



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

**1st April 2023
To
31st March 2028**

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Introduction

Paragraph 74 of the revised National Planning Policy Framework (NPPF), published July 2021¹, requires Local Planning Authorities to identify and update annually:

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

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

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

The following statement sets out the council’s up-to-date position based on monitoring data for the 2022-23 period. It takes account of the requirement, Objectively Assessed Need (OAN) for housing, the supply of sites and evidence of delivery. It should be read in conjunction with the council’s approved development plan².

At the time of writing, the council’s development plan consists of **The Chesterfield Borough Local Plan 2018-2035 (adopted July 2020)**.

The Local Plan was adopted in July 2020 and the Council was required to demonstrate the Plan provided a specific, deliverable supply of sites sufficient for five years (with, at the time, a 20% buffer for persistent under-delivery).

The Housing Statement is set out in four parts:

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

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

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

1. Housing Delivery Monitoring

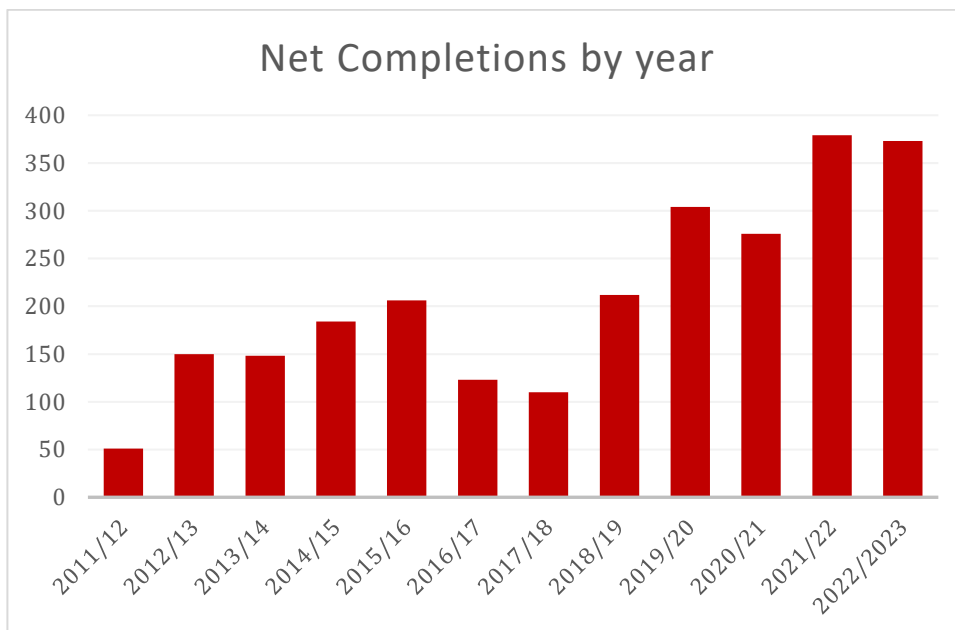
Throughout the 2022/23 financial year **373 (net) new dwellings** were completed. This is calculated using the following formula:

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

This exceeded the Housing Need target of 240 dwellings per annum set out in the adopted Chesterfield Borough Local Plan 2018/2035 (adopted in July 2020).

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

Year	Net Completions
2011/12	51
2012/13	150
2013/14	148
2014/15	184
2015/16	206
2016/17	123
2017/18	110
2018/19	212
2019/20	304
2020/21	276
2021/22	379
2022/23	373



Housing Delivery Test

The government has not published Housing Delivery Test results for the most recent monitoring period (which would cover 2019-2022). In the absence of this, an estimate has been prepared for this statement using the methodology set out in the housing test measurement rulebook³. The implications of this on the housing requirement are set out below.

	Year			Total
	2019/20	2020/21	2021/22	
Homes required	220	153	223	596
Homes delivered	304	276	379	959
Delivery measurement				161%

On this basis the Chesterfield is demonstrating over 100% on the Test and is not showing 'persistent under delivery'.

³ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

2. Housing Requirement

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

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

The NPPF requires a further 'buffer' to be added to the target as determined by the most recent Housing Delivery Test (HDT)⁴ results. As the government has not published the results of the Housing Delivery Test for the most recent monitoring period an estimate has been prepared (see above). Although the government has not published the most recent Housing Delivery Test results at the time of writing, using the HDT methodology the Council's HDT result for the 2022 measurement period (1st April 2019 to 31st March 2022) would be 163%. This does not qualify as 'persistent under-delivery' and the lowest buffer of 5% has therefore been added to the Housing Target as required by paragraph 74(a) of the NPPF.

Five Year Housing Target

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

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

⁴ [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/housing-delivery-test-2021-measurement)

3. Housing Supply

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

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

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

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

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

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

To calculate the number of dwellings these sites are likely to provide within a five-year period, the following assumptions have been used where a site-specific trajectory has not been agreed with the developer. These are based on the assumptions set out in the council’s

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

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

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

Summary of Supply (appendices 1 to 5)

Monitoring of housing supply was undertaken during April and May of 2023, using a range of sources including CIL records, interviews with developers and site visits.

Supply of sites deliverable within five years	No. Dwellings
Remaining commitments on sites under construction	883
Detailed planning permission & Outline permission for less than 10 dwellings	575
Outline permission for major development	201
Allocation in Local Plan without planning permission	364
Brownfield Land Register sites only	0
Total Housing supply	2023

The council can currently demonstrate a supply of dwellings deliverable within five years from all sources of **2280** dwellings.

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

4. Five Year Housing Land Supply Position (As of 1st April 2023)

The following table sets out the five-year land supply position for Chesterfield as of April 2023, prepared in accordance with the requirements of paragraph 73 of the Revised NPPF.

Table 6: Five Year Supply Position 1st April 2023	
Housing Requirement (based on 240 pa plus 5% buffer)	1260
Housing Supply	2023
Shortfall / Surplus	763

This is equivalent to a housing supply of **9.05 years** based on an annual housing supply target of 252 (240 plus 5%).

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

$$2023 \div 252 = 8.02$$

The Council's stated position is that it is currently able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against the housing requirement set out in the Chesterfield Borough Local Plan 2018-2035.

5. Affordable Housing Delivery Monitoring

During the monitoring period 2021-22 (the most recent period for which full completions data is available) a total of 100 new affordable homes were created through a combination of new build, conversion and acquisition.

The adopted Local Plan did not set out a specific annual target for affordable housing. Policy CLP4 of the plan sets out a geographically variable minimum provision for qualifying sites (sites of 10 or more dwellings) based on the Council’s CIL Charging Zones.

Zone	Affordable Housing Requirement
Staveley and Rother Valley Corridor	0%
Low	5%
Medium	10%
High	20%

Given this geographic variation, there will inevitably be variation in affordable housing delivery year on year depending on which sites are active in which locations. Nonetheless average rates of completions of affordable homes remain steady when considered over a rolling three year period (to match the Housing Delivery Test measurement).

Year	Social Rent	Affordable Rent	Intermediate rent	Total rent	Affordable Home ownership	Total affordable completions	Total net housing completions	Ratio	Rolling three year avg ratio
22-23	TBC	TBC	TBC	TBC	TBC	TBC	373	TBC	TBC
21-22	18	59	0	77	23	100	379	26.39%	15.64%
20-21	17	0	0	17	0	17	276	6.16%	9.34%
19-20	5	12	8	25	8	33	304	10.86%	12.14%
18-19	5	14	0	19	5	24	212	11.32%	12.43%
17-18	3	9	0	12	7	19	110	17.27%	13.67%
16-17	3	8	0	11	0	11	123	8.94%	21.60%
15-16	25	3	0	28	2	30	206	14.56%	25.66%
14-15	3	20	45	68	2	70	184	38.04%	NA
13-15	12	14	0	26	12	38	148	25.68%	NA
Total						342	1942	17.61%	

6. APPENDICES

- **Appendix 1** – Sites Under Construction as of 1st April 2023
- **Appendix 2** – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2023
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Appendix 1 – Sites Under Construction as of 1st April 2023

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
SITES UNDER CONSTRUCTION AS OF 1ST APRIL 2023											
CHE/08/00311/FUL	Land At Wessex Close, Chesterfield, Derbyshire	Residential development of five new houses - resubmission of CHE/08/00073/FUL	31/07/2008	5	0	5	2	3	0	3	STARTED
CHE/20/00456/FUL	Land adj. 58A, Coronation Road, Brimington, Chesterfield, S43 1EX	Erection of a detached dwelling (including revised drawings submitted on 10/09/20)	11/09/2020	1	0	1	0	1	1	0	STARTED
CHE/20/00869/REM	Land To The North Of Northmoor View Brimington Derbyshire	Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT -(Re-submission of CHE/16/00614/OUT (Outline application for proposed housing development with all matters reserved except the access) (Revised plans including layout, housetypes, landscape	24/08/2021	150	0	150	13	137	23	114	STARTED
CHE/21/00911/FUL	Land to the Rear of, 9, Dorset Drive, Brimington, S43 1DS	Construction of a single storey dwelling in the rear garden plot of No. 9 Dorset Drive, revised drawings received 11.05.2022	28/06/2022	1	0	1	0	1	1	0	STARTED
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	12/07/2012	7	1	6	0	6	2	5	STARTED
CHE/15/00348/FUL	115 Coniston Road, Chesterfield, Derbyshire S41 8JE	New Dwelling	20/01/2016	1	0	1	0	1	1	0	STARTED

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/16/00216/FUL	Jacksons Bakery, New Hall Road, S40 1HE	Residential development of 7 units and associated ancillary works - coal mining risk assessment received 25th May 2016 and revised plans received 24th June 2016 - bat report received 10th October 2016	22/11/2016	7	0	7	0	7	7	0	STARTED
CHE/17/00375/REM	Hady Miners Welfare Club, Houldsworth Drive, Hady, Chesterfield, S41 0BS	Approval of reserved matters of CHE/16/00508/OUT - Outline planning application for the construction of two blocks of linked townhouses and one bungalow	08/11/2017	6	0	6	2	4	0	4	STARTED
CHE/18/00462/FUL	27 - 29 Clarence Road, Chesterfield, Chesterfield, S40 1LN	Second storey side extension, extension of roof line and change of use to 3 flats on first and second floor above existing ground floor office (revised plans received 17.12.2018 and 01.03.2019)	21/05/2019	4	0	4	0	4	4	0	STARTED
CHE/18/00764/FUL	Oldfield Farm, Wetlands Lane, Brimington, Chesterfield, S43 1QG	Redevelopment of a previously-developed site for 2no. 'self-build' dwellings and garages - revised details received 02/05/2019	11/06/2019	2	0	2	0	2	2	0	STARTED
CHE/18/00784/FUL	87, New Square, Chesterfield, S40 1AH	Change of use and conversion to 9 apartments	04/01/2019	9	0	9	0	9	9	0	STARTED
CHE/18/00805/REM	Land To The West Of Dunston Lane, Newbold, Chesterfield, S41 9RJ	Reserved Matters submission for the erection of 200 dwellings and associated landscaping (to which CHE/16/00016/OUT refers) - revised details received 26/02/2019, 06/03/2019, 08/03/2019, 19/03/2019, 21/03/2019, 22/03/2019, 25/03/2019 and 26/03/2019	02/04/2019	200	0	200	93	107	30	77	STARTED
CHE/19/00007/REM	Land At East Of A61, Known As Chesterfield Waterside, Brimington Road, Tapton, Chesterfield	Approval of reserved matters of appearance, layout and scale, of CHE/18/00083/REM1, for the development of 177 dwellings, public open space and associated infrastructure.	12/06/2019	177	0	177	140	37	37	0	STARTED

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/19/00076/FUL	Apple Trees, Lancaster Road, Newbold, Chesterfield, S41 8TP	The outline planning application, ref. 09/00662/OUT, was supported by an environment Erection of 6 residential dwellings within the grounds of Appletrees comprising 2 x 4 bedroom detached houses and 4 x 3 bedroom semi-detached houses served by a modified access from Lancaster Road - revised plans received 08/04/2019 and 11/04/2019	24/04/2019	6	0	6	0	6	2	4	STARTED
CHE/19/00156/FUL	Land At Whitebank Close, Hasland, Chesterfield	Construction of 9 new detached dwellings and access road. Noise Impact Assessment received 20.05.2019 - Coal Mining Report, Coal Mining Risk Assessment, Geo-technical & Geo Environmental Risk Assessment, Desk Top Study and Site Photographs received 03.06.1	23/07/2019	9	0	9	0	9	9	0	STARTED
CHE/19/00459/FUL	3-5 Avondale Surgery, Avondale Road, Chesterfield, S40 4TF	Demolition of existing former pharmacy building and erection of two pairs of semi detached dwellings and conversion of existing retained doctors surgery to one pair of semi detached dwellings. Revised drawings received 16 1 2020. Information receive	07/10/2020	6	0	6	0	6	6	0	STARTED
CHE/19/00649/FUL	35 Ashgate Road, Ashgate, Chesterfield, S40 4AG	Erection of a single dwelling - revised drawings received 28 11 2019 and 12 12 2019	17/01/2020	1	0	1	0	1	1	0	STARTED
CHE/19/00747/FUL	3 Quarry Bank Road Spital Chesterfield S41 0HH	Demolition of existing garage and erection of one detached dwelling on land to the side (revised drawings received 31.01.2020, 02.03.2020 and 30.03.2020)	21/04/2020	1	0	1	0	1	0	1	STARTED
CHE/20/00305/FUL	Land South of Walton Hospital, Harehill Road, Grangewood, Chesterfield	Erection of new residential dwellings at the sites off Whitecotes Lane and Harehill Road with associated access parking and open space	14/12/2020	153	0	153	56	97	34	63	STARTED
CHE/20/00689/FUL	6, Rodge, Old whittington, S41 9RE	Partial demolition of existing bungalow and re-development into a two storey dwelling	05/01/2021	1	1	0	0	1	1	0	STARTED

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/20/00760/FUL	Land adj. 72, Walton Road, Walton, Chesterfield, S40 3BY	Conversion and extension of existing garage to form new dwelling.	16/02/2021	1	0	1	0	1	1	0	STARTED
CHE/20/00772/FUL	9 - 21 Stephenson Place Chesterfield Derbyshire S40 1XL	Conversion of offices above retail units to form 7 residential apartments, 1 office unit and the amendment/ replacement of existing rear windows. Revised drawings received 15.01.2021, 18.02.2021 and 11.05.21. (Description revised 13/05/21 from 9 units)	24/06/2021	7	0	7	0	7	7	0	STARTED
CHE/21/00012/FUL	56, Cobden Road, Chesterfield, S40 4TD	Change of use to from commercial (B1 Office) to 5 residential units (C3)	13/07/2021	5	0	5	0	5	5	0	STARTED
CHE/21/00324/FUL	Land at 46, Newbold Road, Newbold, Chesterfield	Proposed residential development of 9 bungalows with associated infrastructure, roadway, garaging and parking (Revised scheme of CHE/17/00421/FUL) (Revised plans and description reducing the number of units on 06 and 07.09.2021)	27/10/2021	9	0	9	0	9	9	0	STARTED
CHE/21/00331/REM	Moorlea, Ashgate Road, Chesterfield, S42 7JE	Approval of all Reserved Matters for 7 dwellings (following approval of outline planning permission CHE/19/00043/OUT)	01/02/2022	7	0	7	0	7	7	0	STARTED
CHE/21/00524/FUL	Business House 1, Calow Lane, Hasland, Chesterfield, S41 0AL	Conversion of existing business unit to domestic dwelling (C3 use) (revised plans received 09.11.2021)	31/01/2022	1	0	1	0	1	1	0	STARTED
CHE/21/00609/FUL	Land to the West of, Swaddale Avenue, Tapton	Residential development of 26 dwellings, new access, parking and associated landscaping (revised plans received 13.06.2022)	11/11/2022	26	0	26	0	26	14	12	STARTED
CHE/21/00748/FUL	15 Chapel Lane West Chesterfield Derbyshire S40 3BG	Demolition of the existing bungalow, re-build retaining wall to southern boundary and erection of a new detached dwelling - Revised Drawing Received 14.11.2021, further drawing received 15.12.2021, revised drawings received 02.02.2022	09/03/2022	1	1	0	0	0	1	0	STARTED

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/21/00815/FUL	Land Between 37 - 39, Highfield Lane, Newbold	Proposed dormer bungalow (revised drawings received 17.01.2022)	13/05/2022	1	0	1	0	1	1	0	STARTED
CHE/22/00009/FUL	Land to the East of, 140, Newbridge Lane, Old Whittington, S41 9JA	proposed detached dwelling	08/04/2022	1	0	1	0	1	1	0	STARTED
CHE/22/00220/REM	Land Adj 16, Eyre Street East, Hasland, Chesterfield, S41 0PQ	Approval of reserved matters (appearance, access and landscaping) of CHE/21/00286/OUT	30/08/2022	1	0	1	0	1	1	0	STARTED
CHE/22/00221/PA	Storage Above 431 - 435 Sheffield Road Whittington Moor Chesterfield Derbyshire S41 8LU	Re-submission of CHE/22/00043/PA - Change of use of office space into three 2 bedroom flats and one 1 bedroom flat.	07/06/2022	4	0	4	0	4	4	0	STARTED
CHE/22/00309/FUL	272 - 274, Old Road, S40 3QN	Single storey rear extension and conversion of two dwellings into one - re-submission of CHE/21/00357/FUL	11/07/2022	1	2	-1	0	1	1	0	STARTED
CHE/22/00447/FUL	1A, Whitebank Close, Hasland, S41 0TS	Erection of a detached split level dormer bungalow with garage attached to the side.	12/01/2023	1	0	1	0	1	1	0	STARTED
CHE/15/00386/FUL	24 Netherthorpe Chesterfield Derbyshire S43 3PU	Barn conversion and splitting of existing dwelling into two - resubmission with bat survey	18/08/2015	3	1	2	2	0	0	1	STARTED
CHE/16/00824/REM	Land Opposite Oaks Farm, Markham Road Duckmanton	Reserved matters for CHE/15/00267/OUT - outline planning permission for two storey dwelling	13/02/2017	1	0	1	0	1	1	0	STARTED
CHE/18/00229/FUL	Land South Of Erin Road Junction, The Grove, Poolsbrook, Chesterfield	Residential development of 175 no. 2, 3 and 4 bed dwellings and ancillary works - revised plans received 27/07/2018 and 09/08/2018 - Proposed site layout with os plan received 22.08.18	30/11/2018	175	0	175	78	97	53	44	STARTED
CHE/19/00083/FUL	All Inn, Lowgates, Staveley, Chesterfield, S43 3TX	Conversion of existing pub (6-one bed flats) , new 3 storey building to front (6-one bed flats) two	11/06/2019	16	0	16	0	16	16	0	STARTED

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
		new single storey blocks arranged parallel to the east and west site boundaries (2-one bed flats) and 1.5 storey block to north of site (2-one bed flats)									
CHE/19/00357/FUL	Land Adjacent 11 Bridle Road, Woodthorpe, Chesterfield	Erection of a detached dwelling (revised drawings received 23.08.2019 and 16.09.2019)	15/10/2019	1	0	1	0	1	1	0	STARTED
CHE/19/00514/FUL	Land At Rowsley Crescent, Staveley, Derbyshire	Erection of two new three bedroom dwellings - mining assessment rec'd 04/11/2019	10/07/2020	2	0	2	0	2	2	0	STARTED
CHE/19/00518/FUL	8, Court Place, Staveley, Chesterfield, S43 3RJ	Erection of two new two bedroom houses	07/12/2020	2	0	2	0	2	2	0	STARTED
CHE/19/00661/FUL	30 High Street Staveley Derbyshire S43 3UX	Change of use from retail shop across 2 floors to retail shop (Use Class A1) and hot food takeaway (Use Class A5) at ground floor, creation of 2 self contained flats at first floor, alterations to entrance door to front and installation of cooking ex	15/05/2020	2	0	2	0	2	2	0	STARTED
CHE/21/00135/FUL	Former 9 and 11 Paisley Close, Staveley, Derbyshire S43 3NS	Erection of 2 two bedroom dwellings	31/08/2021	2	0	2	0	2	2	0	STARTED
CHE/21/00190/FUL	Former 9 and 9a, Wensley Way, Staveley, Chesterfield	Erection of four 2 bedroomed bungalows	28/01/2022	4	0	4	0	4	4	0	STARTED
CHE/21/00567/REM	Land To West Of Inkersall Road, Staveley, Derbyshire	Approval of reserved matters of CHE/19/00131/OUT - residential development of 400 dwellings, public open space and associated infrastructure (Amended and additional information received 17.12.2021)	22/02/2022	400	0	400	0	250	10	390	STARTED
CHE/21/00883/FUL	4, Woodthorpe Road, Woodthorpe, Chesterfield, S43 3BZ	Re submission of CHE /21/00078/FUL for demolition of existing bungalow and detached garage and erection of a 2 bed bungalow.	21/02/2022	1	1	0	0	0	1	0	STARTED

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/22/00668/FUL	Woodthorpe Grange Farm, 27, Bridle Road, Woodthorpe, S43 3BY	Conversion of barn to one dwelling including associated alterations, air source heat pump, amenity space and parking - revised drawings received 12.12.2022	10/01/2023	1	0	1	0	1	1	0	STARTED
TOTAL								883			

Appendix 2 – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2023

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/19/00810/FUL	132, High Street, Old Whittington, Chesterfield, S41 9LE	Erection of a detached house	26/08/2020	1	0	1
CHE/20/00017/FUL	Brampton Manor 107, Old Road, Chesterfield, S40 3QR	Conversion and change of use of Brampton Manor to form 4 apartments, conversion and change of use of the club house to a single apartment and conversion of the barn to three garages and demolition of the existing rear kitchen extension to Brampton Manor.	06/12/2021	5	0	5
CHE/20/00309/FUL	1A, Wharf Lane, Chesterfield, S41 7NE	Internal alterations to first floor residential unit to create 2 new apartments accessed from existing rear staircase installation of 2 new roof lights and associated works. Revised drawings received 17.09.2020. Revised drawings received 02.10.2020.	19/10/2020	2	1	1
CHE/20/00314/FUL	Land At, Basil Close, Chesterfield, Derbyshire	Erection of 34 apartments and 133 room hotel with cafe and restaurant	29/09/2021	34	0	34
CHE/20/00361/REM	1, Branton Close, Boythorpe, Chesterfield, S40 2NL	Approval of reserved matters for CHE/17/00017/OUT (outline planning permission with all matters reserved for one house joining onto 1 Branton Close) Revised drawings received 03.07.2020	26/08/2020	1	0	0
CHE/20/00605/FUL	9a - 11, High Street, Chesterfield, S40 1PS	Conversion of vacant first second and third floors of the building into 8 separate dwelling units including 1 bedroom studios 1 and 2 bedroom apartments. and a third floor extension on the existing flat roof section of the building to allow space f	10/11/2020	7	0	7
CHE/20/00632/FUL	Land adj. Old Houses, Piccadilly Road, Chesterfield, S41 0EH	Erection of two houses including frontage parking and gardens and a side access path to Old Houses.	09/03/2021	2	0	2
CHE/20/00741/FUL	Glasshouse Farm Bungalow, Glasshouse Lane, New Whittington S43 2DQ	Erection of a four bed detached dwelling (revised drawings received 30.03.2021 and 18.05.2021)	01/06/2021	1	0	1
CHE/20/00808/FUL	Land To North Of Dunston Road Chesterfield, Derbyshire	Erection of an apartment block with associated parking, amenity areas and landscaping (revised plans received 26.05.2021)	21/06/2021	8	0	8

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/20/00878/FUL	St Patricks Church Hall, High Street New Whittington, Derbyshire S43 2AN	Demolition of disused church/church hall building and erection of 9 three bedroom houses with associated access, parking and landscaping.	02/06/2021	9	0	9
CHE/21/00092/FUL	25 and 27 Old Road, Chesterfield Derbyshire, S40 2RE	Demolition of 25 and 27 Old Road and erection of a new building with a commercial unit on the ground floor and flat above. (Revised elevation and ground floor dated 01.07.21 and revised first floor dated 10.05.21, Bat survey 13.08.2021)	22/09/2021	2	2	0
CHE/21/00131/REM	Land Between 34 And 38, Lake View Avenue, Walton, S40 3DR	Approval of reserved matters of CHE/19/00088/OUT - erection of detached dwelling including access	09/01/2023	1	0	1
CHE/21/00252/FUL	Land Adj 20, Rushen Mount, Birdholme, S40 2JU	Erection of one 4 bedroomed house.	31/01/2023	1	0	1
CHE/21/00303/FUL	The Oaks 534, Chatsworth Road, Chesterfield, S40 3AY	Demolition of existing residential annex and construction of new 4-bedroom house.	05/10/2021	1	0	1
CHE/21/00396/PA	Former North East Derbyshire County Council Council House, Saltergate	Prior approval for the change of use of former Council building to 59 no. apartments (Description changed to correct the no. of apartments 27.05.2021)	20/07/2021	59	0	59
CHE/21/00430/FUL	Dunston Hall Dunston Road Chesterfield S41 9RL	Change of use of Dunston Hall from C3 to Sui Generis use permitting the building to be operated as a Holiday Let and wedding venue, including conversion of the existing garage building to create an internal space suitable for conducting wedding ceremonies	05/10/2021	0	1	-1
CHE/21/00446/FUL	Land adj, 5, Mary Ann Street, Sheepbridge, S41 9EP	Erection of a residential dwelling - revised drawings received 05.10.2021 and 18.01.2022	05/04/2022	1	0	1
CHE/21/00570/FUL	Land Between George Street and Victoria Street North, Broomhill Road, Old Whittington	Erection of three, detached, split level dwellings with associated parking courtyards and landscaping (revised drawings received 25.01.2022)	05/04/2022	3	0	3
CHE/21/00585/FUL	48, Newbold Back Lane, Newbold, Chesterfield, S40 4HQ	Demolition of detached two storey house and erection of detached dwelling (revised description and plans 25.08.22)	31/10/2022	1	1	0
CHE/21/00633/FUL	41, Cobnar Drive, Newbold, Chesterfield, S41 8DB	Erection of a two bedroom detached dwelling - Revised drawings received	09/02/2022	1	0	1
CHE/21/00694/FUL	Land adjacent to 65, St Johns Road, Newbold	Construction of 4 two bed apartments with associated parking and amenity space	05/04/2022	4	0	4
CHE/21/00703/FUL	53, Heaton Street, S40 3AF	Extension, alterations and change of use of existing mixed use residential/commercial property (Sui Generis) to separate residential unit and Class E hair salon.	07/06/2022	1	1	0

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/21/00707/FUL	Land to the East of Linacre Road, Linacre Road, Holme Hall, Chesterfield	Erection of 301 dwellings including the provision of public open space, landscaping and associated infrastructure and works.	30/09/2022	301	0	250
CHE/21/00727/FUL	1-3, Cobden Road, Chesterfield, S40 4TD	Conversion of former hotel to form 4 dwellings (revised plans received 26/06/2022, description updated 04/07/2022)	30/08/2022	4	0	4
CHE/21/00800/FUL	Land Adjacent 929, Sheffield Road, Sheepbridge, S41 9EJ	Demolition of 1 no. existing dwellinghouse and outbuildings, and construction of 33 no. 2, 3 & 4 bed dwellinghouses and associated access, parking and gardens.	16/01/2023	33	0	33
CHE/21/00824/FUL	396, Chatsworth Road, Chesterfield, S40 3BQ	Second storey rear extension to create flat above shop and new shopfront on side elevation - Revised drawings received 21/03/2022 and 25/05/2022	05/07/2022	1	0	1
CHE/22/00117/FUL	Garage Site Adjacent 23, Roecar Close, Old Whittington, S41 9PN	Erection of 1 dwelling	07/06/2022	1	0	1
CHE/22/00168/PA	Second & Third Floor, West Bars House, West Bars, Chesterfield, S40 1AQ	Change of use of second and third floor to 8 self contained units	17/06/2022	8	0	8
CHE/22/00194/FUL	Burlington House, Burlington Street, Chesterfield, S40 1RX	Change of use of existing building to create 42 residential apartments (Use Class C3) and associated external alterations.	13/10/2022	42	0	42
CHE/22/00195/FUL	Burlington House, Burlington Street, Chesterfield, S40 1RX	Erection of third storey to create 13 no. residential apartments (Use Class C3)	13/10/2022	13	0	13
CHE/22/00248/FUL	43, Knifsmithgate, Chesterfield, S40 1RL	Conversion and refurbishment of first and second floors to create four residential units with associated access. (Revised plans received 23/08/2022)	13/09/2022	4	0	4
CHE/22/00302/FUL	390, Sheffield Road, Whittington Moor, S41 8LF	Conversion of domestic dwelling (C3) to Cafe (E(b)) at ground floor level and the creation of a single dwelling at first floor level along with associated internal and external alterations	29/11/2022	1	1	0
CHE/22/00335/FUL	Devonshire Hotel, 17, Occupation Road, Newbold, Chesterfield, S41 8TH	Change of use of existing public house to form 4 flats (revised drawings received and description amended 19.10.2022, revised drawings received 21.10.2022)	12/12/2022	4	0	4
CHE/22/00438/FUL	Park Hall Farm, Walton Back Lane, Walton, S42 7LT	Demolition of modern farm building and construction of a dwelling in grounds of grade II listed barn with associated landscaping work.	09/01/2023	1	0	1
CHE/22/00484/REM	Ryro Engineering, Shaw Street, Whittington Moor, S41 9AY	Approval of reserved matters for the erection of 7 dwellings in relation to Outline permission CHE/19/00214/OUT - (Demolition of factory buildings and erection of 8 dwellings)	22/12/2022	7	0	7
CHE/22/00488/FUL	211, Langer Lane, Birdholme, S40 2JW	Erection of a dwelling	09/01/2023	1	0	1
CHE/22/00511/FUL	Land to West of Wash House Land, Wash House Lane, Chesterfield	Erection of a new 3 bedroom bungalow with attached garage and associated landscaping works (revised drawings received 26.09.2022)	10/10/2022	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/22/00575/PA	First Floor, West Bars House, West Bars, Chesterfield, S40 1AQ	Conversion of vacant office spaces on 1st floor of previous office space to 4 self contained apartments (revised drawings received 01.09.2022)	06/10/2022	4	0	4
CHE/22/00607/FUL	20, Somersall Lan, Somersall, Chesterfield, S40 3LA	Demolition of 20 and 22 Somersall Lane and erection of three replacement dwellings with associated parking and turning areas (existing accesses retained)	14/03/2023	3	1	2
CHE/22/00796/FUL	Sports Bar adj 37, Holywell Street, Chesterfield, S41 7SH	Conversion of existing bar/ former chapel to form 9 residential flats. Resubmission of CHE/22/00463/FUL	30/01/2023	9	0	9
CHE/22/00802/PA	Existing Offices, Dunston Hole Farm, Unnamed Road Accessing Dunston Hall and Hole Farm, S41 9RL	Conversion of existing office building to a single, 4- bedroom dwelling (Class C3)	26/01/2023	1	0	1
CHE/20/00333/FUL	25, Porter Street, Staveley, Chesterfield, S43 3UY	Demolition of a detached garage and storage building and the erection of a detached dwelling with integral garage and a detached garage	26/08/2020	1	0	1
CHE/20/00356/FUL	62 Bellhouse Lane, Staveley, S43 3UA	Residential development of 2 three bedroom dormer bungalows. Revised drawings received 21.09.2020. Revised drawings received 22.01.2021.	19/04/2021	2	0	2
CHE/20/00371/FUL	21, Station Road Barrow Hill, Barrow Hill, Chesterfield, S43 2PG	Change of use of existing annex to separate dwelling. Revised drawing received 11.08.2020.	11/08/2020	1	0	1
CHE/20/00801/FUL	Land South of Poolsbrook School, Cottage Close Pools, Poolsbrook	Residential development of 9 dwellings (Revised layout and description 19.01.022)	04/04/2022	9	0	9
CHE/21/00187/COU	Chapel, Cavendish Place, Barrow Hill, Derbyshire, S43 2NS	Change of use of former methodist chapel (D1 use) to single dwelling (C3a use) with ancillary workshop and storage (B2 use)	05/10/2021	1	0	1
CHE/22/00362/FUL	Handleywood Farm, Whittington Road, Barrow Hill, Chesterfield, Derbyshire S43 2PW	Demolition of buildings used for commercial purposes and erection of 7 dwellings. Conversion of out-buildings for use as home-working studios (in conjunction with dwellings). Access, parking and landscaping. Re-submission of previously approved applicatio	26/09/2022	7	0	7
CHE/22/00775/PA	St John's Farm, Bridle Road, Woodthorpe, S43 3BY	Change of use of barn to residential dwelling under Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.	23/12/2022	1	0	1
CHE/20/00125/OUT	15, Newbridge Lane, Brimington, S43 1LX	Detached two bedroom dwelling	02/06/2020	1	0	1
CHE/20/00658/OUT	3 and 5 Cordwell Avenue, Newbold, Derbyshire, S41 8DA	Outline application for a Single storey bungalow to include reserved matters for access. (description and drawings amended 03/03/21)	20/04/2021	1	0	1
CHE/20/00663/OUT	140, Newbridge Lane, Old Whittington, Chesterfield, S41 9JA	Outline application for residential development. Amended drawings received 26.11.2020 for one dwelling.	05/01/2021	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/21/00863/OUT	Land To The Rear 6 Walton Walk, Boythorpe, Derbyshire, S40 2QQ	Outline application for a single detached 1.5 storey dwelling, with access off Central Avenue	25/02/2022	1	0	1
CHE/22/00034/OUT	Avenue Villa 12, Avenue Road, Whittington Moor, Chesterfield, S41 8TA	3 storey residential block with associated parking and access (revised plans received 24/05/2022 and 20/06/2022)	31/08/2022	9	0	9
CHE/22/00370/OUT	30, Holland Road, Old Whittington, S41 9HF	Outline application for the erection of a dwelling with reserved matters for access and layout	27/01/2023	1	0	1
CHE/22/00581/OUT	366, Brimington Road, Tapton, S41 0TF	Outline application for demolition of existing detached garage and erection of a 3/4 Bedroom chalet bungalow (1.5) storey with separate detached garage with all matters reserved	31/10/2022	1	0	1
CHE/22/00689/OUT	Land adjacent to 21, Southfield Avenue, Hasland	Outline planning consent for two dwellings adjacent to 21 Southfield Avenue - replacement of previous permission CHE/19/00468/OUT	15/03/2023	2	0	2
CHE/20/00039/OUT	Four Poplars, Rectory Road, Duckmanton, S44 5JS	Outline application with all matters reserved for residential development of a detached house on land adjacent to Four Poplars, Rectory Road, Duckmanton (revised site plan received 04.04.2020)	05/08/2020	1	0	1
CHE/20/00601/FUL*	Langdale Lodge 56, Selhurst Road, Newbold, S41 7HR	Extension to existing residential care home for the elderly to include an extended dining/lounge and 3 extra bedrooms. (Amended plans received 27th July 2021 along with Coal mining Risk Assessment)	15/11/2021			1.67
CHE/21/00926/FUL*	Avenue Villa, 12A Avenue Road, Whittington Moor, S41 8TA	Erection of a new care home facility with separate detached day units and creation of new access and auxiliary car parking areas. (Revised plans received 24/05/2022 and 21/07/2022)	31/08/2022			4.44
CHE/22/00014/FUL*	Ridgewood House Residential Home 13 Dukes Drive Newbold Derbyshire S41 8QB	Proposed bedroom extension to turn elderly person 20 bed nursing home into 21 bed nursing home (1 unit)	09/03/2022			0.56
CHE/22/00743/COU*	16, Albion Road, Chesterfield, S40 1LJ	Change of use of residential dwelling from small shared house (C4 Use Class) to a House of Multiple Occupation (Use Class Sui Generis)	30/01/2023			0.56
CHE/22/00844/FUL*	Pine Bank Day Centre, 9, Abercrombie Street, Abercrombie, S41 7LW	Change of use from Class E(f) Day Centre to Residential Home for Adults with Learning Disabilities (Class C2), including the removal and incorporation of external windows and doors, provision of access steps to south elevation and render	07/03/2023			3.33

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
TOTAL				624	8	575

* Contribution to supply calculated using methodology set out in Housing Delivery Test rulebook ratio for communal accommodation

Appendix 3 – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as of 1st April 2023

PP Ref	Address	Description	Granted	Proposed Units	Lost	Five year supply	Summary of evidence of delivery
CHE/22/00109/OUT	Manor Offices, Old Road, Chesterfield, S40 3QT	Outline application for the demolition of existing office premises and erection of residential dwellings, with all matters reserved except access.	30/03/2023	58	0	58	Applicant in advanced discussion with purchaser
CHE/20/00700/OUT	Land South of Worksop Road, Worksop Road, Mastin Moor	Outline application for residential development of up to 650 dwellings, a residential care facility with extra care, a Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices), open space,	20/02/2023	650	0	143	REM applications received for road layout and first phase of 143 dwellings
TOTAL				708	0	201	

Appendix 4 – Dwelling Supply: Local Plan Allocations without planning permission as of 1st April 2023

Local Plan Ref	Site Name	Est. capacity	Contribution to 5 year Housing Supply	Commentary
H1	Edale Road Garage Court, Mastin Moor	6	5	Full planning application for 5 dwellings received June 2023
H5	Pondhouse Farm, Works Road, Troughbrook	23	23	Revised applications under consideration (CHE/18/00688/OUT & CHE/18/00491/OUT). Being actively pursued by landowner. No impediments to delivery.
H6	Miller Avenue, Mastin Moor	14	13	Full planning application for 13 dwellings received June 2023
H7	Hollythorpe Close, Hasland	14	14	CBC owned, to be released once no longer required for current storage. Development expected 2023-2025
H8	Chesterfield Road (Land North of), Staveley	14	0	No current activity, do not include in five year supply
H9	White Bank Close (Land at), Hasland	9	0	Extant outline planning permission CHE/19/00156/FUL for 9 dwellings. See entry in appendix 2
H10	Derwent House HOP, Ulverston Road, Newbold	17	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Delivery projected for 2023/24.
H11	Sycamore Road (Land at), Hollingwood	18	0	Pre-application discussions with landowner. No specific timescale at present. Do not include in five year supply.
H12	Ashbrook Centre (Former), Cuttholme Road, Loundsley Green	20	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Delivery projected for 2023/24.
H13	Elm Street (Land at), Hollingwood	23	0	Pre-application discussions with landowner. No specific timescale at present. Do not include in five year supply.
H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield	70	0	Planning permissions CHE/18/00605/FUL for assisted living facility and CHE/19/00385/FUL for 72 bed care home under construction. See appendix 2
H16	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	25	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Delivery projected for 2023/24.
H19	Ash Glen Nursery (Former), Sheffield Road, Unstone	30	0	Planning permission CHE/21/00800/FUL - see appendix 2
H20	Duewell Court (Land at), Station Road, Barrow Hill	35	35	Owned by CBC Housing. Part of current Council Housing construction plan. Delivery projected for 2024/25.
H21	Staveley Canal Basin, Eckington Road, Staveley	90	0	Working with DCC on planning brief. Some land assembly required. Do not include in supply at this stage

H23	Allen and Orr Timber Yard, Saltergate, Chesterfield	39	0	Site now being retained for current use after relocation site could not be secured. Do not include in housing land supply
H25	Boat Sales (Former), Sheffield Road, Unstone	50	0	Completed
H26	Rectory Road, Duckmanton	33	0	Completed
H27	Walton Hospital (Land at), Harehill Road, Walton	60	0	Under construction, see entry for planning permission CHE/20/00305/FUL, Appendix 1
H28	Walton Hospital (Land at), Whitecotes Lane, Walton	90	0	Under construction, see entry for planning permission CHE/20/00305/FUL, Appendix 1
H30	Walton Works (Former), Factory Street, Brampton	150	0	Planning application CHE/15/00832/FUL pending. No recent contact with applicant. Do not include in five year supply
H31	Varley Park, Staveley Road, Poolsbrook	175	0	Under construction – see appendix 1
H32	Bent Lane, Staveley	140	0	CBC owned. Issues with access – not scheduled for current disposal
H33	Land at Linacre Road, Holme Hall	300	0	planning application CHE/21/00707/FUL for 301 dwellings granted permission 30/09/2022. Application for discharge of conditions made (CHE/22/00706/DOC). Site CBC owned and sale agreement and permissions in place. Now on site and first unit completions anticipated October 2024. Delivery of 160 units in five year housing supply based on completion of 30 units per annum – included in appendix 2
H34	Tom Lane (Land South of), West of Rectory Road, Duckmanton	275	0	Outline planning application CHE/16/00340/OUT pending. No current known developer interest. Do not include in five year housing supply.
H35	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	650	0	Outline permission CHE/20/00700/OUT – REM applications received for road layout and first phase of housing - see entry at appendix 3 for details
H36	Land at Inkersall Road	400	0	REM permission granted - see appendix 2
SS1	Spire Neighbourhood, Chesterfield	100	0	CBC to develop planning brief over 2022/23. Some site acquisition and relocation of use likely to be required. Do not currently include in five year housing supply.
SS3	Chesterfield Waterside, Brimington Road, Chesterfield	1550	0	Planning permission CHE/19/00007/REM for 177 dwellings currently under construction. See entry in appendix 1. Reserved Matters planning application CHE/21/00184/REM for 314 dwellings pending, but alternative scheme expected – no additional contribution to five year supply. Outline planning permission CHE/09/00662/OUT has lapsed Full Planning application for 145 dwellings on land east of River Rother currently subject to appeal against non-determination (CHE/22/00604/FUL) – no additional contribution to five year supply
SS5	Staveley Works, Staveley	1499	0	Delivery anticipated in Local Plan from 2032 onwards.

SS6				Relies on completion of Chesterfield Staveley Regeneration Route (CSRR) to maximise dwelling numbers. Construction of CSRR scheduled for 2025. Current outline planning applications for up to 1200 dwellings (CHE/17/00644/OUT & CHE/19/00103/OUT) pending – revised information to be provided by applicants late 2022/23. First completions on site could be brought forwards to 2027.
	Land South of Dunston Road, Dunston	799	274	Planning permission CHE/18/00805/REM for 200 dwellings under construction. See entry in appendix 1 Outline planning application CHE/21/00549/OUT for up to 500 dwellings pending. 274 dwellings anticipated by 31 st September 2026 based in trajectory agreed for developer (assumes two housebuilders active on site)
TOTAL		6718	364	

Appendix 5 – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as of 1st April 2023

Site Name	Planning Status	Site Capacity (no. dwellings)	Contribution to Housing Supply	Commentary
Inkersall Social Club, Inkersall Green, Inkersall	None	16	0	No current evidence of delivery
Middle Farm, Duckmanton, Chesterfield	None	3	0	Full permission lapsed 2017
The Conservatory Centre, Hazlehurst Lane, Stonegravels, Chesterfield	None	9	0	Outline planning permission CHE/15/00595/OUT lapsed
TOTAL			0	

