



**CHESTERFIELD**  
BOROUGH COUNCIL

# **Chesterfield Borough Council Five Year Housing Supply Position**

**1<sup>st</sup> April 2019  
To  
31<sup>st</sup> March 2024**

Publication Date: 29th May 2019

## Introduction

The revised National Planning Policy Framework (NPPF), published February 2019, 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”<sup>1</sup>.*

The following statement sets out the council’s up-to-date position based on monitoring data for the 2018-19 period, taking into account evidence of the requirement, the supply of sites and evidence of delivery. It should be read in conjunction with the council’s approved development plan<sup>2</sup>.

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

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

A new local plan is currently in development. The emerging Local Plan was subject to pre-submission consultation under regulation 19 in January and February 2019. Submission is currently expected in June 2019. The evidence base for this local plan can be found on the council’s website<sup>3</sup>.

The Housing Statement is set out in four parts:

- 1. Housing Delivery monitoring**
- 2. The Housing Requirement**

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

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

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

- 3. The Housing Supply**
- 4. The overall Five Year Supply position**

## 1. Housing Delivery Monitoring

Throughout the 2018/19 financial year **212 (net) new dwellings** were completed. This is calculated via the following formula:

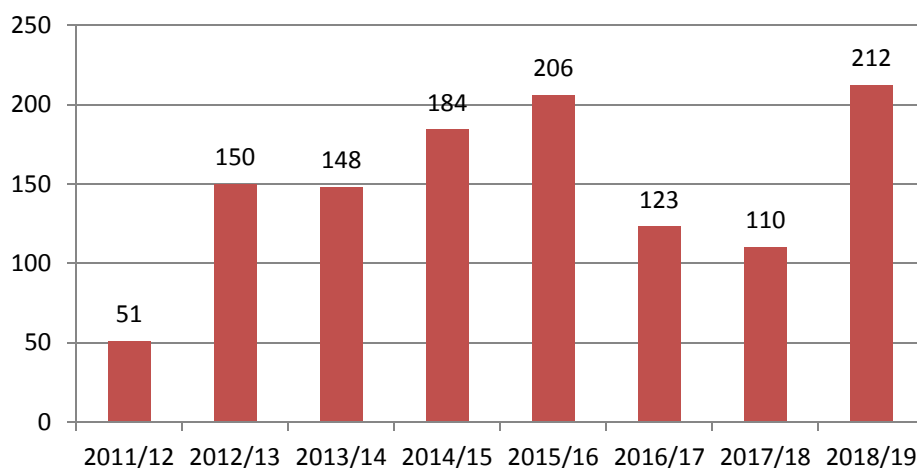
$$\text{Net dwellings} = (\text{New Build Completions}) + (\text{Net Conversion to Residential}) - (\text{Demolitions})$$

This was a significant improvement on the previous year (110) but remains below the Annual Housing Need target of 240 (calculated using the new methodology in the Revised NPPF, set out below). Details of sites under construction are set out in Appendix 1.

**Table 1: Housing Completions by year**

| 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             |

### Net Completions by year



## 1. Housing Requirement

In order to meet the housing needs of a growing population and expanding economy the *Local Plan: Core Strategy*<sup>4</sup> sought to provide 7,600 extra dwellings between 2011 and 2031 requiring, on average, the completion of 380 dwellings each year throughout the plan period. The evidence for the Core Strategy target was based on a 2007 SHMA with further work on projections published in February 2011. A SHMA update was published in November 2017 to support the preparation of a replacement plan.

As the adopted Local Plan Core Strategy was adopted 24<sup>th</sup> July 2013, it is now over five years old. Therefore, following the publication of the Revised NPPF in February 2019 the council's housing requirement for five year supply purposes must be based on the Local Housing Need (LHN) Methodology set out in the NPPF paragraph 73. The LHN calculation is set out in detail in appendix 7.

**This gives a Local Housing Need target of 240 dwellings a year.**

The LHN methodology applies an adjustment for affordability and there is therefore no requirement to specifically address under-delivery separately.<sup>5</sup>

The NPPF requires a further 'buffer' of 20% be added to the target where there is evidence of 'persistent under-delivery'. This is determined by the Housing Delivery Test (HDT), where delivery has been under 85% on average over the previous three years. The HDT results<sup>6</sup>, published in February 2019, showed delivery at 66% of the required target, therefore requiring application of a 20% buffer to the housing requirement for 'persistent under-delivery'.

|                      | Year    |         |         | Total      |
|----------------------|---------|---------|---------|------------|
|                      | 2015/16 | 2016/17 | 2017/18 |            |
| Homes required       | 224     | 220     | 227     | 671        |
| Homes delivered      | 206     | 130     | 110     | 446        |
| Delivery measurement |         |         |         | <b>66%</b> |

### Five Year Housing Target

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

<sup>4</sup> <https://www.chesterfield.gov.uk/planning-and-building-control/local-plan/core-strategy.aspx>

<sup>5</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need> Paragraph: 011 Reference ID: 2a-011-20190220

<sup>6</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

| <b>Table 3: Five Year Housing Requirement</b> |             |
|---|-------------|
| Local Housing Need (annual)                   | 240         |
| Five year target (240 x 5)                    | 1200        |
| <b>Plus 20% for under-delivery</b>            | <b>1440</b> |

## 2. Housing Supply

The Revised NPPF has amended the definition of ‘deliverable’<sup>7</sup>; previously all sites with planning permission deliverable in five years were included, unless there was evidence to the contrary. Now sites for major development with outline planning permission, an allocation in a local plan or on the council’s brownfield register<sup>8</sup> may only be included in the supply where there is clear evidence that housing completions will begin on site within five years.

*“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, this evidence may include<sup>9</sup>:

- any progress being made towards the submission of an application;
- any progress with site assessment work; and
- any relevant information about site viability, ownership constraints or infrastructure provision.

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.

In order to calculate the number of dwellings these sites are likely to provide within a five year period, the following assumptions have been used where a trajectory has not been

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf) page 66

<sup>8</sup> <https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/land-availability-assessment/brownfield-land-register.aspx>

<sup>9</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#housing-delivery-5-year-land-supply> Paragraph: 036 Reference ID: 3-036-20180913

provided by the developer. These are based on the assumptions set out in the council's adopted Land Availability Methodology<sup>10</sup>.

| <b>Table 4: Build Rates</b>                                   |                        |                                 |                     |                      |
|---|------------------------|---------------------------------|---------------------|----------------------|
| <b>Site Status</b>  | <b>Timescales</b>      | <b>Site size/ no. dwellings</b> |                     |                      |
|   |                        | <b>&lt;50homes</b>              | <b>50-200 homes</b> | <b>&gt;200 homes</b> |
| <b>Under construction<br/>(applied to remaining capacity)</b> | Lead in time           | NA                              | NA                  | NA                   |
|   | Build rate (per annum) | 15                              | 30                  | 50                   |
| <b>Full pp/Reserved Matters</b>                               | Lead in time           | 1 year                          | 1.5 years           | 2 years              |
|   | Build rate (per annum) | 15                              | 30                  | 50                   |
| <b>Outline planning permission</b>                            | Lead in time           | 1.5                             | 2                   | 2.5                  |
|   | Build rate (per annum) | 15                              | 30                  | 50                   |
| <b>No planning permission<br/>(allocations and LAA sites)</b> | Lead in time           | 2.5                             | 3                   | 3.5                  |
|   | Build rate (per annum) | 15                              | 30                  | 50                   |

## Summary of Supply

| <b>Table 5: Housing Supply 1<sup>st</sup> April 2019</b>                     |                      |
|--|----------------------|
| <b>Supply of sites deliverable within five years</b>                         | <b>No. Dwellings</b> |
| Remaining commitments on sites under construction                            | 499                  |
| Detailed planning permission & Outline permission for less than 10 dwellings | 514                  |
| Outline permission for major development                                     | 798                  |
| Allocation in Local Plan without planning permission                         | 150                  |
| Brownfield Land Register sites only  | 21                   |
| <b>Total Housing supply</b>  | <b>1982</b>          |

The council can currently demonstrate a supply of dwellings deliverable within five years from all sources of **1,982** dwellings.

<sup>10</sup> <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 1<sup>st</sup> April 2019)

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.

|                            |             |
|----------------------------|-------------|
|                            | 1440        |
| Housing Supply             | 1982        |
| <b>Shortfall / Surplus</b> | <b>+542</b> |

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

## Appendix 1 – Sites Under Construction 1<sup>st</sup> April 2019

| PP Ref  | Address   | Description   | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|---|---|---|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| <b>SITES COMPLETE AS OF 1<sup>ST</sup> APRIL 2019</b> |   |   |            |            |      |          |           |                 |                    |           |            |
| CHE/17/00263/FUL                                      |   |   |            |            |      |          |           |                 |                    |           | 0          |
| CHE/17/00475/FUL                                      | 1 - 3 Knifesmithgate<br>Chesterfield Derbyshire<br>S40 1RF                          | Conversion of the existing D2 Leisure Unit at 1-3 Knifesmithgate, Chesterfield, to create 10 residential dwellings at first and second floor. |            | 10         |      | 10       | Completed | 10              | 0                  | 0         | 0          |
| CHE/14/00139/FUL                                      | 44 - 46 Park Road,<br>Chesterfield,   | Redevelopment of buildings, including change of use to provide 2 ground floor offices and 8, 1 bedroom apartments                             | 26/06/2014 | 8          | 0    | 8        | Completed | 8               | 0                  | 0         | 0          |
| CHE/17/00384/FUL                                      | Jubilee Works Middlecroft<br>Road Staveley Derbyshire<br>S43 3XN                    | Conversion of existing buildings to 4 two bedroom dwellings. 2 ground floor bed apartments and 2 two bed duplexes.                            |            | 4          |      | 4        | Completed | 4               | 0                  | 0         | 0          |
| CHE/15/00433/FUL                                      | Chanders Inkersall Green<br>Road Inkersall Derbyshire<br>S43 3HA                    | Proposed erection of four detached dwellings at land at Chanders 95 Inkersall Green Road  | 15/09/2015 | 4          | 0    | 4        | Completed | 4               | 0                  | 0         | 0          |
| CHE/15/00051/COU                                      | Angel Inn, 49 South Street<br>North, Chesterfield,<br>Derbyshire, S43 2AA           | Change of use from public house to four flats   |            | 4          |      | 4        | Completed | 4               | 0                  | 0         | 0          |
| CHE/13/00595/FUL                                      | Club House, 3 Station<br>Road, Barrow Hill,<br>Chesterfield, Derbyshire,<br>S43 2PG | Part demolition of rear boundary wall and erection of 2no. pairs of semi-detached houses.   | 06/01/2014 | 4          | 0    | 4        | Completed | 4               | 0                  | 0         | 0          |

| PP Ref           | Address   | Description   | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|------------------|---|---|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/17/00437/FUL |   |   |            |            |      |          | Completed | 3               |                    |           |            |
| CHE/17/00585/COU | 27 Albion Road, Chesterfield, S40 1LJ                           | COU to create 3 flats and retain the lower basement flat  | 11/10/2017 | 3          | 0    | 3        | Completed | 3               | 0                  | 0         | 0          |
| CHE/16/00042/FUL | Lodge Farm, Westwood Lane, Brimington, S43 1PA                  |   |            | 4          |      | 3        | Completed | 3               | 0                  | 0         |            |
| CHE/17/00661/FUL | 51 Chesterfield Road  | Two semi-detached Houses  | 21/11/2017 | 2          | 0    | 2        | Completed | 2               | 0                  | 0         | 0          |
| CHE/16/00769/FUL | 26 A, Circular Road, Staveley, S43 3QX                          | Demolition of existing retail unit; 1 x Proposed detached residential dwelling; and 1 x Shop/retail unit with accommodation above |            | 2          |      | 2        | Completed | 2               | 0                  | 0         |            |
| CHE/14/00725/FUL | 4 Cross Street, Chesterfield, Derbyshire, S40 4TS               | Change of use of ground floor premises from offices to residential  | 02/02/2015 | 2          | 0    | 2        | Completed | 2               | 0                  | 0         | 0          |
| CHE/17/00353/PNC | Carers Association 69 West Bars Chesterfield Derbyshire S40 1BA | Conversion of existing first and second floor accommodation to form 3 studio apartments and associated storage space              |            | 2          |      | 2        | Completed | 2               | 0                  | 0         |            |
| CHE/17/00477/FUL | 8 Park View Hasland Derbyshire S41 0JD                          | Construction of a three bedroom detached dwelling within the curtilage of 8 Park View (revised drawings received 02.11.2017)      | 12/12/2017 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/17/00068/FUL | 7 Myrtle Grove, Hollingwood, S43 2LN                            | Proposed new dormer bungalow within the curtilage of 7 Myrtle Grove (revised plans received 10.03.2017)                           |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |

| PP Ref           | Address   | Description   | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|------------------|---|---|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/16/00210/FUL |   |   |            |            |      |          |           |                 |                    |           |            |
| CHE/14/00028/FUL | Land To Rear Of 190 Station Road Brimington Chesterfield Derbyshire   | Erection of one detached dwelling   |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/15/00284/TCU | 2 Rose Hill, Chesterfield, S40 1LW                                    | Change office use B1(a) to residential unit (C3)  | 03/09/2015 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/17/00106/FUL | Land Adjacent 215, Hady Lane, Hady                                    |   |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/15/00310/FUL | 6 - 8 Avenue Road, Chesterfield, Derbyshire                           | Erection of a detached house - re-submission of CHE/14/00490/FUL                                    | 15/10/2015 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/15/00176/FUL | Jaxholme, Eckington Road, Staveley, Chesterfield, Derbyshire, S43 3XZ | Demolish existing bungalow and build new two storey dwelling - bat survey received 24th August 2015 |            | 1          |      | 0        | Completed | 1               | 0                  | 0         |            |
| CHE/15/00831/FUL | Land To The Rear Of 570 Chatsworth Road, Chesterfield, S40 3JS        |   | 16/02/2016 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/16/00305/TCU | 6 Rose Hill, S40 1LW  | Change of use from office accommodation to dwelling house   |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/18/00126/FUL | Littlemoor Flats, Littlemoor Centre, Newbold, Derbyshire, S41 8QW     | Change of use of existing first floor retail storage area to a two bedroom apartment                | 08/05/2018 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/17/00488/FUL | Land Adjacent To 24 Dovedale Avenue Inkersall S43 3HT                 | Residential development of 3 dwellings - amended description 24th May 2016                          |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |

| PP Ref            | Address  | Description  | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|-------------------|--|--|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/17/00891/RE M |  |  |            |            |      |          |           |                 |                    |           |            |
| CHE/16/00428/FUL  | Land To Rear Of 19, Bentham Road                           | Detached house to Plot 4   |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/17/00546/FUL  | Land To Rear Of 11 Chesterfield Road Brimington Derbyshire | Construction of a three bedroom bungalow with garage   | 10/10/2017 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/17/00623/COU  | 54 Rutland road, Chesterfield, S40 1LY                     | COU from D1 to C3 Residential  |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/14/00515/RE M | Land To The West Of 234 Hady Hill Hady Derbyshire S41 0BJ  | Approval of reserved matters from application CHE/12/00234/OUT - (1) layout, external appearance and landscaping | 22/05/2017 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/17/00786/FUL  | 5 Westwood Lane Brimington Derbyshire S43 1PA              |  |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/15/00779/FUL  | Land Adjacent 102 Brooke Drive, Chesterfield, Derbyshire   | Proposed three bedroom detached house with garage and parking  | 02/02/2016 | 1          | 0    | 1        | Completed | 1               | 0                  | 0         | 0          |
| CHE/14/00313/FUL  | Poplar Farm, Rectory Road, Duckmanton, S44 5JS             | Change of use to a dwelling at first floor including demolition of existing ground floor store                   |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/15/00399/FUL  | Anmere, Eckington Road, Staveley, S43 3XZ                  | Demolition of existing bungalow and build new three storey dwelling - bat survey received 24th August 2015       | 24/11/2015 | 1          | 1    | 0        | Completed | 1               | 0                  | 0         | 0          |
| CHE/16/00625/FUL  | Land Adjacent 135, Cordwell Avenue, Newbold, S41 8BN       | Proposed new dwelling  |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |

| PP Ref  | Address  | Description  | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|---|--|--|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/18/00005/COU  |  |  |            |            |      |          |           |                 |                    |           |            |
| CHE/18/00336/COU  | 158 Keswick Drive<br>Newbold Derbyshire S41<br>8HH                       | Change of use from commercial to residential   |            | 1          |      | 1        | Completed | 1               | 0                  | 0         |            |
| CHE/14/00345/FUL  | Holbrook Farm, Renishaw<br>Road, Chesterfield,<br>Derbyshire, S43 3DW    | Demolition of existing structurally unstable farm<br>house and erection of new build dwelling  | 12/08/2014 | 1          | 1    | 0        | Completed | 0               | 0                  | 0         | 0          |
| CHE/08/00186/FUL  | 2 High Street, Staveley,<br>Chesterfield, Derbyshire,<br>S43 3UX         | 9 No flats, 1 No retail unit, 1 No public house with<br>living accommodation above, revised plans<br>received 10th September 2008                          |            | 9          |      | 9        | Completed | 0               | 0                  | 0         |            |
| CHE/18/00769/COU  | 98A Derby Road,<br>Chesterfield, S40 2EF                                 | Change of use of first floor from residential (C3) to<br>commercial (Hairdressing) A1  | 14/01/2019 | 0          | -1   | -1       | Completed | -1              | 0                  | 0         | 0          |
| CHE/18/00318/COU  | 41 Mercaston Close,<br>Holme Hall, Chesterfield,<br>Derbyshire, S40 4UE  | Change of use from residential to office building<br>for a local community group to operate from   |            | 0          |      | -1       | Completed | -1              | 0                  | 0         |            |
|   |  |  |            |            |      |          |           | 106             | 0                  | 0         | 0          |
| <b>SITES UNDER CONSTRUCTION AS OF 1<sup>ST</sup> APRIL 2019</b> |  |  |            |            |      |          |           |                 |                    |           |            |
| CHE/17/00326/RE<br>M  |  |  |            |            |      |          |           |                 |                    |           | 105        |
| CHE/17/00685/RE<br>M  | Land North-East Of<br>Sainsburys Roundabout,<br>Rother Way, Chesterfield | Application for approval of reserved matters of<br>CHE/14/00404/OUT for residential development of<br>120 dwellings - amended plans received 29 11<br>2017 |            | 120        |      | 120      | Commenced | 2               | 37                 | 81        | 118        |

| PP Ref           | Address   | Description  | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|------------------|---|--|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/18/00190/REM |   |  |            |            |      |          |           |                 |                    |           |            |
| CHE/15/00838/REM | Ringwood Centre, Victoria Street, Brimington, Chesterfield, Derbyshire, S43 1HY | Redevelopment of training centre for residential purposes  |            | 37         |      | 37       | Commenced | 0               | 0                  | 12        |            |
| CHE/17/00351/REM | Land To The West Of Dunston Lane Newbold Derbyshire                             |  | 19/09/2017 | 99         | 0    | 99       | Commenced | 21              | 68                 | 10        | 78         |
| CHE/16/00121/FUL | Land To The West Of Keswick Drive, Newbold                                      | Residential development of 9 bungalows, demolition of a garage, creation of a new access from Keswick Drive.   |            | 9          |      | 9        | Commenced | 0               | 1                  | 8         |            |
| CHE/18/00224/REM | Land Surrounding 146 To 152 Hady Lane, Hady Lane, Chesterfield                  | Re-submission of all matters reserved application CHE/17/00281/REM - Approval of reserved matters of CHE/15/00594/OUT Construction of up to 10 dwellings | 07/08/2018 | 10         | 0    | 10       | Commenced | 4               | 0                  | 6         | 6          |
| CHE/17/00375/REM | Hady Miners Welfare Club, Houldsworth Drive, Hady, S41 0BS                      |  |            | 6          |      | 6        | Commenced | 0               | 2                  | 4         |            |
| CHE/08/00311/FUL | Land At Wessex Close, Chesterfield  | Residential development of five new houses - resubmission of CHE/08/00073/FUL  | 31/07/2008 | 5          | 0    | 5        | Commenced | 2               | 0                  | 3         | 3          |
| CHE/15/00386/FUL | 24 Netherthorpe, Staveley, Chesterfield   | Barn conversion and splitting of existing dwelling into two - resubmission with bat survey   |            | 3          |      | 2        | Commenced | 1               | 0                  | 1         |            |
| CHE/15/00714/FUL | 85 The Green, Chesterfield, S41 0LW   | Demolition of existing dwelling and erection of new replacement dwelling in similar position on site   | 12/01/2016 | 1          | 1    | 0        | Commenced | -1              | 0                  | 1         | 0          |

| PP Ref           | Address   | Description   | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|------------------|---|---|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/16/00518/FUL |   |   |            |            |      |          | Commenced | 34              |                    |           |            |
| CHE/15/00614/REM | Site Of Former Sheepbridge Sports and Social Club, 202 Newbold Road, Chesterfield, Derbyshire |   | 09/12/2015 | 82         | 0    | 82       | Commenced | 20              | 1                  | 0         | 1          |
| CHE/15/00464/FUL | Land To The Rear Of 79 Sheffield Road, Stonegravels, Chesterfield, Derbyshire                 | Proposed residential development of 9 x 3 bedroom houses and 10 x 2 bedroom flats   |            | 19         |      | 19       | Commenced | 9               | 10                 | 0         |            |
| CHE/14/00392/FUL | Dunston Grange Farm, Dunston Lane, Chesterfield, Derbyshire, S41 9RJ                          | Renovate and rebuild farm into 5 No dwellings, including extension to unit 7; renovate and extend Dunston Grange Cottage; construct one No new dwelling           | 02/04/2015 | 7          | 1    | 6        | Commenced | 4               | 2                  | 0         | 2          |
| CHE/15/00394/FUL | Land At Upper King Street, Chesterfield   | Construction of two residential blocks of three town houses over three storeys with associated car parking and external works - revised plans received 20/11/2015 |            | 6          |      | 6        | Commenced | 3               | 3                  | 0         |            |
| CHE/17/00271/FUL | Land Adjacent To Troughbrook Road Hollingwood Derbyshire                                      | Erection of 3 residential dwellings   | 30/05/2017 | 3          | 0    | 3        | Commenced | 2               | 1                  | 0         | 1          |
| CHE/1700700/REM  | Land Adjacent Five Acres, Piccadilly Road, S41 0EH  | Approval of REM for 16/00034/OUT - application for 6 two storey dwellings   |            | 6          |      | 6        | Commenced | 2               | 1                  | 0         |            |
| CHE/15/00445/FUL | 59, Rufford Close, S40 2PB  | Erection of four 2 bedroom dwellings - coal risk assessment received 5th August 2016  | 20/09/2016 | 4          | 0    | 4        | Commenced | 0               | 4                  | 0         | 4          |



| PP Ref           | Address  | Description  | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|------------------|--|--|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/14/00896/FUL |  | Demolition of existing staircases at shopping centre to form 11 apartments and 2 retail units including the demolition of existing garages to form new detached dwelling house   |            |            |      |          | Commenced | 0               |                    |           |            |
| CHE/15/00195/FUL | Former Social Club, Saltergate, Chesterfield, Derbyshire, S40 1NH      | Demolition of existing single storey club building and construction of new three storey building with 10 flats and two commercial units at ground floor  | 29/03/2016 | 10         | 0    | 10       | Commenced | 0               | 10                 | 0         | 10         |
| CHE/18/00387/FUL | 15 Lowgates, Staveley, 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.                                      |            | 2          |      | 2        | Commenced | 0               | 2                  | 0         |            |
| CHE/18/00303/FUL | Land Adjacent 35 Hampton Street, Hasland, Derbyshire                   | Change of use of former ancillary offices/workshop building to a C3 dwelling house (revised drawings received 22.06.2018)  | 26/06/2018 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/12/00286/MA  | 14A Spital Lane, Chesterfield, Derbyshire, S41 0HJ                     | Material amendment to CHE/07/00041/FUL extended under CHE/10/00231/EOT - The existing house is to be retained as a single dwelling house (amended from conversion to 2 No flats) but extended and altered externally in a similar built form |            | 5          |      | 5        | Commenced | 0               | 5                  | 0         |            |
| CHE/17/00218/FUL | Land To The Rear Of 3 and 5 Wharf Lane Chesterfield Derbyshire S41 7NE | Conversion of vacant former joiners workshop to form three numbers flats. Addition of 1 extra dwelling and enlargement of the site - received 14/06/2017.  | 19/09/2017 | 4          | 0    | 4        | Commenced | 0               | 4                  | 0         | 4          |
| CHE/17/00800/FUL | 2 York Street Hasland Derbyshire S41 0PN                               | Retention of external works and conversion of 1st and 2nd floor to 3 self-contained residential units. Revised flat layout plans received 09.03.2018   |            | 3          |      | 3        | Commenced | 0               | 3                  | 0         |            |
| CHE/18/00434/FUL | Development Land Between 3 and 5 Highgate Close, New Whittington,      | Erection of 2 detached two bedroom bungalows - Phase Desk Top Study Received 10.08.18  | 13/09/2018 | 2          | 0    | 2        | Commenced | 0               | 2                  | 0         | 2          |

| PP Ref             | Address  | Description  | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|--------------------|--|--|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
|                    |  |  |            |            |      |          |           |                 |                    |           |            |
| CHE/16/00831/FUL   | Land Adjacent To 21 Clarence Road Chesterfield Derbyshire            | Proposed new detached dwelling - revised drawing received 07/03/17 and coal mining risk assessment received 21/03/2017 |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/18/00525/COU   | 218 Chatsworth Road Chesterfield Derbyshire S40 2AT                  |  | 05/10/2018 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/15/00348/FUL   | 115 Coniston Road, Chesterfield, S41 8JE                             | New Dwelling   |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/17/00394/COU   | 91 Newbold Road Newbold S41 7PS                                      | Change of use from vacant vet's offices to a 1 bedroom flat - Revised site location plan received 26/06/17             | 09/08/2017 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/17/00586/FUL   | Land adjacent to 12 Cavendish Street North, Old Whittington, S41 9DH | Erection of a two storey dwelling  |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/16/00824/RE M  | Oaks Farm, Markham Road, Duckmanton, Chesterfield, S44 5HP           | Two storey dwelling  | 13/02/2017 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/18/00767/FUL   | Land At Bamford Road, Inkersall, Derbyshire                          | Proposed self build dormer bungalow with drive for on-site car parking   |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/15/00746/RE M1 | 25 Netherthorpe, Chesterfield  | Variation of site plan of CHE/14/00858 - Erection of bungalow  | 20/01/2016 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/17/00855/FUL   | 23 Bridle Road Woodthorpe Derbyshire S43 3BY                         | Demolition of existing dwelling and erection of replacement house - CMRA rec'd 15/01/2018                              |            | 1          |      | 0        | Commenced | 0               | 0                  | 0         |            |
| CHE/17/00334/FUL   | 10B Marsden Street Chesterfield Derbyshire                           | Proposed change of use from office (B1 a) to 5 No dwellings houses (C3)  | 27/04/2017 | 5          | 0    | 5        | Commenced | 0               | 5                  | 0         | 5          |

| PP Ref           | Address   | Description  | Granted    | Prop Units | Lost | Net Gain | Status    | Completed 18/19 | Under Construction | Committed | Net Supply |
|------------------|---|--|------------|------------|------|----------|-----------|-----------------|--------------------|-----------|------------|
| CHE/15/00711/FUL |   |  |            |            |      |          | Commenced | 0               |                    |           |            |
| CHE/15/00314/FUL | 7, Walton Walk, S40 2QQ                               |  | 17/05/2016 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/17/00213/FUL | 24 Riber Terrace, Walton Walk, Boythorpe, S40 2QF     | Development of vacant land to form new two bedroom bungalow and detached garage  |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/17/00626/FUL | 64 Chester Street, Chesterfield, S40 1DW              | Proposed change of use of end terrace property into 2 No. 1 bed flat units   | 19/10/2017 | 2          | 1    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/14/00713/FUL | 3 Salisbury Avenue, Chesterfield, S41 8PR             | Erection of one dwelling 2 storey four bedrooms  |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/16/00421/FUL | Land Adjacent To 105 Kendal Road, Newbold, Derbyshire | Erection of a bungalow - re-submission of CHE/15/00083/FUL - amended plans received 11th August 2016   | 30/08/2016 | 1          | 0    | 1        | Commenced | 0               | 1                  | 0         | 1          |
| CHE/18/00695/FUL | 45 Wythburn Road, 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 31.01.18 |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/16/00425/FUL | 15-17, West Bars, S40 1AQ                             |  | 23/09/2016 | 2          | 0    | 2        | Commenced | 0               | 2                  | 0         | 2          |
| CHE/14/00772/FUL | 91 Brearley Avenue, Chesterfield, Derbyshire, S43 2DZ | 2 bedroom dormer bungalow on land to the side of 91 Brearley Avenue and kerbs to access proposed site  |            | 1          |      | 1        | Commenced | 0               | 1                  | 0         |            |
| CHE/17/00416/FUL | 19 Westbourne Grove, Ashgate, Chesterfield, S40 3QD   | Replacement dwelling to create a five bedroomed house (revised drawings received 14.08.2017)   | 19/09/2017 | 1          | 1    | 0        | Commenced | -1              | 1                  | 0         | 1          |

| PP Ref | Address | Description | Granted | Prop Units | Lost | Net Gain | Status | Completed 18/19 | Under Construction | Committed | Net Supply |
|--------|---------|-------------|---------|------------|------|----------|--------|-----------------|--------------------|-----------|------------|
|        |         |             |         |            |      |          |        | 106             |                    |           | 499        |
|        |         |             |         |            |      |          |        |                 |                    |           | 499        |

## Appendix 2 – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as at 1<sup>st</sup> April 2019

| PP Ref                         | Address   | Description  | Granted    | Proposed<br>Units | Lost | Net Supply |
|--------------------------------|---|--|------------|-------------------|------|------------|
| CHE/16/00053/FUL               |   |  |            |                   |      |            |
| CHE/15/00701/FUL               | Land To The Northern End Of Rushen Mount, Chesterfield    |  | 26/04/2016 | 2                 | 0    | 2          |
| CHE/16/00258/OUT               | Land Adjacent To 2 Hathern Close, Brimington              | Proposed outline planning application with all matters reserved for a detached dwelling                  |            | 1                 | 0    |            |
| CHE/0701/0412                  | Basil Close, Chesterfield, Derbyshire, S41 7SL            | Approval of reserved matters for erection of 24 flats  | 16/01/2002 | 24                | 0    | 24         |
| CHE/16/00023/FUL               | Handleywood Farm, Whittington Road, Barrow Hill           | Demolition of buildings used for commercial purposes and erection of 5 dwellings, access and landscaping |            | 5                 | 0    |            |
| CHE/16/00513/DEM               | 6 Worksop Road Mastin Moor Derbyshire S43 3BN             | Demolition of houses   | 28/08/2016 | 0                 | 1    | -1         |
| CHE/16/00306/FUL & 17/00120/MA | Rear Of 246, Ashgate Road, S40 4AW                        | Construction of one new dwelling   |            | 1                 | 0    |            |
| CHE/16/00436/OUT               | 325, Ashgate Road, S40 4DB                                | Proposed residential development including alterations and extensions to existing bungalow               | 20/09/2016 | 5                 | 0    | 5          |
| CHE/14/00616/TCU               | Desihyde, Over 27 Stephenson Place, Chesterfield, S40 1XL | Change of use of first and second floor offices to four residential flats                                |            | 4                 | 0    |            |

| PP Ref           | Address   | Description  | Granted    | Proposed<br>Units | Lost | Net Supply |
|------------------|---|--|------------|-------------------|------|------------|
| CHE/16/00582/FUL |   |  |            |                   |      |            |
| CHE/17/00578/REM | 97 Station Road Old Whittington Derbyshire S41 9AW  | Reserved Matters application of CHE/14/00556/OUT for a pair of semi-detached starter homes. Additional plans received 28.09.2017 and 05.10.2017. |            | 2                 | 0    |            |
| CHE/16/00477/FUL | Lidl, Sheffield Road, Whittington Moor, S41 8LX     | Demolition of four properties to accommodate a car park extension and extension of existing foodstore.   | 11/10/2016 | 0                 | 4    | -4         |
| CHE/14/00657/TCU | 9 - 21 Stephenson Place, Chesterfield, S40 1XL      | Conversion of existing 4 No. office spaces above retail units to 4 No. self-contained residential flats  |            | 4                 | 0    |            |
| CHE/16/00216/FUL | Jacksons Bakery, New Hall Road, S40 1HE             |  | 22/11/2016 | 7                 | 0    | 7          |
| CHE/16/00571/OUT | 35, Whittington Hill, Old Whittington, S41 9HJ      |  |            | 1                 | 0    |            |
| CHE/16/00721/OUT | Land Between 16 - 18, Eyre Street East, Hasland     | Residential development of one detached house, amended description and plan received 10th January 2017   | 23/02/2017 | 1                 | 0    | 1          |
| CHE/17/00013/FUL | 118, High Street, New Whittington, S43 2AL          | Construction of two No studio apartments at land 118 High Street - amended description and plans received 8th February 2017                      |            | 2                 | 0    |            |
| CHE/17/00067/COU | 1 Tennyson Avenue Chesterfield Derbyshire S40 4SN   | Change of use from medical centre to 5 residential units   | 04/04/2017 | 5                 | 0    | 5          |
| CHE/17/00037/FUL | The Gables Netherthorpe Staveley Derbyshire S43 3PU | Three new detached dwellings to land to rear of "The Gables"   |            | 3                 | 0    |            |

| PP Ref           | Address  | Description  | Granted    | Proposed Units | Lost | Net Supply |
|------------------|--|--|------------|----------------|------|------------|
| CHE/17/00172/COU |  |  |            |                |      |            |
| CHE/16/00806/FUL | The Cottage Renishaw Road Mastin Moor Derbyshire S43 3DW                       |  |            | 1              | 1    |            |
| CHE/17/00279/FUL | 25 Porter Street Staveley Derbyshire S43 3UY                                   |  | 13/06/2017 | 1              | 0    | 1          |
| CHE/17/00459/FUL | 82 Walton Road Walton Derbyshire S40 3BY                                       |  |            | 1              | 0    |            |
| CHE/17/00251/OUT | Land At Chester Street, Chesterfield, Derbyshire                               | Four 2 bedroom flats and associated parking - amended plans received 05/07/17.                                       | 10/08/2017 | 4              | 0    | 4          |
| CHE/17/00123/OUT | 35 Ashgate Road, Chesterfield, S40 4AG   |  |            | 1              | 0    |            |
| CHE/18/00596/REM | 20 Harehill Road, Grangewood, S40 2JA  |  | 05/09/2017 | 2              | 0    | 2          |
| CHE/17/00444/FUL | 43 Knifesmithgate Chesterfield Derbyshire S40 1RL                              | Conversion and refurbishment of the first and second floors to create four residential units with associated access. |            | 4              | 0    |            |
| CHE/17/00467/FUL | 27 Willow Garth Road Newbold S41 8BL   | Change of use of rear of premises from community hall to dwelling  | 14/09/2017 | 1              | 0    | 1          |
| CHE/17/00464/COU | Killis Cleaners 29 Sheffield Road Stonegravels Chesterfield Derbyshire S41 7LR | Change of use of vacant shop to dwelling   |            | 1              | 0    |            |

| PP Ref           | Address   | Description  | Granted    | Proposed Units | Lost | Net Supply |
|------------------|---|--|------------|----------------|------|------------|
| CHE/18/00596/REM |   |  |            |                |      |            |
| CHE/18/00436/REM | Land To Rear Of 292 Manor Road, Brimington, S43 1NX                       | Reserved matters application for CHE/15/00344/OUT - erection of 26 dwellings (revised plans received 18/10/2018) |            | 26             | 0    |            |
| CHE/17/00690/OUT | 11 Bridle Road, Woodthorpe, S43 3BY                                       | Erection of a two storey dwelling with an attached single garage   | 28/11/2017 | 1              | 0    | 1          |
| CHE/17/00686/FUL | Ashton Lodge 28 Abercrombie Street Chesterfield Derbyshire S41 7LW        | Erection of one detached dwelling and associated works   |            | 1              | 0    |            |
| CHE/16/00835/FUL | The Elm Tree Inn, High Street, Staveley, S43 3UU                          |  | 07/12/2017 | 23             | 0    | 23         |
| CHE/17/00757/OUT | Land Used For Storage and Premises, Goyt Side Road, Chesterfield, S40 2BN | Outline application for residential development  |            | 8              | 0    |            |
| CHE/17/00756/OUT | Land On Goytside Road Corner Factory Street Chesterfield Derbyshire       | Outline application for residential development  | 12/12/2017 | 5              | 0    | 5          |
| CHE/17/00747/FUL | Land To Rear Of 109 Middlecroft Road Staveley S43 3XH                     | Residential development re- submission of application CHE/16/00717/FUL   |            | 3              | 0    |            |
| CHE/17/00340/FUL | 24 High Street, Chesterfield, S43 3UX                                     | Proposed first floor extension to provide 3 flats and as amended by revised plans received 13.11.17.             | 15/12/2017 | 3              | 0    | 3          |
| CHE/16/00083/OUT | Land To The Rear Of 18 Lancaster Road Newbold Derbyshire                  | Outline application for residential development and access drive off Sherbourne Avenue                           |            | 4              | 0    |            |



| PP Ref           | Address   | Description  | Granted    | Proposed Units | Lost | Net Supply |
|------------------|---|--|------------|----------------|------|------------|
| CHE/17/00874/REM |   |  |            |                |      |            |
| CHE/17/00189/FUL | Land Adjacent 31 Manor Drive<br>Brimington Derbyshire   | Erection of 1 three bedroom bungalow and 3 two bedroom dwellings   |            | 4              | 0    |            |
| CHE/16/00567/OUT | Land Adjacent To 46 Flintson Avenue<br>New Whittington Derbyshire                                       | Development of residential units   | 13/03/2018 | 2              | 0    | 2          |
| CHE/18/00867/REM | Land At Middlecroft Road, Staveley,<br>Derbyshire   |  |            | 1              | 0    |            |
| CHE/18/00768/REM | Land To South Of Poplar Farm, Rectory<br>Road, Duckmanton, Chesterfield                                 | Approval of reserved matters of CHE/15/00085/OUT - residential development of 33 dwellings<br>- revised plans received 21/02/2019                | 27/03/2019 | 35             | 0    | 33         |
| CHE/18/00024/FUL | Land At Breckland Road, Walton,<br>Derbyshire, S40 3LJ  | Five detached dwellings and garages - revised plans, habitat survey and ecological assessment<br>rec'd 01/03/2018 and 16/03/2018                 |            | 5              | 0    |            |
| CHE/18/00044/OUT | Ravensdale, 26 Chesterfield Road,<br>Brimington, Derbyshire, S43 1AD                                    |  | 04/04/2018 | 5              | 0    | 5          |
| CHE/18/00079/OUT | Land Between George Street and<br>Victoria Street, North Broomhill Road,<br>Old Whittington, Derbyshire | Outline application for the erection of three 2.5 storey houses with attached garages and<br>raised drives                                       |            | 3              | 0    |            |
| CHE/17/00890/FUL | Plot 53, Westwood Drive Gardens,<br>Inkersall, Derbyshire   | Erection of dormer bungalow (revised plans received 05.03.2018 and 27.03.2018)   | 24/04/2018 | 1              | 0    | 1          |
| CHE/17/00814/OUT | Land At Chester Street, Chesterfield,<br>Derbyshire   | Erection of six 2 bedroom flats (Re-submission of previously approved application<br>CHE/17/00251). Amended indicative plans received 12.03.2018 |            | 6              | 0    |            |

| PP Ref           | Address   | Description   | Granted    | Proposed<br>Units | Lost | Net Supply |
|------------------|---|---|------------|-------------------|------|------------|
| CHE/18/00050/OUT |   |   |            |                   |      |            |
| CHE/18/00144/FUL | Chesterfield Post Office, 1 Market Place, Chesterfield, Derbyshire, S40 1TL |   |            | 10                | 0    |            |
| CHE/18/00297/FUL | 164 High Street, New Whittington, S43 2AN                                   | Change of use of property from betting shop and premises to 2 one bedroom flats (C3).   | 20/06/2018 | 2                 | 0    | 2          |
| CHE/17/00868/FUL | 69 Barker Lane, Chesterfield, Derbyshire, S40 1EQ                           |   |            | 1                 | 0    |            |
| CHE/17/00798/FUL | Knightsbridge Court, West Bars, Chesterfield, S40 1BA                       |   | 26/06/2018 | 30                | 0    | 30         |
| CHE/18/00071/FUL | 47 and 49 Duke Street, Staveley, Derbyshire                                 | Two storey extension to the rear elevation and creation of 3 apartments - Revised description and drawings received 03.04.18      |            | 2                 | 0    |            |
| CHE/17/00653/REM | 158 Middlecroft Road Staveley Derbyshire S43 3NG                            | Application for approval of reserved matters for CHE/17/00156/OUT - Erection of one house - revised drawings received 26.06.2018. | 27/06/2018 | 1                 | 0    | 1          |

| PP Ref           | Address  | Description   | Granted    | Proposed Units | Lost | Net Supply |
|------------------|--|---|------------|----------------|------|------------|
| CHE/18/00321/OUT |  |   |            |                |      |            |
| CHE/18/00150/FUL | Land To The East Of 14A Spital Lane, Spital, Chesterfield, S41 0HJ | Erection of 5 bed dwelling house and garage - CMRA received 21/06/2018  | 09/07/2018 | 1              | 0    | 1          |
| CHE/18/00327/OUT | 34 Queen Street, Brimington, Derbyshire, S43 1HT                   | Outline application for erection of a dwelling and attached garage  |            | 1              | 0    |            |
| CHE/17/00885/FUL | 9D Holywell Street, Chesterfield, Derbyshire, S41 7SA              |   | 17/07/2018 | 3              | 0    | 3          |
| CHE/17/00359/FUL | Victoria Hotel Lowgates Staveley Derbyshire S43 3TR                |   |            | 10             | 0    |            |
| CHE/18/00349/FUL | 12 Cavendish Street North Old Whittington                          | Residential development to form 2no. 3 Bed detached dwellings with off road parking (revised plans received 19.07.2018) | 07/08/2018 | 2              | 0    | 2          |
| CHE/17/00496/FUL | The Travellers Rest 425 Sheffield Road Whittington Moor S41 8LT    |   |            | 12             | 0    |            |
| CHE/18/00127/FUL | 140 Church Street North, Old Whittington, S41 9QP                  | Conversion and extension to existing garage to form separate dwelling   | 30/08/2018 | 1              | 0    | 1          |
| CHE/17/00867/FUL | Land Adjacent 19 Bentham Road, Chesterfield, Derbyshire            | Erection of a 3 bedroom dormer bungalow with garage (revised plans received 26.06.2018)                                 |            | 1              | 0    |            |

| PP Ref           | Address  | Description   | Granted    | Proposed Units | Lost | Net Supply |
|------------------|--|---|------------|----------------|------|------------|
| CHE/18/00470/OUT |  |   |            |                |      |            |
| CHE/18/00548/FUL | Dunston Hole Farm Unnamed Road<br>Accessing Dunston Hall And Hole Farm<br>Chesterfield S41 9RL |   |            | 1              | 0    |            |
| CHE/18/00229/FUL | Land South Of Erin Road Junction, The<br>Grove, Poolsbrook                                     |   | 30/11/2018 | 175            | 0    | 175        |
| CHE/18/00738/FUL | Land At Highgate Close, New<br>Whittington, Derbyshire   | Erection of one new dwelling  |            | 1              | 0    |            |
| CHE/18/00758/OUT | 8 High Street New Whittington<br>Derbyshire S43 2DX  | Outline application for one dwelling  | 27/12/2018 | 1              | 0    | 1          |
| CHE/18/00744/COU | 1 Highfield Road Newbold S41 7EY   | Change of use from C2 (Residential Institution) to C3 (Dwellinghouse)   |            | 1              | 0    |            |
| CHE/18/00784/FUL | 87 New Square, Chesterfield  | Change of use and conversion to 9 apartments  | 04/01/2019 | 9              | 0    | 9          |
| CHE/18/00697/OUT | St Marks Vicarage 15 St Marks Road,<br>Chesterfield, S40 1DH                                   |   |            | 4              | 0    |            |
| CHE/18/00745/FUL | 13 Gladstone Road, Chesterfield, S40<br>4TE  | Change of use of existing ancillary coach house to become a separate dwelling with garden<br>(see CHE/18/00512/FUL) | 08/01/2019 | 1              | 0    | 1          |

| PP Ref             | Address  | Description  | Granted    | Proposed<br>Units | Lost | Net Supply |
|--------------------|--|--|------------|-------------------|------|------------|
| CHE/18/00779/FUL   |  |  |            |                   |      |            |
| CHE/18/00723/FUL   | Hurst House, 11 Abercrombie Street,<br>Chesterfield, S41 7LW   | Change of use from commercial to residential   | 18/01/2019 | 1                 | 0    | 1          |
| CHE/18/00694/FUL   | Heaton Court Meynell Close<br>Chesterfield Derbyshire S40 3BN  | Residential development comprising 10 no. new dwellings - revised plans rec'd 07/01/2019,<br>09/01/2019 and 15/01/2019                           |            | 10                | 0    |            |
| CHE/18/00780/FUL   | 58A Coronation Road, Brimington, S43<br>1EX                    | New semi-detached dwelling (Revised Drawings Received 10.01.2019)  | 30/01/2019 | 1                 | 0    | 1          |
| CHE/18/00432/FUL   | Land Adjacent Trinity Court, Newbold<br>Road, Newbold, S41 7PS | Erection of ten dwellings  |            | 10                | 0    |            |
| CHE/18/00797/FUL   | Land Adjacent To 44 Private Drive,<br>Hollingwood, S43 2JF     | Erection of a pair of semi-detached two storey dwellings   | 13/03/2019 | 2                 | 0    | 2          |
| CHE/18/00765/PNCOU | Oldfield Farm Wetlands Lane,<br>Brimington, S43 1QG            | Change of use of existing agricultural building to class C3 (Dwellinghouse) including creation of<br>domestic curtilage and vehicle parking area |            | 1                 | 0    |            |
| CHE/16/00218/OUT   | Land Adjacent To 24, Dovedale Avenue,<br>Inkersall             | Residential development of 3 dwellings - amended description 24th May 2016   | 31/08/2016 | 3                 | 1    | 2          |
| <b>TOTAL</b>       |  |  |            | 552               |      |            |

### Appendix 3 – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as at 1<sup>st</sup> April 2019

| PP Ref           | Address   | Description | Granted    | Proposed<br>Units | Status    | Remaining | Five<br>year<br>supply | Summary of evidence of<br>delivery (see appendix 6)  |
|------------------|---|-------------|------------|-------------------|-----------|-----------|------------------------|--|
| CHE/09/00662/OUT |   |             | 09/03/2011 | 1550              |           |           | 487                    | <p>CHE/19/00007/REM submitted for 177 dwellings. Completion within five years. Trajectory received from Avant Homes and Chesterfield Waterside confirming completion within five years at build rate circa 36 dwellings per year. Access agreement across DCC land for five years. Infrastructure works to provide new bridge access to site commenced April 2019.</p> <p>Reserved matters approval CHE/16/00187/REM 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 310 apartments. Construction programme provided by Chesterfield Waterside confirming completion expected within 32 months of submission of final reserved matters application</p> |
| CHE/16/00016/OUT | Land To The West Of<br>Dunston Lane<br>Dunston Lane<br>Chesterfield |             | 29/03/2016 | 300               | Commenced | 200       | 200                    | <p>CHE/18/00805/REM for 200 dwellings granted 2nd April 2019</p> <p>Start on site 2021/22. Developer (William Davis) expects to complete development (300 dwellings total)</p>   |

|                         |  |   |            |     |               |   |            |  |
|-------------------------|--|---|------------|-----|---------------|---|------------|--|
|                         |  |   |            |     |               |   |            | including reserved matters approval (already under construction) within five years.  |
| <b>CHE/15/00755/OUT</b> | Land To The West Of Bevan Drive, Chesterfield, Derbyshire              | Outline application for residential development - FRA addendum received on 25/01/2016   | 29/03/2016 | 103 | Not Commenced | 0 | 25         | Reserved Matters application submitted for 25 dwellings by Wildgoose Homes CHE/19/00159/REM March 2019   |
| <b>CHE/16/00092/OUT</b> | Land To The West Of Swaddale Avenue, Swaddale Avenue, Tapton           | Outline application for residential development of land to the rear of 6-58 Swaddale Avenue along with upgrading the existing site access (all matters reserved except access and layout) - drainage strategy received 9th March 2016 | 28/06/2016 | 25  | Not Commenced | 0 | 0          | No clear evidence of delivery  |
| <b>CHE/16/00171/OUT</b> | The Former Boat Yard 955 Sheffield Road Sheepbridge Derbyshire S41 9EJ | Outline application for the residential development and creation of new site access (all matters reserved save for access)  | 10/10/2017 | 48  | Not Commenced | 0 | 48         | Pre-application discussions underway with Housing Association on a revised scheme. Full Planning application expected Q2 2019.                                       |
| <b>CHE/17/00237/OUT</b> | Commerce Centre, Canal Wharf, Chesterfield, S41 7NA                    | Retention and conversion of Thornfield House and the demolition of other associated buildings and redevelopment for residential use - resubmission of CHE/16/00653/OUT  | 20/11/2017 | 38  | Not Commenced | 0 | 38         | Reserved Matters Approval (CHE/18/00725/REM) Granted 16th April 2019. Delivery expected within three years, see agreed position with developer dated 30th April 2019 |
| <b>CHE/17/00634/OUT</b> | 1 Bridle Road Woodthorpe Derbyshire S43 3BY                            | Outline application for residential development (application site boundary amended 21.11.17 from previously advertised / consulted), updated coal mining risk assessment received 21.01.18  | 20/02/2018 | 18  | Not Commenced | 0 | 0          | No clear evidence of delivery  |
| <b>TOTAL</b>            |  |   |            |     |               |   | <b>798</b> |  |

### Appendix 4 – Dwelling Supply: Local Plan Allocations without planning permission as at 1<sup>st</sup> April 2018

| Local Plan Ref | Site Name                        | Size (ha) | Contribution to Housing Supply | Summary of evidence for Delivery (see appendix 6)  |
|----------------|----------------------------------|-----------|--------------------------------|--|
| H20            | Walton Hospital, Whitecotes Lane |           | 90                             | <p>Site H20 (Whitecotes Lane and H21 Harehill Road) now owned by Homes England. The sites have been promoted through competitive bids with bids to be submitted to Homes England by end of May 2019. Development agreement to be in position September/October 2019. Homes England to retain ownership and development agreement to be subject to conditions regarding timescales and pace of delivery.</p> <p>Practical completion of both sites expected Q4 2023 based on build programme of 28 months from start on site.</p> |
| H21            | Walton Hospital, Harehill Road   | 1.49      | 60                             | <p>Previous Planning Permission CHE/15/00598/OUT for 60 dwellings (lapsed).</p> <p>See above</p>   |
|                |                                  |           | 150                            |  |



## Appendix 5 – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as at 1<sup>st</sup> April 2018

| Site Name  | Size (ha) | Planning Status | Date of Permission | Net Dwellings Range To | Contribution to Housing Supply | Summary of evidence for Delivery (see appendix 6)  |
|--|-----------|-----------------|--------------------|------------------------|--------------------------------|--|
| Brockwell Court (Former), Cheedale Avenue, Newbold, Chesterfield |           |                 |                    |                        |                                | <p>The site is within Chesterfield Borough Council Ownership and</p> <p>The site has been assessed through the council’s Land Availability Process and has been included in the Brownfield Register as suitable for housing.</p> <p>Funding has already been allocated as part of the council’s Housing Revenue Account Business Plan, including from Right to Buy receipts (which must be spent by 2021), as set out in the Housing Capital Programme for 2018/19 through to 2021/22.</p> <p>Contractor is in place.</p> <p>Pre-application discussions have been held with Development Management and Full Planning Application will be submitted Q1 2019/20. Commencement on site estimated October 2019 and completion expected 2020/21.</p> |

## Appendix 6: Evidence of Delivery

### Land At East Of A61, Known As Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire

|  |  |
|--|--|
| <b>Site Details</b>  | Land At East Of A61, Known As Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire  |
| <b>Agreement With</b>                                      | Chesterfield Borough Council and Chesterfield Waterside Ltd  |
| <b>Date of statement</b>                                   | 01/05/2019   |
| <b>Planning Status</b>                                     | <p>Site allocated for mixed use development in the adopted Local Plan Core Strategy (policy PS3)</p> <p>Outline Planning Permission for mixed use development of up to 1550 dwellings – CHE/09/00662/OUT</p> <p>Various permissions (see below)</p>  |
| <b>Planning References (where applicable)</b>              | <p>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</p> <p>CHE/16/00188/FUL Creation of a temporary surface car park and enabling earthworks to create a development platform on land to the north of Brewery Street</p> <p>CHE/16/00187/REM layout, scale and access</p> <p>CHE/19/00007/REM Reserved matters for construction of 177 dwellings</p> |
| <b>Number of dwellings (deliverable within five years)</b> | <p><b>Basin Square Character Area – 314</b></p> <p><b>Park &amp; Island Character Areas - 177</b></p>  |

## Evidence of progress

Outline planning permission was granted for a mixed use regeneration scheme for up to 1550 residential units, 32,000 sqm of B1 offices, retail, leisure and other ancillary uses in 2010.

Chesterfield Borough Council has entered into a partnership agreement with Bolsterstone and Arnold Laver to deliver the scheme ('Chesterfield Waterside Ltd').

The scheme includes restoration of the Chesterfield Canal/River Rother to Navigation. A new canal basin has already been constructed on the Basin Square site that will become the Chesterfield terminus for the restored Chesterfield Canal.

19 have been delivered on site under reserved matters permission CHE/13/00464/REM.

New dwellings are expected to be delivered on site in the five year period 2019/20 to 2024/25 from the Basin Square and Park/Island Character Areas

### Basin Square

314 privately rented apartments are to be constructed within the Basin Square character area.

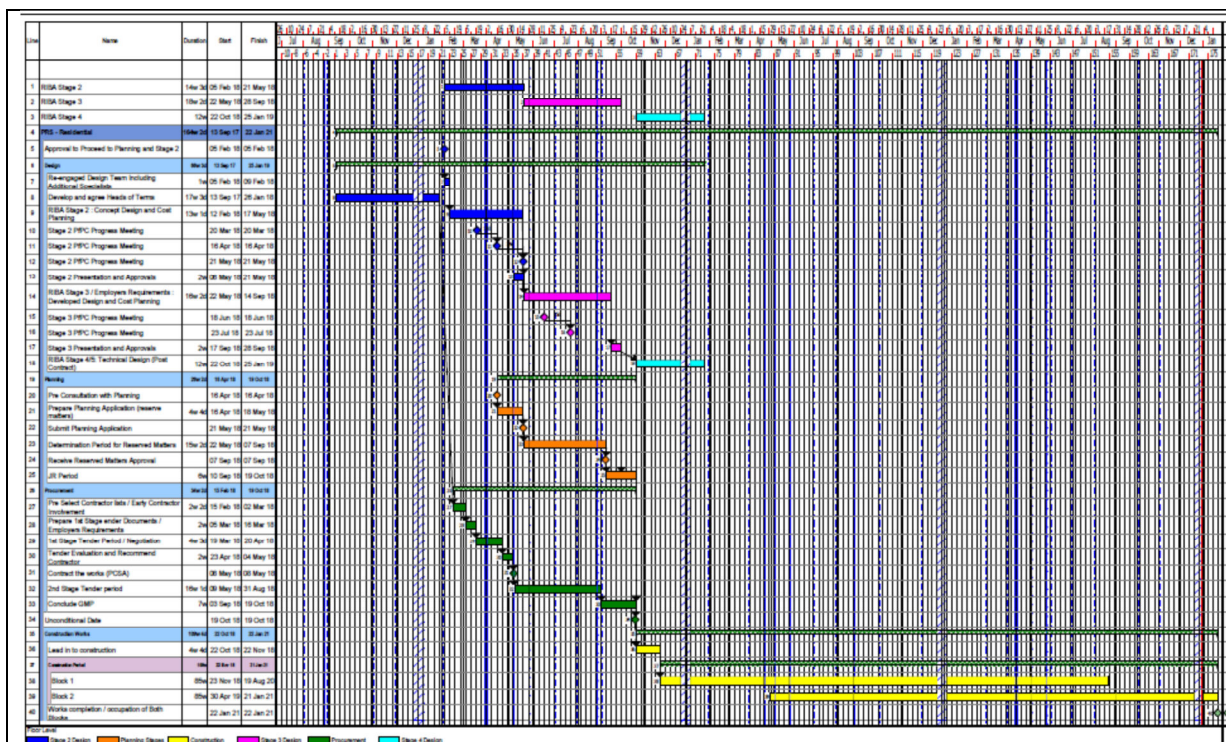
The site is within the ownership of Chesterfield Waterside Ltd.

Development platforms for the scheme have been prepared under implemented planning permission CHE/16/00188/FUL (Creation of a temporary surface car park and enabling earthworks to create a development platform on land to the north of Brewery Street).

Reserved matters approval (CHE/16/00187/REM) has been granted for layout, scale and access for the development.

A reserved matters application for details of design has been prepared to the developer's specification following extensive pre-application discussion with Chesterfield Borough Council and will be submitted Q3 2019 subject to final developer approval. The scheme will be developed by Chesterfield Waterside on the behalf of the private rented sector operator.

Chesterfield Waterside Ltd have confirmed (9<sup>th</sup> May 2019) that the development programme dated 1<sup>st</sup> March 2018 remains accurate in terms of time from submission of planning application to start on site and build programme. This demonstrates practical completion and occupation of the 314 units expected within 32 months (2 years and 8 months) of submission of the reserved matters application. The development is therefore expected to be complete within the five year period from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024.



Programme no : 1  
 Prepared by : Dan Wells  
 Rev no : J  
 Date: 01/03/2018  
 Status: Master Development Programme

**The Park and Island Character Areas**

A reserved matters planning application has been submitted for 177 dwellings (CHE/19/00007/REM) by Avant Homes (Central). Revised plans have been submitted following consultation responses and the application is now expected to go before the council’s planning committee in May/June 2019 subject to completion of consultation on the revised plans.

An acoustic bund has already been constructed between the site and the adjacent A61 bypass under reserved matters permission CHE/16/00190/REM to provide noise attenuation for the residential properties.

Construction commenced in April 2019 on a replacement bridge across the River Rother to provide access to the development (granted under separate planning permission CHE/18/00599/FUL).

A five year lease has been agreed for the provision of a Haul Road across land to the north of the site owned by Derbyshire County Council to provide construction access for the duration of the build programme from Meltham Lane to the North.

Avant Homes have confirmed their intention to start on site once reserved matters approval is secured (relevant pre-commencement conditions from outline permission CHE/09/00662/OUT have been discharged), based on a build programme of circa 36

dwellings per year and anticipate the full 177 units will be completed within the five years.

Properties are currently being advertised on Avant Homes website  
([www.avanthomes.co.uk/find-your-new-home/waterside-quarter](http://www.avanthomes.co.uk/find-your-new-home/waterside-quarter))



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

|   |  |
|---|--|
| <b>Site Details</b>   | Land West of Dunston Lane  |
| <b>Agreement With</b>   | Chesterfield Borough Council and William Davis Ltd   |
| <b>Date of statement</b>  | 10/05/2019   |
| <b>Planning Status</b>  | Outline Planning permission (CHE/16/00016/OUT)<br>Reserved Matters permission (CHE/17/00351/REM)<br>Reserved Matters application pending (CHE/18/00805/REM)  |
| <b>Planning References (where applicable)</b>   | CHE/16/00016/OUT Resubmission of CHE/14/00873/OUT (Residential development along with associated access, public open space, landscaping and surface water balancing (all matters reserved save for means of access into the site), Land To The West Of Dunston Lane, Dunston Lane , Chesterfield<br><br>CHE/17/00351/REM Reserved matters application for CHE/16/00016/OUT - erection of 101 dwellings and associated public open space, landscaping and surface water balancing, Land To The West Of, Dunston Lane Newbold Derbyshire (amended to 99)<br><br>CHE/18/00805/REM "Reserved Matters submission for the erection of 200 dwellings and associated landscaping (to which CHE/16/00016/OUT refers), Land To The West Of , Dunston Lane, Newbold |
| <b>Number of dwellings (deliverable within five years)</b>  | <b>299</b><br><b>99 accounted for in appendix 1 (CHE/17/00351/REM)</b><br><b>200 accounted for in appendix 3 (remainder of CHE/09/00662/OUT)</b>   |
| <b>Evidence of progress</b>   |  |
| <p>An outline application was granted by the Council in 2016 for residential development of up to 300 dwellings on land to the east of the allocation. Reserved matters for 99 dwellings was granted in 2017 and is now under construction (application reference CHE/17/00351/REM). As of 1<sup>st</sup> April 2019, 21 dwellings had been completed, 68 were under construction, with 10 remaining to start on site.</p> <p>A further reserved matters application has been submitted (January 2019) for a further 200 dwellings for the remainder of the site granted outline planning permission.</p> |  |

A Statement of Common Ground is being prepared in relation to a proposed wider housing allocation (which would include this site) as part of the preparation of the emerging Local Plan.

As part of this SoCG William Davis have prepared a housing delivery trajectory for the site (see below).

The difference between the actual completions on site for 18/19 and the trajectory relates to the affordable units as these will be delivered together and will be coming forward summer 2019 and the trajectory will even out over the 5 years.

|  | 18 / 19   | 19 / 20   | 20 / 21   | 21 / 22   | 22 / 23   | 23 / 24   | 24 / 25   | 25 / 26   | 26 / 27   | 27 / 28   | 28 / 29   | 29 / 30   | 30 / 31   | 31 / 32   | 32 / 33   | TOTAL      |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| <b>Approved Application CHE/16/00016/OUT (Phase 1)</b> | 50        | 50        | 50        | 50        | 50        | 50        |           |           |           |           |           |           |           |           |           | <b>300</b> |
| <b>Phase 2 (subject to Local Plan adoption)</b>        |           |           |           |           | 25        | 25        | 50        | 50        | 50        | 50        | 50        | 50        | 50        | 50        | 50        | <b>500</b> |
| <b>Sub Total</b>                                       | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>75</b> | <b>75</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>50</b> | <b>800</b> |
| <b>Total</b>   | 50        | 100       | 150       | 200       | 275       | 350       | 400       | 450       | 500       | 550       | 600       | 650       | 700       | 750       | 800       |            |

**Land To The West Of Bevan Drive, Chesterfield, Derbyshire**

|  |  |
|--|--|
| <b>Site Details</b>  | Land West of Bevan Drive, Inkersall, Chesterfield  |
| <b>Agreement With</b>  | Wildgoose Construction Ltd   |
| <b>Date of statement</b>   | 10 <sup>th</sup> May 2019  |
| <b>Planning Status</b>   | Outline Planning Permission (CHE/15/00755/OUT)   |
| <b>Planning References (where applicable)</b>  | CHE/15/00755/OUT Outline application for residential development - FRA addendum received on 25/01/2016 (granted 29/03/2016)<br><br>CHE/19/00159/REM Approval of reserved matters of CHE/15/00755/OUT - residential development of 25 dwellings |
| <b>Number of dwellings (deliverable within five years)</b>   | <b>25</b>  |
| <b>Evidence of progress</b>  |  |
| <p>Outline planning permission (CHE/15/00755/OUT) granted.</p> <p>Reserved matters application (CHE19/00159/REM) received before outline permission lapsed, following extensive pre-application discussions regarding affordable housing provision and other matters. 'Ransom Strip' issue relating to CBC owned land required for access now resolved.</p> <p>Applicant is a housebuilder (Wildgoose Construction) and has confirmed intention to start summer 2019 subject to receiving reserved matters approval and that they would complete the 25 dwellings the subject of the current reserved matters application before 31<sup>st</sup> March 2024.</p> |  |



## The Former Boat Yard 955 Sheffield Road Sheepbridge Derbyshire S41 9EJ

|  |   |
|--|---|
| <b>Site Details</b>  | The Former Boat Yard 955 Sheffield Road Sheepbridge Derbyshire S41 9EJ  |
| <b>Agreement With</b>  | Developer not named at this stage (pre-application)   |
| <b>Date of statement</b>   | 10 <sup>th</sup> May 2019   |
| <b>Planning Status</b>   | Outline Planning Permission CHE/16/00171/OUT  |
| <b>Planning References (where applicable)</b>  | CHE/16/00171/OUT Outline application for the residential development and creation of new site access (all matters reserved save for access) |
| <b>Number of dwellings (deliverable within five years)</b>   | <b>48</b>   |
| <b>Evidence of progress</b>  |   |
| <p>Outline planning permission granted (CHE16/00171/OUT).</p> <p>Extensive pre-application discussions have been undertaken between CBC Planning and Housing Officers with a named Registered Provider (RP) intending to develop the site for approximately 50 affordable homes. This has included providing comments on a detailed layout for the site.</p> <p>The RP's intends to submit a full planning application (to avoid complications and potential delays in amending an existing Section 106 agreement) at the end of May 2019 with a projected start on site of March 2020.</p> <p>At an assumed build rate of 15 dwellings per annum, this would result in completion of all units before 31<sup>st</sup> March 2024.</p> |   |

## Commerce Centre, Canal Wharf, Chesterfield, S41 7NA

### Alan Morey

**From:** [REDACTED]  
**Sent:** 30 April 2019 16:08  
**To:** Alan Morey  
**Cc:** [REDACTED]  
**Subject:** RE: Former Commerce Centre - Canal Wharf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Alan

Yes, I can confirm that your understanding is correct. We are currently preparing our pre-commencement submissions and will be proceeding as soon as the site can be readied for a meaning start. Our overall plan has the development completed within the next 3 years.

Regards

Mat Crump

[REDACTED]

**From:** Alan Morey <[Alan.Morey@Chesterfield.gov.uk](mailto:Alan.Morey@Chesterfield.gov.uk)>  
**Sent:** 30 April 2019 15:50  
**To:** [REDACTED]  
**Subject:** Former Commerce Centre - Canal Wharf

Dear Mat,

I am writing to follow up our conversation on the delivery of the development recently granted planning permission for the former Commerce Centre on Canal Wharf (Reserved Matters CHE/18/00725/REM, granted 16<sup>th</sup> April 2019).

My understanding is that you anticipate start on site as soon as pre-commencement conditions have been resolved, and that these are currently being prepared for submission. Also that you expect the development of 34 dwellings and conversion and change of use of existing Thornfield House to 4 flats to be complete within the next three years.

I would be grateful if you could confirm by email that my understanding of this is correct and that you would be happy for this to be referred to in the council's housing supply statement.

Kind Regards

Alan

**Alan Morey**  
**Strategic Planning and Key Sites Manager**  
**Chesterfield Borough Council**  
01246 345371

<> This email is confidential, may be legally privileged & may contain personal views that are not the views of Chesterfield Borough Council. It is intended solely for the addressee. Under the Data Protection Act 2018 & the

## Walton Hospital, Whitecotes Lane & Harehill Road

|  |  |
|--|--|
| <b>Site Details</b>  | Former Walton Hospital Sites, Whitecotes Lane and Harehill Drive   |
| <b>Agreement With</b>  | Chesterfield Borough Council and Homes England   |
| <b>Date of statement</b>   | 02/05/2019   |
| <b>Planning Status</b>   | Allocated on Local Plan Policies Map   |
| <b>Planning References (where applicable)</b>  | Local Plan allocations H20 & H21<br>CHE/15/00108/OUT for 90 dwellings, Whitecotes Lane (lapsed)<br>CHE/15/00598/OUT for 60 dwellings, Harehill Road (lapsed) |
| <b>Number of dwellings (deliverable within five years)</b>   | Whitecotes Lane – 90 dwellings<br>Harehill Road – 60 dwellings<br><b>Total 150 dwellings</b>   |
| <b>Evidence of progress</b>  |  |
| <p>Both Sites are allocated for residential development in the adopted Local Plan and shown as such on the Regulation 22 Policies Map (adopted 2013).</p> <p>Both sites have been the subject of recent outline planning permissions that have now lapsed:</p> <ul style="list-style-type: none"> <li>• CHE/15/00108/OUT for 90 dwellings, Whitecotes Lane</li> <li>• CHE/15/00598/OUT for 60 dwellings, Harehill Road</li> </ul> <p>Both sites have been cleared and the sites were acquired by Homes England in 2018.</p> <p>The sites are currently being marketed by Homes England with bids due to be returned by 31<sup>st</sup> May 2019. The selected bidder is expected to be in contract by autumn 2019</p> <p>The contractual arrangements for disposal involve the development partner entering into an Agreement for Lease and a Building Lease (with a sublease to a Small Builder). The developer's main obligation under the Agreement for Lease will be to obtain full planning consent(s) within a specified time period as follows:</p> <ol style="list-style-type: none"> <li>Submit the planning application to Homes England for approval within 60 working days of entering into the Agreement for Lease and then submit the planning application 5 working days after approval</li> <li>Developer to use reasonable endeavours to secure planning permission within 200 working days of entering into the Agreement for Lease</li> </ol> <p>Once the developer has discharged its obligations under the agreement for lease, the</p> |  |

Building Lease will be completed. The developer will be obliged to start onsite within a specified time period as set out in their approved programme.

Once the development has commenced, the developer must achieve practical completion of all dwellings in accordance with the programme they have tendered (which in any case cannot fall below an average of pace equating to 4 units per month (this would equate to 38 months based on a development of 150 units across both sites).

Under Homes England’s new approach to land disposals, overage will be used as a mechanism for rewarding developers that build at pace either meeting the pace set out in the programme or being entitled to a higher share of overage if they exceed this pace.

### **Illustrative Programme**

- Agreement for Lease Q4 2019
- Planning permission in place start of Q2 2020
- Start on site Q4 2021
- Practical Completion Q1 2024 (38 month build programme at average 4 dwellings per month)

Under this programme completion of all dwellings would be achieved within the five year period 2019 to 2024.

**Brockwell Court (Former), Cheedale Avenue, Newbold, Chesterfield**

|  |  |
|--|--|
| <b>Site Details</b>  | Former Brockwell Court, Cheedale Avenue, Chesterfield  |
| <b>Agreement With</b>  | Chesterfield Borough Council – Housing   |
| <b>Date of statement</b>   | 12/04/2019   |
| <b>Planning Status</b>   | Identified in brownfield register  |
| <b>Planning References (where applicable)</b>  | Brownfield Register Site Reference 16<br>CHE/19/00239/FUL, New build residential development consisting of 21no. 2, 3 and 4 bed properties, Former Brockwell Court Brockwell Lane, Brockwell Chesterfield Derbyshire |
| <b>Number of dwellings (deliverable within five years)</b>   | 21   |
| <b>Evidence of progress</b>  |  |
| <p>The site is within Chesterfield Borough Council Ownership and has already been cleared (application reference CHE/10/00715/DEM).</p> <p>The site has been assessed through the council’s Land Availability Process and has been included in the Brownfield Register as suitable for housing.</p> <p>Funding has already been allocated as part of the council’s Housing Revenue Account Business Plan, including from Right to Buy receipts (which must be spent by 2021), as set out in the Housing Capital Programme for 2018/19 through to 2021/22.</p> <p>Contractor is in place.</p> <p>Pre-application discussions have been held with Development Management and Full Planning Application will be submitted Q1 2019/20. Commencement on site est October 2019 and completion expected 2020/21. (Update, application reference CHE/19/00239/FUL – ‘New build residential development consisting of 21no. 2, 3 and 4 bed properties’ submitted 18<sup>th</sup> April 2019)</p> <p>Evidence:</p> <p><b>Cabinet Meeting 17<sup>th</sup> December 2017:</b> Item 111- Housing Revenue Account Business Plan 2017/18 Onwards<br/><a href="https://chesterfield.moderngov.co.uk/ieListDocuments.aspx?CId=134&amp;MID=4870#AI8621">https://chesterfield.moderngov.co.uk/ieListDocuments.aspx?CId=134&amp;MID=4870#AI8621</a></p> <p><b>Cabinet Meeting 20<sup>th</sup> February 2018:</b> Item 143 - Housing Capital Programme: New</p> |  |

Programme for 2018/19 through to 2022/23

<https://chesterfield.moderngov.co.uk/ieListDocuments.aspx?CId=134&MID=4874>

### Chesterfield Borough Council Build Programme 2018-2022

| Location                        | No's of Units | Start on Site | Complete |
|---------------------------------|---------------|---------------|----------|
| Manor Drive Brimington          | 4             | 2017/18       | 2018/19  |
| Court Place Middlecroft         | 2             | 2018/19       | 2019/20  |
| Rufford Close Boythorpe         | 4             | 2018/19       | 2019/20  |
| Heaton Court Brampton           | 14            | 2018/19       | 2019/20  |
| 2018/19 Acquisitions            | 5             | 2018/19       | 2018/19  |
| Brockwell Court Loundsley Green | 28            | 2018/19       | 2020/21  |
| Burns Close Grangewood          | 6             | 2019/20       | 2020/21  |
| 2019/20 Acquisitions            | 5             | 2019/20       | 2019/20  |
| Markham Court Duckmanton        | 2             | 2019/20       | 2020/21  |
| Edale Road Maston Moor          | 4             | 2021/22       | 2021/22  |
| Various Sites Middlecroft       | 11            | 2020/21       | 2021/22  |
| 2020/21 Acquisitions            | 5             | 2020/21       | 2020/21  |
| 2021/ 22 Acquisitions           | 5             | 2021/22       | 2021/22  |
| 2022/23 Acquisitions            | 5             | 2022/23       | 2022/23  |
| Sheltered Scheme Replacement    | 24            | 2021/22       | 2022/23  |
| Garage Site New Build           | 4             | 2022/23       | 2023/24  |
| Garage Site New Build           | 16            | 2022/23       | 2023/24  |
| <b>Total</b>                    | <b>144</b>    |               |          |

## Appendix 7: Local Housing Need Calculation

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

### STEP 1 - SETTING THE BASELINE

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

**CBC's household projections are:**

- **Population of 48,680 in 2019**
- **Population of 50,841 in 2024**

**This is a total of 2,161 new households over the ten year period, equivalent to an average household growth of 216.1 per year.**

### STEP 2 - AN ADJUSTMENT TO TAKE ACCOUNT OF AFFORDABILITY

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

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

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

**CBC's workplace-based affordability ratio is 5.75**

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

**The adjustment factor is therefore 0.109.**

**Minimum Annual Local Housing Need Figure =  $(1+0.106) \times 216$**

**The resulting figure is: 239.7 (rounded to 240).**

### STEP 3 - CAPPING THE LEVEL OF ANY INCREASE

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

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

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

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

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

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

- **The average annual housing requirement figure in the existing relevant policies is 380 a year**
- **Average annual household growth over ten years is 216 (as per step 1)**
- **The minimum annual local housing need figure is 240 (as per step 2)**
- **The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth:**

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

**The capped figure is greater than minimum annual local housing need figure and therefore the minimum figure for this local authority is 240.**



