

Housing Delivery Action Plan

August 2021



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1 Introduction

1.1 National Policy Context

The pace of housing delivery is at the forefront of government planning policy as housing need continues to outstretch the supply of new homes nationally. An under-supply of housing has implications for the economy, productivity, health and well-being. Over recent years the government has tried to stimulate and support house building in England through a number of planning initiatives and reforms seeking to address the barriers set out within 2017's government White Paper "Fixing the Broken Housing Market". The proposed measures covered planning for the right homes in the right places, how to build homes faster and how to diversify the housing market.

The government introduced the "Housing Delivery Test" (HDT) in 2018 as part of the new National Planning Policy Framework (NPPF), reinforcing its objective to significantly boost the supply of new homes. The test measures the number of net homes delivered against the number of homes required over a rolling three year period and sets out a number of actions designed to stimulate delivery should authorities fail the test. The methodology for calculating the Housing Delivery Test is set out in the Housing Delivery Test Measurement Rule Book.

Since then, the Government published a White Paper, "Planning for the Future", to set out the basis of a comprehensive review of the planning system that would affect all parts of the current system. Key proposals include a nationally set target of 300,000 homes per annum, expansion of permitted development rights and a digital-led approach to planning.

1.2 Chesterfield and the Housing Delivery Test

Chesterfield Borough Council adopted a new Local Plan in July 2020 which will provide greater certainty for the development sector and deliver a spatial strategy for the borough going forward to 2035. Through the new Local Plan, the Council can demonstrate that it has sufficient land to meet the Borough's identified housing need for the Plan period as well as a 5-year land supply that meets the delivery tests set out by the Government.

The 2020 Housing Delivery Test results were published in January 2021 and cover the housing delivery figures achieved between 2017/18 and 2019/20, prior to the adoption of the new Local Plan. Since the adoption of the new Local Plan the latest housing requirement figure has been used in the HDT calculation. For the 2020 measurement, there was a reduction in the period for measuring total homes required in order to account for disruption to housing delivery and monitoring caused by restrictions announced on 23 March 2020, in response to the COVID-19 pandemic. The results of each HDT to date are presented in Table 1.1.

Development in the borough accounted for 91% of Chesterfield's housing need over the current HDT period which represents a substantial increase from the 2019 HDT result (65%). The 2020 HDT result incorporates two years of improved delivery, one of which exceeded the Local Plan housing requirement (the 2019/20 monitoring year).

As delivery remains below 95% of the authority's requirement over the previous three years the Council has prepared an updated Housing Delivery Action Plan. It is no longer necessary to add a 'buffer' of 20% to the borough's housing target as delivery rates have improved sufficiently.

Table 1.1 Housing Delivery Test Results:

Monitoring Period	Residential Completions	Housing Requirement	HDT 2019	HDT 2020	HDT 2021*
2016-17	130	220	452/687	626/687	792/700
2017-18	110	227			
2018-19	212	240			
2019-20	304	220	65%	91%	113%*
2020-21	276	240			
Actual / Projected HDT Result			65%	91%	113%*
Implications			Action Plan & Buffer	Action Plan	Pass

*Projected result for 2021 HDT based on monitoring data and existing HDT rulebook.

Since the lowest level of delivery achieved in the HDT period (2017/18), delivery has increased by around 100 homes per year in both 2018/19 and 2019/20. The recent monitoring survey figures put the Council on track to pass the 2021 Housing Delivery Test after delivery exceeded the Council's housing target for the second consecutive year. These results are set to be published by MHCLG in November 2021.

1.3 A Housing Delivery Action Plan for Chesterfield

Chesterfield Borough Council published its first Housing Delivery Action Plan in August 2019. The Action Plan is intended as a practical document that sets out realistic and effective mechanisms for improving housing delivery in the borough. The plan must be updated annually following the publication of the Government's Housing Delivery Test results for so long as housing delivery falls below 95% or there is a change in Government policy which removes the requirement to prepare an Action Plan.

Housing delivery is complex and in order to deliver sustained improvements, a year on year effort is required. Many of the proposed actions will only deliver outcomes if continued over several years. For example, over the past two years the council has exerted considerable effort to understand local motivations, and has taken actions that have involved persuading, influencing, promoting and undertaking interventions bespoke to the circumstances of the developer, site, or location.

Whilst the Council recognises that sustained work to improve housing delivery is required, it is evident that the actions initially set out in August 2019 are starting to contribute to boosted delivery rates. The Council therefore proposes to build on the actions identified in previous plans to ensure that improved housing delivery rates are sustained.

Chesterfield's Action Plan is supported by local evidence and focuses on the identification of issues which are likely to be affecting delivery rates of new homes in the area. It sets out the key actions through which the authority intends to seek improved housing delivery and outlines a programme of monitoring to determine their effectiveness.

Whilst the Local Planning Authority is responsible for preparing the plan, the support and co-operation of other stakeholders involved in the delivery of housing is required. The Planning Policy team and Housing Delivery Manager are working continually with stakeholders in the development industry and other relevant parts of the Council to support the delivery of the Plan. A summary of actions undertaken within the past year (Section 3) highlights the progress achieved to date in boosting delivery.

The Action Plan sits alongside several existing council plans, policies and strategies which relate to the provision of housing within the borough. These include:

- The adopted Chesterfield Borough Local Plan (2018-2035) - the current development plan for Chesterfield which sets a minimum housing need target of 240 dwellings a year.
- Chesterfield Borough Council's Housing Strategy (2019-23) – which sets out the Council's priorities for housing within the borough around delivery, quality and people. It aims to enhance Chesterfield's housing offer so that people of all stages of life can find and live in a quality home they can afford.
- Strategic Housing Market Assessment update (2017) - a piece of evidence used in the development of the new Local Plan identifying a need for 265 homes per annum across the Local Plan period.

The Action Plan is comprised of:

- Housing Delivery Analysis
- Review of Actions to Date
- Key Actions and Responses
- Monitoring and Review Arrangements

2 Housing Delivery Analysis

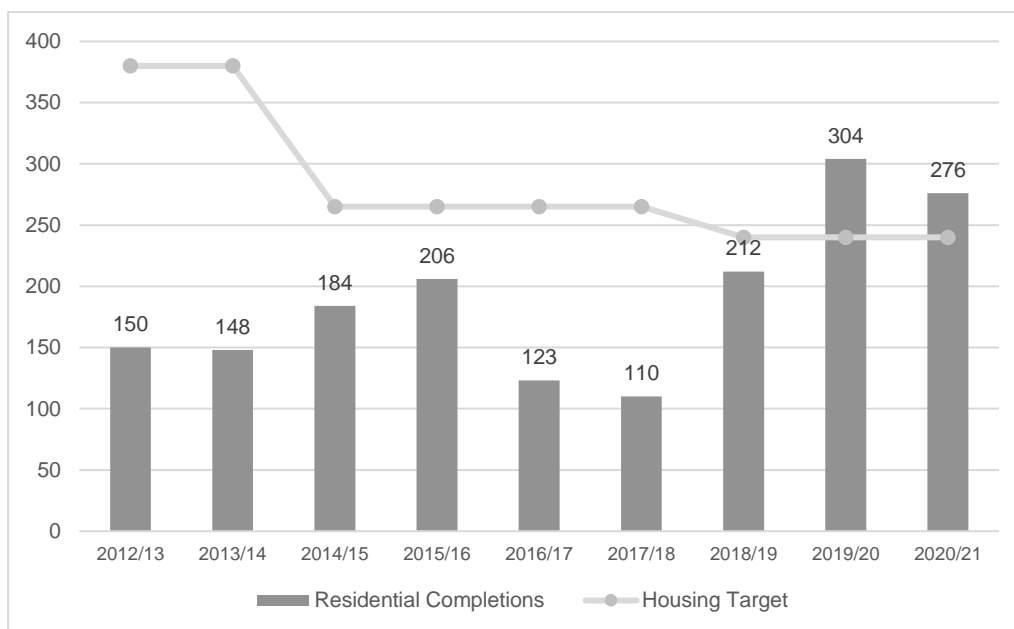
2.1 Local Context

Chesterfield is located in north eastern Derbyshire, approximately five miles from Sheffield and on the Eastern edge of the Peak District. It currently has a population of around 105,000 and household populations are expected to increase to between 110,000 to 113,500 by 2035. Chesterfield falls within a housing market area which extends to include the adjoining districts of Bolsover, Bassetlaw and North East Derbyshire.

2.2 Housing Delivery Rates in Chesterfield

A new Local Plan for Chesterfield was adopted in July 2020 which has a housing target of 240 new homes per year. Annual monitoring work is undertaken at the end of each financial year in order to assess the delivery of housing within the borough against its target. Housing delivery has improved in recent years following a period of persistent under-delivery against the local housing requirement (Figure 2.1). There has been a trend towards improvement since 2011/12, however a dip in delivery rates between 2016-2018 exemplifies some continued volatility in housing delivery. The most recent monitoring data from 2020/21 shows that the borough has once again exceeded its target in the past monitoring year.

Figure 2.1: Dwelling Completions and Housing Target by Monitoring Year



Delivery rates in the wider North Derbyshire and Bassetlaw Housing Market Area (HMA) are currently strong with all other constituent authorities performing strongly in the HDT for the 2020 measurement: Bassetlaw (196%), Bolsover (145%) and North East Derbyshire (142%). If measured at the wider HMA level the North Derbyshire and

Bassetlaw area would have met the HDT at this scale. Chesterfield’s result suggests a need to establish any localised barriers which may be affecting the delivery rate.

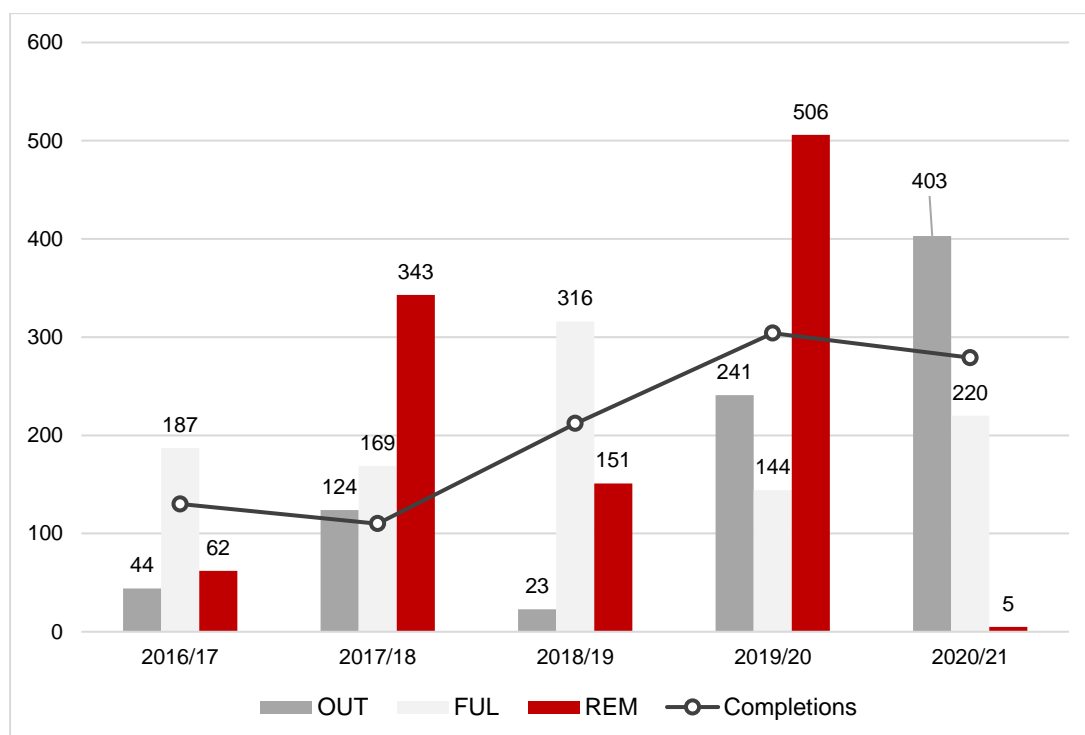
As the Council has now identified areas and specific sites suitable for housing growth via the Local Plan delivery rates are expected to continue to exceed the housing requirement as the plan is implemented.

2.3 Housing Supply and Trajectory

The NPPF recognises that the number of dwellings built from year to year is partly representative of the number of sites with planning permission. Since 2017/18, housing supply has shown a strong increase, despite an enforced shutdown due to Covid 19, it is also possible to point to strong delivery over all size and types of sites.

The Council has a ‘recently adopted’ Local Plan (as defined under footnote 40 of the NPPF) and is therefore able to demonstrate a five-year supply of deliverable housing sites, with the appropriate buffer until 31 October 2021, at which point the Council will prepare an updated position statement. As the Local Plan housing allocations have factored in flexibility to account for potential lapses in sites or allocations delivering less than the assumed housing figures, the Council expects to be able to demonstrate a five year supply beyond this point. Despite some years of low delivery the Council has had a strong record of approving residential planning applications in the years leading up to the adoption of the Local Plan (Figure 2.2).

Figure 2.2: Dwelling Approvals by Application Type and Monitoring Year



Evidence of progress on sites afforded greater certainty through the Local Plan process is now being seen through the grant of related planning applications and

requests for pre-application advice. Notably in the most recent monitoring year outline planning permission was granted for 400 homes at Inkersall and full planning permission was granted for 153 homes at the former Walton Hospital site. It is expected that delivery will continue to improve over the next few years given the anticipated lag times between the grant of a planning permission and the completion of new homes (which extends to around 1-3 years depending on the site and associated constraints).

2.4 Issues Affecting Housing Delivery

Despite the council's positive approach to planning permissions many other varied factors can influence the rate of housing delivery at the local level, these are both supply-side and demand-side factors.

Supply-side

There is a history of industrial land development within and around Chesterfield, affecting supply-side at the micro and macro site level, e.g. widespread shallow mine workings, alongside several large and complex brownfield sites. These ground issues have caused longer lead in times to address contamination issues and presented additional complications to small-medium sized house builders, particularly in relation to their access to development finance. These issues are ever present in the planning and delivery of new sites across the borough.

- COVID-19

It is important to reference the effect the COVID-19 pandemic has had on housing delivery. Emergency measures caused an overnight halt to production in March 2020 and the restarting of works and resulting restructuring of working practises has had a noticeable, but not decisive effect on delivery throughout 2020 and into 2021.

- National supply chain and labour issues

Monitoring and engagement with developers in March 2021 has highlighted no significant locally specific issues, but supply chain and labour issues remain a strategic issue across housebuilding nationally. Access to supplies and labour will influence levels of production. The Housing Delivery Manager will continue to monitor cost and sales value levels across the borough to gain early warning of any potential future impact on production and delivery.

Key supply-side factors are also very much influenced by demand-side, such as delivery strategies of regional housing developers and landowner expectations of the value of potential housing sites in their ownership.

Demand-side

Although the HDAP focuses on factors that, if removed, could speed up delivery, it is suggested that the most significant factor around delivery is around the demand for homes. Virtually all housebuilders who develop sites over 20 units take a sale driven approach to housing delivery. Delivery is throttled up or down, depending on the level of customer appetite and therefore, national, regional and local economic factors play a very strong part in determining this demand. Very few developers carry an inventory of available stock, generally only completing units when buyers have been secured.

The Council is keen to expand its knowledge and understanding of the absorption rate locally, (the rate at which units are bought by end users, or customers), with the general hypothesis that, if the demand side could be stimulated, the supply side, or delivery would increase.

The Council is also seeking to understand the picture of demand across the wider housing market. Currently available data (such as land registry data on new house sales) appears to be inconclusive or incomplete, and therefore further investigation of secondary data, accompanied by a range of primary research will be undertaken. This will establish the relationship of demand on delivery, i.e. whether low demand causes low the housing supply, or whether low supply signifies a low demand.

2.5 Composition of Delivery

The Council has gathered a range data on housing permissions to enable an understanding of the size of sites that are being permitted and delivered within the borough. Looking at current delivery patterns suggests where efforts to increase delivery should be focused.

Figure 2.3: Number of Permitted Sites between 2016/17 and 2020/21 by Site Size

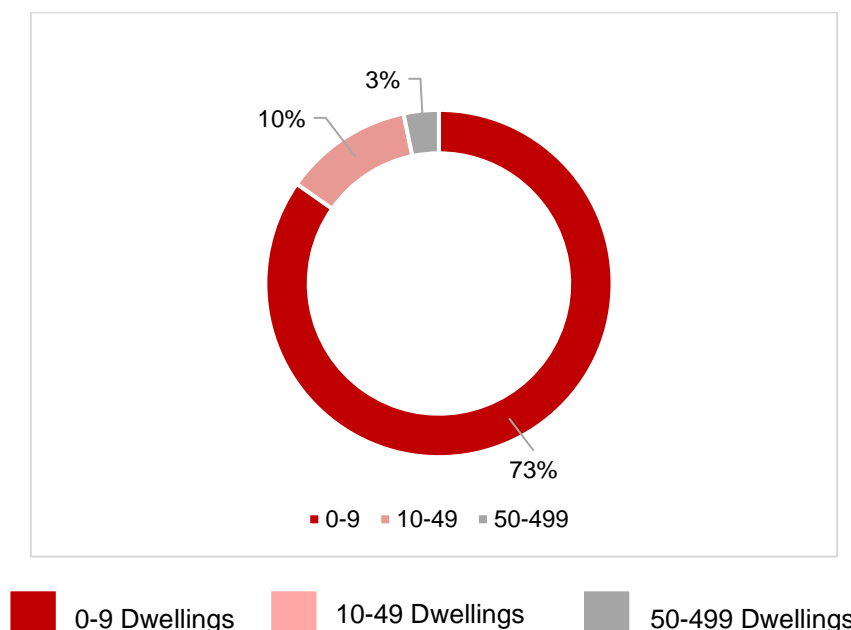
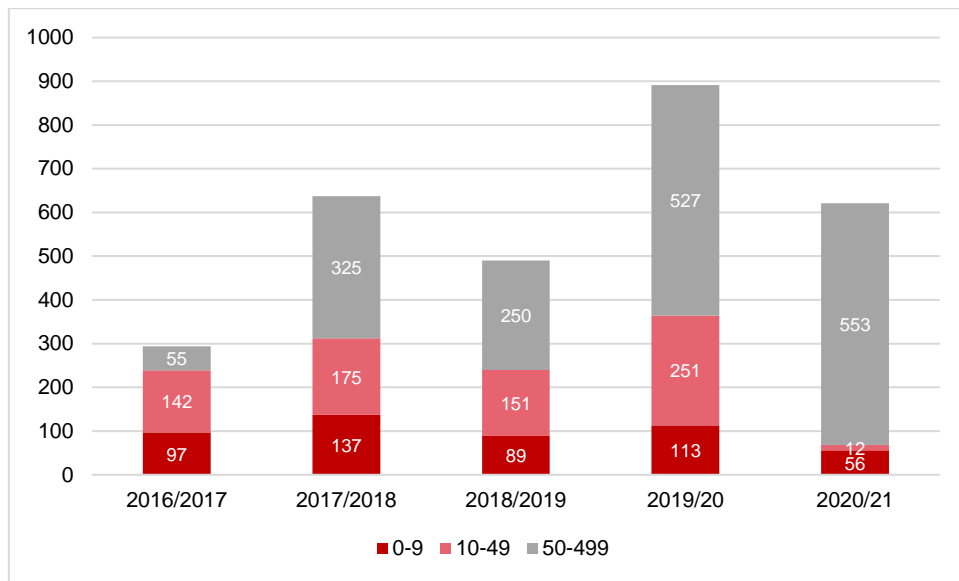


Figure 2.4: Sum of Permitted Dwellings by Site Size and Monitoring Year



Sites that received planning permission between 2016/17 and 2020/21 were predominately small sites with a capacity of 1-9 dwellings (73% of all **permissions**) with only 13% of permissions being granted on major sites (with 10 or more dwellings). However, when looking at dwellings permitted the major residential sites (13% of permissions) account for 83% of Chesterfield's permitted **dwellings** for the same period.

Analysis of the sites marked as fully complete in the period between 2016/17 - 2019/21 shows that 67% of the completed dwellings from these sites were from major residential sites (10+ dwellings) and 88% of the committed dwellings (at 1st April 2021) are due to come forward from large sites, suggesting that the trend of larger sites accounting for the majority of housing delivery is set to continue.

Windfall Sites - Windfall analysis undertaken for Chesterfield's Housing Topic Paper (2019) shows that the borough has a significant stream of smaller sites coming forward irrespective of larger allocations. On average 25.4% of housing completions between 2011 and 2019 were delivered through small windfall sites of 4 dwellings or less (which equates to 34 dwellings per annum on average) and shows the importance of supporting development on smaller sites.

The proportion of Chesterfield's housing delivery coming forward from large sites suggests a need to focus on bringing these sites to fruition, as opposed to smaller sites which account for a low proportion of the committed housing delivery.

Mix of Sites - Approximately 67% of the potential capacity of the local plan allocation sites is expected to come forwards from brownfield opportunities (across 32 sites). Greenfield sites account for 32% of the potential capacity (across 12 sites) with the remainder on mixed sites. The proportion of brownfield sites would suggest that a

steady pace of delivery across the plan period is to be expected owing to the complexities associated with developing brownfield sites.

2.6 Examples of Successful and Stalling Sites

Successful Major Sites

Many schemes within the borough are developed successfully despite facing supply-side barriers common to brownfield developments. These three examples cover some recently completed schemes:

Site Details	Capacity & Build-Out	Key Successes	Barriers Overcome
CHE/16/00518/ FUL - Site of Former Newbold Community School, Newbold Road, Newbold	55 dwellings (1.94 Ha)	<ul style="list-style-type: none"> • Scheme developed according to development brief. • Retention of former school playing fields for public use. 	<ul style="list-style-type: none"> • Adjacent to listed building and Conservation Area. • Remediation of previously developed land. • Retention of school playing fields.
CHE/15/00614/ REM - Former Sheepbridge Fields Recreation Ground (Avant Homes)	82 dwellings (4.23 Ha)	<ul style="list-style-type: none"> • Affordable housing proportion. 	<ul style="list-style-type: none"> • Tree preservation orders. • Limited access to site.
CHE/17/00351/ REM - Land to the West of Dunston, Newbold, S41, 9RJ	99 dwellings (9.1 Ha)	<ul style="list-style-type: none"> • Phase 1 complete of SS6 allocation. • Policy compliant 20% affordable homes on site. • 2 years between OUT permission and start on site. • 8 months from REM submission to commencement. • 2 years from commencement to all units completed. 	<ul style="list-style-type: none"> • First phase of a large and complex site. • Proximity to listed farm
CHE/18/00768/ REM - Land To The East Of Rectory Road Duckmanton	33 dwellings (1.35 Ha)	<ul style="list-style-type: none"> • Commencement on site in April 2020. • All dwellings reached point of completion within one year. 	<ul style="list-style-type: none"> • Site completed under new working practises (Covid 19).

Lapsed Sites

Six major residential permissions (10 dwellings or more) have lapsed between 2016/17 and 2020/21, five of which were on previously developed land including a former garage site and former hospital sites.

A number of these sites have since seen progression:

- The former Walton hospital currently has an extant full planning application for construction of 153 new dwellings, by a national housebuilder who have acquired the site from Homes England and have commenced on site.
- A lapsed permission for 12 dwellings at 103-105 Newbold Road has since seen the completion of ten dwellings (CHE/18/00432/FUL).

Between 1 April 2019 and 31 March 2020, just one 'major' site had a lapse in planning permission. The former allotment site at Swaddale Avenue, Tapton had an outline permission for 25 units (approved in February 2016) which lapsed in 2019/20 after no Reserved Matters application was submitted. As the site benefits from an allocation within the Local Plan and could deliver modest, but beneficial homes, the Housing Delivery Manager has engaged with the landowners and sales agent and understands the land has now been purchased by a regional developer who intends to bring forward a scheme in late 2021.

2.7 Development Costs, Values and Viability

The strength of the local housing market, site viability, and pricing relative to the local market can influence the pace of new housing delivery. It is thought that low local viability levels have contributed to the under-delivery of housing within the borough in recent years.

A Whole Plan Viability Assessment (WPVA) was undertaken for the new Local Plan which includes an assessment of the role of developer contributions. The WPVA for Chesterfield found that whilst viability levels varied, values are predominately low across many parts of Chesterfield borough.

As a measure that will assist viability of many schemes across the borough. the local plan for Chesterfield, adopted July 2020 contained a policy with a reduced requirement for affordable homes across the borough. The new policy follows the CIL charging zones and represents a proactive measure to assist viability and increase delivery.

The relationship between house prices/land values and viability is complex, with housebuilders only choosing areas with high land values if sales values are also high. Linked to demand-side factors, as identified in Section 2.4, further investigation is required to understand how increasing values across the borough could increase housebuilder interest and where price expectation of landowners is acting as a break on development.

2.8 Infrastructure Funding and Delivery

Areas with significant infrastructure requirements may see stunted housing delivery if the plan to prioritise infrastructure delivery has failed to engage all of the relevant stakeholders and where there are insufficient sources of funding.

Chesterfield's Submission Local Plan is supported by an updated [Infrastructure Study and Delivery Plan \(2019\)](#)¹ designed to support future growth resulting primarily from additional housing and employment allocations within the Local Plan period up to 2035. The document focuses on the strategic infrastructure requirements in relation to physical infrastructure, social infrastructure and green infrastructure. The plan has been prepared following early discussion with infrastructure and service providers and LEPs to ensure that it is representative of the borough's needs and realistic.

The study highlights that there are no significant infrastructure requirements (essential to development) which would seriously compromise the delivery of the council's spatial strategy. There are however some areas where significant infrastructure improvements will be necessary to achieve the council's long-term planning aspirations. This relates mainly to the Staveley and Rother Valley Corridor where major transport infrastructure, a new primary school, and the upgrading of Staveley Waste Water Treatment Works are likely to be required.

For the most part, infrastructure requirements in the borough will be funded via existing funding mechanisms such as the Community Infrastructure Levy (CIL) or developer contributions. For major infrastructure items, additional external funding will need to be levered. As most infrastructure grants tend to be bid-based, the pipeline of external funding is subject to a level of uncertainty.

Examples of Funding Success:

- A £2.7million Sheffield City Region Infrastructure Fund (SCRIF) grant, secured by Chesterfield Borough Council in partnership with developers Chesterfield Waterside Limited, has enabled the first phase of the development's £75 million Basin Square scheme to be brought forward by the site's developers.
- After the first three years of CIL implementation £593,091.80 is retained and available for spend on infrastructure (following the subtraction of the administration and neighbourhood portions). The [CIL Expenditure Strategy](#)² sets out how collected receipts for CIL will be allocated to infrastructure projects on the published Community Infrastructure Levy Regulation 123 list. Whilst CIL was never intended to act as the sole source of infrastructure funding, CIL will play a key role in providing necessary infrastructure and offer an important opportunity for match funding. The first round of CIL funded schemes will be

¹ <https://www.chesterfield.gov.uk/media/930142/ksd6-infrastructure-delivery-plan-june-2019.pdf>

² <https://www.chesterfield.gov.uk/media/933165/ev29-cil-expenditure-strategy-2018.pdf>

delivered in the 2021/22 financial year and include a primary school extension to support housing growth at Poolsbrook.

2.9 Summary of Key Issues

- Despite applications to LEP funding streams and the Housing Infrastructure Fund, there is some uncertainty surrounding the pipeline of funding required to fund the infrastructure that is crucial to the progression of the Staveley and Rother Valley Corridor scheme.
- Land values and house prices in areas of Chesterfield mean that viability is marginal in parts of the borough (particularly the East). The viability study recommended a lower affordable housing rate, which was adopted through the new Local Plan. It also recommended the adoption of a revised CIL charging schedule, but this is on hold pending further clarity on the government's proposed reform of developer contributions.
- Dwellings committed through planning permissions far outnumber dwelling completions, however, lapses mostly relate to small sites. The council needs to liaise with applicants to determine how to effectively convert commitments into completions.
- Although small sites account for a reasonable proportion of housing delivery within the borough, Chesterfield's housing supply is reliant on a small number of major housing permissions (although this is set to change following the adoption of the new Local Plan). Greater liaison with development stakeholders would permit a greater depth of understanding of the barriers to high pace delivery.

3 What has the Council Achieved so far?

Ensuring that housing provision meets the needs of current and future residents of Chesterfield is a priority for the Council. The examples below set out the wide range of positive actions that the Council has already taken to increase the supply of new homes and support the delivery of the housing needed within the borough. A full record of progress on the Council's HDAP will be presented in the Authority Monitoring Report (AMR).

3.1 A New Local Plan

The Chesterfield Borough Local Plan (2018 to 2035) was adopted on 15 July 2020 and sets out a strategy for development across the borough until 2035. Over the whole plan period the council can demonstrate a supply of 6,497 dwellings against a minimum housing requirement of 4,080. In order to provide some flexibility for choice and the aspirations of the LEPS, and to account for potential lapses in sites or sites delivering less than the assumed housing figures, the plan allocates more sites than the minimum needed to meet the OAN.

Around 15% of the provision for new housing is set to come from small sites (of less than one hectare, exceeding the requirement of 10% required by the NPPF). As well as seeking development on the borough's brownfield sites, several large greenfield sites are allocated within the Local Plan to deliver the required level of housing and provide a greater mix of development sites. These include:

- Linacre Road, Holme Hall (300 dwellings)
- Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor (650 dwellings)
- Tom Lane (Land South of), West of Rectory Road, Duckmanton (275 dwellings)
- Land South of Dunston Road, Dunston (799 dwellings)
- Inkersall Road (Land at), Inkersall (400 dwellings)

The adoption of a plan containing a strong mix of potential housing sites should facilitate housing delivery and provide a greater level of certainty to developers. A map of the Local Plan housing allocations is presented in Appendix B along with a table which outlines progress to date and a number of site specific actions.

3.2 Investing in Homes for the Borough

The Council has taken a pro-active approach to assisting delivery, stimulating demand and deploying available resources to increase supply across the borough. As a stock holding authority the Council controls the housing revenue account (HRA) and has successfully used these resources to increase supply.

Former Commerce Centre, Canal Wharf

A scheme for 38 residential units on the edge of the town centre was being brought forward by a small developer. The developer was able to bring the first two units to market but encountered two barriers to progression:

- Unforeseen additional infrastructure costs incurred following commencement.
- Economic uncertainty around Brexit (in Autumn 2019) resulting in very low levels of customer demand for properties.



These issues had significant impacts for cashflow and threatened the ability of the developer to continue with the site. An initial discussion between the Housing Delivery Manager and the developer identified a likely shutdown and loss of momentum on the site.

Early engagement via the Housing Delivery Manager identified issues and enabled swift intervention by the Council. Within two months the Council purchased 10 properties through use of the HRA property acquisition programme, achieving the following objectives:

- Guaranteed delivery of 10 units – contributing towards housing need.
- Maintenance of momentum and ensuring that a developer could remain on site.
- Ensuring the developer had the necessary cashflow to install infrastructure.
- Enabling the delivery of the remaining 28 units over the next 18 months.

Ringwood Meadows, Hollingwood

This site stalled in 2018 after delivering 25 of the 37 units for which it has Reserved Matters permission.

The site stalled owing to the discovery of unexpected ground remediation requirements, rendering the further 12 units unviable.

Through developer engagement the Housing Delivery Manager has identified a solution whereby the Council would purchase 6 of the remaining units and the housebuilder would speculatively complete the remaining 6 units – a further example of the council acquiring and influencing further development.



3.3 Council and Affordable Home Building Programmes

To support overall housing delivery and meet local housing need, the Council is committed to resourcing a new build and acquisitions programme through the Housing Revenue Account. This is intended to help meet the Council Plan target of developing or acquiring 100 new homes by 2023.

This is an initial programme of investment and housing growth that is intended to both directly meet local need, but also act as a learning opportunity for future new build programmes. It also contributes to the broader aim of increasing the supply of affordable homes delivered across the borough. Although the SHMA update (2017) identifies a modest overall 'need' for affordable homes provision, the resources that the Council and affordable housing providers can bring to assist wider housing delivery are currently underutilised.

The Council are exploring collaborative opportunities to increase the supply of units through affordable tenures, both as part of planning policy, but also through regeneration and standalone developments.

The most recently completed HRA project is the Heaton Court modular housing scheme which added ten new homes to Chesterfield Borough Council's housing stock. The new sustainable housing, which was built off site and then transported to its location, offers the council a variety of affordable house types for local families. The innovative construction approach is becoming more popular in the UK and following this first successful development in Chesterfield, this approach will feature in the borough's future plans to meet local housing need.



Modular Construction properties at Heaton Court, Chesterfield

3.4 Influence as Landowner

The council have taken a decisive approach in disposing of a 14 hectare site in the west of the Borough which is expected to yield between 280 and 300 new homes. The Housing Delivery Manager has been working with preferred bidders and the Development Management team to ensure that a decision can be made on a full planning application for around 290 homes in autumn 2021. This approach seeks to 'bring forward' the commencement of delivery on the site by 2 to 3 years from the initial trajectory identified within the adopted Local Plan.



3.5 Securing Funding for Strategic Sites

The council has been proactive in seeking funding from initiatives such as the Housing Infrastructure Fund to support growth around the Railway Station and former Staveley Works. It is hoped that securing funding will help to stimulate delivery on the borough's more complex brownfield sites where there is the potential to unlock vast quantities of housing. The council also works proactively with Sheffield City Region and the D2N2 Local Enterprise partnership to secure funding for housing led schemes. Recently the Council supported Derbyshire County Council and partners to submit a successful bid to the Large Local Majors Transport Programme which could see the first phases of the Chesterfield-Staveley Regeneration Route (CSRR), from Rother Way to Bilby Lane, completed by the mid 2020's.

3.6 Stakeholder Liaison

Over the past few years the Council has placed greater emphasis on working with developers to assist them with bringing forward sites that have stalled. The Council recently appointed a Housing Delivery Manager to provide an extra resource aimed at delivering the Action Plan and working with a wide range of stakeholders to overcome barriers to housing delivery in the borough. To date the Housing Delivery Manager has focused on:

- Developing and expanding relationships with key landowners, housebuilders, agents and consultants. Based on soundings taken from the House Builders Federation and relationship management experience, the Housing Delivery manager has adopted an 'account management' approach (i.e. developing a one to one relationship).
- Increasing dialogue between the Council, landowners and housing developers to understand what progress is being made on major housing schemes (10+ dwellings) with outline permission and all Local Plan allocations. This permits an understanding

of activity in the market, early identification of possible issues and the development of relationships to assist promote and encourage future supply.

- Monitoring delivery on the large housing sites across the borough including delivering sites at Dunston Road, Cammac, Wheeldon Mill, and Cranleigh Road as well as those with planning permission granted or pending for further significant growth - Inkersall (400 homes), Mastin Moor (650 homes) and Poolsbrook (120 homes).

Looking forward, the Housing Delivery Manager has identified the importance of expanding the existing approach to include smaller developers over the short- medium term owing to the potential disproportionate impact on smaller housebuilders of Covid-19 and possible economic 'shockwaves'. The Local plan identifies 136 units to be delivered on sites between 4-10 units and 96 on sites under 4 units, totalling 232 units in 2020/21.

3.7 Additional Progress

- The Council continues to run a free and heavily utilised Pre-Application service. Between 2011-2018 the Council received 1510 requests for pre-application advice (covering all development types) with a 93% response rate.
- The Council's [Brownfield Sites Register](#)³ was updated in March 2021. The register allows developers to identify any suitable sites for housing which are situated on previously developed land.
- A [Self and Custom Housebuilding Register](#)⁴ continues to be maintained to record the interest of people looking to build within the borough. According to the self-build legislation, the Council has a rolling three-year deadline from the end of each base period to fulfil its duty to grant planning permissions for enough serviced plots of land to meet demand from the register. The Council has fulfilled the duty to grant sufficient planning permissions with respect to each assessed base period to date.
- The Council is currently preparing additional [development briefs](#)⁵ to provide guidance on specific sites within the borough. Briefs provide clarification on how the policies of the council's Local Plan apply to specific sites, providing confidence to investors and housebuilders.
- The continuation of place based marketing through [Destination Chesterfield](#)⁶ to encourage investment and development within the borough.

³ <https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/land-availability-assessment/brownfield-land-register.aspx>

⁴ <https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/custom-build-and-self-build-register.aspx>

⁵ <https://www.chesterfield.gov.uk/planning-and-building-control/major-developments/planning-briefs.aspx>

⁶ <https://www.chesterfield.co.uk/destination-chesterfield/>

4 Key Actions & Responses

The Council is keen to see that the recent positive trend towards improving delivery is sustained and that housing needs targets are met throughout the Local Plan period and beyond. A range of proactive measures have been identified which have the potential to encourage and support housing delivery within the borough.

As the delivery of new homes has a wider remit than planning alone some of the actions require input from other Council services (including Housing and Asset Management), infrastructure providers and other stakeholders within the development industry. The actions, their anticipated outcomes and teams responsible for their undertaking are identified in Table 4.1. The actions align with three broad objectives which represent the focus of the Council's efforts to improve and sustain delivery:

- Supporting the Development of Permitted and Allocated Sites
- Reducing Barriers to Development
- Improvement of Planning Processes

4.1 Key Actions to Boost Housing Delivery

Supporting the Development of Permitted and Allocated Sites

Action	Anticipated Benefit	Timescale	Responsibility
Continue to build relationships with developers.	The Council has placed a greater emphasis on liaising with developers on site progress. Increasing the frequency of contact enables early identification of issues which the Council may be able to assist with.	Short-term, Ongoing.	Housing Delivery Manager.
Review progress on all housing allocations (e.g. permissions and build-out rates) and review the need for any site specific actions.	Now that the Council has an adopted Local Plan it is important to monitor progress on the allocated sites. Periodic review will allow the identification of sites which are in need of further promotion / assistance. The actions identified from the 2019/20 review are presented in the Allocations Log (Appendix B).	Short-term, Ongoing.	Planning Policy Team and Housing Delivery Manager.

Facilitate investment on surplus land owned by the Council.	<p>Reviewing sites in Council ownership may present opportunities for sustainable new housing sites.</p> <p>The recommendations of the Public Open Space Study may identify additional sites for potential disposal.</p>	Medium / Long Term	
Place Marketing and promotion of Chesterfield's opportunities.	A new Local Plan signifies that there are a wealth of opportunities for residential development in the borough. Promoting sites through means such as Destination Chesterfield forums or Homes England events will help to generate interest and investment in residential development.	Short term, Ongoing.	Economic Growth Unit and Housing Delivery Manager.

Reducing Barriers to Site Development

Action	Anticipated Benefit	Timescale	Responsibility
Develop a better understanding of barriers to development within the borough through liaison with developers and landowners.	<p>More frequent updates on larger development sites will ensure that the Council is able to identify any barriers to progression early on in the process.</p> <p>Being able to identify sites which are in danger of stalling will assist in prioritising efforts to support to housing developers and increase the likelihood of such developments coming forward.</p>	Medium term, Ongoing.	Housing Delivery Manager with support from Planning Policy.
Monitor funding streams and bid for infrastructure funding.	Bidding for infrastructure funding from sources such as the D2N2 LEP and HIF scheme may unlock additional expertise, support	Short term, Ongoing.	Economic Growth Team, Housing Team and Planning Policy Team.

	and capacity to drive forward the delivery of new homes.		
Promote development through planning briefs and masterplanning.	The production of masterplans and development briefs would be helpful in guiding future development on large and complex brownfield sites. The production of briefs with preliminary constraints and design work will reduce the risks involved for site developers enhancing confidence amongst investors.	Short term, Ongoing.	Planning Policy and Development Management with input from other teams within the Council.
Gather data on Housing Demand within Chesterfield and wider HMA.	Expanding knowledge on the absorption rate both locally and in the wider Housing Market Area will permit a greater understanding of whether the demand side could be further stimulated to increase housing delivery.	Medium Term	Housing Delivery Manager with input from Planning Policy

Improving Planning Processes

Actions	Anticipated Benefit	Timescale	Responsibility
Increase the efficiency of the Council's Monitoring Process through consultation with software providers.	Accurate and timely data is key to understanding any delivery issues within the borough in detail. At present the Council's spatial and monitoring data is held across multiple systems which creates a lot of data redundancy. More frequent and comprehensive reporting would allow the Council to identify any stalled sites quickly.	Medium / Long term.	Planning Policy with input from Development Management and IT.
Refine the monitoring process to provide additional clarity on "stalled sites" and development lead in times.	The collection of more detailed information on the progression of committed developments will inform how long particular sites take to deliver completions and the likely build out rates. The analysis of lag times will also	Medium term, ongoing.	Planning Policy with input from Housing Delivery Manager.

	enable the Council to understand if there are any identifiable process issues.		
Produce a Validation Checklist.	The Council has identified an issue around delays at the validation stage where the Council needs to request alternative or additional material. A validation checklist would ensure that the requirements for each application type are transparent and easy to find. At present some applications are being delayed as they pass through the validation process without all of the required documentation.	Short / Medium term.	Planning Policy with input from Development Management.
Streamline the pre-application process to ensure that any issues are addressed early.	The Council's planning teams provide a free pre-application service. Incorporating pre-application requests within the Council's planning application system would permit the monitoring of response times and provide a link between pre-application advice and any subsequent applications. An efficient pre-application system will ensure that applicants are fully aware of any issues at the earliest stage.	Short / Medium term.	Planning Growth Team with input from Development Management.

5 Monitoring and Review Arrangements

5.1 Monitoring Progress on the HDAP

Progress made since the original Housing Delivery Action Plan was published (August 2019) has been presented within Section 3. Although many proactive steps have been taken, it is envisaged that there will be a lag between the implementation of actions to improve delivery and seeing an enhanced rate of delivery being recorded through completions monitoring. The actions relating to process improvement will take time to implement and in turn, to have an impact upon delivery rates.

The Council will make use of surveys (such as the annual residential monitoring survey and the measurement of progress against the anticipated Local Plan Trajectory data) to inform progress on housing delivery. It is the Council's intention to review surveys

regularly in order to inform any future action plans. Progress on the Action Plan will be included within the Council's Annual Monitoring Report (AMR) each December and reported to the Economic Growth team and Council Cabinet alongside the Housing Delivery Test results.

5.2 Review of the HDAP

The review of the Action Plan must be aligned to the annual Housing Delivery Test results as a minimum (in line with government requirements). As the Council expects to pass the 2021 Housing Delivery Test it is expected that the Council will not publish an updated Action Plan in 2022, but will publish a Housing Delivery Statement that details the Housing Delivery Test results and any appropriate actions.

The Action Plan will be amended to incorporate any further actions that are deemed to be necessary and where new initiatives and funding streams are identified. The Council would welcome any suggestions for further actions which could further assist the borough in meeting its housing targets.

Appendix A: Implementation and Monitoring Framework

Supporting the Development of Permitted and Allocated Sites

Action	Measurement	Anticipated Completion
Sustaining communication discussion with developers	<ul style="list-style-type: none"> Regular contact made with housing developers (semi-annually for major schemes). 	Ongoing, reviewed annually.
Allocation progress review	<ul style="list-style-type: none"> Progress on Local Plan Allocations reviewed. Site specific actions identified and carried out. 	Ongoing, reviewed annually.
Maximising use of Council owned land	<ul style="list-style-type: none"> Evidence of work been undertaken to review Council land holdings. Number of sites disposed of. 	Ongoing, reviewed annually.
Place Marketing	<ul style="list-style-type: none"> Evidence of engagement with Destination Chesterfield and Marketing Derby. 	Ongoing, reviewed annually.

Reducing Barriers to Site Development

Action	Measurement	Anticipated Completion
Increasing understanding of barriers to development	<ul style="list-style-type: none"> Data gathered on lapsed sites within the borough. Data gathered from housing developers in the borough through semi-annual monitoring. 	Ongoing, reviewed semi-annually.
Seizing funding opportunities	<ul style="list-style-type: none"> Evidence of applications for funding bids where relevant. 	Ongoing, reviewed annually.
Planning Briefs and Masterplanning	<ul style="list-style-type: none"> Evidence of progress on Masterplans and Planning Briefs (e.g. Station Masterplan, Waterside Masterplan review and any Planning Briefs). 	August 2022

Understanding Housing Demand	<ul style="list-style-type: none"> • Data gathered on housing demand in Chesterfield and the wider HMA (with input from developers in the area). • Progress on study of how to increase values across borough. 	August 2022
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Improving Planning Processes

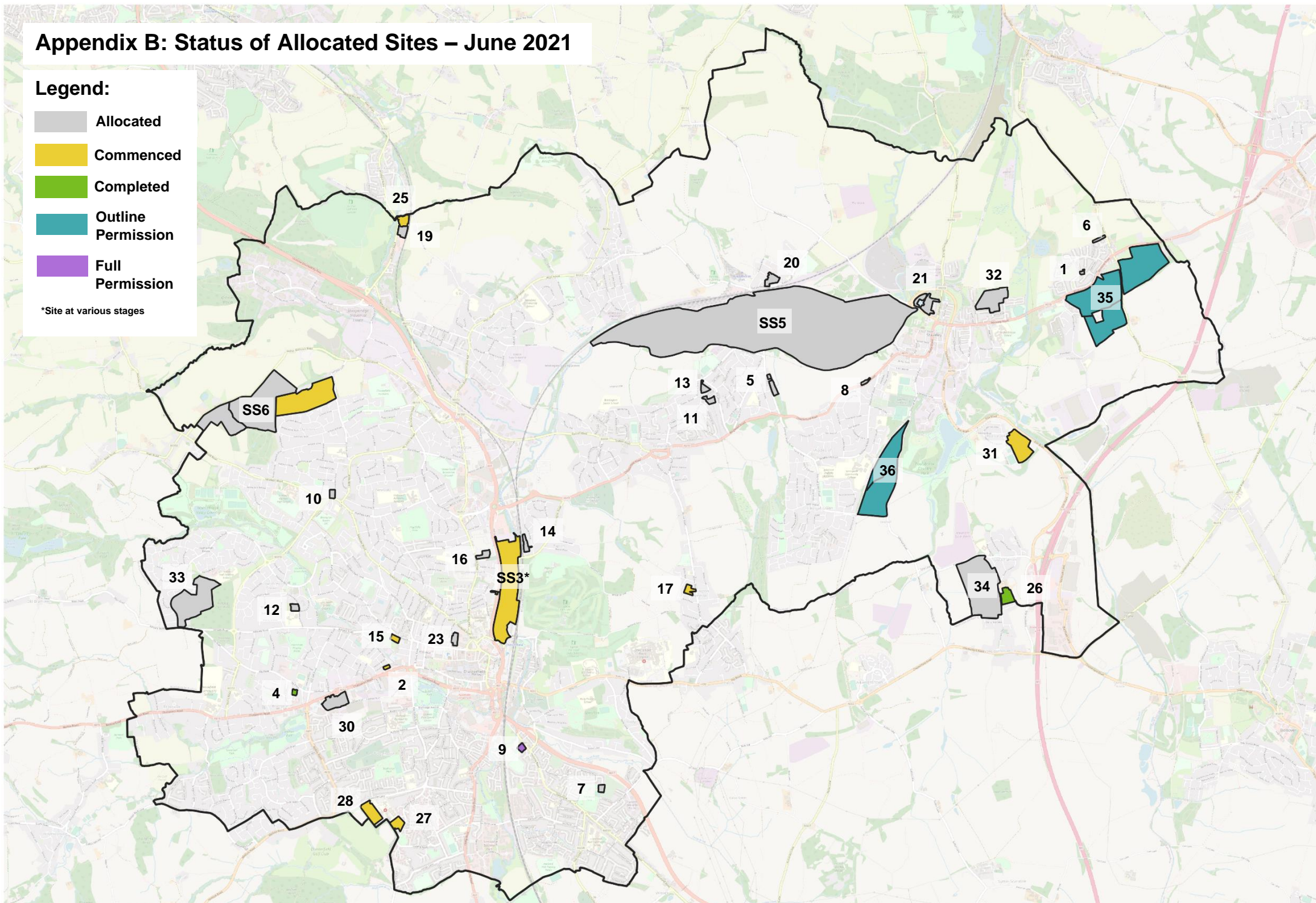
Action	Measurement	Anticipated Completion
Enhancing the efficiency of the monitoring process.	<ul style="list-style-type: none"> • IT and software providers consulted. • Uniform database connected to monitoring database with the functionality to produce reports. • Constraints GIS data integrated into Uniform software to enable spatial reporting. 	August 2022
Streamlining the Pre-application Service	<ul style="list-style-type: none"> • Pre-application advice integrated within Uniform. • Time taken to respond to pre-application advice recorded and reviewed. 	December 2021
Creating a Validation Checklist	<ul style="list-style-type: none"> • Validation checklist prepared, consulted on and finalised. 	December 2021

Appendix B: Status of Allocated Sites – June 2021

Legend:

- Allocated
- Commenced
- Completed
- Outline Permission
- Full Permission

*Site at various stages



Residential Allocations Log - 2020/21:

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Catherine Street Garage Court, Bank Street, Chesterfield	H2	12	<ul style="list-style-type: none"> • Full planning permission CHE/19/00735/FUL. • On site, completion expected in 2021. 	<ul style="list-style-type: none"> • Check with agent/developer to establish progress as part of 6-month monitoring – Oct 2021.
Heaton Court (Former), Meynell Close, Brampton	H4	10	<ul style="list-style-type: none"> • CBC development (Modular Homes). • Completed in 2020/21 	N/A
Pondhouse Farm, Troughbrook Road, Hollingwood	H5	23	<ul style="list-style-type: none"> • Private landowner has expressed interest in bringing site forward. 	<ul style="list-style-type: none"> • Work with landowner to assist site to be brought forward.
Hollythorpe Close (Land off), Hasland	H7	14	<ul style="list-style-type: none"> • CBC owned land. • No release date set as yet. 	<ul style="list-style-type: none"> • Work with sites disposal team to establish a release date for site.
Chesterfield Road (Land North of), Staveley	H8	14	<ul style="list-style-type: none"> • Private landowner has expressed interest in bringing site forward. 	<ul style="list-style-type: none"> • Work with landowner to establish release date for site to be brought forward.
Whitebank Close (Land at), Hasland	H9	9	<ul style="list-style-type: none"> • Planning Brief published. • Permission granted (CHE/19/00156/FUL). • Variation of condition application awaiting decision. 	<ul style="list-style-type: none"> • Check with agent/developer to establish progress as part of 6-month monitoring – Oct 2021.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Derwent House HOP, Ulverston Road, Newbold	H10	17	<ul style="list-style-type: none"> Public sector landowner, site release date to be confirmed. 	<ul style="list-style-type: none"> Work with landowner to establish release date for site to be brought forward.
Sycamore Road (Land at), Hollingwood	H11	18	<ul style="list-style-type: none"> Pre-application advice provided by CBC in 2020. 	<ul style="list-style-type: none"> Continue to work with any developers through pre-app process.
Ashbrook Centre (Former), Cuttholme Road, Loundsley Green	H12	20	<ul style="list-style-type: none"> Public sector landowner, release date to be confirmed. 	<ul style="list-style-type: none"> Work with landowner to establish release date for site to be brought forward.
Elm Street (Land at), Hollingwood	H13	23	<ul style="list-style-type: none"> Pre-application advice provided by CBC in 2020. 	<ul style="list-style-type: none"> Continue to work with any developers through pre-app process.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Swaddale Avenue (Land to the West of), Tapton	H14	21(25)	<ul style="list-style-type: none"> • Permission CHE/16/00092/OUT – lapsed in Jun 2019. • Land listed for sale at £500,000. 	<ul style="list-style-type: none"> • Continue to engage with agents through pre-app process.
Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield**	H15	70	<ul style="list-style-type: none"> • Full planning permission for 72 bed care home - CHE/19/00385/FUL approved Nov 19. • Under construction. • Planning brief still in place for part of site not under development as care home: https://www.chesterfield.gov.uk/media/148532/ashgate-road-planning-brief-may-2015.pdf • No progress on remainder of site. 	<ul style="list-style-type: none"> • Work with current landowners to help bring a development forward.
Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	H16	25	<ul style="list-style-type: none"> • Public sector landowner, release date to be confirmed. 	<ul style="list-style-type: none"> • Work with landowner to establish release date for site to be brought forward.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Poultry Farm (Former), Manor Road, Brimington	H17	26	<ul style="list-style-type: none"> • Developer on site CHE/18/00436/REM. • Site progressing well. • Anticipated that delivery will fall within 20/21 and 21/22. 	<ul style="list-style-type: none"> • Check with agent/developer to establish progress as part of 6-month monitoring – Oct 2021.
Ash Glen Nursery (Former), Sheffield Road, Unstone	H19	30	<ul style="list-style-type: none"> • Site adjacent to allocation H25, private sector landowner. • Potential schemes should complement development in H25. 	<ul style="list-style-type: none"> • Work with landowner, developers and adjacent landowner to establish potential for development that complements on neighbouring site.
Staveley Canal Basin, Eckington Road, Staveley	H21	90	<ul style="list-style-type: none"> • Public sector land. • Concept and opportunities in development with Derbyshire County Council and landowners. • No detailed proposal at present. 	<ul style="list-style-type: none"> • Work with public and private sector stakeholders. to identify potential scheme and assess viability/delivery options through development brief. • DCC to consider land assembly options

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Allen and Orr Timber Yard, Saltergate, Chesterfield	H23	39	<ul style="list-style-type: none"> Detailed feasibility work undertaken to support possible relocation of business occupying site. Site investigations and appraisal carried out to understand and assist future proposals. Planning brief in development. Occupiers seeking relocation site. 	<ul style="list-style-type: none"> Continue to work with occupiers. Seek and submit funding applications to support relocation and remediation/infrastructure.
Boat Sales (Former), Sheffield Road, Unstone	H25	50	<ul style="list-style-type: none"> On site CHE/19/00532/REM. Permission for 48 affordable and intermediate homeownership units. Progress partially delayed by Covid-19, delivery of all units anticipated to fall within summer/autumn 2021. 	<ul style="list-style-type: none"> Maintain regular contact with registered provider (end client of units) to assist if required.
Walton Hospital (Land at), Harehill Road, Walton	H27	60	<ul style="list-style-type: none"> Application for full planning permission received, in conjunction with allocation ref H28 from national house builder for permission to deliver c153 affordable and market homes CHE/20/00305/FUL. Development approved, housebuilder required to deliver at pace. Delivery anticipated to begin 2021-22 and ~50 per year. 	<ul style="list-style-type: none"> Support landowner and developer where required during planning process and if successful during mobilisation and delivery phase.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Walton Hospital (Land at), Whitecotes Lane, Walton	H28	90	As above.	
Bent Lane, Staveley	H32	140	<ul style="list-style-type: none"> • CBC owned site, phased to come forward later in plan, initial soft market testing ahead of establishing release date. 	<ul style="list-style-type: none"> • Paper to be produced on site detailing policy considerations (summer 2021).
Inkersall Road (Land at), Inkersall	H36	400	<ul style="list-style-type: none"> • Outline permission approved for 400 dwellings (CHE/19/00131/OUT). • Pre-app discussions continuing regarding layout. • DOC application pending consideration. 	<ul style="list-style-type: none"> • Work with landowners to assist site to come forward at pace.
Edale Road Garage Court, Mastin Moor	H1	6	<ul style="list-style-type: none"> • Within CBC HRA Programme • Expected to start on site in 2022/23 (in Council Housing Programme). 	<ul style="list-style-type: none"> • Check status within Council's HRA programme.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Miller Avenue, Mastin Moor	H6	14	<ul style="list-style-type: none"> • Within CBC HRA Programme • Expected to come forward in 2022/23 (Council HRA Programme). 	<ul style="list-style-type: none"> • Check status within Council's HRA programme.
Duewell Court (Land at), Station Road, Barrow Hill	H20	35	<ul style="list-style-type: none"> • Within CBC HRA Programme. • Currently being used as a compound for CBC housing renovations. 	<ul style="list-style-type: none"> • Check status within Council's HRA programme.
Rectory Road (Land adjacent), Duckmanton	H26	33	<ul style="list-style-type: none"> • Developer has permission to bring forward 33 dwellings as part of CHE/18/00768/REM approved March 2019. • Site completed in 2020/21. 	N/A
Varley Park, Staveley Road, Poolsbrook	H31	175	<ul style="list-style-type: none"> • National housebuilder has full planning permission to deliver 175 homes CHE/18/00229/FUL. • Construction commenced in 2019/20. • Weather and Covid restrictions have delayed progress. • Anticipated that first homes will be delivered in spring/summer 2021. 	<ul style="list-style-type: none"> • Check with agent/developer to establish progress as part of 6-month monitoring – Oct 2021.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Linacre Road, Holme Hall	H33	300	<ul style="list-style-type: none"> • Masterplan for development established. • Full planning permission application to be targeted mid-late 2021. 	<ul style="list-style-type: none"> • Develop delivery plan with successful housebuilder.
Tom Lane (Land South of), West of Rectory Road, Duckmanton	H34	275	<ul style="list-style-type: none"> • Landowner led application under consideration: CHE/16/00340/OUT. • Site has ground issues such as open cast mining legacy, topography to address. • Site working group established, with route to progressing outline application established. 	<ul style="list-style-type: none"> • Work with a range of public and private stakeholders to assist planning application and establish delivery options. • CBC Planning to determine application in 2021.
Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	H35	650	<ul style="list-style-type: none"> • Application for permission refused October 2020 - CHE/17/00469/OUT and appeal allowed. • Revised application submitted to alter the uses within the commercial aspects of development. 	<ul style="list-style-type: none"> • Work with landowners to come forward with timetable for delivery.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
Spire Neighbourhood, Chesterfield	SS1	100	<ul style="list-style-type: none"> • Concept seeking to regenerate areas on fringes of town centre, between retail core and train station. • Town centre vision masterplan has been established. 	<ul style="list-style-type: none"> • Develop greater understanding of market and financial parameters of existing and potential sites. • Explore potential to attract external funding.
Walton Works (Former), Factory Street, Brampton	H30	150	<ul style="list-style-type: none"> • Subject to current application with resolution to approve but no recent progress with scheme. 	<ul style="list-style-type: none"> • Work with landowners to identify potential alternative schemes.
Chesterfield Waterside, Brimington Road, Chesterfield	SS3	1550	<ul style="list-style-type: none"> • Reserved matters submitted for the design and appearance of 314 apartment units. • Office building now under construction along with Avant scheme for 177 homes. • Original outline has now lapsed. 	<ul style="list-style-type: none"> • Support project group upon conclusion of commercial dialogue. • Set up workshop on wider masterplan. • Carry out market review of the scheme as originally presented.
Staveley Works, Staveley	SS5	1499	<ul style="list-style-type: none"> • Site of significant ground contamination. • Long term project to work with landowners and public sector to secure infrastructure and decontaminate site. 	<ul style="list-style-type: none"> • Support DCC bid for funding for Regeneration Route.

Site Address	Ref	Anticipated Capacity	Summary of Progress	Actions/comments
			<ul style="list-style-type: none"> • Project delivery board established (CBC, DCC and landowners). • Outline planning applications submitted for first two residential phases (totalling 750 dwellings, local centre and site for new primary school). 	
Land South of Dunston Road, Dunston	SS6	799	<ul style="list-style-type: none"> • Outline permission CHE/16/00016/OUT granted March 2016 - 300 dwellings. • Phase 1 CHE/17/00351/REM completed spring 2020. • Phase 2 CHE/18/00805/REM approved in April 2019, well underway. 	<ul style="list-style-type: none"> • Work with landowner/housebuilder and planning agents to establish timetable for the next phase of development to come forward.