

National Planning Policy

3.3 Of particular importance in the preparation of the Staveley AAP and future regeneration of the Staveley Canal Corridor are the following Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPS):

- PPS1 – Sustainable Development and Climate Change
- PPG2 – Green Belts
- PPS3 – Housing
- PPG4 – Industrial, Commercial Development, and Small Firms
- PPS 6 – Planning for Town Centres
- PPS7 – Rural Areas
- PPS9 – Biodiversity and Geological Conservation
- PPS10 – Waste Management
- PPS12 – Local Spatial Planning
- PPG13 – Transport
- PPG14 – Development on Unstable Land
- PPG17 – Sports and Recreation
- PPG21 – Tourism
- PPS22 – Renewable Energy
- PPS23 – Planning and Pollution Control
- PPS25 – Flood Risk

Planning Policy Context

- 3.1 A full detailed review of the planning policy context is included in Appendix 1. This section provides a succinct assessment of the main planning issues and provides a backdrop from which the Area Action Plan (AAP) can be developed.
- 3.2 The AAP is informed by a range of policy and guidance as illustrated on the diagram below.



Regional Planning Policy

- 3.4 Following the enactment of the Planning and Compulsory Purchase Act 2004, Regional Planning Guidance has become part of the statutory development plan and has been re-named as the Regional Spatial Strategy (RSS). All planning documents must now be in general conformity with its policies.
- 3.5 The RSS will inform the Chesterfield Core Strategy, of which the AAP will fall in line with. Since the Core Strategy is in the early stages of production, the RSS provides valuable up-to-date direction on the future development of the Region and Borough of Chesterfield, and as such plays an important role in guiding the AAP.
- 3.6 At a sub regional level, the Saved Derbyshire Waste Local Plan and Saved Derbyshire Minerals Local Plan have been reviewed, the summary of which is provided at Appendix 1.

The Chesterfield and North East Derbyshire Community Strategy (2005 – 2015)

- 3.7 The Chesterfield and North East Derbyshire Community Strategy (2005 – 2015) sets out seven thematic themes:
- Crime and community safety
 - Economic regeneration
 - Environment and Transport
 - Healthy Communities and Well-being
 - Homes and Neighbourhoods
 - Leisure and Culture
 - Lifelong Learning
- 3.8 The Community Strategy highlights the importance of creating and improving business and employment opportunities, and making the area more attractive to investors and visitors. Protecting the natural and historic built environment is a key priority, as is the improvement of the housing stock across the borough.

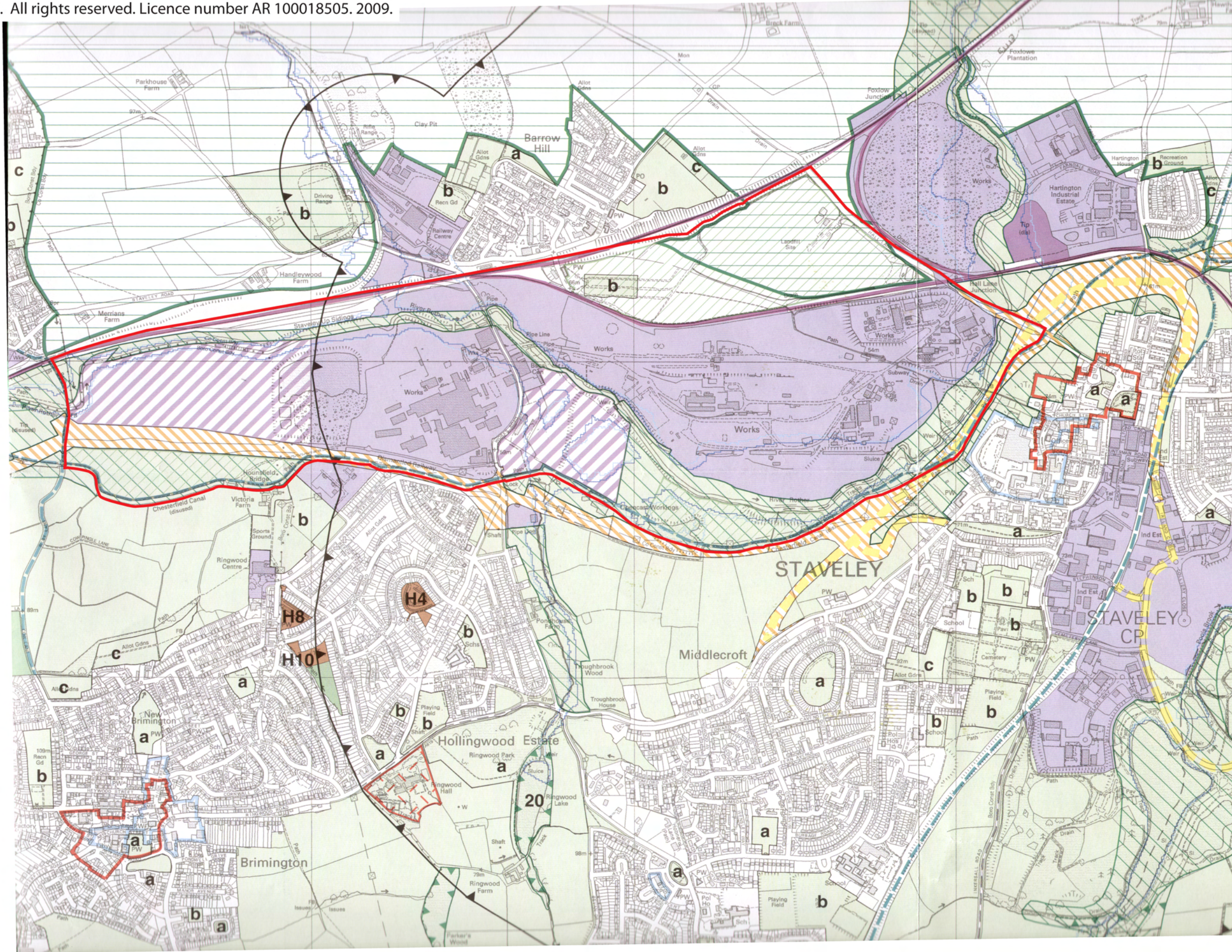
Local Planning Policy

- 3.9 Chesterfield Council is currently (March 2009) undertaking the first steps to satisfying the requirements of the Planning and Compulsory Purchase Act 2004, which are outlined in the Local Development Scheme (LDS). The Core Strategy is at an early stage, with public consultation on options anticipated in March 2009.

- 3.10 The replacement Chesterfield Borough Local Plan was adopted in June 2006 and is now 'saved' for a period of three years until June 2009, although the Secretary of State is likely to allow this to extend for a further three years until 2012. It will be progressively replaced by up-to-date Local Development Documents (LDDs) as part of a new Local Development Framework and remains the Development Plan as outlined below with some supporting material published to strengthen the policies in the interim period.
- 3.11 The Staveley AAP will be prepared in parallel with the Core Strategy, but until the latter is adopted the Local Plan will act as interim guidance. The Core Strategy is the cornerstone of the LDF. It sets out the vision, objectives and spatial development strategy in context of the Regional Spatial Strategy; and gives an overall view of the pattern of development across the borough up to 2026. At present, an issues and options document is being prepared for the Core Strategy and public participation on this stage will commence mid 2009. The Core Strategy is anticipated to be adopted by the end of 2010. Core Strategy development should be monitored to take account of local policy direction to guide the AAP.
- 3.12 The AAP is intended to be identified as a strategic site within the Core Strategy, comprising detailed proposals and policies to guide major change across the area, which will arise following closure of the chemical works, with the principal aims of achieving regeneration and sustainable redevelopment. The AAP is anticipated to be adopted between mid to end of 2011.
- 3.13 The Study Area has a number of relevant policy designations as annotated on the Chesterfield Local Plan Proposals Map (see attached Plan 3.1). A summary of each of these policies is at appendix 1.

Supporting Documents

- 3.14 The following supporting documents are important material considerations for planning applications, and other strategies in the borough and should be taken account of in order to maintain consistency throughout the emerging Local Development Framework. These have been considered in greater detail at appendix 1.
- Five Year Housing Land Supply Position (March 2008)
 - Affordable and Special Needs Housing SPD (April 2007)
 - Designing Out Crime SPD (June 2007)
 - Open Space and Play Provision SPD (September 2008)
 - Sustainable Design SPD (October 2008)



Key

- Staveley Area Action Boundary
- Site for residential development
- Proposed employment development sites
- Site for employment development in the long term
- Development in existing business and industrial areas
- Green belt
- Open countryside and other open land
- Wildlife sites
- Tree and woodland planting
- Zone 3 development and flood risk
- Zone 2 development and flood risk
- River and canal environments
- Development in proximity to major hazard installation
- Conservation areas
- Town, district and local centres
- Transport schemes associated with Markham Vale and the M1
- Rail passenger services route
- Chesterfield - Staveley regeneration route
- Proposed greenways and strategic walking and cycling routes
- a Existing parks and open spaces
- b Sports pitches and playing fields
- c Allotments

STAVELEY AREA ACTION PLAN
 UDP PROPOSALS PLAN
 Scale: 1:12000@A3
 Reviewed by: GL

job	drawing	rev
4455	3.1	-

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