



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

**1st April 2018
To
31st March 2023**

Publication Date: July 2018

Introduction

The revised National Planning Policy Framework (NPPF), published 24th July 2018 requires Local Planning Authorities to:

“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”¹.*

The following statement sets out the council’s up-to-date position based on monitoring data for the 2017-18 period, taking into account evidence of the requirement, the supply of sites and evidence of delivery. It should be read in conjunction with the council’s approved development plan².

At the time of writing, the council’s development plan consists of:

- The Chesterfield Borough Local Plan Core Strategy (2013)
- Saved policies of the Replacement Chesterfield Borough Local Plan (2006)

A new local plan is currently in development. A draft Local Plan was published in January 2017 with pre-submission consultation expected to occur in late 2018/early 2019. The evidence base for this local plan can be found on the council’s website³. These include the council’s Land Availability Assessment (LAA), which was updated following a call for sites in 2016 and consultation on the draft Local Plan and the council’s Brownfield Land Register⁴. An updated SHMA was published in October 2017 which used the 2014 population projections to set an OAN target of 265.

As the adopted Local Plan Core Strategy was adopted 24th July 2013, it is now over five years old. Therefore, following the publication of the Revised NPPF in July 2018 an indicative housing need figure has been calculated using the Government’s standardised methodology for calculating OAN. The calculated figure is 248 (a 6.4% reduction on the updated SHMA

¹ NPPF para 73 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² <https://www.chesterfield.gov.uk/planning-and-building-control/local-plan.aspx>

³ <https://www.chesterfield.gov.uk/planning-and-building-control/local-plan/ldf-evidence-base.aspx>

⁴ <https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/land-availability-assessment/brownfield-land-register.aspx>

OAN figure) which will be used as the basis for calculating the Council's 5 Year Housing Supply.

The Housing Statement is set out in three parts:

- 1. The Housing Requirement**
- 2. The Housing Supply**
- 3. The overall Five Year Supply position**

1. Housing Requirement

Background

In order to meet the housing needs of a growing population and expanding economy the *Local Plan: Core Strategy*⁵ sought to provide 7,600 extra dwellings between 2011 and 2031 requiring, on average, the completion of 380 dwellings each year throughout the plan period. The evidence for the Core Strategy target was based on a 2007 SHMA with further work on projections published in February 2011. A SHMA update was published in November 2017 to support the preparation of a replacement plan. As the Core Strategy is now more than five years old, the methodology in the Revised NPPF has been used to present a more accurate reflection of needs.

The Revised NPPF has amended the definition of ‘deliverable’; previously all sites with planning permission deliverable in five years were included, unless there was evidence to the contrary. Now sites with outline planning permission or an allocation in a local plan may only be included in the supply where there is clear evidence that housing completions will begin on site within five years.

The Revised NPPF requires supply to be calculated against Local Housing Need, calculated using the new methodology. The methodology for the calculation of the annual housing requirement figure states that:

“Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or*
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists)”.*

As the Core Strategy was adopted on the 24th of July 2013 the plan has now been adopted for more than 5 years and should be capped at the minimum local housing need figure (**248**). An adjustment has been made for affordability as per the standardised methodology. The full calculation is set out in Appendix 5.

Over five years this gives a Local Housing Need of **1240** net new dwellings.

Housing Delivery 2017/18

Throughout the 2017/18 financial year 110 (net) new dwellings were completed. This is calculated via the following formula:

Net dwellings = (New Build Completions) + (Net Conversion to Residential) - (Demolitions)

⁵ <https://www.chesterfield.gov.uk/planning-and-building-control/local-plan/core-strategy.aspx>

Table 1: Housing Completions 2017/18	
New build completions	127
Conversion to Res: net change	27
Demolitions	44
NET ADDITIONAL DWELLINGS	110

This was a decline on the previous year (123) and remains below the Annual Housing Need target of 248 (calculated using the new methodology in the Revised NPPF) leaving a shortfall of 138 for the monitoring year. The under delivery of dwellings, combined with persistent under delivery in previous years, will place an increased pressure on the five year supply of housing land to provide capacity for any shortfall.

Housing Shortfall

Housing delivery performance against the Annual Housing Need target of 248 dwellings per annum, after four years, shows a cumulative shortfall of 369 homes. The new methodology uses 2014 population projections which factor in any shortfalls in delivery between 2011 (the year of Core Strategy adoption) and 2014.

Table 2: Shortfall in delivery 1st April 2011 to 31st March 2018		
Year	Net Completions	Shortfall against Local Housing Need (248pa)
2011/12	51	NA
2012/13	150	NA
2013/14	148	NA
2014/15	184	64
2015/16	206	42
2016/17	123	125
2017/18	110	138
Total shortfall		369

A cumulative shortfall of 369 dwellings during current life of the *Local Plan: Core Strategy* can be identified based on the Annual Housing Need of 248. This shortfall must be appropriately planned for and delivered within the plan period.

Resolving the Shortfall

The shortfall has been calculated added to the housing five year housing requirement using both the 'Liverpool Method' (which spreads the delivery of the shortfall over the whole remaining plan period (currently up to 2031) rather than the 'Sedgefield Method' (which applies the shortfall to the next five years' target).

Chesterfield Borough Council's preference is to use the Liverpool Method when addressing the shortfall due to the following factors:

- A significant amount of new housing is expected to come from large, complex brownfield sites (primarily Chesterfield Waterside and the Staveley and Rother Valley Corridor (SRVC), which are expected to deliver the majority of their housing towards the middle, end and beyond of the plan period;
- Legal decisions/Inspector’s reports confirm that the PPG is guidance not policy and, although the Sedgefield approach is consistent with the thrust of the framework in positively seeking to increase housing supply, the Liverpool approach is equally valid;
- There is no evidence to show that land is being restricted, in fact it is more the case that new development is encouraged;
- Historic patterns of housing delivery indicating a slow recovery with build levels of 248 per annum not likely to be achieved until 2020/21 at current trends. It would be unrealistic to expect housing delivery levels to improve to significantly above the Housing Need Requirement and historic delivery levels in the short term. Monitoring starts on site gives an estimated 174 completions for the 2018/19 monitoring year, which suggests progression towards recovery in the next monitoring period.

Figure 1: Net Completions – 2010-2018

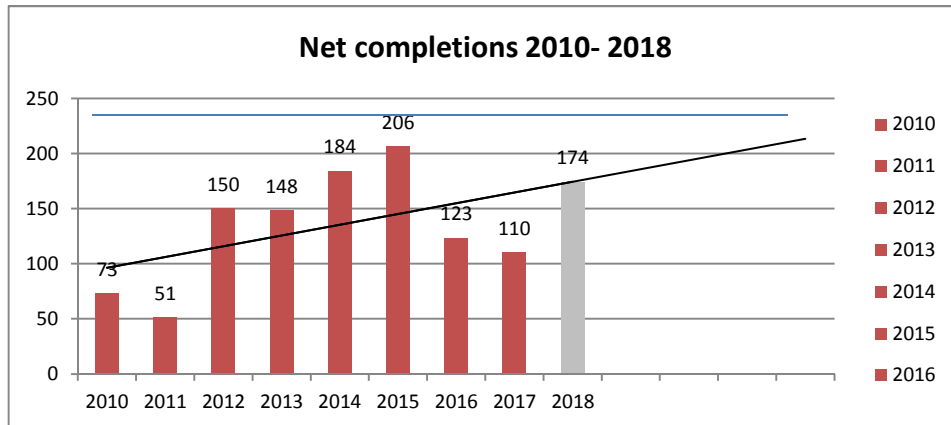
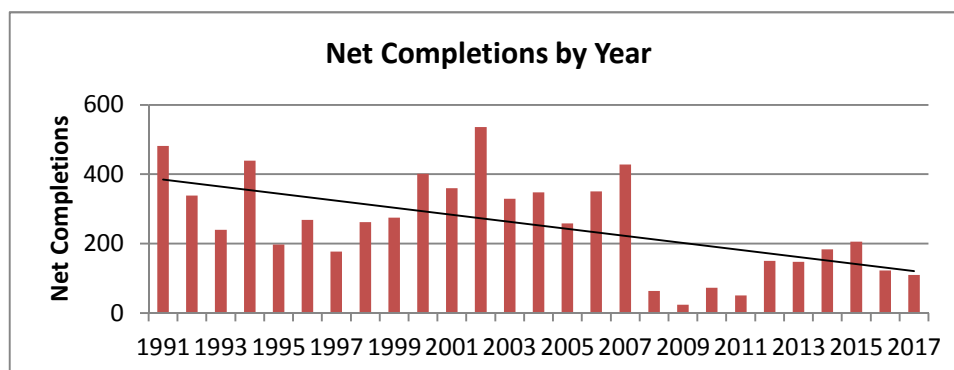


Figure 2: Graph Showing Trends in Numbers of Completions



Applying the 20% buffer

The NPPF requires a further ‘buffer’ of 20% be added to the target where there is evidence of ‘persistent under-delivery’. This is determined by the Housing Delivery Test method set out in the NPPF, and is where delivery has been under 85% on average over the previous three years (the borough average is currently 59%).

Based on historic housing delivery levels set out in figure 2, above, the council is satisfied that the borough falls into the category of ‘persistent under-delivery’ and the 20% additional buffer set out in paragraph 73 of the Revised NPPF should be applied.

Evidence from appeals and Inspectors decisions is, with some notable exceptions, consistent on this issue, that the buffer should be applied after including the shortfall.

Five Year Housing Target

The calculation of the borough’s five year housing supply target is as set out in table 3, below.

The five year target and shortfall calculated using the Annual Local Housing Need figure is presented in the table below:

Table 3: Five Year Housing Target and Shortfall	
Annual Target	248
Five year target (248 x 5)	1240
Shortfall	369
Five year shortfall (plan period)	123
Total Five year target	
	1363
Plus 20%	1636
Annualised target	327

*This gives the council a Five Year Housing target of **1,636** net new dwellings from 1st April 2018 to 31st March 2023; or **327** net new dwellings per annum.*

2. Housing Supply

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The housing supply in the borough consists of:

- Sites that are not major development, and sites with detailed planning permission⁶; sites allocated in a local plan⁷ that do not have planning permission;
- Sites deemed developable and deliverable for housing within the next five years based on the council's current Land Availability Assessment and Chesterfield Borough Council's Housing Revenue Account building schedule.
- the Regeneration Priority Areas set out in the adopted Local Plan Core Strategy, where the council is actively working to bring forward its own assets, or working with developers/landowners to bring forward housing development

The sites that make up this supply are set out in appendices 1 to 4.

No allowance has been made for windfall housing at this time, but the delivery of windfall sites will continue to be monitored and an allowance may be made in future Housing Supply statements.

In order to calculate the number of dwellings these sites are likely to provide within a five year period, the following assumptions have been used where a trajectory has not been provided by the developer. These are based on the assumptions set out in the council's Land Availability Methodology.

Site Status	Timescales	Site size/ no. dwellings		
		<50homes	50-200 homes	>200 homes
Under construction (applied to remaining capacity)	Lead in time	NA	NA	NA
	Build rate (per annum)	15	30	50
Full pp/Reserved Matters	Lead in time	1 year	1.5 years	2 years
	Build rate (per annum)	15	30	50

⁶ These sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

⁷ These sites should be in accordance with the adopted development plan only be considered deliverable where there is clear evidence that housing completions will come forward within five years.

Table 4: Build Rates				
Site Status	Timescales	Site size/ no. dwellings		
		<50homes	50-200 homes	>200 homes
Outline planning permission	Lead in time	1.5	2	2.5
	Build rate (per annum)	15	30	50
No planning permission (allocations and LAA sites)	Lead in time	2.5	3	3.5
	Build rate (per annum)	15	30	50

Summary of Supply

Table 5: Housing Supply 1 st April 2018	
Supply of sites deliverable within five years	No. Dwellings
Dwellings with detailed planning permission, major sites with assurance of deliverability and non-major sites with planning permission	1,729
Local Plan Allocations (without planning permission)	0
LAA Sites and Housing Revenue Account Sites with assurance of deliverability	56
Regeneration Priority Areas	0
Total Housing supply	1,785

The council can currently demonstrate a supply of dwellings deliverable within five years from all sources of **1,785** dwellings.

4. Five Year Housing Land Supply Position (As of 1st April 2018)

The following table sets out the five year land supply position for Chesterfield as of April 2018 in accordance with the requirements of paragraph 73 of the Revised NPPF. This is taking into account both the current **shortfall** of housing delivery and the trajectory of housing **supply** over the next five years.

Table 6: Five Year Supply Position 1st April 2018	
Housing Requirement (based on 248 pa)	1636
Housing Supply	1785
Shortfall / Surplus	+149

The Council's stated position is that it is currently able to demonstrate a Five Year Supply of Suitable Housing sites.

Appendix 1 – Dwelling Supply: Unimplemented Planning Permissions (deliverable within five years) as at 1st April 2018

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/09/00662/OUT	Land At East Of A61 Known As Chesterfield Waterside, Brimington Road, Chesterfield	Outline planning application with all matters reserved except for means of access proposing the demolition of existing buildings and erection of a comprehensive mixed use regeneration scheme comprising residential (use class C3); retail (use class A1); financial/professional services (use class A2); restaurants, drinking establishments and hot food establishments (use classes A3, A4 and A5); offices (use class B1); doctors surgery and crèche (use class D1); two hotels (use class C1); health and fitness (use class D2); nursing home (use class C2); ancillary creative uses including a possible arts centre, a new canal link, new open spaces including linear and eco parks, new public realm and car parking arrangements including two multi storey car parks at Chesterfield Waterside, A61 Corridor, Chesterfield	25.1	1531	STARTED	484	Based on programme of build received March 2018.
CHE/16/00016/OUT	Land To The West Of Dunston Lane, Dunston Lane, Chesterfield	Resubmission of CHE/14/00873/OUT (Residential development along with associated access, public open space, landscaping and surface water balancing (all matters reserved save for means of access into the site)	15.81	300	GRANTED - Reserved matters CHE/17/00351/REM for 99 dwellings approved 19 Sep '17. Conditions discharged and development commenced on site.	240	Anticipated build trajectory confirmed with agent March 2017.

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/15/00614/REM	Site Of Former Sheepbridge Sports and Social Club, 202 Newbold Road, Chesterfield	Approval of reserved matters of CHE/13/00386/OUT for 82 unit scheme - (Outline application for the development of 91 residential dwellings and an area of designated public open space with approval of details of access from Newbold Road)	8.66	21	STARTED	21	
CHE/17/00685/REM	Land North-East Of Sainsbury's Roundabout, Rother Way, Chesterfield	Application for approval of reserved matters of CHE/14/00404/OUT for residential development of 120 dwellings.	7.03	120	STARTED - REM App. approved 09/01/2018 - Developer is Harron Homes. Commenced.	120	
CHE/17/00326/REM	Cammac Coal, Dunston Road, Chesterfield	Submission of reserved matters pursuant to planning approval CHE/15/00116/OUT for the development of 106 residential dwellings	6.4	106	STARTED - Developer - Strata Homes - commenced on site.	106	
CHE/15/00755/OUT	Land To The West Of Bevan Drive, Inkersall, Chesterfield	Outline application for residential development	3.55	103	GRANTED - REM App. not yet submitted - outline expires March '19	0	Developer gave no indication of likely build out rates (July 2018).
CHE/14/00872/OUT	Land At Cranleigh Road, Chesterfield, Derbyshire	Outline residential development on 3.66 hectares of land for up to 75 dwellings including means of access	3.66	75	REM CHE/00190/REM approved 17/07/2018.	75	Anticipated build trajectory confirmed with developer (June 2018).

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/15/00108/OUT	Walton Hospital, Whitecotes Lane, Chesterfield	The proposed demolition of the western wing of Walton Hospital and redevelopment of the site to comprise up to 90 residential units and associated works	3.1	90	GRANTED - REM App. not yet submitted - outline expires Aug '18 - site purchased by Homes England and permission is expected to lapse.	90	Homes England (owner) anticipates a 'delivery at pace' agreement (July 2018).
CHE/16/00518/FUL	Site Of Former Newbold Community School, Newbold Road, Newbold, Chesterfield	Erection of residential development comprising 55 dwellings, access, landscaping and associated works	1.94	44	STARTED – Work has commenced on site (Miller Homes).	44	
CHE/15/00598/OUT	Land South Of Walton Hospital, Harehill Road, Chesterfield	Outline application for residential development - ground investigation report received 20th October 2015, flood risk assessment and reptile report received on 29th January 2016	1.5	60	GRANTED - REM App. not yet submitted - outline expires March '19 – site is expected to lapse.	60	Homes England (owner) anticipates the site to be developed within 5 years (July 2018).
CHE/15/00085/OUT	Land To South Of Poplar Farm, Rectory Road, Duckmanton, Chesterfield	Outline residential development on 1.38 hecatres of land for up to 35 dwellings including means of access	1.43	35	GRANTED - REM App. not yet submitted - OUT expires Nov '18 - pre-app commenced on REM	35	Housing developer expects site to be built out by 2020 (June 2018).

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/16/00171/OUT	The Former Boat Yard, 955 Sheffield Road, Chesterfield, S41 9EJ	Outline application for the residential development and creation of new site access (all matters reserved save for access)	1.3	48	GRANTED - REM App. not yet submitted - outline expires Oct '20	0	Contacted June 2018 - no response from agent as of July 2018.
CHE/17/00263/FUL	107 Saltergate, Saltergate, Chesterfield	Erection of 34 dwellings including private amenity space, car parking provision, new access road, landscaping, drainage swale and on-site open space	1.14	31	STARTED – Development has started on site (Woodall Homes).	31	
CHE/15/00594/OUT	Land Surrounding 146 To 152 Hady Lane, Hady Lane, Hady, Chesterfield	Construction of up to 10 dwellings	1.03	10	GRANTED – CHE/18/00224/REM submitted and awaiting decision.	10	Telephone contact 11/6/18: Owner expects a build out rate of 5 per annum. Orchard View Homes will be taking on 9 of the homes and the other is expected to be self-build.
CHE/15/00838/REM	Ringwood Centre, Victoria Street, Brimington	Reserved matters application for CHE/14/00380/OUT- Redevelopment of training centre for residential purposes (37 Dwellings)	0.98	12	STARTED – Phases 1 & 2 completed. Phase 3 is yet to commence.	12	
CHE/15/00344/OUT	292 Manor Road, Brimington, Chesterfield	Outline application for residential development	0.97	30	GRANTED – expires in March 2019 but REM application under consideration from housing developer	30	Contacted agent. 08/6/18. REM submitted and asked new agent for anticipated trajectory. 24/07/18.

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/16/00092/OUT	Land To The West Of Swaddale Avenue, Swaddale Avenue, Tapton	Outline application for residential development of land to the rear of 6-58 Swaddale Avenue along with upgrading the existing site access	0.88	25	GRANTED - REM App. not yet submitted - outline expires March '19	0	Contacted June 2018 - no response from agent as of July 2018.
CHE/17/00237/OUT	Commerce Centre, Canal Wharf, Commerce Centre, Canal Wharf, Chesterfield	Retention and conversion of Thornfield House and the demolition of other associated buildings and redevelopment for residential use - resubmission of CHE/16/00653/OUT	0.72	30	GRANTED - no REM App. yet submitted.	0	Site sold to developer. REM expected 2018
CHE/16/00477/FUL	Lidl, Sheffield Road, Whittington Moor, S41 8LX	Demolition of four properties to accommodate a car park extension and extension of existing food store.	0.7	-4	GRANTED	-4	
CHE/14/00392/FUL	Dunston Grange Farm, Dunston Lane, Chesterfield	Renovate and rebuild farm into 5 No dwellings, including extension to unit 7; renovate and extend Dunston Grange Cottage; construct one No new dwelling	0.66	2	STARTED	2	
CHE/16/00121/FUL	Land To The West Of Keswick Drive, Newbold	Residential development of 9 bungalows, demolition of a garage, creation of a new access from Keswick Drive.	0.59	9	GRANTED	9	Developer anticipates that site will be built out by summer 2019 (June 2018).

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/14/00345/ FUL	Holbrook Farm, Renishaw Road, Chesterfield	Demolition of existing structurally unstable farm house and erection of new build dwelling	0.44	1	STARTED -	0	
CHE/16/00436/ OUT	325, Ashgate Road, S40 4DB	Proposed residential development including alterations and extensions to existing bungalow	0.43	5	GRANTED	5	
CHE/16/00053/ FUL	Apple Trees, Lancaster Road, Newbold, S41 8TP	Residential development of 6 dwellings and a modified access from Lancaster Road	0.41	6	GRANTED	6	
CHE/15/00678/ OUT	Moorlea, Ashgate Road, Linacre, Chesterfield	Outline application for residential development	0.41	7	GRANTED	7	
CHE/16/00023/ FUL	Handleywood Farm, Whittington Road, Barrow Hill	Demolition of buildings used for commercial purposes and erection of 5 dwellings, access and landscaping	0.39	5	GRANTED	5	
CHE/15/00464/ FUL	Land To The Rear Of 79 Sheffield Road, Stonegravels, Chesterfield	Proposed residential development of 9 x 3 bedroom houses and 10 x 2 bedroom flats	0.34	19	GRANTED	19	
CHE/16/00042/ FUL	Lodge Farm, Westwood Lane, Brimington,	Demolition of existing house and associated outbuildings, sheds and barns and construction of four new houses on site	0.32	4	STARTED	4	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/12/00028/ FUL	Manor Syck Farm 132 Church Street North, Chesterfield	Redevelopment of Manor Syck Farm, including conversion of three barns, refurbishment of existing farmhouse and new build detached farmhouse garage and detached property	0.29	4	STARTED	4	
CHE/14/00896/ FUL	Littlemoor Shopping Centre, Littlemoor Centre, Chesterfield	Demolition of existing staircases at shopping centre to form 11 apartments and 2 retail units including the demolition of existing garages to form new detached dwelling house	0.24	10	GRANTED – conditions 4-7 and 9-11 discharged in December 2017.	10	
CHE/12/00286/ MA	14A Spital Lane, Chesterfield	Material amendment to CHE/07/00041/FUL extended under CHE/10/00231/EOT - The existing house is to be retained as a single dwelling house (amended from conversion to 2 No flats) but extended and altered externally in a similar built form	0.23	5	STARTED - Construction is well underway.	5	
CHE/08/00311/ FUL	Land At Wessex Close, Chesterfield	Residential development of five new houses - resubmission of CHE/08/00073/FUL	0.22	5	STARTED	5	
CHE/17/00757/ OUT	Land Used For Storage and Premises, Goyt Side Road, Chesterfield	Outline application for residential development	0.22	8	GRANTED	8	
CHE/15/00394/ FUL	Land At Upper King Street, Chesterfield	Construction of two residential blocks of three town houses over three storeys with associated car parking and external works	0.21	6	STARTED	6	
CHE/17/00152/ FUL	Land Adj Trinity Court Newbold	Erection of 7 dwellings in two rows.	0.21	7	GRANTED	7	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
	Road, Chesterfield						
CHE/17/00855/ FUL	23 Bridle Road, Chesterfield	Demolition of existing dwelling and erection of replacement house.	0.2	0	GRANTED	0	
CHE/15/00172/ FUL	Dunston Hall, Dunston Road, Chesterfield	Conversion of barns and agricultural buildings in to four dwellings including part new build to barn D	0.2	2	STARTED	2	
CHE/15/00595/ OUT	The Conservatory Centre, Hazlehurst Lane, Stonegravels, Chesterfield	Outline application for 9 dwellings - coal mining assessment received 11th December 2015	0.2	9	GRANTED	9	
CHE/15/00701/ FUL	Land To The Northern End Of Rushen Mount, Chesterfield	Proposed construction of 2 No., 5 Bedroom detached dwellings with integral double garages on plots 2 and 3 on land at northern end of Rushen Mount.	0.19	2	GRANTED	2	
CHE/15/00486/ FUL	341 Ashgate Road, Chesterfield	Demolition of existing bungalow and garage, construction of two four bedroomed dwellings and garaging	0.18	1	GRANTED	1	
CHE/14/00768/ FUL	Tasty Bites, Chesterfield Road, Staveley, Chesterfield	Demolition of existing potato preparation building and construction of 3 one bedroom flats and formation of vehicular access and parking provision	0.18	3	STARTED – Under construction at time of 17/18 monitoring.	3	
CHE/16/00034/ OUT	Land Adjacent Five Acres	Outline application for residential development of 6 two storey dwellings	0.17	6	STARTED – construction is underway for 1 dwelling.	6	
CHE/17/00634/ FUL	1 Bridle Road,	Outline application for residential development	0.17	5	GRANTED	5	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
OUT	Chesterfield						
CHE/17/00120/MA	246A Ashgate Road, Chesterfield, S40 4AW	Material amendment of house type, siting and landscaping to plot 3 of CHE/15/00514/REM	0.16	6	GRANTED	6	
CHE/16/00513/DEM	6, Worksop Road, Mastin Moor, S43 3BN	Demolition of the existing residential property and out buildings at 6 Worksop Road. Mastin Moor, Staveley	0.15	-1	GRANTED	-1	
CHE/16/00360/REM1	Basil Close S41 7SL	Variation of condition 24 (approved plans) of CHE/15/00098/FUL comprising alterations to the external and internal design of approved development (hotel, apartments and A1/A3 to lower floor building)	0.15	22	GRANTED	22	
CHE/16/00835/FUL	The Elm Tree Inn, High Street, Staveley, S43 3UU	Change of use of existing drinking establishment to residential with two storey extension and two new build units forming 23 self-contained apartments with associated landscaping, bin store and cycle stands	0.14	23	GRANTED	23	
CHE/17/00416/FUL	19 Westbourne Grove, Chesterfield	Replacement dwelling to create a five bedroomed house	0.13	0	GRANTED	0	
CHE/16/00824/REM	Land Opposite Oaks Farm, Markham Road, Duckmanton	Reserved matters for CHE/15/00267/OUT - outline planning permission for two storey dwelling	0.13	1	GRANTED	1	
CHE/16/00306/FUL	Rear Of 246, Ashgate Road, S40 4AW	Construction of one new dwelling	0.13	1	GRANTED	1	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/17/00874/ REM	Land Adjacent To 89 Sheffield Road, Stonegravels, Chesterfield	Application for reserved matters for CHE/16/00069/OUT.	0.13	3	GRANTED	3	
CHE/13/00595/ FUL	Club House, 3 Station Road, Barrow Hill, Chesterfield	Part demolition of rear boundary wall and erection of 2no. pairs of semi-detached houses.	0.13	4	STARTED – Construction is well underway.	4	
CHE/16/00210/ FUL	Land To The Rear Of 572 Chatsworth Road, Chatsworth Road, Chesterfield	Erection of a 5 bedroom house	0.12	1	GRANTED	1	
CHE/17/00756/ OUT	Land On Goyt Side Road Corner, Factory Street, Chesterfield	Outline application for residential development	0.12	5	GRANTED	5	
CHE/17/00375/ REM	Hady Miners Welfare Club, Houldsworth Drive, Hady, Chesterfield	Approval of reserved matters of CHE/16/00508/OUT - Outline planning application for the construction of two blocks of linked townhouses and one bungalow	0.12	6	GRANTED	6	
CHE/15/00600/ FUL	Avondale Surgery, 3 - 5 Avondale Road, Chesterfield	Conversion of surgery to 2 dwellings, pharmacy to 2 flats and erection of 2 new dwellings	0.12	6	GRANTED	6	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/15/00831/ FUL	Land To The Rear Of 570 Chatsworth Road, Chesterfield, Derbyshire	Construction of new three bedroom house at land to the rear of 570 Chatsworth Road (to be developed as an extension to The Willows, off Oakfield Avenue)	0.11	1	GRANTED	1	
CHE/17/00384/ FUL	Jubilee Works Middlecroft Road, Staveley	Conversion of existing buildings to 4 two bedroom dwellings. 2 ground floor bed apartments and 2 two bed duplexes.	0.11	4	GRANTED	4	
CHE/15/00272/ OUT	Land To Rear Of 98 Grangewood Road, Chesterfield	Outline application for residential development of a block of four flats - re-submission of CHE/14/00186/OUT	0.11	4	GRANTED	4	
CHE/15/00176/ FUL	Jaxholme, Eckington Road, Staveley	Demolish existing bungalow and build new two storey dwelling	0.1	0	STARTED	0	
CHE/17/00279/ FUL	25, Porter Street, Staveley, Chesterfield	Demolition of a detached garage and storage building and the erection of a detached dwelling with an integral garage and a detached garage.	0.1	1	GRANTED	1	
CHE/17/00106/ FUL	Land Adjacent 215, Hady Lane, Hady	Demolition of existing garage and construction of new dwelling house (2 storey dormer style bungalow with separate double garage block).	0.1	1	STARTED	1	
CHE/17/00747/ FUL	Land to the Rear of 109 Middlecroft Road, Staveley	Residential development re- submission of application CHE/16/00717/FUL	0.1	3	GRANTED	3	
CHE/17/00271/ FUL	Land Adjacent Troughbrook Road,	Erection of 3 residential dwellings	0.1	3	STARTED	3	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
	Hollingwood, Chesterfield						
CHE/15/00399/ FUL	Anmere, Eckington Road, Staveley	Demolition of existing bungalow and build new three storey dwelling	0.09	0	STARTED	0	
CHE/15/00746/ REM1	25 Netherthorpe, Chesterfield	Variation of site plan of CHE/14/00858 - Erection of bungalow	0.09	1	STARTED	1	
CHE/14/00782/ OUT	Fridays Chip Shop, 109 Highfield Road, Chesterfield	Alteration and extension of existing building to create five additional residential units - amended drawing received 16th February 2015	0.09	5	GRANTED	5	
CHE/17/00686/ FUL	Ashton Lodge, 28 Abercrombie Street, Chesterfield	Erection of 1 no. detached dwelling and associated works.	0.08	1	GRANTED	1	
CHE/17/00456/ OUT	20A Avondale Road, Chesterfield	Outline planning application for the demolition of the existing dwelling and proposed construction of 2 four bedroom detached dwellings with integral garages	0.08	1	GRANTED	1	
CHE/15/00796/ FUL	131A Station Road, Brimington, Derbyshire	Demolition of existing garage and construction of new single storey bungalow to be used as ancillary accommodation to 131A Station Road for dependent relative	0.08	1	GRANTED	1	
CHE/17/00437/ FUL	Q House, The Green, Chesterfield	Erection of 3 bungalows on land at the green, in place of the existing Methodist church which has been granted demolition (CHE/17/00324/DEM).	0.08	3	GRANTED	3	
CHE/16/00216/ FUL	Jacksons Bakery, New	Residential development of 7 units and associated ancillary works	0.08	7	GRANTED	7	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
	Hall Road, S40 1HE						
CHE/15/00195/FUL	Former Social Club, Saltergate, Chesterfield	Demolition of existing single storey club building and construction of new three storey building with 10 flats and two commercial units at ground floor	0.08	10	GRANTED	10	
CHE/16/00806/FUL	The Cottage, Renishaw Road, Chesterfield, S43 3DW	Demolition and re-building of abandoned cottage with extensions	0.07	0	GRANTED	0	
CHE/17/00690/OUT	11 Bridle Road, Chesterfield	Erection of a 2 storey detached dwelling with an attached single garage.	0.07	1	GRANTED	1	
CHE/16/00019/OUT	Land North West Of Sandiway, Walton, Chesterfield	Outline application for residential development of a single chalet bungalow with all matters reserved	0.07	1	GRANTED	1	
CHE/16/00218/OUT	Land Adjacent To 24, Dovedale Avenue, Inkersall	Residential development of 3 dwellings	0.07	2	GRANTED	2	
CHE/14/00139/FUL	44 - 46 Park Road, Chesterfield	Redevelopment of buildings, including change of use to provide 2 ground floor offices and 8, 1 bedroom apartments	0.07	8	STARTED – Building work is well underway. Site nearing completion.	8	
CHE/14/00657/TCU	9 - 21 Stephenson Place, Chesterfield	Conversion of existing 4 No. office spaces above retail units to 4 No. self-contained residential flats	0.07	4	STARTED	0	
CHE/15/00714/FUL	85 The Green, Chesterfield	Demolition of existing dwelling and erection of new replacement dwelling in similar position on site	0.06	0	STARTED	0	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/16/00421/FUL	Land Adjacent to 105, Kendal Road, Newbold	Erection of a bungalow - re-submission of CHE/15/00083/FUL	0.06	1	GRANTED	1	
CHE/15/00087/FUL	Land At Rushen Mount, Chesterfield	New two-storey detached house with integral garage	0.06	1	GRANTED	1	
CHE/15/00031/OUT	Land Adjacent To 20, Woodthorpe Road, Chesterfield	Erection of a detached bungalow as per previous approval CHE/09/00701/OUT	0.06	1	GRANTED	1	
CHE/17/00067/COU	1 Tennyson Avenue, Chesterfield, S40 4SN	Change of use from medical centre to 5 residential units	0.06	5	GRANTED	5	
CHE/16/00345/FUL	Post Office, 1, Market Place, S40 1TL	Proposed conversion of the Grade II listed building to create 7 No residential apartments at first and second floor and refurbishment of ground floor (former Post Office) A1 unit with change of use to include A1-A3 uses. Works to include partial demolition.	0.06	7	GRANTED – Work has commenced on site (May 2018 – monitoring year 18/19).	7	
CHE/18/00005/COU	156 Keswick Drive, Newbold, Chesterfield	Change of use from commercial to residential	0.05	1	STARTED	1	
CHE/17/00546/FUL	Land to rear of 11 Chesterfield Road, Chesterfield	Construction of a three bedroom bungalow with garage	0.05	1	STARTED	1	
CHE/17/00467/FUL	27 Willow Garth Road, Newbold,	Change of use of rear of premises from community hall to dwelling	0.05	1	STARTED	1	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
	Chesterfield						
CHE/17/00394/COU	91 Newbold Road, Newbold, Chesterfield	Change of use from vacant vet's offices to a 1 bedroom flat	0.05	1	GRANTED	1	
CHE/16/00428/FUL	Land To Rear Of 19, Bentham Road	Detached house to Plot 4	0.05	1	STARTED	1	
CHE/15/00711/FUL	Land Adjacent To 24 Ribber Terrace, Walton Walk, Chesterfield	Erection of a pair of 3 bedroom semi-detached dwellings	0.05	1	STARTED	1	
CHE/15/00519/FUL	45 Wythburn Road, Chesterfield	Two bedroomed detached house to existing land to side of 45 Wythburn Road	0.05	1	GRANTED	1	
CHE/16/00769/FUL	26 A, Circular Road, Staveley, S43 3QX	Demolition of existing retail unit; 1 x Proposed detached residential dwelling; and 1 x Shop/retail unit with accommodation above	0.05	2	STARTED	2	
CHE/16/00083/OUT	Land To The Rear Of 18 Lancaster Road, Newbold, Chesterfield	Outline application for residential development and access drive off Sherbourne Avenue	0.05	4	GRANTED	4	
CHE/17/00334/FUL	10B Marsden Street, Chesterfield	Replacement of the existing window units and the proposed installation of 2 No. personnel doors on the east facing elevation. Accompany to prior notification submission for conversion of vacant building to residential use CHE/17/00230/TCU	0.05	5	GRANTED	5	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/17/00104/MA	Land To The West Of 234, Hady Hill, Hady, Chesterfield, S41 0BJ	Material amendment to CHE/12/00234/OUT to add a single detached garage and amend the internal arrangement of the approved dwelling	0.05	1	GRANTED	1	
CHE/17/00172/COU	14 Queen Street, Chesterfield, S40 4SF	Change of use from single dwelling to house in multiple occupation	0.04	-1	GRANTED	-1	
CHE/17/00477/FUL	8 Park View, Chesterfield	Construction of a three bedroom detached dwelling within the curtilage of 8 Park View	0.04	1	GRANTED	1	
CHE/17/00213/FUL	24 Riber Terrace, Walton Walk, Boythorpe, Chesterfield, S40 2QF	Development of vacant land to form new two bedroom bungalow and detached garage	0.04	1	GRANTED	1	
CHE/17/00156/OUT	158 Middlecroft Road, Staveley, S43 3NG	Erection of one house.	0.04	1	GRANTED	1	
CHE/15/00348/FUL	115 Coniston Road, Chesterfield	New Dwelling	0.04	1	GRANTED	1	
CHE/14/00725/FUL	4 Cross Street, Chesterfield	Change of use of ground floor premises from offices to residential	0.04	1	STARTED	1	
CHE/14/00713/FUL	3 Salisbury Avenue, Chesterfield	Erection of one dwelling 2 storey four bedrooms	0.04	1	STARTED	1	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/15/00051/COU	Angel Inn, 49 South Street North, Chesterfield	Change of use from public house to four flats	0.04	2	STARTED	2	
CHE/17/00444/FUL	43 Knifemithgate, Chesterfield	Conversion and refurbishment of the first and second floors to create four residential units with associated access.	0.04	4	GRANTED -	4	
CHE/17/00786/FUL	5 Westwood Lane, Brimington, Chesterfield	Proposed 2 storey detached dwelling on land adjacent 5 Westwood Lane, Brimington, Chesterfield.	0.03	1	GRANTED	1	
CHE/17/00626/FUL	64 Chester Street, Chesterfield	Proposed change of use of end terrace property into 2 No. 1 bed flat units	0.03	1	STARTED	1	
CHE/17/00586/FUL	Land Adjacent to 12 Cavendish Street, Old Whittington, Chesterfield	Erection of a two storey dwelling - revised drawings received 1.11.2017	0.03	1	STARTED	1	
CHE/17/00488/FUL	Land Adjacent to 24 Dovedale Avenue, Inkersall, Chesterfield	Construction of a new 2 bedroom bungalow with detached garage and the provision of two parking spaces for land retained for 24 Dovedale Avenue.	0.03	1	STARTED	1	
CHE/17/00123/OUT	35 Ashgate Road, Chesterfield, S40 4AG	Erection of a single dwelling on the site which is part of the former rear garden of 35 Ashgate Road.	0.03	1	GRANTED	1	
CHE/16/00831/FUL	21 Clarence Road,	Proposed new detached dwelling	0.03	1	GRANTED	1	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
	Chesterfield						
CHE/16/00571/OUT	35, Whittington Hill, Old Whittington, S41 9HJ	Four bedroom detached dwelling set in second plot of 35 Whittington Hill.	0.03	1	GRANTED	1	
CHE/16/00258/OUT	Land Adjacent To 2 Hathern Close, Brimington, Chesterfield	Proposed outline planning application with all matters reserved for a detached dwelling	0.03	1	GRANTED	1	
CHE/16/00145/OUT	Land Adjoining 20 Harehill Road, Harehill Road, Grangewood	Outline permission for detached two bed bungalow	0.03	1	GRANTED	1	
CHE/15/00314/FUL	7, Walton Walk, Chesterfield	Demolition of existing garage and erection of new 1 and a 1/2 storey two bed dwelling with access from Central Avenue	0.03	1	GRANTED	1	
CHE/15/00310/FUL	6 - 8 Avenue Road, Chesterfield	Erection of a detached house - re-submission of CHE/14/00490/FUL	0.03	1	STARTED	1	
CHE/14/00772/FUL	91 Brearley Avenue, Chesterfield	2 bedroom dormer bungalow on land to the side of 91 Brearley Avenue and kerbs to access proposed site	0.03	1	STARTED	1	
CHE/17/00578/REM	97 Station Road, Chesterfield	Reserved Matters application of CHE/14/00556/OUT for a pair of semi-detached starter homes.	0.03	2	GRANTED	2	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/17/00252/OUT	20 Harehill Road, Chesterfield	Pair of 2 bedroom semi-detached houses	0.03	2	GRANTED	2	
CHE/17/00340/FUL	24 High Street, Chesterfield	Proposed first floor extension to provide 3 flats	0.03	3	GRANTED	3	
CHE/17/00251/OUT	Land At Chester Street, Chesterfield	Four 2 bedroom flats and associated parking - amended plans received 05/07/17.	0.03	4	GRANTED	4	
CHE/17/00475/FUL	1-3 Knifesmithgate, Chesterfield	Conversion of the existing D2 Leisure Unit at 1-3 Knifesmithgate, Chesterfield, to create 10 residential dwellings at first and second floor.	0.03	10	STARTED	10	
CHE/17/00459/FUL	82 Walton Road, Chesterfield	Re-Submission of application; CHE/17/00135/FUL. - new dwelling on land adjacent to 82 Walton Road, including reconfiguring of boundary between 82 Walton Road and new dwelling along with new site crossover onto Delves Close.	0.02	1	GRANTED	1	
CHE/17/00068/FUL	7 Myrtle Grove, Hollingwood, Chesterfield, S43 2LN	Proposed new dormer bungalow within the curtilage of 7 Myrtle Grove	0.02	1	STARTED	1	
CHE/16/00721/OUT	Land Between 16 - 18, Eyre Street East, Hasland, Chesterfield	Residential development of one detached house	0.02	1	GRANTED	1	
CHE/16/00625/FUL	Land Adjacent 135, Cordwell Avenue, Newbold, S41 8BN	Proposed new dwelling	0.02	1	STARTED	1	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/15/00779/ FUL	Land Adjacent, 102 Brooke Drive, Chesterfield	Proposed three bedroom detached house with garage and parking	0.02	1	GRANTED	1	
CHE/14/00883/ FUL	15 Rosedale Avenue, Chesterfield	Erection of a 2 bed starter home	0.02	1	STARTED	1	
CHE/17/00661/ FUL	51, Chesterfield Road, Staveley, Chesterfield	Two semi-detached houses	0.02	2	STARTED	2	
CHE/17/00013/ FUL	118, High Street, New Whittington, S43 2AL	Construction of two No studio apartments at land 118 High Street	0.02	2	GRANTED	2	
CHE/15/00301/ FUL	31 High Street, New Whittington, Chesterfield	2 No one bedroom flats to side of existing property No 31	0.02	2	GRANTED	2	
CHE/14/00900/ COU	7 Holywell Street, Chesterfield	Change of use from Pisces Fish & Chip Takeaway at ground floor level and residential use at first floor to a taxi office and subsequent front elevation treatment	0.01	-1	GRANTED	-1	
CHE/17/00214/ FUL	Land at South Street North, New Whittington, Chesterfield	The reconstruction and extension of the existing derelict dwelling adjacent to no.19 South Street North, and the demolition of the existing dilapidated dwelling and erection of a replacement dwelling adjacent to no. 23 South Street North (amendment to CHE	0.01	0	GRANTED	0	
CHE/15/00177/ FUL	Woodward, Eckington Road, Staveley,	Demolish existing bungalow and build new two storey dwelling	0.01	0	GRANTED	0	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
	Chesterfield						
CHE/17/00623/COU	54 Rutland Road, Chesterfield	Change of use from D1 to C3 (A) Residential	0.01	1	GRANTED	1	
CHE/17/00464/COU	29 Sheffield Road, Chesterfield	Change of use of vacant shop to dwelling	0.01	1	GRANTED	1	
CHE/16/00582/FUL	52, Lowgates, Staveley, Chesterfield, S43 3TU	Internal alterations to increase shop sales area, retention of, and internal alterations to, first floor living accommodation and change of use of part of ground floor to create separate bed sit accommodation.	0.01	1	GRANTED	1	
CHE/14/00313/FUL	Poplar Farm, Rectory Road, Duckmanton	Change of use to a dwelling at first floor including demolition of existing ground floor store	0.01	1	STARTED – Developer expects conversion to be completed by 2019.	1	
CHE/17/00353/PNCOU	Derbyshire Carers Association, 69 West Bars, Chesterfield	Conversion of existing first and second floor accommodation to form 3 studio apartments and associated storage space	0.01	2	GRANTED	2	
CHE/16/00425/FUL	15-17, West Bars, S40 1AQ	Demolition of 15 - 17 West Bars and erection of replacement building with retail outlet on ground floor and 2 apartments on 1st and 2nd floors with roof garden	0.01	2	STARTED – Former building has been demolished.	2	
CHE/15/00386/FUL	24 Netherthorpe, Chesterfield	Barn conversion and splitting of existing dwelling into two - resubmission with bat survey	0.01	2	GRANTED	2	

Reference	Location	Description	Site Size	Net Committed	Current Status	Supply (Revised NPPF)	Information Sought from Developer / Owner
CHE/17/00585/COU	27 Albion Road, Chesterfield	Proposed change of use of house to create 3 flats and retention of lower basement flat	0.01	3	GRANTED	3	
CHE/16/00305/TCU	6, Rose Hill, S40 1LW	Change of use from office accommodation to dwelling house	0.01	1	STARTED – conversion is underway (commenced March 2018).	1	
CHE/17/00218/FUL	Land to the Rear of 3 and 5 Wharf Lane, Chesterfield	Conversion of vacant former joiners workshop to form three numbers flats. Addition of 1 extra dwelling and enlargement of the site - received 14/06/2017.	0	4	STARTED	4	
CHE/17/00037/FUL	The Gables, Staveley, S43 3PU	Three new detached dwellings to land to rear of "The Gables".		3	GRANTED	3	
Total:				3124		1729	

Appendix 2 – Dwelling Supply: Local Plan allocations (without planning permission) as at 1st April 2018

Site address	Local Plan Ref	Site Size	Total Dwellings	Supply (Revised NPPF)	Comment
Staveley and Rother Valley Corridor	Core Strategy Strategic Site (PS5)		1500	0	Masterplan being prepared with landowners. Advanced pre-application discussions with landowners for first phases (1200 dwellings). Application (CHE/17/00644/OUT) is currently pending decision. Complex site with up front infrastructure requirements
Walton Works	H38a		150	0	Current planning application – resolution to approve, 1.5 years lead in, 3 years construction (higher build rate assumed due to high proportion of apartments). Assumed 26 conversions and 11 dwellings will come forward within 5 years subject to S106 agreement being signed.
Former Goldwell Rooms, Ashgate Road	LAA 108	0.54	25	0	Site sold, developer on site undertaking clearance works. Planning application expected 2018
Total			1710	0	

Appendix 3 – Dwelling Supply: SHLAA sites (without planning permission or Local Plan Allocation) on previously developed land, in accordance with spatial strategy and deliverable within five years as at 1st April 2018

LAA Site ID	Address	Site Size	Housing Potential Capacity	Supply (Revised NPPF)	Comment
315	Land off Troughbrook Road (Pondhouse Farm), Troughbrook Road, Hollingwood	1.1	15	0	Recent pre-application discussions (capacity relates to previously developed part of site only). Permission for development of whole site previously refused.
16	Former Brockwell Court, Cheedale Avenue, Newbold	0.74	20	28	CBC ownership: CBC Build Schedule, agreed HRA development
91	Former Ashbrooke Centre, Cuttholme Road, Chesterfield	0.68	20	0	CBC ownership
150	Derwent House HOP, Ulverston Road, Chesterfield	0.57	17	0	DCC ownership
23	Former Heaton Court, Meynell Close, Chesterfield	0.34	15	14	CBC ownership: CBC Build Schedule, agreed HRA development
17	Garage Site, Bank Street and Catherine Street, Chesterfield	0.27	10	0	CBC ownership, disposal of site approved. Likely to go on the market at the end of July (marketed as commercial / residential).
335	Court Place	0.1	2	2	CBC ownership: CBC Build Schedule, agreed HRA development
397	Burns Close		6	6	CBC ownership: CBC Build Schedule, agreed HRA development
398	Markham Court		2	2	CBC ownership: CBC Build Schedule, agreed HRA development
317	Edale Road		4	4	CBC ownership: CBC Build Schedule, agreed HRA development
Total			281	56	

Appendix 4 – Dwelling Supply: Regeneration Priority Areas (without planning permission or Local Plan Allocation) as at 1st April 2018

LAA Site ID	Area	Housing Potential Capacity	Supply (Revised NPPF)	Comment
	Mastin Moor	650	0	Advanced pre-application discussions with landowner. Outline planning application (CHE/17/00469/OUT) currently under consideration (May 2018).
	Poolsbrook	175	0	Sold to Housebuilder subject to planning. Planning application submitted (CHE/18/00229/FUL) and pending consideration following pre-application discussions with a developer.
	Duckmanton	400	0	Current outline planning application has been under consideration since June 2016. An EOT was agreed until May 2018 which has now passed without contact.
	Holme Hall/Linacre	300	0	CBC owned site currently in discussion with preferred bidder (housebuilder undertaking ground investigations at time of writing. Masterplan approved.
Total		1550	0	

Appendix 5: Local Housing Need Calculation

The standard method set out in the NPPF can be used to calculate a minimum annual local housing need figure as follows:

STEP 1 - SETTING THE BASELINE

Set the baseline using national household growth projections, for the area of the local authority. Taking the most recent projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being the first year).

CBC's household projections are:

- **Population of 48,408 in 2018**
- **Population of 50,645 in 2028**

This is a total of 2,237 new households over the ten year period, equivalent to an average household growth of 223.7 (rounded to 224) per year.

STEP 2 - AN ADJUSTMENT TO TAKE ACCOUNT OF AFFORDABILITY

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below.

CBC's workplace-based affordability ratio is 5.7

Adjustment factor = $((5.7-4)/4) \times 0.25$

The adjustment factor is therefore 0.106.

Minimum Annual Local Housing Need Figure = $(1+0.106) \times 224$

The resulting figure is: 247.7 (rounded to 248).

STEP 3 - CAPPING THE LEVEL OF ANY INCREASE

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last five years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the five year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

CBC adopted a local plan more than 5 years ago and has not reviewed its housing requirement figure through an examination since then.

- **The average annual housing requirement figure in the existing relevant policies is 380 a year**
- **Average annual household growth over ten years is 224 (as per step 1)**
- **The minimum annual local housing need figure is 248 (as per step 2)**
- **The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth:**

$$\text{Cap} = 380 + (40\% \times 380) = 532$$

The capped figure is greater than minimum annual local housing need figure and therefore the minimum figure for this local authority is 248.