

Chesterfield Borough Council

Five Year Housing Supply Position

April 2016

Introduction

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to:

“identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%”¹.

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

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

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

A new local plan is currently in development, with the aim of publishing a draft plan for consultation before the end of 2016. The evidence base for this local plan can be found on the council’s website³. These include an updated Strategic Housing Market Assessment (SHMAA) from 2014, and the council’s land Availability Study (LAA), which is being updated following a Call for Sites in February/March of 2016.

The Housing Statement is set out in three parts:

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

¹ NPPF para 47 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

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

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

1. Housing Requirement

Background

The National Planning Policy Practice Guidance states that:

“Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light.”

Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered.”

Paragraph: 031 Reference ID: 3-031-20140306⁴

In order to meet the housing needs of a growing population and expanding economy the *Local Plan: Core Strategy*⁵ sought to provide 7,600 extra dwellings between 2011 and 2031. This requires, 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. This is now outdated and the recent joint SHMA (2014)⁶ is a more accurate reflection of needs. Although the SHMA has not been tested through an examination, it is a joint study accepted by the four authorities involved as a sound and robust objective assessment of housing needs and was informed by a stakeholder workshop attended by housebuilders, registered providers, their representatives and other interested parties.

The SHMA OAN figure of 244 dwellings per annum should therefore carry significant weight in the calculation of 5 year housing land supply.

Housing Delivery 2015/16

Throughout the 2015/16 financial year 206 new dwellings were completed. This is calculated via the following formula:

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

| Table 1: Housing Completions 2015/16 | |
|--------------------------------------|------------|
| New build completions | 190 |
| Conversion to Res: net change | 16 |
| Conversion to res | 16 |
| Conversions to non-res | 0 |
| Demolitions | 0 |
| NET ADDITIONAL DWELLINGS | 206 |

⁴ http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/#paragraph_030

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

⁶ <https://www.chesterfield.gov.uk/housing/council-tenants/housing-strategy/strategic-housing-market-assessment.aspx>

The delivery of 206 dwellings throughout 2015/16, whilst demonstrating a continuing improvement on previous years, still fell below the *Local Plan: Core Strategy* annual target of 380 leaving a shortfall of 174 for the monitoring year. The under delivery of dwellings, combined with persistent under delivery in previous years, will place an increased pressure on the five year supply of housing land to provide capacity for any shortfall.

Housing Shortfall

Housing delivery performance against the *Local Plan: Core Strategy* target of 380 dwelling per annum, after four years, shows a cumulative shortfall of 1161 dwellings.

In terms of calculating the backlog, the up to date SHMA (2014) took account of backlog as part of the calculation of OAN, and it is therefore already factored in up to the point that the figures used run from, which is 2011. The projections effectively start from scratch and so give a new and up to date full assessment of need. The Zurich v Winchester High Court Judgement (2014) EWHC 758 (Admin) 18th March 2014 is clear about this and says that it would be 'highly contrived' to add this in on top and would 'mix apples and pears in a unjustified way'.

It is therefore now considered appropriate to calculate the backlog using the SHMA OAN of 244 per annum from 2011.

| Table 2: Housing Delivery Shortfall | | | |
|-------------------------------------|-----------------------------------|---|------------|
| Year | Net Annual Housing Delivery (no.) | Annual Delivery Shortfall (no. dwellings) | |
| | | 2007 SHMA | 2014 SHMA |
| 2011/12 | 51 | 329 | 193 |
| 2012/13 | 150 | 230 | 94 |
| 2013/14 | 148 | 232 | 96 |
| 2014/15 | 184 | 196 | 60 |
| 2015/16 | 206 | 174 | 38 |
| Total | 739 | 1161 | 481 |

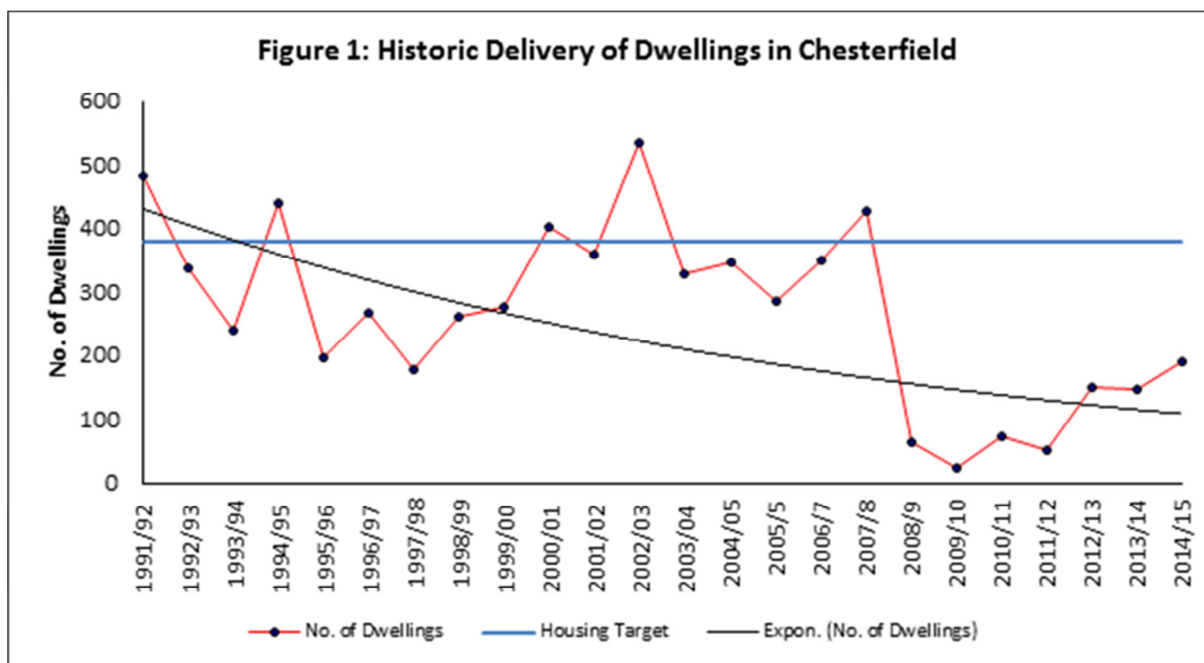
A cumulative shortfall of 1161 dwellings during current life of the *Local Plan: Core Strategy* can be identified based on the 2007 SHMA target of 380 and 481 based on the up to date 2014 SHMA target of 244. This shortfall must be appropriately planned for and delivered within the plan period.

Resolving the Shortfall

The shortfall has been added to the housing five year housing requirement using the 'Liverpool Method'. This spreads the delivery of the shortfall over the whole remaining plan period (currently up to 2031).

It is appropriate in the case of Chesterfield Borough to use the Liverpool Method when addressing the shortfall due to the following factors:

- A significant amount of new housing is expected to come from large, complex brownfield sites (primarily Chesterfield Waterside and the Staveley and Rother Valley Corridor (SRVC), which are expected to deliver the majority of their housing towards the middle and end of the plan period;
- Legal decisions/Inspector's reports confirm that the PPG is guidance not policy and, although the Sedgefield approach is consistent with the thrust of the framework in positively seeking to increase housing supply, the Liverpool approach is equally valid;
- There is no evidence to show that land is being restricted, in fact it is more the case that new development is encouraged, with all major applications within the borough for new greenfield housing development received since the adoption of the Core Strategy; being approved under Policy CS10;
- Historic patterns of housing delivery indicating a very slow recovery with Core Strategy levels of 380 per annum not likely to be achieved until 2020/21 at current trends. It would be unrealistic to expect housing delivery levels to improve to significantly above the Local Plan Target and historic delivery levels in the short term.



Applying the 20% buffer

Based on historic housing delivery levels set out in figure 1, above, the council is satisfied that the borough falls into the category of 'persistent under-delivery' and the 20% additional buffer set out in paragraph 47 of the NPPF should be applied.

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

Five Year Housing Target

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

| | |
|---|-----------------------|
| Dwellings target per annum over five years (2014 SHMAA) | 244x5=1220 |
| Plus Shortfall from 2011 (spread over remaining plan period to 2031) <i>(shortfall/15)x5</i> | 160 |
| Total Five Year Target (target per annum plus shortfall plus 20%) | 1656 (331 dpa) |

This give the council a Five Year Housing target of **1656** dwellings, or **331** dwellings per annum.

2. Housing Supply

The housing supply in the borough consists of:

- sites with planning permission (under construction and/or not started)⁷;
- sites allocated in a local plan⁸ that do not have planning permission;
- sites deemed developable and deliverable for housing within the next five years based on the council's current Land Availability Assessment and which are in accordance with the adopted development plan and likely to come forward for development within the next five years;
- the Regeneration Priority Areas set out in the adopted Local Plan Core Strategy, where the council is actively working to bring forward its own assets, or working with developers/landowners to bring forward housing development

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

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

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

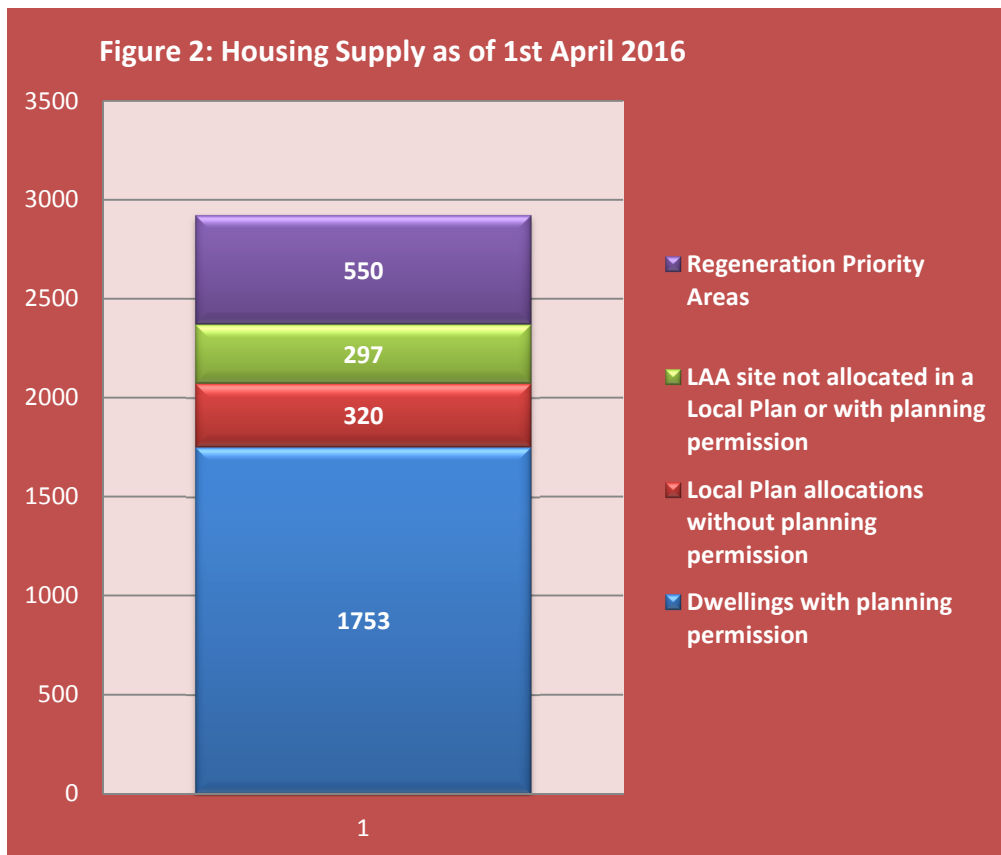
| Site Status | Timescales | Site size/ no. dwellings | | |
|--|------------------------|--------------------------|--------------|------------|
| | | <50homes | 50-200 homes | >200 homes |
| Under construction (applied to remaining capacity) | Lead in time | NA | NA | NA |
| | Build rate (per annum)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

⁷ This includes all sites (or a proportion of those sites) with full or outline permission that could reasonably be delivered in a five year period. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years (NPPF)

⁸ See Appendix 2 for sites allocated in the *Replacement Chesterfield Borough Local Plan*

Summary of Supply

| Table 5: Housing Supply | |
|--|---------------|
| Supply of sites deliverable within five years | No. Dwellings |
| Dwellings with planning permission | 1753 |
| Local Plan allocations without planning permission | 320 |
| LAA site not allocated in a Local Plan or with planning permission (previously developed land) | 297 |
| Regeneration Priority Areas | 550 |
| Total Housing supply | 2920 |

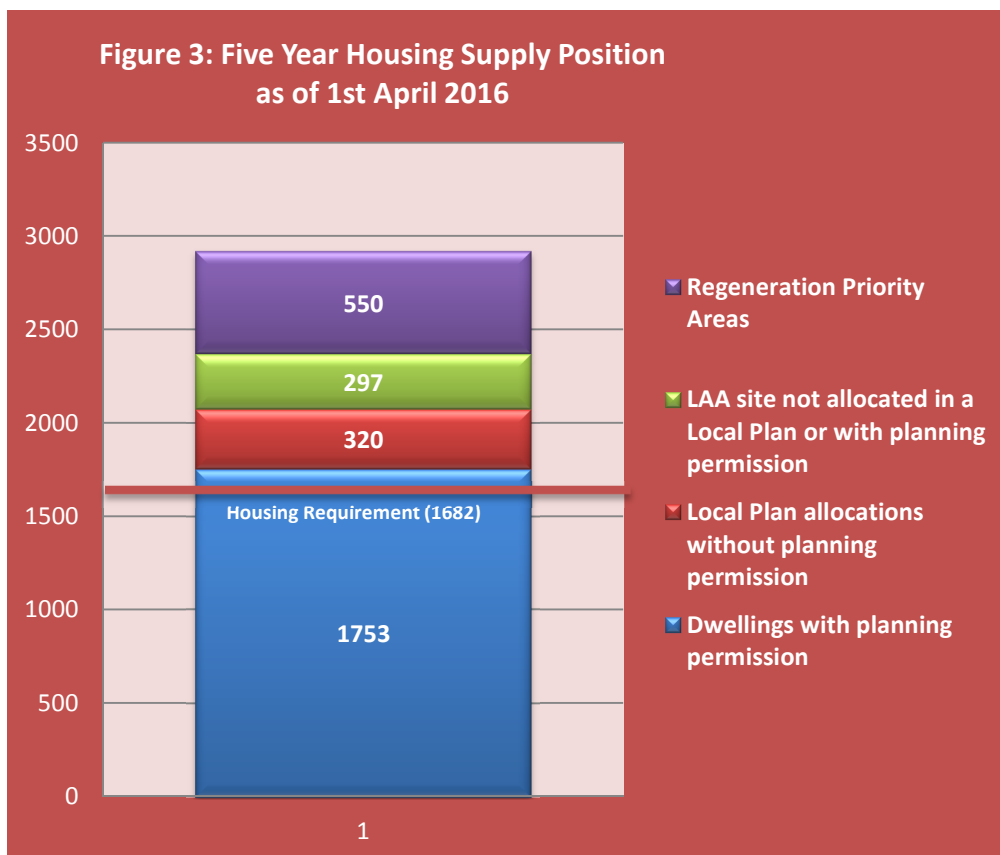


The council can currently demonstrate a supply of 2920 dwellings deliverable within five years from all sources.

4. Five Year Housing Land Supply Position (As Of 1st April 2016)

The following table sets out the five year land supply position for Chesterfield as of April 2016 in accordance with the requirements of paragraph 47 of the NPPF. This is taking into account both the current **shortfall** of housing delivery and the trajectory of housing **supply** over the next five years.

| Table 6: Five Year Supply Position | |
|------------------------------------|---------------------|
| Housing Requirement | 1682 |
| Housing Supply | 2920 |
| Surplus/Deficit | 1238 surplus |



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

Appendix 1 – Dwelling Supply: Unimplemented Planning Permissions (deliverable within five years) as at 1st April 2016

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completed Net | Current Status | Committed Net | Five year supply |
|------------------|--|---|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/08/00311/FUL | Residential development of five new houses - resubmission of CHE/08/00073/FUL | Land At Wessex Close Chesterfield Derbyshire | 31/07/2008 | 31/03/2012 | 5 | 2 | STARTED | 3 | 3 |
| CHE/08/00186/FUL | 9 No flats, 1 No retail unit, 1 No public house with living accommodation above, revised plans received 10th September 2008 | 2 High Street Staveley Chesterfield Derbyshire S43 3UX | 21/10/2008 | 31/03/2011 | 9 | 0 | STARTED | 9 | 9 |
| CHE/09/00662/OUT | mixed use regeneration scheme comprising residential (use class C3); retail (use class A1); financial/professional services (use class A2); restaurants, drinking establishments and hot food establishments (use classes A3, A4 and A5); offices (use class B1); doctors surgery and crèche (use class D1); two hotels (use class C1); health and fitness (use class D2); nursing home (use class C2); ancillary creative uses including a possible arts centre, a new canal link, new open spaces including linear and eco parks, new public realm and car parking arrangements including two multi storey car parks at Chesterfield Waterside | Land At East Of A61Known As Chesterfield Waterside Brimington Road Chesterfield Derbyshire | 09/03/2011 | 01/04/2015 | 1550 | 19 | STARTED | 1531 | 610 |
| CHE/12/00028/FUL | Redevelopment of Manor Syck Farm, including conversion of three barns, refurbishment of existing farmhouse and new build detached farmhouse garage and detached property | Manor Syck Farm 132 Church Street North Chesterfield Derbyshire S41 9QP | 03/04/2012 | 01/03/2015 | 4 | 0 | STARTED | 3 | 3 |
| CHE/12/00051/FUL | Re-submission of CHE/10/00657/FUL - erection of 4 dwellings | Land Adjacent To 2 Prospect Road Chesterfield Derbyshire | 24/04/2012 | 01/03/2015 | 4 | 0 | STARTED | 4 | 4 |
| CHE/11/00842/FUL | Proposed residential development for 3 No dwellings including demolition of garage | Land Between 31 - 33 Sanforth Street Chesterfield Derbyshire S41 8RS | 26/04/2012 | 01/04/2014 | 3 | 0 | STARTED | 3 | 3 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committre Net | Five year supply |
|------------------|--|--|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/12/00286/MA | 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 | 14A Spital Lane Chesterfield Derbyshire S41 0HJ | 12/07/2012 | | 5 | 0 | GRANTED | 5 | 5 |
| CHE/12/00676/FUL | Proposed erection of four dwellings and associated ancillary works | land between 44 and 66, South Street, New whittington | 03/12/2012 | 01/04/2014 | 4 | 0 | STARTED | 4 | 4 |
| CHE/12/00806/FUL | Erection of five dwellings | Land Between 2A Heywood Street and 1 Heywood Villas Heywood Street Chesterfield Derbyshire S43 1DB | 04/04/2013 | 01/04/2015 | 5 | 0 | STARTED | 5 | 5 |
| CHE/12/00780/REM | Application for approval of reserved matters for access, appearance, layout and scale - Planning Application No. CHE/10/00238/OUT (Development of 38 dwellings, garages, parking and incidental works) - revised site layout and 2 no. new houses types submitted on 07/03/2013 , 1 no. new house type (nightingale) received 11/03/2013 and further revised layout submitted 03/04/2013 (removing details of plots 33 - 38 for later application submission & approval) | Land To The Rear Of and Including 146 - 150 Spital Lane Chesterfield Derbyshire | 23/04/2013 | 31/12/2013 | 38 | 35 | STARTED | 3 | 3 |
| CHE/12/00508/OUT | Outline application for 2 no. residential dwellings - application revised following submission of a new app. form and revised proposals (change from 3 no. dwellings to 2 no. dwellings) on 06/02/2013 | Site Of Former Troughlee Club Troughbrook Road Chesterfield Derbyshire | 23/04/2013 | | 2 | 0 | GRANTED | 2 | 2 |
| CHE/13/00119/FUL | 12 No new dwellings in two terraced rows | 103 - 105 Newbold Road Chesterfield Derbyshire S41 7PP | 19/06/2013 | | 12 | 0 | GRANTED | 12 | 15 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committre Net | Five year supply |
|------------------|---|--|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/13/00200/OUT | Application for outline planning permission with some matters reserved - Proposed residential development including alterations and extension to existing bungalow (6 No. dwellings) | 325 Ashgate Road Chesterfield Derbyshire S40 4DB | 25/06/2013 | | 5 | 0 | GRANTED | 4 | 4 |
| CHE/13/00225/FUL | Proposed detached bungalow - resubmission of CHE/12/00350/FUL | Land Behind 68-70 Dunston Road Chesterfield Derbyshire | 25/06/2013 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/13/00176/FUL | Proposed new dwelling with parking facility including altered car parking and garden provision | 117 Ringwood Road Brimington Chesterfield S43 1DF | 27/06/2013 | 01/04/2015 | 1 | 0 | STARTED | 1 | 1 |
| CHE/13/00336/FUL | Erection of a pair of semi-detached dwellings on land adjacent to former Railway Public House (currently an unused car park, designated 801-807 Sheffield Road) | 801 - 807 Sheffield Road Sheepbridge Chesterfield Derbyshire S41 9EQ | 06/08/2013 | 01/04/2015 | 2 | 0 | STARTED | 2 | 2 |
| CHE/13/00370/EOT | Existing detached dwelling to be demolished, New 2no. semi-detached dwellings to be erected. Extension of time on application CHE/10/00265/FUL | 70 Vincent Crescent Chesterfield Derbyshire S40 3NP | 13/08/2013 | 01/04/2015 | 2 | 0 | STARTED | 2 | 2 |
| CHE/13/00352/OUT | Demolition of workshop buildings and redevelopment for residential use. Resubmission CHE/12/00440/OUT | 49 Barker Lane Chesterfield Derbyshire S40 1EE | 06/09/2013 | | 40 | 0 | GRANTED | 40 | 40 |
| CHE/13/00642/FUL | Proposed residential redevelopment comprising the demolition of existing disused buildings and the erection of three terraced cottages and one bungalow including the provision of car parking facilities | Former Methodist Church Site The Green Chesterfield Derbyshire | 10/12/2013 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/13/00688/OUT | Construction of one single detached dwelling at land adjacent to 38 Cranborne Road - resubmission of CHE/13/00426/OUT | Land Adjacent To 38 Cranborne Road Chesterfield Derbyshire | 10/12/2013 | | 1 | 0 | GRANTED | 1 | 1 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completed Net | Current Status | Committed Net | Five year supply |
|------------------|---|---|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/13/00595/FUL | Part demolition of rear boundary wall and erection of 2no. pairs of semi-detached houses. | Club House 3 Station Road Barrow Hill Chesterfield Derbyshire S43 2PG | 06/01/2014 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/13/00824/FUL | Erection of dwelling house adjacent to 9 Lydford Avenue | 9 Lydford Avenue Old Whittington Chesterfield S41 9HR | 13/02/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/13/00797/OUT | Outline Planning for 2 Dwellings (revised drawings received 23/01/2014) | Land Adjacent To 21 Southfield Avenue Chesterfield Derbyshire | 01/04/2014 | | 2 | 0 | GRANTED | 2 | 2 |
| CHE/14/00028/FUL | One detached dwelling on land to the rear of 190 Station Road | Land To Rear Of 190 Station Road Brimington Chesterfield Derbyshire | 23/04/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00084/FUL | Construct new two-storey 4 person house of multiple occupation complete with associated on-site parking and amenity space | Land Adjacent To 10 William Street North Chesterfield Derbyshire | 23/04/2014 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/14/00198/TCU | Change of use from B1(a) office to four one bed flats | Dunston Hole Farm Unnamed Road Accessing Dunston Hall and Hole Farm Chesterfield Derbyshire S41 9RL | 07/05/2014 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/14/00201/OUT | Outline application for a 3 bedroom detached house with all matters reserved | Land Adjacent To 105 Kendal Road Chesterfield Derbyshire | 13/05/2014 | | 1 | 0 | GRANTED | 1 | 3 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completion Net | Current Status | Commitment Net | Five year supply |
|------------------|--|--|--------------|--------------|----------------|----------------|----------------|----------------|------------------|
| CHE/14/00050/OUT | Application for outline planning permission (with all matters reserved) for erection of detached family house with integral garage and additional accommodation within roof construction | Land Adjacent To 40 Newbold Avenue Chesterfield Derbyshire | 03/06/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00199/FUL | Construction of detached property on land adjacent to 82 Walton Drive | 82 Walton Drive Chesterfield Derbyshire S40 2PL | 03/06/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00220/FUL | Construction of 1no. pair of 2 bedroom starter homes on land adjacent 12 Wallsend Cottages | 12 Wallsend Cottages Newbold Road Chesterfield Derbyshire S41 7AE | 03/06/2014 | 01/04/2015 | 2 | 0 | STARTED | 2 | 2 |
| CHE/14/00139/FUL | Redevelopment of buildings, including change of use to provide 2 ground floor offices and 8, 1 bedroom apartments | 44 - 46 Park Road Chesterfield Derbyshire | 26/06/2014 | 01/04/2015 | 8 | 0 | STARTED | 8 | 8 |
| CHE/14/00219/COU | Change of Use from an office to a single dwelling | Ashton Lodge 28 Abercrombie Street Chesterfield Derbyshire S41 7LW | 07/07/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00345/FUL | Demolition of existing structurally unstable farm house and erection of new build dwelling | Holbrook Farm Renishaw Road Chesterfield Derbyshire S43 3DW | 12/08/2014 | | 1 | 1 | GRANTED | 1 | 1 |
| CHE/14/00616/TCU | Change of use of first and second floor offices to four residential flats | Desihyde Over 27 Stephenson Place Chesterfield Derbyshire S40 1XL | 23/09/2014 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/14/00313/FUL | Change of use to a dwelling at first floor including demolition of existing ground floor store | Poplar Farm Rectory Road Duckmanton S44 5JS | 21/10/2014 | | 1 | 0 | GRANTED | 1 | 1 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completed Net | Current Status | Committed Net | Five year supply |
|------------------|--|---|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/14/00496/FUL | Construction of two detached one bedroom bungalows | 100 Church Street North Chesterfield Derbyshire S41 9QP | 28/10/2014 | 01/03/2015 | 2 | 0 | STARTED | 2 | 2 |
| CHE/14/00652/FUL | Reconstruction and extension of existing derelict dwelling adjacent to no.19 South Street North, | 19 South Street North New Whittington Chesterfield S43 2AA | 03/11/2014 | | 2 | 0 | GRANTED | 1 | 1 |
| CHE/14/00657/TCU | Conversion of existing 4 No. office spaces above retail units to 4 No. self-contained residential flats | 9 - 21 Stephenson Place Chesterfield Derbyshire S40 1XL | 11/11/2014 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/14/00674/OUT | Residential development | Bell House 36 Bellhouse Lane Chesterfield Derbyshire S43 3UA | 25/11/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00706/FUL | Alterations to the layout of previously approved CHE/13/00277/OUT and CHE/14/00114/REM - erection of two dwellings and garages | Points Of Sale 95 - 97 Rectory Road Duckmanton Chesterfield Derbyshire S44 5EE | 26/11/2014 | 01/04/2015 | 2 | 0 | STARTED | 2 | 2 |
| CHE/14/00772/FUL | 2 bedroom dormer bungalow on land to the side of 91 Brearley Avenue and kerbs to access proposed site | 91 Brearley Avenue Chesterfield Derbyshire S43 2DZ | 18/12/2014 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00713/FUL | Erection of one dwelling 2 storey four bedrooms | 3 Salisbury Avenue Chesterfield Derbyshire S41 8PR | 13/01/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00380/OUT | Redevelopment of training centre for residential purposes | Ringwood Centre Victoria Street Brimington Chesterfield Derbyshire S43 1HY | 15/01/2015 | | 38 | 0 | GRANTED | 38 | 38 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committee Net | Five year supply |
|------------------|---|--|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/14/00725/FUL | Change of use of ground floor premises from offices to residential | 4 Cross Street Chesterfield Derbyshire S40 4TS | 02/02/2015 | | 2 | 0 | GRANTED | 2 | 2 |
| CHE/14/00828/FUL | Demolition of detached garage and erection of dependent relatives' unit | 76 Whitecotes Lane Chesterfield Derbyshire S40 3HL | 03/02/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00853/OUT | Outline application for planning permission to redevelop former Coal Merchants Yard for two dwellings | 109 Middlecroft Road Staveley Chesterfield S43 3XH | 06/02/2015 | | 2 | 0 | GRANTED | 2 | 2 |
| CHE/14/00837/FUL | Erection of detached dwelling and garage | 19 Bentham Road Chesterfield Derbyshire S40 4EZ | 24/02/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00903/FUL | Re-submission of CHE/14/00048 /FUL for demolition of existing garage and erection of a 3 bed detached dwelling and garage | 6 The Dell Chesterfield Derbyshire S40 4DL | 18/03/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00031/OUT | Erection of a detached bungalow as per previous approval CHE/09/00701/OUT | Land Adjacent To 20 Woodthorpe Road Chesterfield Derbyshire | 18/03/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00392/FUL | Renovate and rebuild farm into 5 No dwellings, including extension to unit 7; renovate and extend Dunston Grange Cottage; construct one No new dwelling | Dunston Grange Farm Dunston Lane Chesterfield Derbyshire S41 9RJ | 02/04/2015 | 01/04/2015 | 7 | 0 | STARTED | 6 | 6 |
| CHE/14/00782/OUT | Alteration and extension of existing building to create five additional residential units - amended drawing received 16th February 2015 | Fridays Chip Shop 109 Highfield Road Chesterfield Derbyshire S41 7HS | 08/04/2015 | | 5 | 0 | GRANTED | 5 | 5 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completed Net | Current Status | Committed Net | Five year supply |
|------------------|--|---|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/15/00087/FUL | New two-storey detached house with integral garage | Land At Rushen Mount Chesterfield Derbyshire S40 2JU | 08/04/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/14/00768/FUL | Demolition of existing potato preparation building and construction of 3 one bedroom flats and formation of vehicular access and parking provision | Tasty Bites Chesterfield Road Staveley Chesterfield Derbyshire S43 3RX | 15/04/2015 | | 3 | 0 | GRANTED | 3 | 3 |
| CHE/14/00883/FUL | Erection of a 2 bed starter home | 15 Rosedale Avenue Chesterfield Derbyshire S40 2UY | 16/04/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00045/FUL | New detached two storey dwelling house to be formed on land to side of 48 York Street | 48 York Street Chesterfield Derbyshire S41 0PN | 02/06/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00051/COU | Change of use from public house to four flats | Angel Inn 49 South Street North Chesterfield Derbyshire S43 2AA | 01/07/2015 | 31/03/2016 | 4 | 0 | STARTED | 4 | 4 |
| CHE/15/00272/OUT | Outline application for residential development of a block of four flats - re-submission of CHE/14/00186/OUT | Land To Rear Of 98 Grangewood Road Chesterfield Derbyshire | 14/07/2015 | | 4 | 0 | GRANTED | 4 | 4 |
| CHE/15/00386/FUL | Barn conversion and splitting of existing dwelling into two - resubmission with bat survey | 24 Netherthorpe Chesterfield Derbyshire S43 3PU | 18/08/2015 | | 3 | 0 | GRANTED | 2 | 2 |
| CHE/15/00108/OUT | The proposed demolition of the western wing of Walton Hospital and redevelopment of the site to comprise up to 90 residential units a | Walton Hospital Whitecotes Lane Chesterfield Derbyshire S40 3HN | 19/08/2015 | | 90 | 0 | GRANTED | 90 | 90 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completion Net | Current Status | Committee Net | Five year supply |
|------------------|---|---|--------------|--------------|----------------|----------------|----------------|---------------|------------------|
| CHE/15/00318/FUL | Demolition of existing two bedroom bungalow and construction of two detached four bedroom family homes | 152 Manor Road Brimington Chesterfield Derbyshire S43 1NW | 25/08/2015 | 25/08/2015 | 2 | 0 | STARTED | 1 | 1 |
| CHE/14/00872/OUT | Outline residential development on 3.66 hectares of land for up to 75 dwellings including means of access | Land At Cranleigh Road Chesterfield Derbyshire | 04/09/2015 | | 75 | 0 | GRANTED | 75 | 75 |
| CHE/15/00301/FUL | 2 No one bedroom flats to side of existing property No 31 | 31 High Street New Whittington Chesterfield Derbyshire S43 2DX | 15/09/2015 | | 2 | 0 | GRANTED | 2 | 2 |
| CHE/15/00353/REM | Reserved matters of CHE/14/00775/OUT - demolition of existing garages and construction of one new dwelling | Manor House99 Rectory RoadDuckmantonChesterfieldDerbyshireS44 5JS | 02/10/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00310/FUL | Erection of a detached house - re-submission of CHE/14/00490/FUL | 6 - 8 Avenue Road Chesterfield Derbyshire | 15/10/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00423/REM | Reserved matters application for CHE/14/00813/OUT - proposed construction of 2/3 bedroom detached bungalow and associated parking | 10 Chesterfield Road Brimington Chesterfield Derbyshire S43 1AD | 27/10/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00437/REM | Approval of reserved matters for CHE/14/00814/OUT - construction of a 2/3 bedroom detached bungalow | 8 Chesterfield Road Brimington Chesterfield Derbyshire S43 1AD | 27/10/2015 | | 1 | 0 | GRANTED | 1 | 1 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committre Net | Five year supply |
|------------------|---|---|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/15/00514/REM | Residential development - reserved matters application for CHE/13/00507/OUT | 246A Ashgate Road Chesterfield Derbyshire S40 4AW | 27/10/2015 | 01/04/2015 | 3 | 0 | STARTED | 3 | 3 |
| CHE/15/00267/OUT | Two storey dwelling | Oaks Farm Markham Road Duckmanton Chesterfield Derbyshire S44 5HP | 29/10/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00519/FUL | Two bedroomed detached house to existing land to side of 45 Wythburn Road | 45 Wythburn Road Chesterfield Derbyshire S41 8DP | 02/11/2015 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00172/FUL | Conversion of barns and agricultural buildings in to four dwellings including part new build to barn D | Dunston Hall Dunston Road Chesterfield Derbyshire S41 9RL | 06/11/2015 | 01/04/2015 | 4 | 2 | STARTED | 2 | 2 |
| CHE/15/00085/OUT | Outline residential development on 1.38 hectares of land for up to 35 dwellings including means of access | Land To South Of Poplar Farm Rectory Road Duckmanton Chesterfield Derbyshire | 11/11/2015 | | 35 | 0 | GRANTED | 35 | 35 |
| CHE/15/00594/OUT | Construction of up to 10 dwellings | Land Surrounding 146 To 152 Hady Lane Hady Lane Chesterfield Derbyshire | 08/12/2015 | | 10 | 0 | GRANTED | 10 | 10 |
| CHE/15/00608/FUL | Substitution of house types on residential development (Phase 1) of 5 dwellings served by St. Phillip's Drive approved under application no. CHE/13/00640/FUL | 104 Storforth Lane Chesterfield Derbyshire S41 0QA | 08/12/2015 | | 5 | 0 | GRANTED | 5 | 5 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completion Net | Current Status | Committee Net | Five year supply |
|------------------|--|---|--------------|--------------|----------------|----------------|----------------|---------------|------------------|
| CHE/15/00614/REM | Approval of reserved matters of CHE/13/00386/OUT for 82 unit scheme - (Outline application for the development of 91 residential dwellings and an area of designated public open space with approval of details of access from Newbold Road) | Site Of Former Sheepbridge Sports and Social Club 202 Newbold Road Chesterfield Derbyshire | 09/12/2015 | | 82 | 0 | GRANTED | 82 | 82 |
| CHE/15/00600/FUL | Conversion of surgery to 2 dwellings, pharmacy to 2 flats and erection of 2 new dwellings | Avondale Surgery 3 - 5 Avondale Road Chesterfield Derbyshire S40 4TF | 14/12/2015 | | 6 | 0 | GRANTED | 6 | 6 |
| CHE/15/00711/FUL | Erection of a pair of 3 bedroom semi-detached dwellings | Land Adjacent To 24 Riber Terrace Walton Walk Chesterfield Derbyshire | 23/12/2015 | | 2 | 0 | GRANTED | 2 | 2 |
| CHE/15/00529/FUL | Proposed 3 No 2 bedroomed dwellings - revised plans received on 25/11/2015 | Land Adjacent 31 Manor Drive Chesterfield Derbyshire | 04/01/2016 | | 3 | 0 | GRANTED | 3 | 3 |
| CHE/15/00394/FUL | 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 | Land At Upper King Street Chesterfield Derbyshire | 12/01/2016 | | 6 | 0 | GRANTED | 6 | 6 |
| CHE/15/00372/FUL | Erection of 3 two storey 8 bedroom homes for people with learning disabilities and complex needs including associated hard and soft landscaping (amended by revised plans received on 9th November 2015) | Brendon House Residential Home Brendon Avenue Chesterfield Derbyshire S40 4NJ | 12/01/2016 | | 24 | 0 | GRANTED | 24 | 24 |
| CHE/15/00348/FUL | New Dwelling | 115 Coniston Road Chesterfield Derbyshire S41 8JE | 20/01/2016 | | 1 | 0 | GRANTED | 1 | 1 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completion Net | Current Status | Commitment Net | Five year supply |
|-------------------|--|---|--------------|--------------|----------------|----------------|----------------|----------------|------------------|
| CHE/15/00746/REM1 | Variation of site plan of CHE/14/00858 - Erection of bungalow | 25 Netherthorpe Chesterfield Derbyshire S43 3PU | 20/01/2016 | 01/04/2015 | 1 | 0 | STARTED | 1 | 1 |
| CHE/15/00779/FUL | Proposed three bedroom detached house with garage and parking | Land Adjacent 102 Brooke Drive Chesterfield Derbyshire | 02/02/2016 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00486/FUL | demolition of existing bungalow and garage, construction of two four bedroomed dwellings and garaging (coal mining risk assessment received on 21/09/2015, revised site layout plan received on 06/10/2015 and coal mining investigation report received on 20 | 341 Ashgate Road Chesterfield Derbyshire S40 4DB | 02/02/2016 | | 2 | 0 | GRANTED | 1 | 1 |
| CHE/15/00595/OUT | Outline application for 9 dwellings - coal mining assessment received 11th December 2015 | The Conservatory Centre Hazlehurst Lane Stonegravels Chesterfield Derbyshire S41 7LX | 02/02/2016 | | 9 | 0 | GRANTED | 9 | 9 |
| CHE/15/00098/FUL | Erection of new residential block (22 apartments) with lower level cafe (A1/A3), erection of new hotel block (86 bed) with bar and restaurant, business meeting facility, outdoor seating area, new rear ramp and retaining wall leading to new courtyard, car | Basil Close Chesterfield Derbyshire S41 7SL | 05/02/2016 | | 22 | 0 | GRANTED | 22 | 22 |
| CHE/15/00243/FUL | Detached dwelling for own occupancy | Land To Rear Of 4 Roecar Close Chesterfield Derbyshire | 05/02/2016 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00831/FUL | Construction of new three bedroom house at land to the rear of 570 Chatsworth Road (to be developed as an extension to The Willows, off Oakfield Avenue) | Land To The Rear Of 570 Chatsworth Road Chesterfield Derbyshire S40 3JS | 16/02/2016 | | 1 | 0 | GRANTED | 1 | 1 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committa Net | Five year supply |
|------------------|---|--|--------------|--------------|----------------|---------------|----------------|--------------|------------------|
| CHE/15/00818/FUL | Erection of 2 three bedroom bungalows including double garage | Garden To Rear Of 68 Dunston Road Chesterfield Derbyshire | 23/02/2016 | 01/04/2015 | 2 | 0 | STARTED | 2 | 2 |
| CHE/15/00796/FUL | Demolition of existing garage and construction of new single storey bungalow to be used as ancillary accommodation to 131A Station Road for dependent relative as revised by drawing 15-542-15rA | 131A Station Road Brimington Derbyshire S43 1LJ | 24/02/2016 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/15/00607/FUL | Substitution of house types on residential development (Phase 2) of 12 dwellings approved under application no. CHE/13/00282/FUL, including amendment to parking areas serving plots 6,7,8 and 13,15,16,17 and relocation of footpath link to the eastern bound | 102 Storforth Lane Chesterfield Derbyshire S41 0QA | 04/03/2016 | | 12 | 0 | GRANTED | 12 | 12 |
| CHE/15/00678/OUT | Outline application for residential development (as amended by revised drawing A(00)-01 revA) | Moorlea Ashgate Road Chesterfield Derbyshire S42 7JE | 15/03/2016 | | 7 | 0 | GRANTED | 7 | 7 |
| CHE/15/00753/REM | REM of CHE/09/00227/OUT and CHE/12/00783/EOT - Demolition of existing factory and erection of two blocks of four terraced housing with car parking | Ryro Engineering Shaw Street Chesterfield Derbyshire S41 9AY | 22/03/2016 | | 8 | 0 | GRANTED | 8 | 8 |
| CHE/15/00344/OUT | Outline application for residential development | 292 Manor Road Brimington Chesterfield Derbyshire S43 1NX | 29/03/2016 | | 30 | 0 | GRANTED | 30 | 30 |
| CHE/14/00404/OUT | Residential development - additional information received | Land North-East Of Sainsburys Roundabout Rother Way Chesterfield Derbyshire | 29/03/2016 | | 150 | 0 | GRANTED | 150 | 90 |
| CHE/15/00116/OUT | Outline planning application for the development of up to 146 residential dwellings with approval of access from Dunston Road - additional information received 16/10/2015 | Land Off Dunston Road Chesterfield Derbyshire S41 9RL | 29/03/2016 | | 146 | 0 | GRANTED | 146 | 90 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committee Net | Five year supply |
|------------------|---|---|--------------|--------------|----------------|---------------|----------------|---------------|------------------|
| CHE/15/00195/FUL | Demolition of existing single storey club building and construction of new three storey building with 10 flats and two commercial units at ground floor | Former Social Club Saltergate Chesterfield Derbyshire S40 1NH | 29/03/2016 | | 10 | 0 | GRANTED | 10 | 10 |
| CHE/15/00464/FUL | Proposed residential development of 9 x 3 bedroom houses and 10 x 2 bedroom flats | Land To The Rear Of 79Sheffield Road Stonegravels Chesterfield Derbyshire | 29/03/2016 | | 19 | 0 | GRANTED | 19 | 19 |
| 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 | 29/03/2016 | | 300 | 0 | GRANTED | 300 | 90 |
| CHE/16/00069/OUT | Erection of 3 new dwellings and improvements to vehicular access to Sheffield Road (previously approved under CHE/13/00814/OUT) | Land Adjacent To 89 Sheffield Road Stonegravels Chesterfield Derbyshire | 29/03/2016 | | 3 | 0 | GRANTED | 3 | 3 |
| CHE/15/00755/OUT | Outline application for residential development - FRA addendum received on 25/01/2016 | Land To The West Of Bevan Drive Chesterfield Derbyshire | 29/03/2016 | | 103 | 0 | GRANTED | 103 | 90 |
| CHE/15/00598/OUT | Outline application for residential development - ground investigation report received 20th October 2015, flood risk assessment and reptile report received on 29th January 2016 | Land South Of Walton Hospital Harehill Road Chesterfield Derbyshire | 31/03/2016 | | 60 | 0 | GRANTED | 60 | 60 |
| CHE/15/00668/FUL | Demolition of existing garage and erection of a two storey private dwelling house - revised plans received on 11/02/2016 and 03/03/2016 | 215 Hady LaneChesterfieldDerbyshireS41 0DA | 31/03/2016 | | 1 | 0 | GRANTED | 1 | 1 |
| CHE/16/00034/OUT | Outline application for residential development of 6 two storey dwellings (extension of the management plan for a further 15 years to protect and enhance the wildlife site under a S106agreement as previously arranged) | Land Adjacent Five Acres Piccadilly Road Chesterfield Derbyshire | 31/03/2016 | | 6 | 0 | GRANTED | 6 | 6 |

| Application Ref. | Description | Location | Date granted | Date started | Proposed units | Completio Net | Current Status | Committa Net | Five year supply |
|------------------|---|---|--------------|--------------|----------------|---------------|----------------|--------------|------------------|
| CHE/16/00019/OUT | Outline application for residential development of a single chalet bungalow with all matters reserved | Land North West OfSandiwayWaltonChesterfieldS40 3DR, S40 3DR | 31/03/2016 | | 1 | 0 | GRANTED | 1 | 1 |
| Total | | | | | 3535 | 265 | | 3008 | 1753 |

Appendix 2 – Dwelling Supply: Local Plan allocations (without planning permission) as at 1st April 2016

| Site address | Local Plan Ref LAA Ref | Total Dwellings | 5YS | Comment |
|-------------------------------------|------------------------------------|--------------------|------------|--|
| Staveley and Rother Valley Corridor | Core Strategy Strategic Site (PS5) | 1500 | 50 | Masterplan being prepared with landowners. Advanced pre-application discussions with landowners for first phases (1200 dwellings) Complex site with up front infrastructure requirements |
| Newbold School | H25 | 60 | 60 | CBC Disposal Pre-app with housebuilder underway 3 years lead in and 2 years construction |
| Elm Street | H8 | 17 | 17 | Pre-app with landowner 2.5 years lead in and 18 months construction |
| Sycamore Road | H10 | 18 | 18 | Pre-app with landowner 2.5 years lead in and 18 months construction |
| Walton Works | H38a | 150 | 150 | Current planning application 1.5 years lead in, 3 years construction (higher build rate assumed due to high proportion of apartments) |
| Wheatbridge Mills | H38b | 0 | 0 | Site developed for alternative uses (healthcare) |
| Former Goldwell Rooms, Ashgate Road | H19 | 25 | 25 | CBC disposal Pre-app with housebuilder 3 years lead in and 1 years construction |
| Total | | 1770 | 320 | |

Appendix 3 – Dwelling Supply: SHLAA sites (without planning permission or Local Plan Allocation) on previously developed land, in accordance with spatial strategy and deliverable within five years as at 1st April 2016

Previously Developed Land/Mixed (without planning permission or Local plan Allocation)

| LAA Site ID | Address | Housing Potential Capacity | Forecast Years 1 - 5 | Comment |
|-------------|---|----------------------------|----------------------|---|
| 16 | Former Brockwell Court, Cheedale Avenue, Newbold | 20 | 20 | CBC ownership |
| 17 | Garage Site Bank Street and Catherine Street Chesterfield | 12 | 12 | CBC ownership |
| 23 | Former Heaton Court, Meynell Close, Chesterfield | 15 | 15 | CBC ownership |
| 28 | Land North of Chesterfield Road, Staveley | 14 | 14 | |
| 35 | Staveley Canal Basin Eckington Road Staveley | 36 | 36 | DCC ownership |
| 91 | Former Ashbrooke Centre, Cuttholme Road Chesterfield | 20 | 20 | |
| 93 | Former Saltergate Health Centre Saltergate Chesterfield | 50 | 50 | HCA actively marketing site. Pre-application discussion |

| | | | | |
|--------------|---|------------|------------|-----------------------------|
| 150 | Derwent House HOP Ulverston Road Chesterfield S41 8EW | 17 | 17 | DCC ownership |
| 155 | Former Listers Car Sales Sheffield Road Unstone | 38 | 38 | Pre-application discussions |
| 156 | Former Boat Sales Sheffield Road Unstone | 48 | 48 | Pre-application discussions |
| 315 | Land off Troughbrook Road (Pondhouse Farm) Troughbrook Road Hollingwood Chesterfield S43 2JP | 20 | 20 | Pre-application discussions |
| 331 | Registry Office, Beetwell Street | 7 | 7 | DCC ownership. Relocating |
| Total | | 297 | 297 | |

Appendix 4 – Dwelling Supply: Regeneration Priority Areas (without planning permission or Local Plan Allocation) as at 1st April 2016

| LAA Site ID | Address | Housing Potential Capacity | Forecast Years 1 - 5 | Comment |
|--------------|--------------------|----------------------------|----------------------|---|
| | Barrow Hill | 10 | 10 | CBC owned sites |
| | Mastin Moor | 400 | 150 | Advanced pre-application discussions with landowner. Outline planning application expected start 2017 |
| | Poolsbrook | 190 | 90 | CBC owned. In discussions with potential developers |
| | Duckmanton | 400 | 150 | Current outline planning application |
| | Holme Hall/Linacre | 300 | 150 | CBC owned site currently on market. Masterplan approved |
| Total | | 1300 | 550 | |