



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

**1st October 2021
To
31st September 2026**

Introduction

Paragraph 74 of the revised National Planning Policy Framework (NPPF), published July 2021¹, 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.*

The following statement sets out the council’s up-to-date position based on monitoring data for the 2020-21 period, and a six-month monitoring update undertaken for the period from 1st April 2021 to 31st September 2021. It takes 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 2018-2035 (adopted July 2020)**.

The Local Plan was adopted in July 2020 and the Council was required to demonstrate the Plan provided a specific, deliverable supply of sites sufficient for five years (with, at the time, a 20% buffer for persistent under-delivery). Under paragraph 75 of the NPPF the Plan was considered ‘recently adopted’ until 31st October 2021. The Council therefore did not publish separate five-year housing supply statements spring 2020 or 2021 (as would normally be the case) as the supply had been demonstrated through the Local Plan EIP and subsequent adoption. The Housing Statement is set out in four parts:

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

¹ [Policy paper overview: National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

² [Chesterfield Borough Council Local Plan 2018-2035](#)

1. Housing Delivery Monitoring

Throughout the 2020/21 financial year **276 (net) new dwellings** were completed. This is calculated using the following formula:

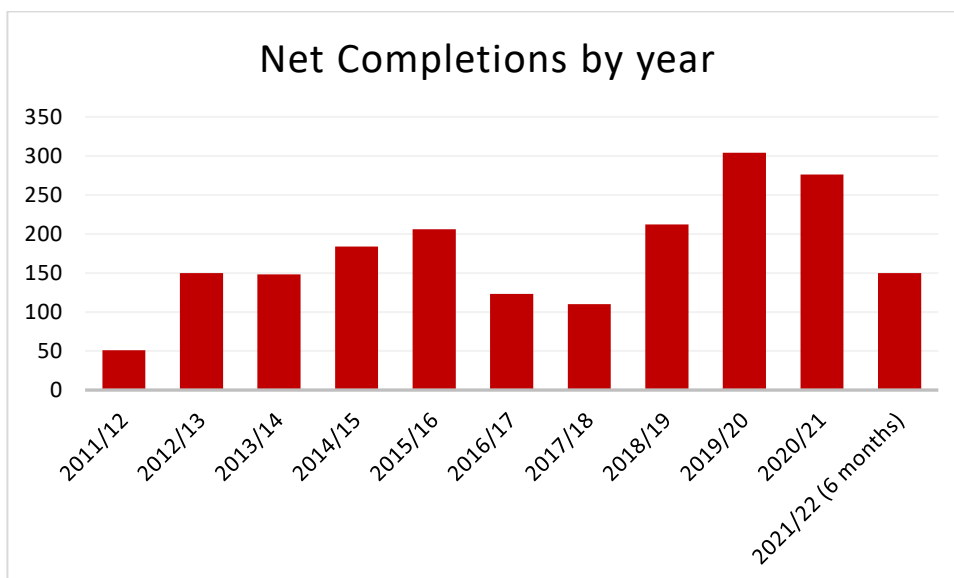
Net dwellings = (New Build Completions) + (Net Conversion to Residential) - (Demolitions)

This exceeded the Housing Need target of 240 dwellings per annum set out in the adopted Chesterfield Borough Local Plan 2018/2035 (adopted in July 2020). This period included the initial Covid 19 Lockdown, which commenced on 26th March 2020.

Monitoring of the first 6 months of the 2021/22 financial year has demonstrated delivery of 150 units, putting the borough on course to exceed the housing target for the 2021/22 financial year.

Details of sites under construction are set out in Appendix 1.

Year	Net Completions
2011/12	51
2012/13	150
2013/14	148
2014/15	184
2015/16	206
2016/17	123
2017/18	110
2018/19	212
2019/20	304
2020/21	276
2021/22 (1 st April to 31 st Sept)	150



Housing Delivery Test

The Council’s HDT result for the 2020 measurement period was 91%. The Council published an Action Plan as required by the NPPF in response to this result³.

Table 2a: Housing Delivery Test Results (2020 measurement)

Year	2017/18	2018/19	2019/20	Total
Homes required	227	240	220	687
Homes delivered	110	212	304	626
Delivery measurement	n/a	n/a	n/a	91%

The 2021 result was published 14th January 2022 and showed further improvement to performance of 129%. The implications of this on the housing requirement are set out below.

Table 2a: Housing Delivery Test Results (2020 measurement)

Year	2018/19	2019/20	2020/21	Total
Homes required	240	220	153	612
Homes delivered	212	304	276	792
Delivery measurement	n/a	n/a	n/a	129%

³ [Housing Delivery Test and Housing Delivery Action Plan \(chesterfield.gov.uk\)](https://chesterfield.gov.uk)

2. Housing Requirement

In order to meet the housing needs of a growing population and expanding economy the *Local Plan 2018-2035* seeks to deliver a minimum Objectively Assessed Need (OAN) of 240 new dwellings per year, (4,080 dwellings over the period 2018 to 2035) as set out in policy CLP1 of the Plan

The current Local Plan was adopted in July 2020 it and its policies are less than five years old. Therefore, according to paragraph 74 of the NPPF, the council’s housing requirement for five year supply purposes must be based on the housing requirement set out in adopted strategic policy CLP1 (240 new dwellings per year). The Plan was considered ‘recently adopted’ until 31st October 2021.

The NPPF requires a further ‘buffer’ to be added to the target as determined by the most recent Housing Delivery Test (HDT)⁴ results. The Council’s HDT result for the 2021 measurement period (1st April 2018 to 31st March 2021) was 129%. This does not qualify as ‘persistent under-delivery’ and a buffer of 5% has therefore been added to the Housing Target as required by paragraph 74(a) of the NPPF.

Five Year Housing Target

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

Table 3: Five Year Housing Requirement	
Local Plan OAN (annual)	240
Five year target (240 x 5)	1200
5% buffer	60
Five Year Housing Requirement	1260

⁴ [Guidance overview: Housing Delivery Test: 2020 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-delivery-test-2020-measurement)

2. Housing Supply

The Revised NPPF definition of ‘deliverable’ is set out in the Glossary in Annex 2 of the Framework.

“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. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

Planning Practice Guidance sets out guidance on what should be considered ‘Clear Evidence of Delivery for the second category, this evidence may include⁵:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects..*

The sites that make up the supply for the borough are set out in appendices 1 to 5. Evidence for the delivery of sites with outline permission for major development, allocations in the Local Plan, and sites on the Brownfield Land Register, that are considered deliverable within five years is set out in appendix 6.

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 site-specific trajectory has not been agreed with the developer. These are based on the assumptions set out in the council’s

⁵ [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-supply-and-delivery) Paragraph: 007 Reference ID: 68-007-20190722

adopted Land Availability Methodology⁶ and were tested and confirmed at the Local Plan Examination undertaken in 2019.

Table 4: Build Rates				
Site status	Timescales	<50 homes	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
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 (appendices 1 to 5)

Table 5: Housing Supply 1st October 2021	
Supply of sites deliverable within five years	No. Dwellings
Remaining commitments on sites under construction	971
Detailed planning permission & Outline permission for less than 10 dwellings	344
Outline permission for major development	435
Allocation in Local Plan without planning permission	499
Brownfield Land Register sites only	0
Total Housing supply	2249

The council can currently demonstrate a supply of dwellings deliverable within five years from all sources of **2249** dwellings.

⁶ <https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/land-availability-assessment.aspx>

5. Five Year Housing Land Supply Position (As of 1st October 2021)

The following table sets out the five-year land supply position for Chesterfield as of April 2019 in accordance with the requirements of paragraph 73 of the Revised NPPF.

Table 6: Five Year Supply Position 1st April 2019	
Housing Requirement (based on 240 pa)	1260
Housing Supply	2249
Shortfall / Surplus	989

This is equivalent to a housing supply of **8.9 years** based on an annual housing supply target of 252 (240 plus 5%).

Housing Supply ÷ annual target (plus 5%) = supply in years

$$2249 \div 252 = 8.9$$

The Council's stated position is that it is currently able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against the housing requirement set out in the Chesterfield Borough Local Plan 2018-2036.

Appendix 1 – Sites Under Construction as of 1st October 2021

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/20/00781/FUL	5, St Margarets Drive, Chesterfield, S40 4SY	Construction of new 3 bed detached dwelling in existing side garden - Revised on 19/01/21 and 26/01/21 to construction of a 2-bed detached dwelling in existing side garden (no off-street parking)	18/02/2021	1	0	1	STARTED	0	1	1	1
CHE/20/00874/FUL	Nisa, 68, Station Lane, Old Whittington, Chesterfield, S41 9NS	Conversion of existing first floor flat into 2 one bed room flats	16/02/2021	2	1	1	STARTED	0	2	2	1
CHE/20/00619/FUL	Land adj 37, Whittington Hill, Old Whittington, Chesterfield, S41 9HJ	Erection of a 4-bed dwelling.	12/01/2021	1	0	1	STARTED	0	1	1	1
CHE/20/00305/FUL	Land South of Walton Hospital, Harehill Road, Grangewood, Chesterfield	Erection of new residential dwellings at the sites off Whitecotes Lane and Harehill Road with associated access parking and open space	14/12/2020	153	0	153	STARTED	0	27	126	153
CHE/19/00459/FUL	3-5 Avondale Surgery, Avondale Road, Chesterfield, S40 4TF	Demolition of existing former pharmacy building and erection of two pairs of semi-detached dwellings and conversion of existing retained doctors surgery to one pair of semi-detached dwellings. Revised drawings received 16 1 2020. Information received	07/10/2020	6	0	6	STARTED	0	1	5	6
CHE/20/00456/FUL	Land adj. 58A, Coronation Road, Brimington, Chesterfield, S43 1EX	Erection of a detached dwelling (including revised drawings submitted on 10/09/20)	11/09/2020	1	0	1	STARTED	0	1	0	1
CHE/20/00249/FUL	135 Derby Road, Birdholme, Derbyshire, S40 2ER	Alterations and extension to existing restaurant and change of use to provide 4 first floor flats. Revised drawings received 13 July 2020.	30/07/2020	4	0	4	STARTED	0	4	0	4

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/20/00208/FUL	Baden Powell Apartments Victoria Street, Chesterfield, S41 7LP	Internal alterations to Baden Powell Centre to convert the internal spaces/rooms into an additional 6 self-contained residential units.	24/07/2020	6	0	6	STARTED	4	0	2	2
CHE/20/00078/FUL	The Trumpeter Inn Harehill Road, Grangewood, S40 2NG	Demolition of existing public house and residential development of 12 two-bedroom dormer bungalows. Revised drawings received 05.06.2020.	23/06/2020	12	0	12	STARTED	0	12	0	12
CHE/19/00661/FUL	30 High Street, Staveley, Derbyshire, S43 3UX	Change of use from retail shop across 2 floors to retail shop (Use Class A1) and hot food takeaway (Use Class A5) at ground floor, creation of 2 self-contained flats at first floor, alterations to entrance door to front and installation of cooking ex	15/05/2020	2	0	2	STARTED	0	2	0	2
CHE/19/00383/FUL	Rear of Builders Yard, Heywood Street, Brimington, Derbyshire	Demolition of the modern workshop building, and erection of new dwelling with attached 'Granny Annex' (revised drawings received 07.01.2020 , 24.02.2020 and 02.04.2020)	21/04/2020	1	0	1	STARTED	0	1	0	1
CHE/19/00229/FUL	Chesterfield County Court, St Marys Gate, Chesterfield, Chesterfield, S41 7TD	Extension to provide 3 apartments and internal reconfiguration - additional information received 20/5/2019, 19/7/2019, 6/8/2019, 8/8/2019, 19/9/2019, 22/11/2019, 28/11/2019, 3/12/2019 and 21/1/2020	11/02/2020	3	0	3	STARTED	0	3	0	3
CHE/19/00532/REM	955 Sheffield Road, Sheepbridge, Chesterfield, S41 9EJ	Reserved matters application for appearance, landscaping, layout and scale of CHE/16/00171/OUT - Outline application for the residential development and creation of new site access (all matters reserved save for access) - Revised plans received 18/12/2019	28/01/2020	48	0	48	STARTED	0	48	0	48
CHE/19/00649/FUL	35 Ashgate Road, Ashgate, Chesterfield, S40 4AG	Erection of a single dwelling - revised drawings received 28 11 2019 and 12 12 2019	17/01/2020	1	0	1	STARTED	0	1	0	1

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/19/00580/FUL	160-162 Derby Road, Chesterfield, Chesterfield, S40 2EW	Demolition of existing single storey rear extension and change of use from offices (Class B1) into 2 residential dwellings (Class C3). (with revised drawings submitted 14.11.19)	21/11/2019	2	0	2	STARTED	0	2	0	2
CHE/19/00292/FUL	Plover Hill Farm, Wetlands Lane, Brimington, Chesterfield, S43 1QG	Conversion of triple garage to 2-bedroom bungalow (amended Plans received on 11.09.2019 and structural report received 11.11.2019).	19/11/2019	1	0	1	STARTED	0	1	0	1
CHE/19/00357/FUL	Land Adjacent 11 Bridle Road, Woodthorpe, Chesterfield	Erection of a detached dwelling (revised drawings received 23.08.2019 and 16.09.2019)	15/10/2019	1	0	1	STARTED	0	1	0	1
CHE/19/00239/FUL	Former Brockwell Court, Brockwell Lane, Brockwell, Chesterfield, S40 4PJ	Residential development comprising the erection of 21 No two, three and 4 bedroomed dwellings accessed by a new estate road from Cheedale Avenue, with associated footpaths and parking court/parking spaces, boundary walls and fences	24/09/2019	21	0	21	STARTED	0	21	0	21
CHE/19/00007/REM	Land at East of A61, Known as Chesterfield Waterside, Brimington Road, Tapton, Chesterfield	Approval of reserved matters of appearance, layout and scale, of CHE/18/00083/REM1, for the development of 177 dwellings, public open space and associated infrastructure.	12/06/2019	177	0	177	STARTED	46	43	88	131
CHE/18/00764/FUL	Oldfield Farm, Wetlands Lane, Brimington, Chesterfield, S43 1QG	Redevelopment of a previously developed site for 2no. 'self-build' dwellings and garages - revised details received 02/05/2019	11/06/2019	2	0	2	STARTED	0	2	0	2
CHE/19/00200/FUL	St Marks Vicarage, 15 St Marks Road, Chesterfield, Chesterfield, S40 1DH	Residential development of six dwelling in two terraces of three units, designated off road parking with new access from Sydney Street and Springfield Avenue, bin-stores and garden sheds and landscaping.	11/06/2019	6	0	6	STARTED	0	6	0	6
CHE/18/00859/FUL	St Joseph's RC Church, Chesterfield Road, Staveley, Chesterfield, S43 3QF	Conversion of former church in to four dwellings and construction of eight new semi-detached houses - revised plans 21/02/2019, 20/03/2019 and 29/03/2019	24/04/2019	12	0	12	STARTED	4	6	2	8

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/18/00725/REM	Commerce Centre, Canal Wharf, Chesterfield, Chesterfield, S41 7NA	Approval of Reserved Matters for demolition of existing commercial buildings and erection of 34 dwellings and conversion and change of use of existing Thornfield House to 4 flats (Revised Drawings Received 07.12.2018) (Revised layout drawing received 02.	16/04/2019	38	0	38	STARTED	18	16	4	20
CHE/18/00642/FUL	Land to Rear Of 36, Bellhouse Lane, Staveley, Chesterfield	Erection of two dwellings - Proposal amended to one dwelling 20.11.18 - Residential Mining Report received 23.01.19, Arboricultural Impact Assessment received 28.02.2019	02/04/2019	2	0	2	STARTED	1	0	1	1
CHE/18/00805/REM	Land to The West of Dunston Lane, Newbold, Chesterfield, S41 9RJ	Reserved Matters submission for the erection of 200 dwellings and associated landscaping (to which CHE/16/00016/OUT refers) - revised details received 26/02/2019, 06/03/2019, 08/03/2019, 19/03/2019, 21/03/2019, 22/03/2019, 25/03/2019 and 26/03/2019	02/04/2019	200	0	200	STARTED	43	33	124	157
CHE/18/00432/FUL	Land Adjacent Trinity Court, Newbold Road, Newbold, Chesterfield, S41 7PS	Erection of ten dwellings (Revised Drawings Received 13.08.2018, 05.12.2018, 10.12.2018 & 04.02.2019) Revised Drainage & Tree Root details received 21.02.2019	13/03/2019	10	0	10	STARTED	5	5	0	5
CHE/18/00387/FUL	15 Lowgates, Staveley, Chesterfield, S43 3TT	Removal of existing roof structure and formation of new first floor and pitch roof residential extension forming two flats - Revised drawing received 15.06.2018, noise and odour assessments received.	07/02/2019	2	0	2	STARTED	0	2	0	2
CHE/18/00779/FUL	Chesterfield County Court, St Marys Gate, Chesterfield, S41 7TD	Change of use and conversion of former County Court building to 12 dwellings including internal and minor external alterations - information received 10/01/2019	14/01/2019	12	0	12	STARTED	0	12	0	12
CHE/18/00784/FUL	87, New Square, Chesterfield, S40 1AH	Change of use and conversion to 9 apartments	04/01/2019	9	0	9	STARTED	0	9	0	9

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/18/00765/PNC OU	Oldfield Farm, Wetlands Lane, Brimington, Chesterfield, S43 1QG	Change of use of existing agricultural building to class C3 (Dwellinghouse) including creation of domestic curtilage and vehicle parking area	21/12/2018	1	0	1	STARTED	0	1	0	1
CHE/18/00229/FUL	Land South of Erin Road Junction, The Grove, Poolsbrook, Chesterfield	Residential development of 175 no. 2, 3 and 4 bed dwellings and ancillary works - revised plans received 27/07/2018 and 09/08/2018 - Proposed site layout with os plan received 22.08.18	30/11/2018	175	0	175	STARTED	15	24	136	160
CHE/18/00548/FUL	Dunston Hole Farm, Unnamed Road Accessing Dunston Hall And Hole Farm, Chesterfield, S41 9RL	Change of use from offices to residential, extensions to dwelling and demolition of existing conservatory and erection of new conservatory and demolition of existing stables and erection of new 4 car garage. Heritage Statement received 15.10.2018, Bat Survey received 16.10.2018.	14/11/2018	1	0	1	STARTED	0	1	0	1
CHE/17/00359/FUL	Victoria Hotel, Lowgates, Staveley, Derbyshire, S43 3TR, Chesterfield	Alterations and change of use from public house to residential use comprised of 9 flats and a separate 4 bed dwelling at Victoria Hotel, Lowgates, Staveley, Derbyshire, S43 3TR for KAT Homes Ltd. Amended description and plans dated 10.07.2018, 23.07.2018 and 06.08.2018, Arboricultural Impact Assessment received 23.07.2018.	07/08/2018	10	0	10	STARTED	0	10	0	10
CHE/17/00798/FUL	Knightsbridge Court, West Bars, Chesterfield, S40 1BA	Change of use from Office (B1) to Residential - 30 apartments over 3 floors (C3) and internal alterations to Listed Building - revised info rec'd 27/01/2018 and 23/04/2018	26/06/2018	30	0	30	STARTED	0	30	0	30
CHE/17/00868/FUL	69 Barker Lane, Chesterfield, S40 1EQ	Erection of a dwelling. Amended plans received 16.3.2018, drainage plans received 7.3.2018 and 20.4.2018, coal mining risk assessment received 9.4.18, amended site location plan received 19.6.18.	20/06/2018	1	0	1	STARTED	0	1	0	1

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/17/00685/REM	Land North-East of Sainsburys Roundabout, Rother Way, Chesterfield	Application for approval of reserved matters of CHE/14/00404/OUT for residential development of 120 dwellings - amended plans received 29 11 2017	09/01/2018	120	0	120	STARTED	76	23	21	44
CHE/17/00326/REM	360 (Former Cammac Coal Site), Dunston Road, Dunston, Chesterfield, S41 9RL	Submission of reserved matters pursuant to planning approval CHE/15/00116/OUT for the development of 106 residential dwellings	23/11/2017	106	0	106	STARTED	81	25	0	25
CHE/17/00375/REM	Hady Miners Welfare Club, Houldsworth Drive, Hady, Chesterfield, S41 OBS	Approval of reserved matters of CHE/16/00508/OUT - Outline planning application for the construction of two blocks of linked townhouses and one bungalow	08/11/2017	6	0	6	STARTED	2	0	4	4
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	13/02/2017	1	0	1	STARTED	0	1	0	1
CHE/16/00216/FUL	Jacksons Bakery, New Hall Road, S40 1HE	Residential development of 7 units and associated ancillary works - coal mining risk assessment received 25th May 2016 and revised plans received 24th June 2016 - bat report received 10th October 2016	22/11/2016	7	0	7	STARTED	0	7	0	7
CHE/15/00348/FUL	115 Coniston Road Chesterfield Derbyshire S41 8JE	New Dwelling	20/01/2016	1	0	1	STARTED	0	1	0	1
CHE/15/00172/FUL	Dunston Hall, Dunston Road, Chesterfield, S41 9RL	Conversion of barns and agricultural buildings into four dwellings including part new build to barn D	06/11/2015	4	0	4	STARTED	2	0	2	2
CHE/15/00386/FUL	24 Netherthorpe, Chesterfield, S43 3PU	Barn conversion and splitting of existing dwelling into two - resubmission with bat survey	18/08/2015	3	1	2	STARTED	2	0	1	0

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Status	Completed (Gross)	Under Construction	Not Started	Net Supply (up to 31 st Sept 26)
CHE/18/00605/FUL	6 Ashgate Road Chesterfield	Refurbish and extend existing property and change use to residential care home facility and demolition of existing ancillary building to the rear and erection of three storey building to create assisted living facility ⁷	11/12/2018	22	0	22	STARTED	0	22	0	22
CHE/19/00385/FUL	Goldwell Rooms Car Park, Ashgate Road, Chesterfield, Derbyshire	Erection of 72 bed care home with associated private amenity space and parking facilities, including change of use from "sui generis" car park ⁸	06/11/2019	48	0	48	STARTED	0	48	0	48
								299	457	520	971

⁷ To calculate the likely contribution towards housing delivery from a C2 use on the site the Council has followed the advice in paragraph 035 Reference ID: 68-035-20190722 in the NPPG. In doing so the calculation has been made using the method set out in paragraph ID: 63-016a-20190626 of the NPPG i.e. the average number of adults living in households (source: CT0774_2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level). As of 31st October this is 1.48 adults per household, resulting in a calculation of 'no. bedspaces/1.48'.

⁸ As above

Appendix 2 – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st October 2021

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/17/00421/FUL	46, Newbold Road, Newbold, Chesterfield, S41 7PL	Residential development of 12 units and associated ancillary works	30/04/2018	12	0	12
CHE/21/00371/FUL	109 Chesterfield Road, Staveley, S43 3QJ	Conversion of existing dwelling into 1 one bed flat and 1 two bed flat.	14/09/2021	2	1	1
CHE/18/00462/FUL	27 - 29 Clarence Road, Chesterfield, Chesterfield, S40 1LN	Second storey side extension, extension of roof line and change of use to 3 flats on first and second floor above existing ground floor office (revised plans received 17.12.2018 and 01.03.2019)	21/05/2019	4	0	4
CHE/18/00691/FUL	Barns to The Rear of Park Hall Farm, Walton Back Lane, Walton, Chesterfield, S42 7LT	Renovation and conversion of part of grade II listed stone barn to create two dwellings, construction of new single storey dwelling in grounds with associated landscaping work.	11/06/2019	3	0	3
CHE/18/00695/FUL	45 Wythburn Road, Newbold, Chesterfield, S41 8DP	Construction of new 3 bedroom detached house to land at side of 45 Wythburn Road - Revised information received 22.11.18 and as agreed on 31.01.19	07/02/2019	1	0	1
CHE/18/00723/FUL	Hurst House, 11 Abercrombie Street, Chesterfield, S41 7LW	Change of use from commercial to residential.	18/01/2019	1	0	1
CHE/18/00738/FUL	Land at Highgate Close, New Whittington, Chesterfield	Erection of one new dwelling	18/12/2018	1	0	1
CHE/18/00767/FUL	Land at Bamford Road, Inkersall, Chesterfield	Proposed self-build dormer bungalow with drive for on-site car parking	10/01/2019	1	0	1
CHE/18/00788/FUL	Land Adjacent 392 Ashgate Road, Ashgate, Chesterfield, S40 4DD	Erection of detached house with internal garage (Coal Mining Risk Assessment received 13.03.2019 and revised site plan received 14.03.2019)	25/04/2019	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/18/00797/FUL	Land Adjacent To 44 Private Drive, Hollingwood, Chesterfield, S43 2JF	Erection of a pair of semi-detached two storey dwellings - (revised drawings received 30 1 2019 and 31.01.2019 and 15 02 2019) (CMRA Report Received 19.02.2019) (Drawing received 05.03.19) (Revised plans received 12.03.2019)	13/03/2019	2	0	2
CHE/18/00872/FUL	220A Manor Road, Brimington, Chesterfield, S43 1NW	Conversion and extension of existing dwelling house to form two separate dwellings (revised site plan drawing received 14.02.2019)	24/04/2019	1	0	1
CHE/19/00076/FUL	Apple Trees, Lancaster Road, Newbold, Chesterfield, S41 8TP	Erection of 6 residential dwellings within the grounds of Appletrees comprising 2 x 4 bedroom detached houses and 4 x 3-bedroom semi-detached houses served by a modified access from Lancaster Road - revised plans received 08/04/2019 and 11/04/2019	24/04/2019	6	0	6
CHE/19/00083/FUL	All Inn, Lowgates, Staveley, Chesterfield, S43 3TX	Conversion of existing pub (6-one bed flats) , new 3 storey building to front (6-one bed flats) two new single storey blocks arranged parallel to the east and west site boundaries (2-one bed flats) and 1.5 storey block to north of site (2-one bed flats)	11/06/2019	16	0	16
CHE/19/00102/FUL	Handleywood Farm, Whittington Road, Barrow Hill, Chesterfield, S43 2PW	Demolition of buildings used for commercial purposes; Erection of 7 dwellings and conversion of out-buildings for use as home-working studios (in conjunction with the dwellings) and associated access/parking and landscaping.	02/07/2019	7	0	7
CHE/19/00156/FUL	Land at Whitebank Close, Hasland, Chesterfield	Construction of 9 new detached dwellings and access road. Noise Impact Assessment received 20.05.2019 - Coal Mining Report, Coal Mining Risk Assessment, Geo-technical & Geo Environmental Risk Assessment, Desk Top Study and Site Photographs received 03.06.1	23/07/2019	9	0	9
CHE/19/00173/FUL	307 High Street, New Whittington, Chesterfield, S43 2AP	Erection of a detached 3-bedroom dwelling and associated parking. Coal mining report received 8 June 2019. Amended Block Plan received on 11 July 2019.	24/07/2019	1	0	1
CHE/19/00322/FUL	Land Adj 63 Station Road, Brimington, Chesterfield, S43 1JU	Demolition of carport and erection of dwelling. (revised information received 10.07.2019 and 23.07.2019).	13/08/2019	1	0	1
CHE/19/00416/FUL	Markham Court, Duckmanton Road, Duckmanton, Chesterfield, S44 5HH	Erection of a one 3-bedroomed bungalow	28/10/2019	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/19/00514/FUL	Land At, Rowsley Crescent, Staveley, Derbyshire	Erection of two new three-bedroom dwellings - mining assessment rec'd 04/11/2019	10/07/2020	2	0	2
CHE/19/00518/FUL	8, Court Place, Staveley, Chesterfield, S43 3RJ	Erection of two new two-bedroom houses	07/12/2020	2	0	2
CHE/19/00520/FUL	Land 211 Langer Lane, Birdholme, Chesterfield, S40 2JW	Erection of a new dwelling - revised plans received 15/10/2019, 28/10/2019 and 10/12/2019	20/01/2020	1	0	1
CHE/19/00536/FUL	Accommodation Above 53 Cordwell Avenue, Newbold, Chesterfield, S41 8BT	Change of use of first floor from one flat to two flats and installation of steel staircase.	31/10/2019	2	1	1
CHE/19/00699/FUL	85 The Green, Hasland, Chesterfield, S41 0LW	Detached dwelling along with garden room and basement.	10/01/2020	1	0	1
CHE/19/00713/FUL	15 Chapel Lane West Chesterfield S40 3BG	Demolition of existing bungalow and garage and erection of three detached houses with shared access and private curtilages. Revised Habitat and Protected Species Report received 17 February 2020. Revised drawings received 26 February 2020. Addition	21/04/2020	3	1	2
CHE/19/00719/FUL	Land Adj 152 Hady Lane, Hady, Chesterfield, S41 0DE	Two-storey detached house with attached garage. Revised information 21.02.2020. Revised drawings for visibility splays and boundary hedge 27.02.2020.	20/03/2020	1	0	1
CHE/19/00747/FUL	3 Quarry Bank Road Spital Chesterfield S41 0HH	Demolition of existing garage and erection of one detached dwelling on land to the side (revised drawings received 31.01.2020, 02.03.2020 and 30.03.2020)	21/04/2020	1	0	1
CHE/19/00810/FUL	132, High Street, Old Whittington, Chesterfield, S41 9LE	Erection of a detached house	26/08/2020	1	0	1
CHE/20/00177/FUL	Walton Villa 32 Matlock Road Chesterfield Derbyshire S42 7LD	Demolish existing semi-detached property and build new detached dormer bungalow. Information received 02.04.2020.	23/06/2020	1	1	0

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/20/00236/FUL	Land to the East of 34, Queen Street, Brimington, Chesterfield	New dwelling over two floors	15/01/2021	1	0	1
CHE/20/00309/FUL	1A, Wharf Lane, Chesterfield, S41 7NE	Internal alterations to first floor residential unit to create 2 new apartments accessed from existing rear staircase installation of 2 new roof lights and associated works. Revised drawings received 17.09.2020. Revised drawings received 02.10.2020.	19/10/2020	2	1	1
CHE/20/00314/FUL	Land at Basil Close, Chesterfield	Erection of 34 apartments and 133 room hotel with cafe and restaurant	29/09/2021	34	0	34
CHE/20/00333/FUL	25, Porter Street, Staveley, Chesterfield, S43 3UY	Demolition of a detached garage and storage building and the erection of a detached dwelling with integral garage and a detached garage	26/08/2020	1	0	1
CHE/20/00356/FUL	62 Bellhouse Lane, Staveley, S43 3UA	Residential development of 2 three-bedroom dormer bungalows. Revised drawings received 21.09.2020. Revised drawings received 22.01.2021.	19/04/2021	2	0	2
CHE/20/00371/FUL	21, Station Road, Barrow Hill, Barrow Hill, Chesterfield, S43 2PG	Change of use of existing annex to separate dwelling. Revised drawing received 11.08.2020.	11/08/2020	1	0	1
CHE/20/00605/FUL	9a - 11, High Street, Chesterfield, S40 1PS	Conversion of vacant first second and third floors of the building into 8 separate dwelling units including 1-bedroom studios 1- and 2-bedroom apartments. and a third-floor extension on the existing flat roof section of the building to allow space f	10/11/2020	7	0	7
CHE/20/00632/FUL	Land adj. Old Houses, Piccadilly Road, Chesterfield, S41 0EH	Erection of two houses including frontage parking and gardens and a side access path to Old Houses.	09/03/2021	2	0	2
CHE/20/00741/FUL	Glasshouse Farm Bungalow Glasshouse Lane, New Whittington, S43 2DQ	Erection of a four-bed detached dwelling (revised drawings received 30.03.2021 and 18.05.2021)	01/06/2021	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/20/00760/FUL	Land adj. 72, Walton Road, Walton, Chesterfield, S40 3BY	Conversion and extension of existing garage to form new dwelling.	16/02/2021	1	0	1
CHE/20/00772/FUL	9 - 21 Stephenson Place, Chesterfield, S40 1XL	Conversion of offices above retail units to form 7 residential apartments, 1 office unit and the amendment/ replacement of existing rear windows. Revised drawings received 15.01.2021, 18.02.2021 and 11.05.21. (Description revised 13/05/21 from 9 units)	24/06/2021	7	0	7
CHE/20/00808/FUL	Land to North of Dunston Road, Chesterfield	Erection of an apartment block with associated parking, amenity areas and landscaping (revised plans received 26.05.2021)	21/06/2021	8	0	8
CHE/20/00878/FUL	St Patricks Church Hall, High Street, New Whittington, S43 2AN	Demolition of disused church/church hall building and erection of 9 three-bedroom houses with associated access, parking and landscaping.	02/06/2021	9	0	9
CHE/20/00879/FUL	Land to The North Of 8 High Street, New Whittington, S43 2DX	Two storey detached domestic dwelling (revised plans received 27.04.2021)	01/06/2021	1	0	1
CHE/21/00012/FUL	56 Cobden Road, Chesterfield, S40 4TD	Change of use to from commercial (B1 Office) to 5 residential units (C3)	13/07/2021	5	0	5
CHE/21/00092/FUL	25 and 27 Old Road, Chesterfield, S40 2RE	Demolition of 25 and 27 Old Road and erection of a new building with a commercial unit on the ground floor and flat above. (Revised elevation and ground floor dated 01.07.21 and revised first floor dated 10.05.21, Bat survey 13.08.2021)	22/09/2021	2	2	0
CHE/21/00135/FUL	Former 9 and 11 Paisley Close, Staveley, S43 3NS	Erection of 2 two-bedroom dwellings	31/08/2021	2	0	2

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/21/00444/COU	Abigail's Guest House, 62 - 64 Brockwell Lane, Brockwell, S40 4EE	Conversion of guest house to two residential dwellings	03/09/2021	2	0	2
CHE/20/00361/REM	1, Branton Close, Boythorpe, Chesterfield, S40 2NL	Approval of reserved matters for CHE/17/00017/OUT (outline planning permission with all matters reserved for one house joining onto 1 Branton Close) Revised drawings received 03.07.2020	26/08/2020	1	0	1
CHE/20/00869/REM	Land to The North Of Northmoor View Brimington Derbyshire	Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT -(Re-submission of CHE/16/00614/OUT (Outline application for proposed housing development with all matters reserved except the access)	24/08/2021	150	0	150
CHE/18/00756/OUT	Rear Of 14 Avenue Road, Whittington Moor, Chesterfield, S41 8TA	Erection of dwelling house - revised plan received 9/4/2019	21/05/2019	1	0	1
CHE/19/00088/OUT	Land Between 34 and 38 Lake View Avenue, Walton, Chesterfield	Outline application for one residential property including access	24/04/2019	1	0	1
CHE/19/00216/OUT	33 Brooke Drive, Brimington, Chesterfield, S43 1PG	Erection of a new dwelling house over two floors - Revised site location plan received 07.06.19	23/07/2019	1	0	1
CHE/20/00039/OUT	Four Poplars, Rectory Road, Duckmanton, S44 5JS	Outline application with all matters reserved for residential development of a detached house on land adjacent to Four Poplars, Rectory Road, Duckmanton (revised site plan received 04.04.2020)	05/08/2020	1	0	1
CHE/20/00125/OUT	15, Newbridge Lane, Brimington, S43 1LX	Detached two-bedroom dwelling	02/06/2020	1	0	1
CHE/20/00658/OUT	3 and 5 Cordwell Avenue, Newbold, S41 8DA	Outline application for a Single storey bungalow to include reserved matters for access. (description and drawings amended 03/03/21)	20/04/2021	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/20/00663/OUT	140, Newbridge Lane, Old Whittington, Chesterfield, S41 9JA	Outline application for residential development. Amended drawings received 26.11.2020 for one dwelling.	05/01/2021	1	0	1
CHE/21/00094/OUT	41 Cobnar Drive, Newbold, S41 8DB	Outline application for erection of a detached 2 bed dwelling with all matters reserved. (description amended 26/03/21 and drawings amended 31-03-21)	21/04/2021	1	0	1
CHE/21/00286/OUT	Land Between 16-18 Eyre Street East, Hasland, S41 0PQ	Residential development (1 dwelling) - Outline with some matters reserved	22/06/2021	1	0	1
CHE/19/00468/OUT	Land Adjacent To 21 Southfield Avenue, Hasland, Chesterfield, S41 0LX	Outline planning consent for two dwellings to replace expired consents	22/10/2019	2	0	2
CHE/20/00038/OUT	103 London Street, New Whittington, Chesterfield, S43 2AQ	Outline application for residential development for 1 - 2 dwellings	17/03/2020	2	0	2
CHE/19/00043/OUT	Moorlea, Ashgate Road, Ashgate, Chesterfield, S42 7JE	Outline application for residential development	11/06/2019	7	1	6
CHE/19/00214/OUT	Ryro Engineering, Shaw Street, Whittington Moor, Chesterfield, S41 9AY	Demolition of factory buildings and the outline erection (with all matters reserved) for the erection of 8 dwellings (Revised drawing no. 19-748 Rev 2 - Indicative Plan) received on 21.05.2019	17/07/2019	8	0	8
				352	8	344

Appendix 3 – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as at 1st October 2021

PP Ref	Address	Description	Granted	Proposed Units	Status	Remaining	Five year supply	Summary of evidence of delivery (see appendix 6)
CHE/09/00662/OUT	Land at East of A61, Known as Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire	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, revised highways plans received 22nd January 2010, additional information received 1st February 2010	09/03/2011	1550	Commenced	314	314	<p>Construction is underway on Reserved Matters permission CHE/19/00007/REM for 177 dwellings. The contribution of this permission to the supply is set out in appendix 1.</p> <p>Reserved matters approval CHE/16/00187/REM has been granted for layout, scale and access and variation of conditions CHE/16/00183/REM1 to amend masterplan height parameters to enable construction of two residential block to provide 314 apartments. Reserved Matters Planning application CHE/21/00184/REM for external appearance for 314 dwellings is pending. See appendix 6 for further evidence of delivery.</p> <p>No further Reserved Matters can be submitted under outline permission CHE/09/00662/OUT. The development of the remainder of the site is addressed under the site allocation for Chesterfield Waterside (SS3) in appendix 4.</p>

PP Ref	Address	Description	Granted	Proposed Units	Status	Remaining	Five Year supply	Summary of evidence of delivery (see appendix 6)
CHE/17/00722/OUT	Land to The Rear Of 79 Sheffield Road, Stonegravels, Chesterfield	Construction of 10 dwellings and associated parking and access arrangements - revised drawings received 15/01/2018, 05/02/2018, 09.03.2018, 10.05.18 and 29.06.18 (with change to angle of flats)	18/07/2019	10	Not started	10	10	
CHE/19/00131/OUT CHE/17/00469/OUT	Land to West of Inkersall Road, Staveley	Outline planning permission for up to 400 dwellings and provision of an area of public open space, with associated landscaping and access from Inkersall Road and Inkersall Green Road	28/08/2020	400	Not Started	400	225	Reserved Matters application CHE/21/00567/REM pending 225 dwellings in supply based of Local Plan Trajectory
	Land South of Worksop Road Mastin Moor Derbyshire	Residential development of up to 650 dwellings (including elderly care and specialist accommodation), a Local Centre (including local retail, health facilities, other local facilities and services), open space, community garden extension (including community building and parking) and associated infrastructure - revised information received (Flood Risk Assessment April 2018, Viability Assessment July 2018, Archaeological Assessment November 2018, Design & Access Statement / Masterplan February 2019, revised Masterplan June 2019 and Overarching WSI for Archaeology September 2019)	15/10/2020	650	Not Started	650	200	Resolution to approve updated outline subject to S106 (reference CHE/20/00700/OUT) Land currently on market: <u>Titchmarsh and Bagley (lowriding-mastinmoor.com)</u> 200 dwellings in supply based on Local Plan Trajectory
TOTAL						1060	435	

Appendix 4 – Dwelling Supply: Local Plan Allocations without planning permission as at 1st October 2021

Local Plan Ref	Site Name	Est. capacity	Contribution to 5 year Housing Supply	Commentary
H1	Edale Road Garage Court, Mastin Moor	6	6	Owned by CBC Housing. Part of current Council Housing construction plan. Delivery projected for 2023/24.
H2	Catherine Street Garage Court, Bank Street, Chesterfield	12	0	Completed
H4	Heaton Court (Former), Meynell Close, Brampton	10	0	Completed
H5	Pondhouse Farm, Works Road, Troughbrook	23	23	Revised application expected from landowner 2021/22
H6	Miller Avenue, Mastin Moor	14	14	Owned by CBC Housing. Part of current Council Housing construction plan. Delivery projected for 2023 to 2026.
H7	Hollythorpe Close, Hasland	14	14	CBC owned, to be released once no longer required for current storage. Development expected 2023-2025
H8	Chesterfield Road (Land North of), Staveley	14	0	No current activity, do not include in five year supply
H9	White Bank Close (Land at), Hasland	9	0	Extant outline planning permission CHE/19/00156/FUL for 9 dwellings. See entry in appendix 2
H10	Derwent House HOP, Ulverston Road, Newbold	17	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Delivery projected for 2023/24.
H11	Sycamore Road (Land at), Hollingwood	18	0	Pre-application discussions with landowner. No specific timescale at present. Do not include in five year supply.
H12	Ashbrook Centre (Former), Cuttholme Road, Loundsley Green	20	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Delivery projected for 2023/24.
H13	Elm Street (Land at), Hollingwood	23	0	Pre-application discussions with landowner. No specific timescale at present. Do not include in five year supply.
H14	Swaddale Avenue (Land to the West of), Tapton	21	21	Full planning application CHE/21/00609/FUL for 30 dwellings pending

H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield	70		Planning permissions CHE/18/00605/FUL for assisted living facility and CHE/19/00385/FUL for 72 bed care home under construction. See appendix 1
H16	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	25	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Delivery projected for 2023/24.
H17	Poultry Farm (Former), Manor Road, Brimington	26	0	Completed
H19	Ash Glen Nursery (Former), Sheffield Road, Unstone	30	30	Current application CHE/21/00800/FUL pending
H20	Duewell Court (Land at), Station Road, Barrow Hill	35	35	Owned by CBC Housing. Part of current Council Housing construction plan. Delivery projected for 2024/25.
H21	Staveley Canal Basin, Eckington Road, Staveley	90	0	Working with DCC on planning brief. Some land assembly required. Do not include in supply at this stage
H23	Allen and Orr Timber Yard, Saltergate, Chesterfield	39	0	Site now being retained for current use after relocation site could not be secured. Do not include in housing land supply
H25	Boat Sales (Former), Sheffield Road, Unstone	50	0	Under construction, see entry for planning permission CHE/19/00532/REM, Appendix 1
H26	Rectory Road, Duckmanton	33	0	Completed
H27	Walton Hospital (Land at), Harehill Road, Walton	60	0	Under construction, see entry for planning permission CHE/20/00305/FUL, Appendix 1
H28	Walton Hospital (Land at), Whitecotes Lane, Walton	90	0	Under construction, see entry for planning permission CHE/20/00305/FUL, Appendix 1
H30	Walton Works (Former), Factory Street, Brampton	150	0	Planning application CHE/15/00832/FUL pending. No recent contact with applicant. Do not include in five year supply
H31	Varley Park, Staveley Road, Poolsbrook	175	0	Under construction, see entry for planning permission CHE/18/00229/OUT
H32	Bent Lane, Staveley	140	0	CBC owned. Issues with access – not scheduled for current disposal
H33	Land at Linacre Road, Holme Hall	300	160	Outline planning application CHE/21/00707/FUL pending for 301 dwellings. Site CBC owned and in contract with developer subject to planning. Assume on site March 2022 and first units completed October 2023. Delivery of 160 units in five year housing supply based on completion of 30 units per annum
H34	Tom Lane (Land South of), West of	275	0	Outline planning application CHE/16/00340/OUT pending. No current known developer interest. Do not include in five year housing supply.

	Rectory Road, Duckmanton			
H35	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	650	0	Extant outline planning permission, see entry for planning permission CHE/17/00469/OUT, appendix 3
H36	Land at Inkersall Road	400	0	Extant outline planning permission, see entry for planning permission CHE/19/00131/OUT, appendix 3
SS1	Spire Neighbourhood, Chesterfield	100	0	CBC to develop planning brief over 2022/23. Some site acquisition and relocation of use likely to be required. Do not currently include in five year housing supply.
SS3	Chesterfield Waterside, Brimington Road, Chesterfield	1550	0	Planning permission CHE/19/00007/REM for 177 dwellings currently under construction. See entry in appendix 1. Reserved Matters planning application CHE/21/00184/REM for 314 dwellings pending. See entry for outline planning permission CHE/09/00662/OUT in appendix 3 Outline planning permission now lapsed for remainder of site. CBC reviewing and updating existing masterplan during 2022/23. Review remaining supply following completion of review of masterplan.
SS5	Staveley Works, Staveley	1499	0	Delivery anticipated in Local Plan from 2032 onwards.
SS6	Land South of Dunston Road, Dunston	799	274	Planning permission CHE/18/00805/REM for 200 dwellings under construction. See entry in appendix 1 Outline planning application CHE/21/00549/OUT for up to 500 dwellings pending. 274 dwellings anticipated by 31 st September 2026 based in trajectory agreed for developer (assumes two housebuilders active on site)
		6787	499	

Appendix 5 – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as at 1st October 2021

Site Name	Size (ha)	Planning Status	Date of Permission	Site Capacity (no. dwellings)	Contribution to Housing Supply	Commentary
Brampton Manor, Old Road, Chesterfield		CHE/20/00017/FUL	(pending)	6	0	Planning application pending resolution of heritage issues
Inkersall Social Club, Inkersall Green, Inkersall		None		16	0	No current evidence of delivery
Middle Farm, Duckmanton, Chesterfield				3	0	Full permission lapsed 2017
The Conservatory Centre, Hazlehurst Lane, Stonegravels, Chesterfield				9	0	Outline planning permission CHE/15/00595/OUT lapsed
Former North East Derbyshire County Council, Council House, Saltergate		CHE/21/00396/PA	20/07/2021	59	0	Developer not currently proceeding with Scheme due to dispute over payment of CIL
					0	

Appendix 6: Evidence of Delivery

Land at East of A61, Known as Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire

Site Details	Chesterfield Waterside – SS3 (Residential Element) Land at East of A61, Known as Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire
Agreement With	Chesterfield Borough Council and Chesterfield Waterside Ltd
Date of statement	12 th October 2021
Planning Status	Local Plan allocation SS3 Outline Planning Permission, Reserve Matters approved, Reserved Matters pending
Planning References (where applicable)	CHE/09/00662/OUT - 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 creche (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, revised highways plans received 22nd January 2010, additional information received 1st February 2010 CHE/13/00464/REM – permitted 08/11/2013 CHE/19/00007/REM – permitted 12/06/2019 CHE/21/00184/REM – awaiting decision
Anticipated Commencement Date	Commenced
Completions to Date	CHE/13/00464/REM – 19 CHE/19/00007/REM – see appendix 1

Projected Delivery – 5 year supply (number of dwellings)	2021/22	2022/23	2023/24	2024/25	2025/26	Total
		0	0	0	157	157
Evidence of progress						
<p>For delivery from CHE/19/00007/REM please see appendix 1</p> <p><i>CHE/21/00184/REM - Approval of reserved matters of CHE/18/00626/OUT (Variation of conditions 31 (highway improvements) ,37 (junction improvements Holbeck Close/Brimington Road),39 (junction improvements Brewery St/Brimington Road) 41 (pedestrian crossing) and 45 (approved plans) of CHE/16/00183/REM1) for hotel and apartments,</i></p> <ul style="list-style-type: none"> • Current planning status – reserved matters application (external appearance) has been submitted and under consultation • All other reserved matters for construction of 314 apartments approved • All site accommodations have taken place – the development area has been constructed to sub formation level. Site remediation works completed. 						

Land To The West Of Dunston Lane, Dunston Lane, Chesterfield

Site Details	Land West of Dunston Lane					
Agreement With	Chesterfield Borough Council and William Davis Ltd					
Date of statement						
Planning Status	Local Plan allocation SS6 (appendix 4) Full planning permission (outline and REM) (appendix 1) Outline planning application pending					
Planning References (where applicable)	Outline Planning permission (CHE/16/00016/OUT) – see appendix 1 Reserved Matters permission (CHE/17/00351/REM) – Complete Reserved Matters permission (CHE/18/00805/REM) – see appendix 1 Outline Planning application (CHE/21/00549/OUT) - pending					
Anticipated Commencement Date	Commenced on part of site					
Completions to Date	142					
Projected Delivery – 5 year supply (number of dwellings)	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Evidence of progress						
<ul style="list-style-type: none"> Site allocated in adopted Local Plan (adopted 2020). Outline Planning application (CHE/21/00549/OUT) submitted and pending decision. Same developer already showing significant progress and demand on existing REM permissions on adjacent site. 						