all new dwellings to be wheelchair-user adaptable (M4(3)a) dwellings?

- 0% of all dwellings (continue to negotiate on a case by case basis)
- 5% of all dwellings (as recommended by our evidence)
- 10% of all dwellings
- Other (please specify)

Question 6.9:

Should we require a specific percentage of all new dwellings where the council has nomination rights to be wheelchair accessible (M(4)3b)?

- 0% of all dwellings (continue to negotiate on a case by case basis)
- 5% of all dwellings
- 10% of all dwellings (as recommended by our evidence)
- Other (please specify)

Question 6.10:

Should we apply a presumption in favour of older person's housing?

This would mean that that there would be fewer policy restrictions on proposals for older person's housing.

Yes

No

Question 6.11:

Please indicate why you gave the answer to the question above.

Question 6.12:

Should we allow new housing for older persons with care outside of the Built up Area?

Yes

No

Question 6.13:

Please indicate why you gave the answer to the question above.

Question 6.14:

Should a certain percentage of new homes on large development sites be specialist housing?

(I.e. housing for older people and those with disabilities and special needs).

Yes

No

Question 6.15:

Please indicate why you gave the answer to the question above.

Question 6.16:

Should Local Plan policy prevent the loss of existing housing that caters to older people or those with disabilities and special needs?

Yes

No

Question 6.17:

Please indicate why you gave the answer to the question above.

Question 6.18:

Should we require that all adaptable and accessible homes are designed to be 'dementia-friendly'?

Using the Alzheimer's Society definition and guide: [Dementia Friendly Housing_Guide.pdf](#) (alzheimers.org.uk)

Yes

No

Question 6.19:

Please indicate why you gave the answer to the question above.

Question 6.20:

Are there any other approaches the Council could take to help increase the provision of specialist housing in the borough?

Question 6.21:

Should the Local Plan Policy on Gypsy & Traveller Sites clarify that the criteria within the policy will also be used to determine applications for extensions to and the intensification of existing sites?

Yes

No

Question 6.22:

Please indicate why you gave the answer to the question above.

7. Jobs, Centres and Facilities

Question 7.1:

Should we continue to try and protect all existing employment areas for employment-related uses?

Employment related uses would include: office, research and development, general industrial, storage and distribution.

Yes

No

Question 7.2:

Please indicate why you gave the answer to the question above.

Question 7.3:

Should any existing employment land areas be developed for different uses?

Yes

No

Question 7.4:

Please indicate why you gave the answer to the question above.

Question 7.5:

Should we identify specific employment areas where we can be more flexible with alternative uses?

These might be areas where employment land uses (offices, industrial and distribution) are no longer in demand.

Yes

No

Question 7.6:

Please indicate why you gave the answer to the question above.

Question 7.7:

Should we look to safeguard some employment areas for heavy industrial uses?

Yes

No

Question 7.8:

Please indicate why you gave the answer to the question above.

Question 7.9:

How can we allow flexibility in uses within employment areas whilst ensuring safety and avoiding conflicting uses?

Question 7.10:

How flexible should we be about people wishing to run businesses from home?

Question 7.11:

How can we best support the upgrading of existing employment sites and premises so that they meet modern energy efficient standards, and improve the environment or townscape of the site or premises?

Question 7.12:

Do you agree that the current policy on tourism and the visitor economy is working?

Yes

No

Question 7.13:

Is there anything else we should be considering to support tourism or guide tourism related development?

Question 7.14:

Do you feel that you have sufficient access to a range of services, shops and facilities to cover day to day needs (particularly within walking and cycling distance)?

Yes

No

Question 7.15:

Please indicate why you gave the answer to the question above.

Question 7.16:

Should the Local Plan be more flexible in allowing leisure and retail uses outside of the town, district and local centres?

This might include locations on industrial and commercial estates where these are accessible on foot.

Yes

No

Question 7.17:

Please indicate why you gave the answer to the question above.

Question 7.18:

Should we allow more non-retail uses within Chesterfield Town Centre?

Yes

No

Question 7.19:

Please indicate why you gave the answer to the question above.

Question 7.20:

Are there any other approaches we could take to help provide quality retail centres with a diverse range of shops?

Question 7.21:

Due to the level of vacancies in commercial premises within our centres we DO NOT think there is a need to find new land for comparison or convenience retail in the short to medium term. Our preferred approach will be to encourage the reuse, refurbishment or redevelopment of vacant floorspace within the authority area.

Are there other approaches to planning for retail that would be more appropriate for the borough?

Question 7.22:

Do you think that the current policy on social infrastructure is working?

Yes

No

Question 7.23:

Please explain your answer to the question above.

Question 7.24:

Is there anything else that we should be considering to protect and support social infrastructure?

If so, please explain what you think we should consider.

Question 7.25:

Are there any sites or uses which we shouldn't protect?

If so, please specify the site / use and provide an explanation.

Question 7.26:

Should we seek protect the wider site, as well as the use with regards to social infrastructure?

Yes

No

Question 7.27:

Please explain your answer to the question above.

Question 7.28:

How should we tackle the deliberate degradation of social infrastructure facilities?

Question 7.29:

Should we require that redundant social infrastructure is considered for full/ partial use as other forms of social infrastructure before alternative developments are considered?

Yes

No

Question 7.30:

Please indicate why you gave the answer to the question above.

Question 7.31:

Do we need to give more guidance on and example of what is considered to be social infrastructure?

8. Managing the Water Cycle

Question 8.1:

Should we restrict rights to hard surface gardens (including replacing grass with artificial grass)?

Yes

No

Question 8.2:

Please indicate why you gave the answer to the question above.

If you answered 'yes', should this be focused on areas directly affected by flooding or a wider area?

Question 8.3:

Should we restrict rights to changes of use to more vulnerable uses and prevent intensifications of use?

Yes

No

Question 8.4:

Please indicate why you gave the answer to the question above.

If you answered 'yes', should this be focused on areas directly affected by flooding or a wider area?

Question 8.5:

Should we have a stricter requirement for SUDS (including on minor development and brownfield land)?

Yes

No

Question 8.6:

Please indicate why you gave the answer to the question above.

Question 8.7:

Should we give habitat creation that provides natural flood management benefits priority over other types of habitat?

Yes

No

Question 8.8:

Please indicate why you gave the answer to the question above.

Question 8.9:

Should we include guidelines on 'Property Flood Resilience' measures and flood risk emergency plans for new development in the policy?

Yes

No

Question 8.10:

Please indicate why you gave the answer to the question above.

Question 8.11:

How can we encourage more nature-based solutions that contribute towards nature recovery?

Question 8.12:

Do we need to consider safeguarding land for future flood risk management infrastructure?

Yes

No

Question 8.13:

Please indicate why you gave the answer to the question above.

Question 8.14:

Should we start to consider the re-location of existing homes and businesses (managed retreat) in order to make space for water?

Yes

No

Question 8.15:

Please indicate why you gave the answer to the question above.

9. Environmental Quality and Healthier Environments

Question 9.1:

Do you think that the current Local Plan policies are working well to ensure that environmental quality is maintained or improved?

Question 9.2:

What else do you think the Local Plan should do to protect and improve environmental quality?

Question 9.3:

Do you think that the current Local Plan policies are working well to ensure a healthier environment for local communities?

Question 9.4:

else do you think the Local Plan should do to ensure a healthier environment?

Question 9.5:

Do you think there is anything else the Local Plan should do to in light of climate change in relation to environmental quality?

10. Green Infrastructure and Biodiversity

Question 10.1:

Do you agree that we should seek to protect and enhance GI within the borough's Nature Recovery Network?

Yes

No

Question 10.2:

Please indicate why you gave the answer to the question above.

Question 10.3:

Do you agree that we should require developers to use the Urban Greening Factor?

Yes

No

Question 10.4:

Please indicate why you gave the answer to the question above.

Question 10.5:

Is there anything else you would like to see included within a Green Infrastructure policy?

Question 10.6:

Do you agree that we should seek to safeguard biodiversity opportunity areas set out within the Plan for Nature?

Yes

No

Question 10.7:

Please indicate why you gave the answer to the question above.

Question 10.8:

Do you think that a 10% net gain is appropriate or should we explore the viability of an enhanced Biodiversity Net gain Approach?

- Yes, 10% is appropriate
- No, explore 15%
- No, explore 20%
- Other (please specify)

Question 10.9:

Please indicate why you gave the answer to the question above.

Question 10.10:

Are there any species specific measures should the Local Plan consider?

Question 10.11:

Please indicate why you gave the answer to the question above.

Question 10.12:

How should we encourage off-site net gains that are consistent with the Plan for Nature and Derbyshire's Local Nature Recovery Strategy?

Question 10.13:

Should we require new developments to include habitat in their design and layout which connects to the wider ecological network?

Question 10.14:

Should all public open spaces and play spaces be suitable for all ages?

Yes

No

Question 10.15:

Please indicate why you gave the answer to the question above.

Question 10.16:

Should we encourage more biodiversity and diverse habitats, including more tree planting within existing and new public open spaces?

Yes

No

Question 10.17:

Please indicate why you gave the answer to the question above.

Question 10.18:

Should we include priority areas for new public open space within the policy?

Yes

No

Question 10.19:

Please indicate why you gave the answer to the question above.

Question 10.20:

Do you agree with the principles for enhancing the borough's river corridors as listed above?

Yes

No

Question 10.21:

Please indicate why you gave the answer to the question above.

Question 10.22:

Are there additional opportunities for the river environment that the Local Plan needs to consider?

11. Design and the Historic Environment

Question 11.1:

Do you think the existing design policy has worked well?

Yes

No

Question 11.2:

If you don't think the design policy has worked well, what would you change?

Question 11.3:

Should the Local Plan include more prescriptive policies on the density of new development?

Yes

No

Question 11.4:

If you think the Local Plan should include more prescriptive policies on the density of new development, how might this be done?

Question 11.5:

Are there any other approaches the Council could take to help achieve high quality design in the borough that reflects local aspirations?

Yes

No

Question 11.6:

What approaches could the Plan take?

Question 11.7:

Do you think that the existing policy on the historic environment has worked well?

Yes

No

Question 11.8:

If you don't think the historic environment policy has worked well, what would you change?

12. Travel and Transport

Question 12.1:

Is there anything more you think we should be doing with the Local Plan to address traffic congestion?

Yes

No

Question 12.2:

Please explain your answer to the question above.

Question 12.3:

Should we require all new major housing developments to have attractive and safe networks of segregated footpaths and cycle paths?

Yes

No

Question 12.4:

Should we prioritise pedestrians and cyclists by raising the standards of design so that all new major developments provide pedestrian and cycle facilities?

Yes

No

Question 12.5:

Should we require new major developments to connect to existing cycling and walking networks?

Yes

No

Question 12.6:

How do you think we can make a significant improvement in the delivery of active travel infrastructure?

Question 12.7:

How do you think we can make a significant improvement in the delivery of public transport infrastructure?

13. Strategic Sites and Locations

Question 13.1:

Do you agree with continuing to have a Strategic Site policy for Chesterfield Town Centre?

Yes

No

Question 13.2:

Do you have any further comments to make on the Chesterfield Town Centre Strategic Site?

Question 13.3:

Do you agree with continuing to have a Strategic Site policy for the Chatsworth Road Corridor?

Yes

No

Question 13.4:

Do you have any further comments to make on the Chatsworth Road Corridor Strategic Site?

13.4. Chesterfield Waterside Strategic Site

Question 13.5:

Do you agree with continuing to have a Strategic Site policy for Chesterfield Waterside?

Yes

No

Question 13.6:

Do you have any further comments to make on the Chesterfield Waterside Strategic Site?

13.6. Staveley and Rother Valley Corridor Strategic Site

Question 13.7:

Do you agree with continuing to have a Strategic Site policy for the Staveley and Rother Valley Corridor?

Yes

No

Question 13.8:

Do you have any further comments to make on the Staveley and Rother Valley Corridor Strategic Site?

13.7. Dunston Strategic Site

Question 13.9:

Do you agree with continuing to have a Strategic Site policy for Dunston?

Yes

No

Question 13.10:

Do you have any further comments to make on the Dunston Strategic Site?

Question 13.11:

Do you agree with continuing to have a Strategic Site policy for Chesterfield Railway Station?

Yes

No

Question 13.12:

Do you have any further comments to make on the Chesterfield Railway Station Strategic Site?

14. Sustainability Appraisal - Scoping Report

Question 14.1:

Do you agree with the updated Key Sustainability Issues in Table 16 of the Report?

Yes

No

Question 14.2:

If no, please explain your answer or tell us what we have missed or what changes we need to make.

Question 14.3:

Are the proposed SA objectives in the updated SA Framework (Table 17 of the report) appropriate for assessing emerging policies and potential site allocations?

Yes

No

Question 14.4:

If no, explain your answer and tell us what we have missed or what changes we need to make.

Question 14.5:

Are there any further comments you would like to add on the subject of the SA Scoping report?

15. Open Comments

Question 15.1:

Please let us know if you have any further comments and/ or suggestions about the new Local Plan.

Please return your response to Chesterfield Borough Council's Strategic Planning and Key Sites Team before the 13th of May 2025:

Email: local.plan@chesterfield.gov.uk

Address: Planning Team, Town Hall, Rose Hill, Chesterfield S40 1LP

