

Reference (for office use only):



**Chesterfield Borough Council
Staveley and Rother Valley Area Action Plan
Consultation Response Form**

**PLEASE RETURN RESPONSES TO CHESTERFIELD BOROUGH
COUNCIL BY 5PM FRIDAY 8th FEBRUARY 2013**

Your Details

Name:	Gary Lees
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Consultation Response(s)

Please fill in a separate form for each objective you are responding to.

Which objective are you responding to?

Objective:	Housing
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Please provide comments below.

Paragraph 47 refers to the '**potential**' to deliver '**up to**' 2,000 new dwellings on the site. Given that there is apparent uncertainty that 2,000 dwellings will actually be built on this site in the core strategy plan period to 2031, this number should be reduced to ensure the plan is 'deliverable' NPPF paragraph 182).

The Chatsworth Settlement Trustee's (CST) own evidence to the Core Strategy examination is that the delivery of 1,000 houses can be achieved without the need to deliver the Chesterfield to Staveley Regeneration Route (CSRR) – but that the additional 1,000 houses will require the full CSRR to be provided (ARUP transport statement). Accordingly, the housing objective should refer to the delivery of 1,000 dwellings, with up to 1,000 more dwellings should external funding be secured to deliver the full CSRR.

Further, if development is to begin in 2018, even at an overly optimistic build rate of 100 dwellings per annum, it would take until 2038 to build and sell 2,000 houses here.

Proposed Change to Housing – Key Objectives:

Amend first bullet point to state:

“ Deliver 1,000 dwellings over the plan period, with up to 1,000 more subject to external funding for the CSRR”

Signature:		Date:	8 th February 2013
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**PLEASE RETURN THIS FORM BY
5PM ON FRIDAY 8th FEBRUARY 2013 TO:**

Forward Planning, Chesterfield Borough Council, Town Hall, Rose Hill,
Chesterfield, S40 1LP or by email to forward.planning@chesterfield.gov.uk