

Technical note:

Chesterfield Borough Local Plan Sustainability Appraisal - Addendum

1. Background and Purpose of this Note

- 1.1.1 Chesterfield Borough Council (the Council) is in the final stages of preparing a new Local Plan to guide development in the borough to 2033.
- 1.1.2 Wood Environment and Infrastructure Solutions Ltd. (Wood), formerly Amec Foster Wheeler, was commissioned by the Council to undertake a Sustainability Appraisal (SA) of the Local Plan. SA is a requirement of Section 19(5) of the Planning and Compulsory Purchase Act 2004 and when applied to local plans must also incorporate the requirements of the Strategic Environmental Assessment (SEA) Directive 2001/42/EC, and its transposing regulations¹. In this context, SA is an integral part of the preparation of the Local Plan that will help to ensure that the likely social, economic and environmental effects of the Plan are identified, described and appraised. In consequence, an SA has been undertaken for each iteration of the Local Plan, the latest version being that accompanying the Pre-Submission version of the Local Plan, January 2019 (the SA Report). The Local Plan and SA Report were consulted on between 14th January 2019 and 22nd February 2019.
- 1.1.3 The purpose of this note is to provide an addendum to the SA Report that:
- summarises comments received on the SA Report and the Council's response to those comments;
 - provides amendments to the SA Report relating to the reasons for rejecting and selecting some of the strategic sites;
 - acknowledges the proposed monitoring framework that the Council is submitting to accompany the Local Plan, and its relationship to the SA process;
 - acknowledges an update to the National Planning Policy Framework that took place after the SA Report had been prepared.

2. Comments received on the SA Report

- 2.1.1 No comments on the SA Report were received from the statutory consultees (Natural England, Historic England and the Environment Agency).
- 2.1.2 Five comments were received from organisations and these are set out at **Appendix A** of this addendum.
- 2.1.3 The Trans-Pennine Trail Office requested that Tables 5.7 and 5.8 in the SA Report relating to housing site options should include note of the Trans Pennine Trail where relevant. The SA did not

¹ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633)

identify any potential effects in relation to the Trail and the Council considers that the Local Plan contains adequate policies to conserve and enhance the route. No changes are proposed as a consequence of the comment.

- 2.1.4 The other four comments related to the selection of sites. **Appendix A** provides a summary of the comments and the Council's response. No changes to the Local Plan are proposed as a consequence of these comments.

3. Amendments to the SA Report

- 3.1.1 Table 5.6 of the SA Report presented reasons for rejecting and selecting strategic housing site options. The Council has updated the Table in some instances to ensure that the reasons set out in the final SA Report are fully reflective of the Council's reasoning, which was set out in the Council's Site Allocation Conclusion Summaries document. Revisions to the table are set out at **Appendix B** to this addendum. Any changes to the text are reflected in the last column of the table.

4. Monitoring Framework

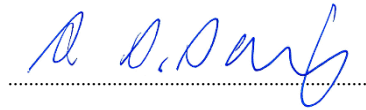
- 4.1.1 It is a requirement of the SEA Directive and associated regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. The SA Framework that is included as Appendix E of the SA Report includes indicators and the SA Report recommended that these should be integrated with the monitoring framework for the Local Plan so as to avoid duplication of effort. The Council has prepared a monitoring framework for the Local Plan that is being submitted with it and it will be reviewed prior to adoption to identify and resolve any potential gaps in relation to monitoring for the purposes of satisfying the requirements of the SEA Directive and associated regulations.

5. Revised National Planning Policy Framework

- 5.1.1 The Ministry of Housing, Communities and Local Government (MHCLG) published the revised National Planning Policy Framework (NPPF) on 24th July 2018. This was the first revision of the NPPF since its publication in 2012. The SA Report and appendices (notably Appendix Q which contains a review of the Local Plan against the requirements of the NPPF) included references to the 2018 NPPF and cited specific paragraphs.
- 5.1.2 Following a technical consultation on updates to national planning policy, MHCLG made very minor changes to the text and published an updated Framework on 19th February 2019.
- 5.1.3 The various references in the SA Report to specific paragraph numbers in the NPPF have been reviewed and remain valid.

6. Conclusions and Next Steps

- 6.1.1 The SA Report and this addendum will be submitted with the Local Plan. The SA Report will need to be updated to reflect any modifications to the Local Plan. There may be a need to assess the likely significant effects of any modifications in order to update the SA Report as appropriate to ensure that all the likely significant effects of the Local Plan (as proposed to be modified) have been identified, described and evaluated.

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Appendix A - Summary of Comments on the SA Report and Borough Council Responses



Appendix A: Summary of Comments on the SA Report and Borough Council Responses

Chesterfield Local Plan Pre-Submission Draft, Sustainability Appraisal (January 2019) – Consultation Stakeholder Comments	Borough Council Response
841 - Trans Pennine Trail Office	
<p>Table 5.7 – Locations that are adjacent to the Trans Pennine Trail should represent this in the table from page 84 onwards to ensure the route is taken into consideration. For example 35 – Canal Basin, there is no representation of the Trans Pennine Trail.</p> <p>Table 5.8 – again locations adjacent to the Trans Pennine Trail should include note of the route.</p>	<p>The site SA methodology is set out in section 4.3 of the SA Report (January 2019), specifically paragraph 4.3.10 to 4.3.13 and Appendix E. SA Objective 6 (Landscape) includes a guide question on accessibility and an indicator on greenway provision and would enable any effects on green infrastructure and trails (such as the Trans Pennine Trail) to be identified and recorded.</p> <p>Table 5.7 of the SA Report (January 2019) presents the summary of the SA of the housing sites. Table 5.8 of the SA Report presents a summary of the reasons for rejection and selection of the sites.</p> <p>No effects were identified in relation to the SA Objective 6 guide question and indicator.</p> <p>Policies LP1 in conjunction with LP19 and LP20 provide protection for the existing character of and/or the future potential for the improvement and enhancement of the environment of rivers, including public access and recreation.</p> <p>Policy LP16 specifically seeks to protect and increase the opportunities for cycling, walking and horse riding in the Borough.</p> <p>LP24 specifically requires proposals for the Chesterfield Staveley Relief Road and Staveley Northern Loop Road to conserve and enhance the route of the Trans Pennine Trail.</p>
843 – Strategic Development Land Limited	
<p>The council failed to take into account submitted evidence. The council concluded that no information was submitted to demonstrate that the landscape and visual impact of development could be mitigated. The site scored positively against all criteria except landscape character. The Landscape & Visual Impact Assessment submitted in the call for sites does not appear to have been considered by the council in their conclusion.</p> <p>LVIA concludes that 29 receptors were subject to visual impact. Two would be subject to a ‘substantial’ level of visual impact (both public footpaths) and one to a ‘moderate’ level of impact (also a public footpath). Once mitigation measures have matured only one receptor would be subject to a substantial level of impact and one to a moderate level of impact. Subject to a landscape buffer the development would not in the long term have a significant impact on landscape character.</p> <p>The site is less than 800m away from Hasland Local Service Centre although footpath on southern side of Calow lane only extends for approximately 40m adjacent to the site, however, it is proposed to extend the footpath as part of the redevelopment of the site for residential.</p>	<p>This representation relates to Calow Lane (Land to the South East of), LAA Site reference 19.</p> <p>The SA of potential housing sites took account of evidence submitted as part of the LAA process. Documents submitted following the initial call for sites were taken into account where there was sufficient time for the evidence to be considered and where necessary, consulted on with specialist organisations. In this case, the submitted LVIA was referred to Derbyshire County Council Conservation and Design Service for a specialist landscape view regarding the LVIA. This referral was made following the publication of the pre-submission Local Plan for consultation. The response confirmed the councils LAA conclusion that there was no submitted evidence which demonstrated that the landscape and visual impact could be mitigated.</p> <p>The reasons for rejecting the site in Table 5.8 are fully reflective of the Council's reasons for rejecting the site as set out in the Chesterfield BC Site Allocation Conclusion Summaries. document.</p>

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<p>There is sufficient capacity at Hady primary school and Hasland Hall community school.</p>	
<p>851 – Gladman Developments Limited</p>	
<p>The SA and associated LAA fail to justify the reasoning behind the selection of sites and also failed to consider the sustainability benefits of the sites and their potential to mitigate any adverse impacts arising from development proposals in the same manner of detail. Rejected sites have not been given the same consideration as the preferred options. The SA does not give reasons for rejecting those options it did reject.</p>	<p>The site SA methodology is set out in section 4.3 of the SA Report (January 2019), specifically paragraph 4.3.10 to 4.3.13 and Appendix E. All sites (proposed and reasonable alternatives) have been assessed in the SA, using the same methodology with the findings reported in the same way to the same level of detail. This has included the identification of likely significant positive and negative effects for all sites.</p> <p>Table 5.5 presents the summary of the strategic sites appraisal and Table 5.6 presents the reasons for selecting or rejecting the strategic site options. Appendix I presents the detailed appraisal of all proposed strategic sites and reasonable alternative sites.</p> <p>Table 5.7 of the SA Report presents the summary of the SA of the housing sites. Appendix J presents the detailed appraisal of all proposed housing sites and the reasonable alternative sites. Table 5.8 presents a summary of the reasons for rejection and selection of the sites.</p> <p>The final step in deciding to allocate sites had regard to SA, LAA and the wider planning policy context. The reasons for allocating or not were set out in the Chesterfield BC Site Allocation Conclusion Summaries document.</p>
<p>The SA and LAA require significant amendments to be robust, and then the site selection must be reconsidered against the corrected evidence.</p>	<p>The Council considers the LAA, SA and site selection process to be robust.</p>
<p>The SA fails to explain why land off Bamford Road, Inkersall Green has been deleted as a proposed allocation. A number of points made against the site at Bamford Road had been disproved in evidence submitted to the Council during the plan making process. Land at Bamford Road was a potential allocation in Local Plan Draft (2017). The reasons why the site has been removed as a proposed allocation have not been published.</p>	<p>The appraisal of the site off Bamford Road, Inkersall Green is set out in detail in Appendix I of the SA Report (January 2019). Table 5.5 presents the summary of this strategic sites appraisal with the identified effects for the site presented in paragraphs in 5.6.38 to 5.6.45 of the report. Table 5.6 presents the reasons for selecting or rejecting the strategic site options. With regards to the site off Bamford Road, Inkersall Green, the table states the Council's reasons as follows:</p> <p>“Rejected Strategic Site</p> <p>Only access from a residential estate road. Potential severe impact on highway network during the construction phase and following completion. Insufficient information to demonstrate that a safe and adequate access would be feasible and that impact on the highway network would be mitigated.</p> <p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts.</p> <p>Likely significant negative effect on Ancient Woodland.</p> <p>The site is not within 800m walking distance of a centre.”</p>

Chesterfield Local Plan Pre-Submission Draft, Sustainability Appraisal (January 2019) – Consultation Stakeholder Comments	Borough Council Response
	The reasons for rejecting the site have been updated in the revised version of Table 5.6 to be fully reflective of the Council's reasons for rejecting the site set out in the Chesterfield BC Site Allocation Conclusion Summaries document.
<p>Allocation H36 is unsound due to uncertain effect on listed building, potential for significant highway impacts, not within walking distance of a centre, grade 3a Best and Most Versatile land, high flood risk from surface water and buffer of a historic landfill site. The submitted site at Bamford Road is a reasonable alternative without these impacts</p>	<p>Allocation H36 combines two sites (Inkersall Road (Land west of), Staveley (Site A and Site B). The reasons for the inclusion of the site, provided by the Council are set out in Table 5.8 of the SA Report (January 2019):</p> <p>“The site is greenfield land, the majority of which is within walking distance of Inkersall Local centre and local schools. With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed to meet the spatial strategy of concentration in combination with LAA site 401. The site should be allocated for residential developments.”</p> <p>And</p> <p>“The site is greenfield land, the majority of which is within walking distance of Inkersall Local centre and local schools. With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed to meet the spatial strategy of concentration in combination with LAA site 30. The site should be allocated for residential developments.</p>
<p>854 Peter Brett Associates on behalf of Midlands Land Portfolio Ltd</p>	
<p>Over reliance on brownfield land for housing and a greater degree of flexibility through building in a windfall allowance is needed to meet identified housing need. The requirement for new development to be within walking distance of existing/proposed centres is too restrictive given consistent under-delivery of housing in the borough using such a strategy. Unnecessarily rules out sites that otherwise perform well against broader sustainability criteria consistent with the NPPF. More flexible wording suggested as follows:</p> <p>“New residential development will be concentrated in sustainable locations that are well connected, through a choice of safe and sustainable transport options, to existing or planned social infrastructure and employment opportunities’.</p> <p>This should promote highly sustainable sites compliant with the NPPF due to proximity to social infrastructure/employment and good sustainable transport options.</p>	<p>The comment reflects the overall spatial strategy with a suggestion for revised wording. Whilst this is not a comment for the SA to action, it is noted that in paragraph 6.2.3 of the section 6 on ‘Conclusions and next steps’, there is a summary of the effects that addresses the benefits of the current plan:</p> <p>“The overall strategy is to meet housing and employment needs in sustainable locations within the Borough and to provide a degree of flexibility in the future provision of sites. The use of previously developed land and buildings is prioritised as are locations that will help address existing issues associated with deprivation and secure the regeneration of areas. This will be achieved through a spatial strategy focussing on existing centres and regeneration, and overall is considered broadly consistent with the overall spatial strategy in the adopted 2013 Core Strategy. However, it is not possible to meet the entire housing need from previously developed land and the plan therefore includes a number of large greenfield sites to deliver the required level of development. The size, location and connectivity of these sites ensures that wider sustainable benefits can be optimised, and the site specific and other Local Plan provide appropriate mitigation.”</p>
<p>856 Mr Frank Sissons, DLP Planning</p>	

Chesterfield Local Plan Pre-Submission Draft, Sustainability Appraisal (January 2019) – Consultation Stakeholder Comments	Borough Council Response
<p>The situation here is that the site, as being proposed in this objection and as identified in the application last year, is much smaller than that which has previously been considered in the SA but clearly represents a reasonable alternative to those sites that have now been selected. Furthermore, in the SA the dismissing of this general area due to highway issues is contrary to the requirement that reasonable alternatives need to be considered in the same level of detail. It is also the case that the access issue is now resolved.</p>	<p>This representation relates to LAA Site references:</p> <ul style="list-style-type: none"> • 43 - Land to the West of North Moor View, Brimington (A) with potential capacity for 1012 homes; • 439 - Land to the West of North Moor View, Brimington (B) with potential capacity for (300 homes); and • 440 – Land to the West of North Moor View Road (150 homes) <p>A larger site (LAA Site 43) of 37.5Ha (up to 1012 dwellings) was submitted through the call for sites in 2016 and was appraised as a Strategic Site option in the SA (where it was noted that there was a planning application for 300 homes). The Strategic Site (37.5Ha) did not make it through to preferred options due to reasons set out in Table 5.6 of the Pre-submission SA Report.</p> <p>A planning application (CHE/16/00614/OUT) for a smaller site of 15.9Ha (300 homes – LAA site Reference 439) was applied for and then refused in 2017. A re-submission of this application using the same site area and boundary, albeit for 150 homes (LAA site reference 440), was made and refused in 2018.</p> <p>These smaller sites were not put forward for consideration as part of the Local Plan Process but following the representation received at pre-submission stage these have now been assessed against the LAA criteria. The site when assessed with a capacity of 300 homes does not pass stage 2a of the LAA due to significant highway constraints which have not been demonstrated to be mitigable. The site when assessed with a capacity of 150 homes does not pass stage 2b of LAA due to its likely significant adverse impact on a Strategic Gap.</p> <p>As such the smaller sites have not passed sufficient stages of LAA to be preferred options and the reasons for rejecting the sites were set out in the Chesterfield BC Site Allocation Conclusion Summaries document.</p>

Appendix B – Updates to Table 5.6 of the SA Report on reasons for rejecting and selecting strategic site options

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?	Reasons for support or rejection in pre-submission Local Plan
117/118/253 254/255/256 257/323	Brimington North	1200	<p>Rejected Strategic Site</p> <p>Access and local highway network are significantly constrained.</p> <p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts.</p> <p>Likely significant negative effect on Strategic Gap.</p> <p>Likely negative effect on Bluebank Pools Local Nature Reserve.</p> <p>Although the site is more than 500m from the Air Quality Management Area, new traffic resulting from development of this site could exacerbate problems at the AQMA in Brimington.</p>	As per previous reasons.
29/43/258/2 63266/267/2 87	Brimington South	1200	<p>Rejected Strategic Site</p> <p>Potential severe impact on highway network.</p> <p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts.</p> <p>Likely significant negative effect on Strategic Gap.</p> <p>Likely negative effect on Local Wildlife Site adjoining land parcel 29.</p> <p>Likely negative effect on air quality as the site is within 500m of Chesterfields one Air Quality Management Area (AQMA). Additional traffic generated from development may exacerbate problems at this AQMA.</p> <p>Likely significant negative effect on heritage as there is a Grade II Listed Building on eastern boundary of land parcel 43 and a registered park and garden and Grade II Listed Building (Ringwood Hall hotel and Gardens) adjoining the northern boundary of land parcel 29.</p> <p>The site is not within 800m walking distance of a centre.</p>	As per previous reasons.
75/142/265 293/294/295 308/309	Dunston Grange	1200	<p>Selected Strategic Site – 293/294/295</p> <p>Land parcel 293 has planning permission and is under construction.</p> <p>Sites 294 and 295 are within the same ownership as site 293, subject to an indicative masterplan and have an active developer.</p>	293 - The site is greenfield land not within walking distance of a centre. The site has outline planning permission for residential development (CHE/16/00016/OUT) and reserved matters approval CHE/17/00351/REM) for the first phase of 99 dwellings, which are now under construction. In combination with LAA sites 294 and 295 it would

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?	Reasons for support or rejection in pre-submission Local Plan
			<p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts, and the sites are within an area of multiple environmental sensitivity. Consultation with DCC Landscape indicates that a landscape buffer could provide sufficient mitigation.</p> <p>Potential negative effect on heritage due to proximity to Listed Buildings, potential for previously undiscovered archaeology, and historic landscape features and value. DCC Archaeologist has advised that this can be addressed through the planning process.</p> <p>The Derbyshire Lowland Biodiversity Action Plan does not show any priority habitats within the site. Potential adverse impact on biodiversity (wooded area with the characteristics of a habitat of principle importance) can be compensated for within any development.</p> <p>The site is not located within or near Chesterfield's one Air Quality Management Area.</p> <p>DCC Education has confirmed that the additional pupil numbers can be accommodated.</p> <p>Sites 75/142/265/308/309 were not selected for inclusion within the Strategic site for the following reasons:</p> <p>75 – The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension.</p> <p>142 – Site is within the Green Belt.</p> <p>265 - The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension.</p> <p>308 – The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension. A small proportion of site falls within the 250m buffer zone of an authorised landfill site.</p>	<p>be of sufficient scale to support a local centre (as evidenced through initial masterplanning work undertaken by the potential developer). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites. The site should be allocated for residential development subject to a strategic policy to ensure a) that the remaining development subject to outline permission is reserved to ensure the viability of infrastructure works currently undertaken and b) in the longer term a comprehensively masterplanned approach to development of the wider area.</p> <p>294 – The site is greenfield land not within walking distance of a centre. However, in combination with LAA sites 295 and 293 (which has outline planning permission for residential development with construction underway on the first phase of housing), it would be of sufficient scale to support a local centre (as evidenced through initial masterplanning work undertaken by the potential developer). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.</p> <p>295 - The site is greenfield land not within walking distance of a centre. However, in combination with LAA sites 294 and 293 (which has outline planning permission for residential development with construction underway on the first phase of housing), it would be of sufficient scale to support a local centre (as evidenced through initial masterplanning work undertaken by the potential developer). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial</p>

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			<p>309 - The site is within a Green Wedge and contains a Traditional Orchard Priority Habitat.</p>	<p>strategy of concentration subject to being developed through a masterplanned approach with adjacent sites. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.</p> <p>75 - Greenfield site not within walking distance of a centre. The site would not accord with the spatial strategy of concentration and regeneration. Evidence has not been provided to justify the site can be part of a sustainable urban extension and is needed as such.</p> <p>265 - The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension. Insufficient information is available to demonstrate that landscape constraints could be overcome.</p> <p>308 - The site is not within walking distance of a centre and would only be suitable as part of a wider sustainable urban extension. There is insufficient evidence to demonstrate that the site is feasible as part of a wider sustainable urban extension and so its allocation would be inappropriate. There is potential for a significant adverse effect on landscape character, biodiversity and heritage and insufficient information to conclude that these constraints are likely to be overcome.</p> <p>309 - Conflicts with Green Wedge. Mitigation required for biodiversity, landscape impact, land contamination, amenity, and heritage. Less than half site currently in walking distance of nearest Local Centre (Littlemoor).</p>
242/243/279	Mastin Moor	600	<p>Selected Strategic Site</p> <p>The site is within a Regeneration Priority Area, within the same ownership and subject to a current planning application for 650 houses and a new local centre.</p> <p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. The submitted application indicates that mitigation is possible.</p> <p>Uncertain effect on heritage due to proximity to Listed Buildings and known archaeology. DCC</p>	<p>242 - The site is greenfield land not currently within walking distance of a centre. The site is within the proposed Regeneration Priority Area. In combination with LAA sites 243 and 279 it would be of sufficient scale to support a local retail and community provision (as evidenced through the masterplanning and viability assessment accompanying the current planning application). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to</p>

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			<p>Archaeologist has advised that this can be addressed through the planning process.</p> <p>The site does not intersect with any priority habitats therefore there is very limited potential adverse impact on biodiversity.</p> <p>The site is not located within or near Chesterfield's one Air Quality Management Area.</p> <p>DCC Education has confirmed that the additional pupil numbers can be accommodated.</p>	<p>being developed through a masterplanned approach with adjacent sites, and regeneration through supporting local facilities (including extension of the Community Garden) and increasing the range of housing types and tenures. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.</p> <p>243 - The site is greenfield land not currently within walking distance of a centre. The site is within the proposed Regeneration Priority Area. In combination with LAA sites 242 and 279 it would be of sufficient scale to support a local retail and community provision (as evidenced through the masterplanning and viability assessment accompanying the current planning application). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites, and regeneration through supporting local facilities (including extension of the Community Garden) and increasing the range of housing types and tenures. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.</p> <p>279 - The site is greenfield land not currently within walking distance of a centre. The site is within the proposed Regeneration Priority Area. In combination with LAA sites 242 and 243 it would be of sufficient scale to support a local retail and community provision (as evidenced through the masterplanning and viability assessment accompanying the current planning application). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites, and regeneration through supporting local facilities (including extension of the Community Garden) and increasing the range of housing types and</p>

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?	Reasons for support or rejection in pre-submission Local Plan
				tenures. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.
247/248	Duckmanton	500	<p>Selected Strategic Site – 247</p> <p>The site is within a Regeneration Priority Area and subject to a current planning application for 400 houses and a retail unit.</p> <p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. The submitted application indicates that mitigation is possible.</p> <p>Uncertain effect on heritage due to proximity to Listed Buildings and some potential for unknown archaeology. DCC Archaeologist has advised that this can be addressed through the planning process.</p> <p>Although the site adjoins a Local Wildlife Area there are not considered to be adverse impacts on biodiversity.</p> <p>The site is not located within or near Chesterfield's one Air Quality Management Area.</p> <p>DCC Education has confirmed that the additional pupil numbers can be accommodated.</p> <p>Site 248 was not selected for inclusion within the Strategic site because it has been developed as a solar PV farm.</p>	<p>247 - Duckmanton is identified as a Regeneration Priority area in the submission Local Plan. Although it would not be within walking distance of a centre, residential development would support the viability of local facilities including neighbourhood retail and primary school. The site has the potential to have a significant impact on the character of the landscape. Allocation for housing would support the 'regeneration' aspect of the Spatial Strategy as set out in policies LP1 and LP2, but the extent of the allocation should be limited to the western extent of a current planning application, based on submitted evidence on landscape impact.</p> <p>248 – As per previous reasons.</p>
273/274/402	Inkersall, land south of Bamford Drive	750	<p>Rejected Strategic Site</p> <p>Only access from a residential estate road. Potential severe impact on highway network during the construction phase and following completion. Insufficient information to demonstrate that a safe and adequate access would be feasible and that impact on the highway network would be mitigated.</p> <p>Development of this site would extend existing settlement into the countryside have significant negative landscape impacts.</p> <p>Likely significant negative effect on Ancient Woodland.</p> <p>The site is not within 800m walking distance of a centre.</p>	<p>273 - Large greenfield site on the edge of the urban area, not within walking distance of a centre and not within a designated Regeneration Priority Area. Combined with sites 274 and 402 there would be potential scale to support some local convenience provision. There are concerns over impact on landscape character and biodiversity. There are significant concerns over impact on the amenity of residents from additional traffic on Bamford Road during construction and operation of the site and there is no reasonable alternative for access. The site would not accord with the Spatial Strategy of 'Concentration and Regeneration' and should not be allocated for development.</p> <p>274 - Large greenfield site on the edge of the urban area, not within</p>

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?	Reasons for support or rejection in pre-submission Local Plan
				<p>walking distance of a centre and not within a designated Regeneration Priority Area. Combined with sites 273 and 402 there would be potential scale to support some local convenience provision. There are concerns over impact on landscape character and biodiversity. There are significant concerns over impact on the amenity of residents from additional traffic on Bamford Road during construction and operation of the site and there is no reasonable alternative for access. The site would not accord with the Spatial Strategy of 'Concentration and Regeneration' and should not be allocated for development.</p> <p>402 - Large greenfield site on the edge of the urban area, not within walking distance of a centre and not within a designated Regeneration Priority Area. Combined with sites 273 and 274 there would be potential scale to support some local convenience provision. There are concerns over impact on landscape character and biodiversity. There are significant concerns over impact on the amenity of residents from additional traffic on Bamford Road during construction and operation of the site and there is no reasonable alternative for access. The site would not accord with the Spatial Strategy of 'Concentration and Regeneration' and should not be allocated for development.</p>