



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

1st April 2017

Publication Date: November 2017

Introduction

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

“identify and update annually a supply of specific deliverable 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 based on monitoring data for the 2016-17 period, taking into account evidence of the requirement, the supply of sites and evidence of delivery. It should be read in conjunction with the council’s approved development 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. A draft Local Plan was published in January 2017 with pre-submission consultation expected to occur early 2018. The evidence base for this local plan can be found on the council’s website³. These include the Strategic Housing Market Assessment (SHMAA) from 2014, and the council’s land Availability Assessment (LAA), which was updated following a call for sites in 2016 and consultation on the draft Local Plan. An updated SHMA is currently being prepared using the 2014 population projections and is expected to be published shortly. An updated Five Year Supply Position will be prepared following publication.

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.

In examining the Council’s Core Strategy, the Inspector concluded that *“there is sufficient flexibility in the CS for housing requirements to be reviewed following the updated SHMA”*.

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

An updated SHMA is currently being prepared using the 2014 population projections and is expected to be published shortly.

Housing Delivery 2016/17

Throughout the 2016/17 financial year 123 (net) new dwellings were completed. This is calculated via the following formula:

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

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>

Table 1: Housing Completions 2016/17	
New build completions	137
Conversion to Res: net change	-2
Demolitions	12
NET ADDITIONAL DWELLINGS	123

This was a decline on the previous year (206) and remains below the *Local Plan: Core Strategy* annual target of 380 leaving a shortfall of 257 for the monitoring year when compared to the Local Plan target and 121 when compared to the SHMA. 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 dwellings per annum, after four years, shows a cumulative shortfall of 1161 dwellings.

In terms of calculating the backlog, the most recent SHMA (2014) has taken 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.

The 2007 SHMA figures that supported the Core Strategy target of 380 dwellings a year are included as a comparison.

Table 2: Housing Delivery Shortfall			
Year	Net Annual Completions	Annual Delivery Shortfall	
		2007 SHMA (380)	2014 SHMA (244)
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

2016/17	123	257	121
Total	862	1418	602

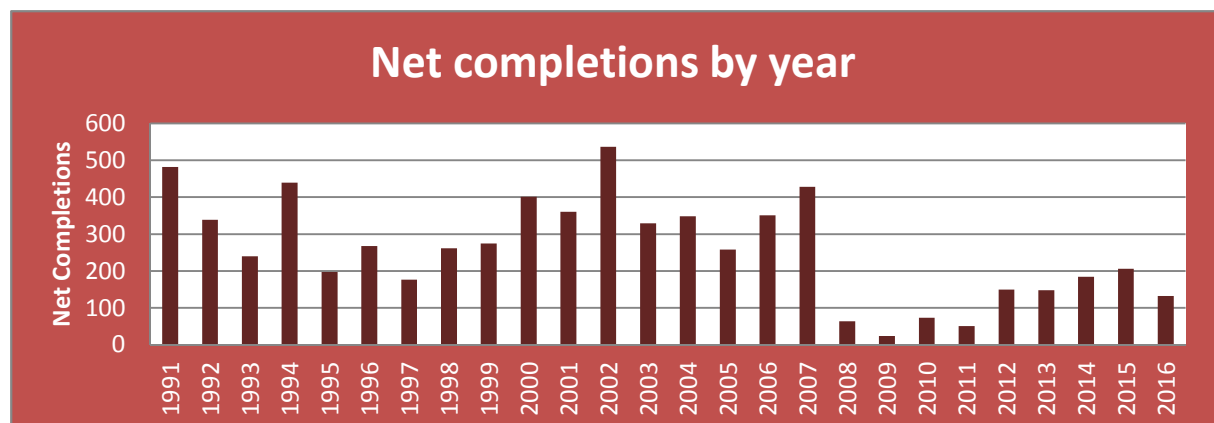
A cumulative shortfall of 1418 dwellings during current life of the *Local Plan: Core Strategy* can be identified based on the 2007 SHMA target of 380 and 602 based on the up to date 2014 SHMA target of 244. This shortfall must be appropriately planned for and delivered within the plan period.

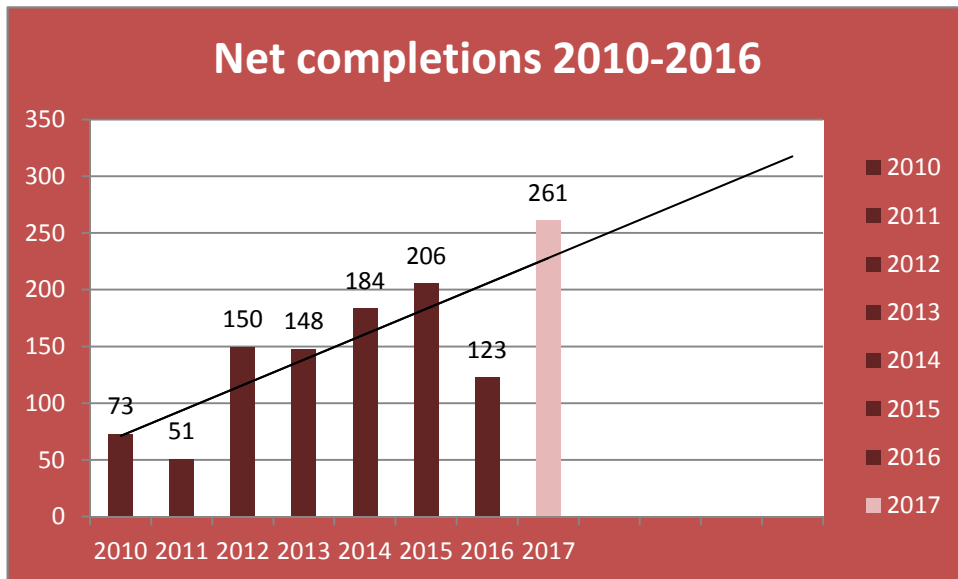
Resolving the Shortfall

The shortfall has been calculated added to the housing five year housing requirement using both the ‘Liverpool Method’ (which spreads the delivery of the shortfall over the whole remaining plan period (currently up to 2031) and the ‘Sedgefield Method’ (which applies the shortfall to the next five years’ target).

Chesterfield Borough Council’s preference is 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;
- Historic patterns of housing delivery indicating a 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. Monitoring starts on site gives an estimated 261 completions for the 2017/18 monitoring year, which supports this projected recovery rate.





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.

	<i>‘Liverpool’</i>	<i>‘Sedgefield’</i>
Dwellings target per annum over five years (244 x 5)	1220	1220
Plus Shortfall	201 <i>(602÷15)×5</i>	602
Total Five Year Target (target per annum plus shortfall plus 20%)	1705	2186

This gives the council a Five Year Housing target of between **1705** and **2186** dwellings, or **341** and **437** 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.

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*

Table 4: Build Rates				
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

Table 5: Housing Supply 1 st April 2017	
Supply of sites deliverable within five years	No. Dwellings
Dwellings with planning permission (deliverable within five years)	1794
Local Plan allocations without planning permission	260
LAA site not allocated in a Local Plan or with planning permission (previously developed land)	281
Regeneration Priority Areas	370
Total Housing supply	2705

The council can currently demonstrate a supply of dwellings deliverable within five years from all sources of **2705** dwellings.

4. Five Year Housing Land Supply Position (As Of 1st April 2017)

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 1st April 2017		
	<i>Liverpool</i>	<i>Sedgefield</i>
Housing Requirement	1705	2186
Housing Supply	2705	2705
Surplus/Deficit	1000	519

The Council's stated position is that it is currently able to demonstrate a Five Year Supply of Suitable Housing sites calculated under both the Liverpool and Sedgefield Methods.

Appendix 1 – Dwelling Supply: Unimplemented Planning Permissions (deliverable within five years) as at 1st April 2017

Application Reference	Location	Description	Date Granted	Date Started	Proposed Units	Net Commitments	Current Status	Likely to Come Forward within 5 Years
CHE/0000/1034	Land Adjacent 234 Hady Hill Chesterfield	No description supplied	20/08/2003	31/03/2009	3	1	STARTED	1
CHE/08/00186/FUL	2 High Street Staveley Chesterfield Derbyshire S43 3UX	9 No flats, 1 No retail unit, 1 No public house with living accommodation above, revised plans received 10th September 2008	21/10/2008	31/03/2011	9	5	STARTED	5
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	31/03/2012	5	5	STARTED	5
CHE/09/00662/OUT	Land At East Of A61 Known As Waterside Brimington Road Chesterfield Derbyshire	Outline planning application with all matters reserved except for means of access proposing the demolition of existing buildings and erection of a comprehensive mixed use regeneration scheme comprising residential (use class C3); retail (use class A1); financial/professional services (use class A2); restaurants, drinking establishments and hot	09/03/2011	01/04/2015	1550	1531	STARTED	610

		food establishments (use classes A3, A4 and A5); offices (use class B1); doctors surgery and creche (use class D1); two hotels (use class C1); health and fitness (use class D2); nursing home (use class C2); ancillary creative uses including a possible arts centre, a new canal link, new open spaces including linear and eco parks, new public realm and car parking arrangements including two multi storey car parks at Chesterfield Waterside, A61 Corridor, Chesterfield, revised highways plans received 22nd January 2010, additional information received 1st February 2010						
CHE/12/00028/FUL	Manor Syck Farm 132 Church Street North Chesterfield Derbyshire S41 9QP	Redevelopment of Manor Syck Farm, including conversion of three barns, refurbishment of existing farmhouse and new build detached farmhouse garage and detached property	03/04/2012	01/03/2015	4	4	STARTED	4
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	01/04/2016	5	5	STARTED	5

CHE/12/00806/FUL	Land Between 2A Heywood Street and 1 Heywood Villas Heywood Street Chesterfield Derbyshire S43 1DB	Erection of five dwellings	04/04/2013	01/04/2015	5	5	STARTED	5
CHE/13/00336/FUL	801 - 807 Sheffield Road Sheepbridge Chesterfield Derbyshire S41 9EQ	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)	06/08/2013	01/04/2015	2	2	STARTED	2
CHE/13/00595/FUL	Club House 3 Station Road Barrow Hill Chesterfield Derbyshire S43 2PG	Part demolition of rear boundary wall and erection of 2no. pairs of semi-detached houses.	06/01/2014	01/01/2017	4	4	STARTED	4
CHE/13/00797/OUT	Land Adjacent To 21 Southfield Avenue Chesterfield Derbyshire	Outline Planning for 2 Dwellings (revised drawings received 23/01/2014)	01/04/2014		2	2	GRANTED	2
CHE/14/00139/FUL	44 - 46 Park Road Chesterfield Derbyshire	Redevelopment of buildings, including change of use to provide 2 ground floor offices and 8, 1 bedroom apartments	26/06/2014	01/04/2015	8	8	STARTED	8

CHE/14/00198/TCU	Dunston Hole Farm Unnamed Road Accessing Dunston Hall and Hole Farm Chesterfield Derbyshire S41 9RL	Change of use from B1(a) office to four one bed flats	07/05/2014		4	4	GRANTED	4
CHE/14/00219/COU	Ashton Lodge 28 Abercrombie Street Chesterfield Derbyshire S41 7LW	Change of Use from a office to a single dwelling	07/07/2014		1	1	GRANTED	1
CHE/14/00313/FUL	Poplar Farm Rectory Road Duckmanton S44 5JS	Change of use to a dwelling at first floor including demolition of existing ground floor store	21/10/2014	01/01/2016	1	1	STARTED	1
CHE/14/00392/FUL	Dunston Grange Farm Dunston Lane Chesterfield Derbyshire S41 9RJ	Renovate and rebuild farm into 5 No dwellings, including extension to unit 7; renovate and extend Dunston Grange Cottage; construct one No new dwelling	02/04/2015	01/04/2016	7	6	STARTED	7
CHE/14/00404/OUT	Land North-East Of Sainsburys Roundabout Rother Way Chesterfield Derbyshire	Residential development - additional information received	29/03/2016		150	150	GRANTED	120

CHE/14/00496/FUL	100 Church Street North Chesterfield Derbyshire S41 9QP	Construction of two detached one bedroom bungalows	28/10/2014	01/03/2015	2	2	STARTED	2
CHE/14/00616/TCU	Desihyde Over 27 Stephenson Place Chesterfield Derbyshire S40 1XL	Change of use of first and second floor offices to four residential flats	23/09/2014		4	4	GRANTED	4
CHE/14/00652/FUL	19 South Street North New Whittington Chesterfield S43 2AA	Reconstruction and extension of existing derelict dwelling adjacent to no.19 South Street North,	03/11/2014		2	1	GRANTED	1
CHE/14/00657/TCU	9 - 21 Stephenson Place Chesterfield Derbyshire S40 1XL	Conversion of existing 4 No. office spaces above retail units to 4 No. self contained residential flats	11/11/2014	01/08/2016	4	4	STARTED	4
CHE/14/00674/OUT	Bell House 36 Bellhouse Lane Chesterfield Derbyshire S43 3UA	Residential development	25/11/2014		1	1	GRANTED	1
CHE/14/00713/FUL	3 Salisbury Avenue Chesterfield Derbyshire S41 8PR	Erection of one dwelling 2 storey four bedrooms	13/01/2015	01/04/2016	1	1	STARTED	1

CHE/14/00725/FUL	4 Cross Street Chesterfield Derbyshire S40 4TS	Change of use of ground floor premises from offices to residential	02/02/2015	01/07/2015	2	1	STARTED	1
CHE/14/00768/FUL	Tasty Bites Chesterfield Road Staveley Chesterfield Derbyshire S43 3RX	Demolition of existing potato preparation building and construction of 3 one bedroom flats and formation of vehicular access and parking provision	15/04/2015		3	3	GRANTED	3
CHE/14/00772/FUL	91 Brearley Avenue Chesterfield Derbyshire S43 2DZ	2 bedroom dormer bungalow on land to the side of 91 Brearley Avenue and kerbs to access proposed site	18/12/2014		1	1	GRANTED	1
CHE/14/00782/OUT	Fridays Chip Shop 109 Highfield Road Chesterfield Derbyshire S41 7HS	Alteration and extension of existing building to create five additional residential units - amended drawing received 16th February 2015	08/04/2015		5	5	GRANTED	5
CHE/14/00837/FUL	19 Bentham Road Chesterfield Derbyshire S40 4EZ	Erection of detached dwelling and garage	24/02/2015		1	1	GRANTED	1
CHE/14/00853/OUT	109 Middlecroft Road Staveley Chesterfield S43 3XH	Outline application for planning permission to redevelop former Coal Merchants Yard for two dwellings	06/02/2015		2	2	GRANTED	2

CHE/14/00872/OUT	Land At Cranleigh Road Chesterfield Derbyshire	Outline residential development on 3.66 hectares of land for up to 75 dwellings including means of access	04/09/2015		75	75	GRANTED	75
CHE/14/00883/FUL	15 Rosedale Avenue Chesterfield Derbyshire S40 2UY	Erection of a 2 bed starter home	16/04/2015		1	1	GRANTED	1
CHE/14/00896/FUL	Littlemoor Shopping Centre Littlemoor Centre S41 8QW	Demolition of existing staircases at shopping centre to form 11 apartments and 2 retail units including the demolition of existing garages to form new detached dwelling house	26/04/2016		10	10	GRANTED	10
CHE/15/00031/OUT	Land Adjacent To 20 Woodthorpe Road Chesterfield Derbyshire	Erection of a detached bungalow as per previous approval CHE/09/00701/OUT	18/03/2015		1	1	GRANTED	1
CHE/15/00051/COU	Angel Inn 49 South Street North Chesterfield Derbyshire S43 2AA	Change of use from public house to four flats	01/07/2015	31/03/2016	4	4	STARTED	4
CHE/15/00085/OUT	Land To South Of Poplar Farm Rectory Road Duckmanton Chesterfield Derbyshire	Outline residential development on 1.38 hectres of land for up to 35 dwellings including means of access	11/11/2015		35	35	GRANTED	35

CHE/15/00108/OUT	Walton Hospital Whitecotes Lane Chesterfield Derbyshire S40 3HN	The proposed demolition of the western wing of Walton Hospital and redevelopment of the site to comprise up to 90 residential units.	19/08/2015		90	90	GRANTED	90
CHE/15/00116/OUT	Land Off Dunston Road Chesterfield Derbyshire S41 9RL	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	29/03/2016		146	146	GRANTED	90
CHE/15/00172/FUL	Dunston Hall Dunston Road Chesterfield Derbyshire S41 9RL	Conversion of barns and agricultural buildings in to four dwellings including part new build to barn D	06/11/2015	01/12/2015	4	2	STARTED	2
CHE/15/00195/FUL	Former Social Club Saltergate Chesterfield Derbyshire S40 1NH	Demolition of existing single storey club building and construction of new three storey building with 10 flats and two commercial units at ground floor	29/03/2016		10	10	GRANTED	10
CHE/15/00243/FUL	Land To Rear Of 4 Roecar Close Chesterfield Derbyshire	Detached dwelling for own occupancy	05/02/2016	01/04/2016	1	1	STARTED	1
CHE/15/00272/OUT	Land To Rear Of 98 Grangewood Road Chesterfield Derbyshire	Outline application for residential development of a block of four flats - re-submission of CHE/14/00186/OUT	14/07/2015		4	4	GRANTED	4

CHE/15/00301/FUL	31 High Street New Whittington Chesterfield Derbyshire S43 2DX	2 No one bedroom flats to side of existing property No 31	15/09/2015		2	2	GRANTED	2
CHE/15/00310/FUL	6 - 8 Avenue Road Chesterfield Derbyshire	Erection of a detached house - re-submission of CHE/14/00490/FUL	15/10/2015		1	1	GRANTED	1
CHE/15/00314/FUL	7, Walton Walk, S40 2QQ	Demolition of existing garage and erection of new 1 and a 1/2 storey two bed dwelling with access from Central Avenue	17/05/2016		1	1	GRANTED	1
CHE/15/00344/OUT	292 Manor Road Brimington Chesterfield Derbyshire S43 1NX	Outline application for residential development	29/03/2016		30	30	GRANTED	30
CHE/15/00348/FUL	115 Coniston Road Chesterfield Derbyshire S41 8JE	New Dwelling	20/01/2016		1	1	GRANTED	1
CHE/15/00353/REM	Manor House 99 Rectory Road Duckmanton Chesterfield Derbyshire S44 5JS	Reserved matters of CHE/14/00775/OUT - demolition of existing garages and construction of one new dwelling	02/10/2015	14/11/2016	1	1	STARTED	1
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	2	GRANTED	2

CHE/15/00394/FUL	Land At Upper King Street Chesterfield Derbyshire	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	12/01/2016	01/01/2017	6	6	STARTED	6
CHE/15/00445/FUL	59 Rufford Close S40 2PB	Erection of four 2 bedroom dwellings - coal risk assessment received 5th August 2016	20/09/2016		4	4	GRANTED	4
CHE/15/00464/FUL	Land To The Rear Of 79 Sheffield Road Stonegravels Chesterfield Derbyshire	Proposed residential development of 9 x 3 bedroom houses and 10 x 2 bedroom flats	29/03/2016		19	19	GRANTED	19
CHE/15/00486/FUL	341 Ashgate Road Chesterfield Derbyshire S40 4DB	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	02/02/2016		2	1	GRANTED	1
CHE/15/00519/FUL	45 Wythburn Road Chesterfield Derbyshire S41 8DP	Two bedroomed detached house to existing land to side of 45 Wythburn Road	02/11/2015		1	1	GRANTED	1
CHE/15/00529/FUL	Land Adjacent 31 Manor Drive Chesterfield Derbyshire	Proposed 3 No 2 bedroomed dwellings - revised plans received on 25/11/2015	04/01/2016		3	3	GRANTED	3

CHE/15/00594/OUT	Land Surrounding 146 To 152 Hady Lane Hady Lane Chesterfield Derbyshire	Construction of up to 10 dwellings	08/12/2015		10	10	GRANTED	10
CHE/15/00595/OUT	The Conservatory Centre Hazlehurst Lane Stonegravels Chesterfield Derbyshire S41 7LX	Outline application for 9 dwellings - coal mining assessment received 11th December 2015	02/02/2016		9	9	GRANTED	9
CHE/15/00598/OUT	Land South Of Walton Hospital Harehill Road Chesterfield Derbyshire	Outline application for residential development - ground investigation report received 20th October 2015, flood risk assessment and reptile report received on 29th January 2016	31/03/2016		60	60	GRANTED	60
CHE/15/00600/FUL	Avondale Surgery 3 - 5 Avondale Road Chesterfield Derbyshire S40 4TF	Conversion of surgery to 2 dwellings, pharmacy to 2 flats and erection of 2 new dwellings	14/12/2015		6	6	GRANTED	6
CHE/15/00607/FUL	102 Storforth Lane Chesterfield Derbyshire S41 0QA	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	04/03/2016	01/04/2016	12	10	STARTED	10

		footpath link to the eastern bound						
CHE/15/00608/FUL	104 Storforth Lane Chesterfield Derbyshire S41 0QA	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	08/12/2015	01/04/2016	5	5	STARTED	5
CHE/15/00614/REM	Site Of Former Sheepbridge Sports and Social Club 202 Newbold Road Chesterfield Derbyshire	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)	09/12/2015	01/04/2016	82	66	STARTED	66
CHE/15/00678/OUT	Moorlea Ashgate Road Chesterfield Derbyshire S42 7JE	Outline application for residential development (as amended by revised drawing A(00)-01 revA)	15/03/2016		7	7	GRANTED	7
CHE/15/00701/FUL	Land To The Northern End Of Rushen Mount Chesterfield	Proposed construction of 2 No., 5 Bedroom detached dwellings with integral double garages on plots 2 and 3 (as amended by e mail dated 31/03/16 from A D Architecture Ltd) on land at northern end of Rushen Mount. To include drop crossings from each plo	26/04/2016		2	2	GRANTED	2

CHE/15/00711/FUL	Land Adjacent To 24 Riber Terrace Walton Walk Chesterfield Derbyshire	Erection of a pair of 3 bedroom semi detached dwellings	23/12/2015	01/04/2016	2	2	STARTED	2
CHE/15/00746/REM1	25 Netherthorpe Chesterfield Derbyshire S43 3PU	Variation of site plan of CHE/14/00858 - Erection of bungalow	20/01/2016	01/04/2016	1	1	STARTED	1
CHE/15/00753/REM	Ryro Engineering Shaw Street Chesterfield Derbyshire S41 9AY	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	22/03/2016		8	8	GRANTED	8
CHE/15/00755/OUT	Land To The West Of Bevan Drive Chesterfield Derbyshire	Outline application for residential development - FRA addendum received on 25/01/2016	29/03/2016		103	103	GRANTED	90
CHE/15/00779/FUL	Land Adjacent 102 Brooke Drive Chesterfield Derbyshire	Proposed three bedroom detached house with garage and parking	02/02/2016		1	1	GRANTED	1
CHE/15/00796/FUL	131A Station Road Brimington Derbyshire S43 1LJ	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	24/02/2016		1	1	GRANTED	1

CHE/15/00831/FUL	Land To The Rear Of 570 Chatsworth Road Chesterfield Derbyshire S40 3JS	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)	16/02/2016	01/01/2017	1	1	STARTED	1
CHE/15/00838/REM	Ringwood Centre Victoria Street Brimington S43 1HY	Reserved matters application for CHE/14/00380/OUT- Redevelopment of training centre for residential purposes (37 Dwellings) - Approval for Access, Appearance, Landscaping, Layout and Scale - revised details received on 25/01/2016 (Phase II Survey), 09/02/	05/04/2016	01/05/2016	37	37	STARTED	37
CHE/16/00016/OUT	Land To The West Of Dunston Lane Dunston Lane Chesterfield	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)	29/03/2016		300	300	GRANTED	90
CHE/16/00019/OUT	Land North West Of Sandiway Walton Chesterfield S40 3DR	Outline application for residential development of a single chalet bungalow with all matters reserved	31/03/2016		1	1	GRANTED	1
CHE/16/00023/FUL	Handleywood Farm Whittington Road Barrow Hill	Demolition of buildings used for commercial purposes and erection of 5 dwellings, access and landscaping	10/08/2016		5	5	GRANTED	5

CHE/16/00034/OUT	Land Adjacent Five Acres Piccadilly Road Chesterfield Derbyshire	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 S106 agreement as previously arranged)	31/03/2016		5	5	GRANTED	5
CHE/16/00042/FUL	Lodge Farm Westwood Lane Brimington S43 1PA	Demolition of existing house and associated outbuildings, sheds and barns and construction of four new houses on site - Amended plans received 27th May 2016, Contamination Report received 5th April 2016 and Ecology Report received April 2016.	19/07/2016	30/08/2016	4	4	STARTED	4
CHE/16/00053/FUL	Apple Trees Lancaster Road Newbold S41 8TP	Residential development of 6 dwellings and a modified access from Lancaster Road	26/04/2016		6	6	GRANTED	6
CHE/16/00069/OUT	Land Adjacent To 89 Sheffield Road Stonegravels Chesterfield Derbyshire	Erection of 3 new dwellings and improvements to vehicular access to Sheffield Road (previously approved under CHE/13/00814/OUT)	29/03/2016		3	3	GRANTED	3
CHE/16/00086/FUL	Land Off William Street North William Street North Old Whittington	Erection of 3 dwellings with associated off street parking for 3 cars - revised plans received 4th May 2016 and Coal Mining Risk Assessment received 24th March 2016	08/06/2016	12/01/2017	3	3	STARTED	3

CHE/16/00092/OUT	Land To The West Of Swaddale Avenue Swaddale Avenue Tapton	Outline application for residential development of land to the rear of 6-58 Swaddale Avenue along with upgrading the existing site access (all matters reserved except access and layout) - drainage strategy received 9th March 2016	28/06/2016		25	25	GRANTED	25
CHE/16/00121/FUL	Land To The West Of Keswick Drive Newbold	Residential development of 9 bungalows, demolition of a garage, creation of a new access from Keswick Drive. internal road layout and associated landscaping, ecology report received 4th May 2016	08/06/2016		9	9	GRANTED	9
CHE/16/00145/OUT	Land Adjoining 20 Harehill Road Harehill Road Grangewood	Outline permission for detached two bed bungalow	13/05/2016		1	1	GRANTED	1
CHE/16/00195/FUL	Site Of Former Troughlee Club Troughbrook Road Hollingwood	Erection of two residential dwellings	01/06/2016		2	2	GRANTED	2
CHE/16/00210/FUL	Land To The Rear Of 572 Chatsworth Road Chatsworth Road Chesterfield	Erection of a 5 bedroom house	08/06/2016	07/10/2016	1	1	STARTED	1
CHE/16/00216/FUL	Jacksons Baker 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	22/11/2016		7	7	GRANTED	7

		24th June 2016 - bat report received 10th October 2016						
CHE/16/00218/OUT	Land Adjacent To 24 Dovedale Avenue Inkersall	Residential development of 3 dwellings - amended description 24th May 2016	31/08/2016		3	3	GRANTED	3
CHE/16/00245/FUL	6 The Dell Ashgate S40 4DL	Demolition of existing garage and erection of a 4 bedroom detached bungalow, including single garage	28/06/2016	31/01/2017	1	1	STARTED	1
CHE/16/00258/OUT	Land Adjacent To 2 Hathern Close Brimington	Proposed outline planning application with all matters reserved for a detached dwelling	28/06/2016		1	1	GRANTED	1
CHE/16/00272/FUL	5 Westwood Lane Brimington Chesterfeld S43 1PA	New two storey dwelling on land adjacent	19/07/2016		1	1	GRANTED	1
CHE/16/00282/FUL	95-97 Land Adjacent Rectory Road Duckmanton	Two new dwellings	10/08/2016		2	2	GRANTED	2
CHE/16/00305/TCU	6 Rose Hill S40 1LW	Change of use from office accommodation to dwelling house	16/08/2016		1	1	GRANTED	1
CHE/16/00306/FUL	Rear Of 246 Ashgate Road S40 4AW	Construction of one new dwelling	31/08/2016		1	1	GRANTED	1

CHE/16/00345/FUL	Post Office 1 Market Place S40 1TL	Proposed conversion of the Grade II listed building to create 7 No residential apartments at first and second floor and refurbishment of ground floor (former Post Office) A1 unit with change of use to include A1-A3 uses. Works to include partial demoliti	01/08/2016		7	7	GRANTED	7
CHE/16/00360/REM1	Basil Close S41 7SL	Variation of condition 24 (approved plans) of CHE/15/00098/FUL comprising alterations to the external and internal design of approved development (hotel, apartments and A1/A3 to lower floor building)	15/07/2016		22	22	GRANTED	22
CHE/16/00425/FUL	15-17 West Bars S40 1AQ	Demolition of 15 - 17 West Bars and erection of replacement building with retail outlet on ground floor and 2 apartments on 1st and 2nd floors with roof garden (with revised drawings 29/07/16)	23/09/2016	16/02/2017	2	2	STARTED	2
CHE/16/00428/FUL	Land To Rear Of 19 Bentham Road	Detached house to Plot 4	31/08/2016		1	1	GRANTED	1
CHE/16/00436/OUT	325 Ashgate Road S40 4DB	Proposed residential development including alterations and extensions to existing bungalow	20/09/2016	01/01/2017	5	5	STARTED	5

CHE/16/00477/FUL	Lidl Sheffield Road Whittington Moor S41 8LX	Demolition of four properties to accommodate a car park extension and extension of existing foodstore.	11/10/2016		0	-4	GRANTED	-4
CHE/16/00486/OUT	104 Calow Lane Haslands S41 0AX	Proposed single storey bungalow in garden area - adjacent to existing bungalow	08/09/2016		1	1	GRANTED	1
CHE/16/00508/OUT	Hady Miners Welfare Club Houldsworth Drive Hady S41 0BS	Outline planning application for the construction of two blocks of linked townhouses and one bungalow (Access and Layout) at the former Hady Miners Welfare, Chesterfield - Resubmission of Planning Application CHE/16/00091/OUT	20/09/2016		6	6	GRANTED	6
CHE/16/00518/FUL	Site Of Former Newbold Community School Newbold Road Newbold Chesterfield	Erection of residential development comprising 55 dwellings, access, landscaping and associated works - revised information rec'd 17/10/2016	14/12/2016	03/03/2017	55	55	STARTED	55
CHE/16/00525/FUL	31 Netherfield Road Somersall S40 3LS	Two bedroom detached dwelling	20/09/2016	23/01/2017	1	1	STARTED	1
CHE/16/00571/OUT	35 Whittington Hill Old Whittington S41 9HJ	Four bedroom detached dwelling set in second plot of 35 Whittington Hill. Lot 18 as seen on the original site plans from 1880	31/01/2017		1	1	GRANTED	1

CHE/16/00582/FUL	52 Lowgates Staveley Chesterfield S43 3TU	Internal alterations to increase shop sales area, retention of, and internal alterations to, first floor living accommodation and change of use of part of ground floor to create separate bed sit accommodation.	04/10/2016		1	1	GRANTED	1
CHE/16/00625/FUL	Land Adjacent 135 Cordwell Avenue Newbold S41 8BN	Proposed new dwelling	30/11/2016	01/01/2017	1	1	STARTED	1
CHE/16/00687/DEM	Careline 9 and 9A Wensley Way Staveley S43 3NP	Demolition of 9 and 9A Wensley Way due to low risk levels of chrysotile in roof spaces, textured coatings and undercloaking	08/12/2016		0	-2	GRANTED	-2
CHE/16/00721/OUT	Land Between 16 - 18 Eyre Street East Hasland	Residential development of one detached house, amended description and plan received 10th January 2017	23/02/2017		1	1	GRANTED	1
CHE/16/00739/FUL	28 Haddon Close S40 3BB	Conversion to two flats	10/01/2017		2	1	GRANTED	1
CHE/16/00769/FUL	26 A Circular Road Staveley S43 3QX	Demolition of existing retail unit; 1 x Proposed detached residential dwelling; and 1 x Shop/retail unit with accommodation above - additional plans received 26/01/2017 and 01/03/2017	06/03/2017		2	2	GRANTED	2
CHE/16/00786/REM	Land Adjacent Five Acres Piccadilly Road	Approval of reserved matters for CHE/16/00034/OUT (Detached dwelling) including details of layout, scale, external appearance, means of access and landscaping - revised landscaping	31/01/2017		1	1	GRANTED	1

		schedule and drawings received 10th January 2017						
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	1	GRANTED	1
CHE/17/00013/FUL	118 High Street New Whittington S43 2AL	Construction of two No studio apartments at land 118 High Street - amended description and plans received 8th Febraury 2017	07/03/2017		2	2	GRANTED	2
CHE/17/00106/FUL	Land Adjacent 215 Hady Lane Hady	Demolition of existing garage and construction of new dwelling house (2 storey dormer style bungalow with separate double garage block).	24/03/2017		1	1	GRANTED	1
					3124	3058		1794

Appendix 2 – Dwelling Supply: Local Plan allocations (without planning permission) as at 1st April 2017

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
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 – resolution to approve 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	Disposal agreed Pre-app with housebuilder 2 years lead in and 1 years construction
Total		1710	260	

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 2017

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, disposal of site approved
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	34	34	Current application awaiting determination
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	Current Planning application
315	Land off Troughbrook Road (Pondhouse Farm) Troughbrook Road Hollingwood Chesterfield S43 2JP	15	15	Pre-application discussions (capacity relates to previously developed part of site only)
331	Registry Office, Beetwell Street	7	7	DCC ownership. Relocating to Town Hall 2017
Total		281	281	

Appendix 4 – Dwelling Supply: Regeneration Priority Areas (without planning permission or Local Plan Allocation) as at 1st April 2017

LAA Site ID	Address	Housing Potential Capacity	Forecast Years 1 - 5	Comment
	Barrow Hill	10	10	CBC owned sites as part of Estate Regeneration
	Mastin Moor	650	90	Advanced pre-application discussions with landowner. Outline planning application currently under consideration June 2017
	Poolsbrook	190	90	CBC owned. In discussions with potential developers
	Duckmanton	400	90	Current outline planning application under consideration
	Holme Hall/Linacre	300	90	CBC owned site currently on market. Masterplan approved
Total		1550	370	

