



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

**1st April 2024
To
31st March 2029**

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Introduction

Paragraph 77 of the revised National Planning Policy Framework (NPPF), published December 2023¹, requires Local Planning Authorities to identify and update annually:

“a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply². The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.

Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)”.

However, under paragraph 76 of the NPPF, as the adopted plan is less than five years old and identified at least a 5 year supply of specific, deliverable sites at the time that its examination concluded, Chesterfield is not required to identify and update a supply of specific deliverable sites at this time. However the council has opted to set out the most recent supply position for clarity and to support consistent annual monitoring of delivery.

The following statement sets out the council’s up-to-date position based on monitoring data for the 2023-24 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 plan³.

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 that 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 https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf

² This applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.

³ [Chesterfield Borough Council Local Plan 2018-2035](#)

1. Housing Delivery Monitoring

Throughout the 2023/24 financial year **386 (net) new dwellings** were completed. This is calculated using the following formula:

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

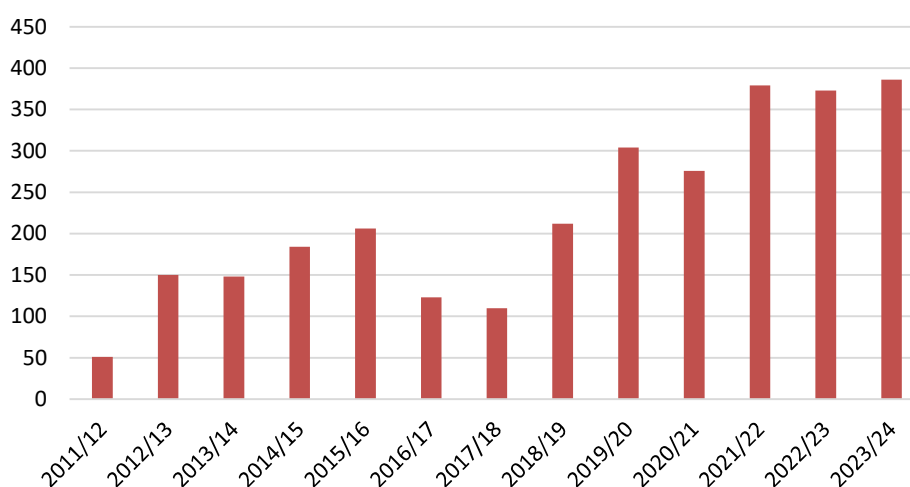
This exceeded the Housing Need target of 240 dwellings per annum set out in the adopted Chesterfield Borough Local Plan 2018/2035 (adopted in July 2020).

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

Table 1 - Housing Completions by Year:

Year	Net Completions
2011/12	51
2012/13	150
2013/14	148
2014/15	184
2015/16	206
2016/17	123
2017/18	110
2018/19	212
2019/20	304
2020/21	276
2021/22	379
2022/23	373
2023/24	386

Net Completions by Monitoring Year



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 rulebook⁴. The implications of this on the housing requirement are set out below.

Table 2 - Housing Delivery Test Results (2023 estimated measurement):

Year	2020/21	2021/22	2022/23	Total
Homes Required	152	226	216	594
Homes Delivered	276	379	373	1,028

On this basis the Chesterfield is demonstrating over 173% on the Test and is not showing 'persistent under delivery'.

⁴ <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 Local Plan

The current Local Plan was adopted in July 2020 it and its policies are less than five years old. Therefore, according to paragraph 77 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)⁵ 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). Using the HDT methodology, the Council's HDT result for the 2023 measurement period (1st April 2020 to 31st March 2023) would be 173%. This does not qualify as 'persistent under-delivery' and therefore no buffer has been added to the Housing Target in line with paragraph 77 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)	1,200
Buffer	None
Five Year Housing Requirement	1,200

⁵ [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/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 include⁶:

- *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 6. Evidence for the delivery of sites with outline permission for major development, allocations in the Local Plan, sites on the Brownfield Land Register, and communal accommodation that is considered deliverable within five years.

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

⁶ [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-supply-and-delivery) Paragraph: 007 Reference ID: 68-007-20190722

adopted Land Availability Methodology⁷ and were tested and confirmed at the Local Plan Examination undertaken in 2019.

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

Monitoring of housing supply was undertaken during April and May of 2024, using a range of sources including CIL records, interviews with developers and site visits.

Table 5 - Housing Supply 1st April 2024:

Supply of Sites Deliverable within Five Years	No. Dwellings
Remaining Commitments on Sites Under Construction	677
Detailed Planning Permission & Outline Permission for less than 10 Dwellings	616
Outline Permission for Major Development	203
Allocation in Local Plan without Planning Permission	308
Brownfield Land Register Sites	0
Communal Accommodation	12
Total Housing Supply	1,816

The council can currently demonstrate a supply of dwellings deliverable within five years from all sources of **1,816** dwellings.

⁷ <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 2024)

The following table sets out the five-year land supply position for Chesterfield as of April 2024, prepared in accordance with the requirements of paragraph 77 of the NPPF (December 2023).

Table 6: Five Year Supply Position 1 st April 2024	
Housing Requirement	1,200 (5 X 240)
Housing Supply	1,816
Shortfall / Surplus	616

This is equivalent to a housing supply of **7.57 years** based on an annual housing supply target of 240.

Housing Supply ÷ annual target = supply in years

$$1,816 \div 240 = 7.57$$

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

Between 2020/21 and 2023/24, 242 net new affordable homes were completed.

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
22-24	TBC	TBC	TBC	TBC	TBC	35	386
22-23	TBC	TBC	TBC	TBC	TBC	38	373
21-22	18	59	0	77	23	100	379
20-21	17	0	0	17	0	17	276
19-20	5	12	8	25	8	33	304
18-19	5	14	0	19	5	24	212
17-18	3	9	0	12	7	19	110
16-17	3	8	0	11	0	11	123
15-16	25	3	0	28	2	30	206
14-15	3	20	45	68	2	70	184
13-15	12	14	0	26	12	38	148
Total						342	1942

6. APPENDICES

- **Appendix 1** – Sites Under Construction as of 1st April 2024
- **Appendix 2** – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2024
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- **Appendix 6 – Dwelling Supply:** Communal Accommodation Committed as of 1st April 2024.

Appendix 1 – Sites Under Construction as of 1st April 2024

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 2024											
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	0	0	3	Under Construction
CHE/12/00286/MA	14A Spital Lane, Chesterfield, 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	0	2	5	Under Construction
CHE/15/00348/FUL	115 Coniston Road, Chesterfield, S41 8JE	New Dwelling.	20/01/2016	1	0	1	0	1	1	0	Under Construction
CHE/15/00386/FUL	24 Netherthorpe, Chesterfield, S43 3PU	Barn conversion and splitting of existing dwelling into two - resubmission with bat survey	18/08/2015	3	1	2	2	0	0	1	Under Construction
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	Under Construction
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	Under Construction
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.	30/11/2018	175	0	175	131	44	0	44	Under Construction

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
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.	21/05/2019	4	0	4	0	4	4	0	Under Construction
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.	11/06/2019	2	0	2	0	2	2	0	Under Construction
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).	02/04/2019	200	0	200	148	52	52	0	Under Construction
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	165	12	12	0	Under Construction
CHE/19/00076/FUL	Apple Trees, Lancaster Road, Newbold, Chesterfield, S41 8TP	Erection of 6 residential dwellings within the grounds of Appletrees comprising 2 x 4 bedroom detached houses and 4 x 3 bedroom semi-detached houses served by a modified access from Lancaster Road.	24/04/2019	6	0	6	0	6	2	4	Under Construction
CHE/19/00322/FUL	Land adj. 63 Station Road, Brimington, Chesterfield, S43 1JU	Demolition of carport and erection of dwelling. (revised information received 10.07.2019 and 23.07.2019).	13/08/2019	1	0	1	0	1	1	0	Under Construction
CHE/19/00514/FUL	Land at Rowsley Crescent, Staveley	Erection of two new three bedroom dwellings.	10/07/2020	2	0	2	0	2	2	0	Under Construction
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	Under Construction
CHE/19/00661/FUL	30 High Street, Staveley, 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.	15/05/2020	2	0	2	0	2	2	0	Under Construction

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
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.	21/04/2020	1	0	1	0	1	1	0	Under Construction
CHE/19/00810/FUL	132, High Street, Old Whittington, Chesterfield, S41 9LE	Erection of a detached house.	26/08/2020	1	0	1	0	1	1	0	Under Construction
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	116	37	0	37	Under Construction
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	0	2	2	0	Under Construction
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	Under Construction
CHE/20/00772/FUL	9 - 21 Stephenson Place, Chesterfield, S40 1XL	Conversion of offices above retail units to form 7 residential apartments, 1 office unit and the amendment/ replacement of existing rear windows.	24/06/2021	7	0	7	0	7	7	0	Under Construction
CHE/20/00869/RE M	Land to the North Of Northmoor View, Brimington	Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT.	24/08/2021	150	0	150	22	128	23	105	Under Construction
CHE/20/00878/FUL	St Patricks Church Hall, High Street, New Whittington, S43 2AN	Demolition of disused church/church hall building and erection of 9 three bedroom houses with associated access, parking and landscaping.	02/06/2021	9	0	9	0	9	0	9	Under Construction
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	Under Construction
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	Under Construction

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
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	0	1	1	0	Under Construction
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	Under Construction
CHE/21/00524/FUL	Business House 1, Calow Lane, Hasland, Chesterfield, S41 0AL	Conversion of existing business unit to domestic dwelling (C3 use).	31/01/2022	1	0	1	0	1	1	0	Under Construction
CHE/21/00567/REM	Land To West of Inkersall Road, Staveley	Approval of reserved matters of CHE/19/00131/OUT - residential development of 400 dwellings, public open space and associated infrastructure.	22/02/2022	400	0	400	43	250	0	357	Under Construction
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.	05/04/2022	3	0	3	0	3	3	0	Under Construction
CHE/21/00609/FUL	Land to the West of, Swaddale Avenue, Tapton	Residential development of 26 dwellings, new access, parking and associated landscaping.	11/11/2022	26	0	26	0	26	26	0	Under Construction
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	0	33	33	0	Under Construction
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	1	1	0	Under Construction
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.	28/06/2022	1	0	1	0	1	1	0	Under Construction
CHE/22/00168/PA	Second & Third Floor, West Bars House, West	Change of use of second and third floor to 8 self-contained units.	17/06/2022	8	0	8	0	8	8	0	Under Construction

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/22/00220/RE M	Bars, Chesterfield, S40 1AQ										
	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	Under Construction
	CHE/22/00248/FUL	43, Knifesmithgate, Chesterfield, S40 1RL	13/09/2022	4	0	4	0	4	4	0	Under Construction
	CHE/22/00511/FUL	Land to West of Wash House Land, Wash House Lane, Chesterfield	10/10/2022	1	0	1	0	1	1	0	Under Construction
	CHE/22/00607/FUL	20, Somersall Lan, Somersall, Chesterfield, S40 3LA	14/03/2023	3	1	2	1	2	2	0	Under Construction
	CHE/22/00668/FUL	Woodthorpe Grange Farm, 27, Bridle Road, Woodthorpe, S43 3BY	10/01/2023	1	0	1	0	1	1	0	Under Construction
	CHE/22/00749/FUL	1, Ralph Road, Staveley, S43 3PY	25/04/2023	1	1	0	0	1	1	0	Under Construction
	CHE/22/00852/FUL	366, Brimington Road, Tapton, Chesterfield, S41 0TF	12/09/2023	1	0	1	0	1	1	0	Under Construction
	CHE/23/00273/FUL	15, Newbridge Lane, Brimington, S43 1LX	23/06/2023	1	0	1	0	1	1	0	Under Construction
	CHE/23/00345/FUL	Land adjacent 392, Ashgate Road, Chesterfield, S40 4DD	06/10/2023	1	0	1	0	1	1	0	Under Construction

PP Ref	Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 years)	Under Construction	Not Started	Current Status
CHE/23/00377/FUL	284 Chatsworth Road, Chesterfield, S40 2BY	Change of use of first floor to a flat, with new shopfront and flat entrance and retention of gates.	12/10/2023	1	0	1	0	1	1	0	Under Construction
CHE/23/00467/PA	35 West Bars, Chesterfield, S40 1AG	prior approval for change of use to 1 flat.	04/10/2023	1	0	1	0	1	0	1	Under Construction
CHE/23/00753/RE M1	Former 9 and 11 Paisley Close, Staveley, Chesterfield, S43 3NS	Variation of conditions 2 (Approved drawings) and 16 (External facing materials) of application CHE/21/00135/FUL- Erection of 2 two bedroom dwellings.	07/02/2024	2	0	2	0	2	2	0	Under Construction
CHE/24/00046/CLO PUD	1 New Beetwell Street, Chesterfield, S40 1QR	Side extension and rear dormer loft conversion, change of use from C3 to C4 house in multiple occupation for 6 residents.	04/03/2024	1	1	0	0	1	1	0	Under Construction
Total				1,427	7	1,420	632	677	225	570	

Appendix 2 – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2024

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
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/20/00314/FUL	Land At Basil Close, Chesterfield	Erection of 34 apartments and 133 room hotel with cafe and restaurant	29/09/2021	34	0	34
CHE/20/00356/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/20/00658/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/20/00801/FUL	Land South of Poolsbrook School, Cottage Close, Poolsbrook	Residential development of 9 dwellings (Revised layout and description 19.01.022)	04/04/2022	9	0	9
CHE/20/00860/FUL	White Lodge Farm, Breck Land, Barrow Hill, S43 2NP	Demolition and alteration of existing buildings to create 5 additional new dwellings with associated landscaping, car parking, access and sewage treatment plant.	20/09/2023	5	0	5
CHE/21/00007/FUL	Numbers 1-8 and 10, Westwood Avenue, Staveley, S43 3RL	Erection of 9 affordable dwellings (updated description and plans dated 24.01.2023)	03/04/2023	9	0	9
CHE/21/00092/FUL	25 and 27 Old Road, Chesterfield, S40 2RE	Demolition of 25 and 27 Old Road and erection of a new building with a commercial unit on the ground floor and flat above. (Revised elevation and ground floor dated 01.07.21 and revised first floor dated 10.05.21, Bat survey 13.08.2021)	22/09/2021	2	2	0
CHE/21/00187/COU	Chapel, Cavendish Place, Barrow Hill, 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/21/00252/FUL	Land adj. 20, Rushen Mount, Birdholme, S40 2JU	Erection of one 4 bedroomed house.	31/01/2023	1	0	1
CHE/21/00396/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	0
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	05/10/2021	0	1	-1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/21/00446/FUL		existing garage building to create an internal space suitable for conducting wedding ceremonies				
	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
	Chesterfield Hotel, Malkin Street, Chesterfield, S41 7UA	Erection of two buildings, one up to 6 storeys, one up to 4 storeys. Suis Generis - primarily E(g) Office and C1 Hotel. Possible further uses to be considered include C3 Residential flats, E(a) Retail, E(b) Sale of food/drink, E(d) Fitness, E(f) Creche, F	11/10/2022	1	0	1
	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
	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
	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
	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
	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
	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
	Land To the Rear 6 Walton Walk, Boythorpe, S40 2QQ	Outline application for a single detached 1.5 storey dwelling, with access off Central Avenue	25/02/2022	1	0	1
	Development Land West Of, Loundsley Green Road, Loundsley Green, Chesterfield	Residential development of 15 dwellings with access, landscaping and associated works	16/06/2023	15	0	15
	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/22/00093/FUL	38, High Street, Old Whittington, Chesterfield, S41 9JT	Partial demolition of the existing buildings and extension/alterations for the creation of 3 shop units and 6 one bedroom apartments at first and second floor (revised plans submitted 26.10.2022)	21/08/2023	6	3	3

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
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/22/00302/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/22/00362/FUL	Handleywood Farm, Whittington Road, Barrow Hill, Chesterfield, 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 application.	26/09/2022	7	0	7
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/22/00436/FUL	Park Hall Farm, Walton Back Lane, Walton, S42 7LT	Renovation and conversion of part of grade II listed barn to create two dwellings with associated landscaping work.	25/07/2023	2	0	2
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/22/00544/FUL	24, Chesterfield Road, Brimington, S43 1AD	Detached dwelling (bungalow) with detached garage	23/05/2023	1	0	1
CHE/22/00546/FUL	Land To the Side Of 307, High Street, New Whittington, S43 2AP	Erection of a new dwelling	31/05/2023	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/22/00592/OUT	66, South Street North, New Whittington, S43 2AB	Residential development of two dwellings - re-submission of CHE/21/00143/OUT	03/08/2023	2	0	2
CHE/22/00604/FUL	Tapton Business Park, Brimington Road, Tapton, Chesterfield, S41 7UP	Residential development comprising demolition of all existing buildings, to be replaced by the erection of 84 dwellings and 41 apartments, 20 flats over garages	24/10/2023	145	0	0

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
		(FOG) together with ground floor commercial units (Use Class E), landscaping, infrastructure a				
CHE/22/00617/FUL	82, Walton Road, Walton, Chesterfield, S40 3BY	New dwelling to rear of existing dwelling	12/09/2023	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/22/00716/FUL	62 Walgrove Road, Walton, Chesterfield, S40 2DR	Erection of a dwelling	07/09/2023	1	0	1
CHE/22/00748/OUT	1, Ralph Road, Staveley, Chesterfield, S43 3PY	Outline planning application (means of access submitted) for the erection of two dwellings with associated infrastructure, access, parking and gardens (revised plans received 28/01/2023)	25/04/2023	2	0	2
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/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/22/00808/FUL	Land To the Rear Of 127, Newbold Road, Newbold	Conversion of brick-built former garage into a 2 bedroomed dwelling	25/04/2023	1	0	1
CHE/23/00084/FUL	Land To the Rear Of 5-6 Walton Walk, Boythorpe, Chesterfield	Erection of a pair of semi-detached dwellings with associated works and access from Central Avenue	05/12/2023	2	0	2
CHE/23/00107/FUL	Markham Court, Duckmanton Road, Duckmanton, S44 5HH	Construction of a 3 bedroom bungalow	23/05/2023	1	0	1
CHE/23/00129/FUL	33, High Street, Brimington, S43 1HH	Conversion of existing residential unit into 2 flats (amended red line drawing submitted 29/05/23)	19/07/2023	2	1	1
CHE/23/00178/FUL	8, Bridle Road, Woodthorpe, Chesterfield, S43 3BY	Demolition of existing garage/store and erection of one single storey dwelling to the rear	08/08/2023	1	0	1
CHE/23/00226/OUT	121 Handley Road, New Whittington, Chesterfield, S43 2EF	Erection of 1 no. detached single storey dwelling - (outline application for access with all other matters reserved)	26/10/2023	1	0	1
CHE/23/00260/FUL	48, Newbold Road, Newbold, Chesterfield, S41 7PL	Alterations to disused office accommodation to form two dwellings	20/06/2023	2	0	2

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/23/00284/FUL	Land At Cross London Street, Cross London Street, New Whittington, Chesterfield	Revised scheme for 1 detached dwelling (drawings submitted 28.09.2023)	14/11/2023	1	0	1
CHE/23/00313/FUL	Land to North of, Dunston Road, Chesterfield	Erection of an apartment block (8 units) with associated parking, amenity areas and landscaping (Revised Scheme of CHE/20/00808/FUL)	25/07/2023	8	0	8
CHE/23/00315/FUL	43-45 Whittington Hill, Old Whittington, Chesterfield, S41 9EZ	Detached 2 bedroom dwelling house	24/10/2023	1	0	1
CHE/23/00326/FUL	Former Site of Avenue House, Avenue Road, Whittington Moor, Chesterfield	1 three storey apartment block containing 9 one bedroom flats and associated communal areas, and 3 one bedroom bungalows plus car parking, pedestrian and cycle access and landscaped garden areas	12/01/2024	12	0	12
CHE/23/00352/FUL	Land at Blunt Avenue Junction, Edale Road, Mastin Moor, Mastin Moor, Chesterfield	Construction of 5 residential dwellings with associated landscaping and associated works	15/02/2024	5	0	5
CHE/23/00353/FUL	Garages, Miller Avenue, Mastin Moor, Chesterfield	Construction of 13 dwellings with associated landscaping, a new private highway, and associated works	20/02/2024	13	0	13
CHE/23/00370/REM	Land South of, Worksop Road, Mastin Moor, Chesterfield	Reserved Matters application for CHE/20/00700/OUT - Erection of 143 residential units, associated parking, secondary roads and landscaping, Phase 1.	25/03/2024	143	0	143
CHE/23/00383/FUL	Marthas Vineyard, 3 Corporation Street, Chesterfield, S41 7TU	Reorganisation of lower ground and ground floors of existing pub to form 2 self-contained units under class E (b), new glazed orangery and upgraded beer garden and formation of 3 flats within existing building	08/03/2024	3	0	3
CHE/23/00384/FUL	16 The Green, Hasland, Chesterfield, S41 0LJ	Change of use of dwelling to create ground floor shop (Class E) and one first floor flat (Class C3) and associated external alterations	12/02/2024	1	1	0
CHE/23/00409/FUL	St Joseph's RC Church Chesterfield Road, Staveley, Chesterfield, S43 3QF	Erection of 2 detached dwellings	21/11/2023	2	0	2
CHE/23/00488/PA	24-26 Knifesmithgate, Chesterfield, S40 1RF	Change of use of first and second floors to 2 dwellings	05/10/2023	2	0	2
CHE/23/00516/DEM	The Old Crane Hire Yard (Walton Fields Farm), Walgrove Road, Walton, Chesterfield	Demolition of existing farmhouse and redundant agricultural buildings	26/09/2023	0	1	-1
CHE/23/00536/FUL	25 Porter Street, Staveley, Chesterfield, S43 3UY	Detached house with detached garage and associated landscaping work	30/01/2024	1	0	1

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/23/00619/FUL	Land adjacent to, 5 King Street South, Chesterfield, S40 2TR	Construction of 1 pair of semi-detached houses (revised plans received 26.01.24)	20/02/2024	2	0	2
CHE/23/00640/FUL	3 Water Meadow Lane, Upper Newbold, Chesterfield S41 8XP, Chesterfield	Residential development of 3 detached bungalows	05/01/2024	3	0	3
CHE/23/00643/REM 1	Former Inkersall Methodist Church Summerskill Green, Inkersall, Chesterfield, S43 3SR	Variation of condition 8 (occupation of dwellings) of CHE/22/00669/FUL - Demolition of existing church hall and toilet block, erection of replacement church and erection of 9 new dwellings with associated car parking, landscaping, boundary treatments and	06/12/2023	9	0	9
CHE/23/00723/OUT	Land Adjacent Four Poplars, Rectory Road, Duckmanton, Chesterfield, S44 5JS	Erection of a dwelling and double garage	23/01/2024	1	0	1
CHE/23/00728/FUL	10B Packers Row, Chesterfield, S40 1RB	Change of use of first floor from Class (E) retail to part Class (E) Tattoo outlet, accessed via gf front and part Class (C3) Dwelling (Airbnb) accessed at gf rear with associated alterations (revised drawings added 12/02/24)	21/02/2024	1	0	1
CHE/23/00786/FUL	25-27 Old Road, Chesterfield, S40 2RE	Renovation and extension to 25 Old Road and demolition of 27 Old Road	20/02/2024	0	1	-1
CHE/24/00019/REM 1	Land Between 34 and 38 Lake View Avenue, Walton, Chesterfield, S40 3DR	Variation of condition 1 (Approved plans) of CHE/21/00131/REM - erection of detached dwelling including access	26/03/2024	1	0	1
CHE/24/00052/FUL	26 Fairfield Road, Brockwell, Chesterfield, S40 4TP	Change of use from C4 house in multiple occupation to Suis Generis larger house in multiple occupation	28/03/2024	1	0	1
CHE/24/00079/CLOP UD	39, Park Road, Chesterfield, S40 2LP	Internal refurbishment and change of use to a 6 bed house in multiple occupation	06/03/2024	1	1	0
Total				885	14	616

Appendix 3 – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as of 1st April 2024

PP Ref	Address	Description	Granted	Proposed Units	Lost	Five year Supply	Summary of Evidence of Delivery
CHE/16/00114/OUT	Land To the West of Carpenter Avenue, Mastin Moor	Residential development of 20 dwellings with approval of access from Worksop Road.	28/03/2022	20	0	20	Reserved matters application for 20 dwellings awaiting decision - CHE/24/00299/REM.
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, open space, community garden extension, community building, parking and associated infrastructure and earthworks.	20/02/2023	650	0	0	Partially superseded by reserved matters application for 143 dwellings - CHE/23/00370/REM (already included within Appendix 2).
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	Reserved matters application for 58 dwellings awaiting decision - CHE/24/00276/REM.
CHE/16/00340/OUT	Land To South of Tom Lane and West Of, Rectory Road, Duckmanton	Residential-led mixed use development comprising up to: 275 new homes (class C3), 300m ² of commercial floorspace (class E) & 300m ² of floorspace for community use (Class F2). Primary accesses from Tom Lane, with separate access to the commercial zone.	11/01/2024	400	0	125	Progress made on discharge of condition applications - CHE/24/00382/DOC (discharged), CHE/24/00057/DOC (awaiting decision), CHE/24/00031/DOC (partial discharge of condition). Site taken on by 'Homes by Honey': https://www.homesbyhoney.co.uk/developments/pearl/ .
Total				1,128	0	203	

Appendix 4 – Dwelling Supply: Local Plan Allocations without planning permission as of 1st April 2024

Local Plan Ref	Site Name	Est. capacity	Contribution to 5 year Housing Supply	Commentary
H1	Edale Road Garage Court, Mastin Moor	6	0	Full planning application for 5 dwellings received June 2023. See Appendix 2.
H5	Pondhouse Farm, Works Road, Troughbrook	23	23	Outline planning permission granted in 24/25 monitoring year (CHE/18/00688/OUT & CHE/18/00491/OUT). Being actively pursued by landowner. No impediments to delivery.
H6	Miller Avenue, Mastin Moor	14	0	Full planning application for 13 dwellings received June 2023. See Appendix 2.
H7	Hollythorpe Close, Hasland	14	0	CBC owned, to be released once no longer required for current storage. Development expected 2023-2025. No current activity, do not include in five year supply.
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	Development completed - CHE/19/00156/FUL.
H10	Derwent House HOP, Ulverston Road, Newbold	17	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Do not include in five year supply.
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	CPO to provide Single storey building to a Children's home, Outback Centre and Emergency Centre for Children's Services.
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. Do not include in five year supply.
H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield	70	0	Development completed: CHE/18/00605/FUL for assisted living facility and CHE/19/00385/FUL for 72 bed care home under construction.
H16	Red House HOP and Spire Lodge, Sheffield Road, Chesterfield	25	0	Derbyshire County Council – vacant site but no current timetable for redevelopment. Do not include in five year supply.
H19	Ash Glen Nursery (Former), Sheffield Road, Unstone	30	0	Planning permission under construction CHE/21/00800/FUL - see Appendix 1
H20	Duewell Court (Land at), Station Road, Barrow Hill	35	35	Owned by CBC Housing and pre-application discussions underway. Part of current Council Housing construction plan. Delivery projected for 2025/26.

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	Development completed.
H26	Rectory Road, Duckmanton	33	0	Development 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). 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 granted – see Appendix 5.
H35	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	650	0	REM applications received for road layout and first phase of housing - see entry at Appendix 2 for details. Remainder of phases are not included within the housing land supply.
H36	Land at Inkersall Road	400	0	REM permission granted and construction underway – see Appendix 1.
SS1	Spire Neighbourhood, Chesterfield	100	0	CBC to develop planning brief in 2024-2025. 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.

SS5				Full Planning application for 145 dwellings on land east of River Rother was granted as part of an appeal against non-determination (CHE/22/00604/FUL) but there has been no further progress since the appeal was granted – no additional contribution to five year supply.
	Staveley Works, Staveley	1499	0	<p>Delivery anticipated in Local Plan from 2032 onwards. Relies on completion of Chesterfield Staveley Regeneration Route (CSRR) to maximise dwelling numbers.</p> <p>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. First completions on site could be brought forwards to 2027.</p>
SS6	Land South of Dunston Road, Dunston	799	250	<p>Planning permission CHE/18/00805/REM for 200 dwellings under construction. See entry in Appendix 1.</p> <p>Outline planning application CHE/21/00549/OUT for up to 500 dwellings pending. 250 dwellings anticipated by 31st March 2029 (assumes two housebuilders active on site).</p>
Total		6,718	308	

Appendix 5 – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as of 1st April 2024

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	

Appendix 6 – Housing Supply from Communal Accommodation Committed as of 1st April 2024*

Permission Reference	Address	Description	Type	Contribution to Supply	Status
CHE/19/00487/FUL	Brookholme Croft Nursing Home, Woodstock Drive, Hasland, Chesterfield, S41 0EU	Single storey extension creating four additional en-suite bedrooms (taking account of the loss of one existing bedroom), a new lounge and treatment room (re-submission of CHE/19/00034/FUL).	C2 Gain - 4 Bed	2.22	Commenced
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.	C2 Gain - 3 Bed	1.67	Not Started

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.	C2 Gain - 8 Bed	4.44	Not Started
CHE/22/00014/FUL	Ridgewood House Residential Home13 Dukes DriveNewboldDerbyshireS41 8QB	Proposed bedroom extension to turn elderly person 20 bed nursing home into 21 bed nursing home (1 unit).	C2 Gain - 1 Bed	0.56	Not Started
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).	C2 Gain - 6 Bed	3.33	Not Started
Total				12.22	

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

