

**Housing Delivery and the Five Year  
Housing Land Supply in Chesterfield:  
2014/15**

## 1. Housing Delivery 2014/15

In order to meet the housing needs of a growing population and expanding economy the *Local Plan: Core Strategy* looks 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.

Throughout the 2014/15 financial year 184 net dwellings were completed. This is calculated via the following:

$$\text{(New Build Completions)} + \text{(Net Change of Use to Residential)} + \text{(Net Conversation to Residential)} - \text{(Demolitions)}$$

<b>New Build Completions</b>	<b>179</b>
<b>Change of Use to Res: Net Change</b>	<b>4</b>
Non-Res to Res	4
Res to Non-Res	0
<b>Conversion to Res: Net Change</b>	<b>1</b>
Conversion to Res	3
Conversions to Non-Res	2
<b>Demolitions</b>	<b>0</b>
<b>NET ADDITIONAL DWELLINGS</b>	<b>184</b>

The delivery of 184 dwellings throughout 2013/14 fell below the annual target of 380 leaving a shortfall of 196. 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.

## 2. Five Year Housing Land Supply 2014/15

**Chesterfield Borough Council is not currently able to demonstrate a five year housing land supply. Where only deliverable brownfield sites are brought forward then 3.1 years of housing land supply can be demonstrated. If deliverable greenfield sites are also brought forward then 4.1 years of housing land supply can be demonstrated.**

The National Planning Policy Framework (NPPF) in paragraph 47 states that local planning authorities should:

“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% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

The following tables establish the five year land supply position for Chesterfield as of 2014/15 in accordance with 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.

### 2.1 Housing Shortfall

Housing delivery performance against the *Local Plan: Core Strategy* target of 380 dwelling per annum, after four years, shows a cumulative shortfall of 987 dwellings. This is outlined below:

Net Annual Housing Delivery (no. dwellings)		Annual Delivery Shortfall (no. dwellings)	
2011/12	51	2011/12	329
2012/13	150	2012/13	230
2013/14	148	2013/14	232
2014/15	184	2014/15	196
<b>Cumulative Delivery</b>	<b>533</b>	<b>Cumulative Shortfall</b>	<b>987</b>

A cumulative shortfall of 987 dwellings during current life of the *Local Plan: Core Strategy* can be identified. This shortfall must be appropriately planned for and delivered within the plan period. The approach to addressing any shortfall most in line with the principles of the NPPF is known as the ‘Sedgefield method’.

This method requires any shortfall to be front loaded onto the housing requirement for the next five years. In relation to Chesterfield this means adding the shortfall of 987 dwellings to the existing five year housing target of 1,900 dwellings (i.e. 380 x 5). This equates to 2,887 dwellings (i.e. 1,900 + 987) in total.

In addition a 20% buffer must be added to address the persistent under delivery of housing locally. This equates to a final five year housing target of 3,464 dwellings (i.e. 2,887 X 1.2). **The final annual**

**housing target for the next five years therefore becomes 693 dwellings per annum** (i.e. 3,464 / 5). Given this relatively high housing target longer term questions must be asked over whether this is indeed achievable, particularly as previous delivery rates do not suggest the local capacity or market conditions to deliver housing at this rate.

## 2.2 Housing Supply

The trajectory of housing supply is made up of sites either with planning permission (under construction and/or not started)<sup>1</sup>, allocated in a local plan<sup>2</sup> or those deemed suitable and deliverable for housing within the next five years based on the council's adopted Strategic Housing Land Availability Assessment (SHLAA)<sup>3</sup>. An assumption of 34 dwellings per year (170 dwellings over five years) is also made to account for windfall sites and included in the trajectory of housing supply. The windfall assumption is based on evidence collected over a 20 year period however it is worth noting that this may need to be revised up as in recent years the level of windfall developments has increased to the point where nearly all housing delivery has been windfall in nature.

Supply of Deliverable Sites	
Deliverable planning permissions, including sites under construction and those not started	1009
Deliverable allocated sites in the Chesterfield Borough Replacement Local Plan	474
Deliverable SHLAA sites within the next five years	508
<b>Deliverable greenfield SHLAA sites within the next five years</b>	<b>687</b>
Windfall site assumptions	170
<b>TOTAL EXCLUDING GREENFIELD</b>	<b>2161</b>
<b>TOTAL INCLUDING GREENFIELD</b>	<b>2848</b>

Two supply scenarios have been outlined. One scenario in which only brownfield SHLAA sites are brought forward, as is normally compliant with local planning policies, and deliverable greenfield sites are excluded from the trajectory of housing supply. Also a second scenario in which deliverable greenfield SHLAA sites are brought forward<sup>4</sup> and included in the trajectory of housing supply. This second scenario is outlined in response to the persistent under delivery of housing in Chesterfield and as the council has not been able to evidence a five year housing land supply. As a result policy CS10 of the *Local Plan: Core Strategy* which looks to protect against housing development on greenfield land falls away from use and the council is compelled to look towards greenfield housing

<sup>1</sup> 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

<sup>2</sup> See Appendix 1 for sites allocated in the *Replacement Chesterfield Borough Local Plan*

<sup>3</sup> See Appendix 2 for deliverable SHLAA sites on previously developed land

<sup>4</sup> See Appendix 3 for deliverable SHLAA sites on greenfield land

development in order to boost supply. The greenfield SHLAA sites that have been included are considered deliverable and compliant with policies CS1 and CS2 of the *Local Plan: Core Strategy*.

### 2.3 Five Year Housing Land Supply from April 2015 to March 2020

Chesterfield Borough Council's five year housing land supply position is outlined using the 'Sedgefield method'. Two supply scenarios have also been highlighted, one that assumes only brownfield SHLAA sites are included in the trajectory of housing supply and another which includes greenfield sites. Also in order to reflect paragraph 47 of the NPPF 5% and 20% buffers have been included to demonstrate the need for choice and competition in the market for land. In relation to Chesterfield the persistent under delivery of housing means the council must assume a 20% buffer when calculating the five year housing land supply. The final five year housing land supply position is based on the number of years it would take to use-up the supply of deliverable sites.

Five Year Hosuing Land Supply	Total	Total (inc. greenfield sites)
5 year housing requirement	1900	1900
Delivery shortfall, 2011-15	987	987
Annual target accounting for shortfall	577	577
5 year housing target accounting for shortfall	<b>2887</b>	<b>2887</b>
<b>Annual target accounting for shortfall and NPPF buffers</b>	<b>No. of Dwellings</b>	<b>No. of Dwellings</b>
0%	577	577
5%	606	606
20%	<b>693</b>	<b>693</b>
<b>5 year housing target accounting for shortfall and NPPF buffers</b>	<b>No. of Dwellings</b>	<b>No. of Dwellings</b>
0%	2887	2887
5%	3031	3031
20%	<b>3464</b>	<b>3464</b>
<b>Number of years housing supply accounting for shortfall and NPPF Buffers</b>	<b>No. of Years</b>	<b>No. of Years</b>
0%	3.74	4.93
5%	3.56	4.70
20%	<b>3.12</b>	<b>4.11</b>

As the table underlines the council cannot demonstrate a five year housing land supply. **When a 20% buffer is applied and greenfield sites are brought forward then 4.1 years of housing land can be demonstrated. If greenfield sites are removed this falls to 3.1 years of housing land.** This is a decline from the last reporting year when in 2013/14 the council could demonstrate 4.5 and 3.4 years of housing land supply respectively. The key factors influencing this decline are, firstly, the continued shortfall in housing delivery and, secondly, the amount of planning permissions or site allocations in the local planning system. In relation to housing delivery the market appears to not be able to deliver at the rates required to meet the housing target despite there being enough *potential*

planning permissions in place at the time of reporting. However delivery rates may improve and more sites may be released as the number of planning applications increase as confidence in the local housing market increases. Also more deliverable sites will be allocated as a part of a new local plan.

## Appendix 1

Deliverable allocated sites in the Chesterfield Borough Replacement Local Plan without planning permission:

<b>RCBLP Reference:</b>	<b>Location</b>	<b>No. of dwellings</b>	<b>Under construction</b>	<b>Not Started</b>
H38A	Walton Works	150	0	150
H38B	Wheatbridge Mills	70	0	70
H20	Walton Hospital (west of site)	60	0	60
H21	Walton Hospital (south of site)	60	0	60
H25	Newbold School	60	0	60
H30	William Street North	11	0	11
H10	Sycamore Road	18	0	18
H8	Land at junction of Elm Street and Station Rd	23		23
H19	Site of former Goldwell Rooms	22	0	22
<b>TOTAL (c)</b>		<b>474</b>	<b>0</b>	<b>474</b>

## Appendix 2

Deliverable SHLAA sites on previously developed land:

<b>SHLAA Reference:</b>	<b>Location</b>	<b>No. of dwellings</b>	<b>Under construction</b>	<b>Not Started</b>
2009/028	Land off Dock Walk	57	0	57
2009/048	Ash Glen Garden Centre, Sheffield Rd	30	0	30
2009/059	Ashbrook Centre and Hostel	33	0	33
2009/086	Miller Avenue	12	0	12
2009/111	Staveley Basin Development	10	0	10
2009/108	Brockwell Court, Cheedale Avenue	28	0	28
2009/199	Whitebank Close	16	0	16
2009/185	Former Boat Sales, Sheffield Road	50	0	50
2010/241	Brendon House, Brendon Avenue	17	0	17
2010/245	Land adjacent 300 Manor Road, Brimington	31	0	31
2010/246	Computer Services, Barker Lane	39	0	39
2010/250	Inky Social Club	11	0	11
2010/264	Land North of East Crescent, Duckmanton	14	0	14
2010/271	DCC Social Services, West Street	25	0	25
2009/061	Spencer Street Healthcentre	50	0	50
2009/062	Marsden Street, (Northern Gateway)	85	0	85
<b>TOTAL (d)</b>		<b>508</b>	<b>0</b>	<b>508</b>



### Appendix 3

Deliverable SHLAA sites on greenfield land:

SHLAA Reference	Location	No. Dwellings (up to 2020)	Under Construction	Not Started
2009/099	Adjacent Troughbrook House, Middlecroft	29 (29)	0	29
2009/102	Linacre Road	312 (160)	0	312
2009/219, 220, 225 & 2001/279	Land South and south east of Mastin Moor	400 (160)	0	400
2009/147, 263 and 223	Land south of Tom Lane and East and West of Duckmanton Road	400 (160)	0	400
2011/286	Former Greyhound Stadium at Wheeldon Mill	150 (150)	0	150
2009/014	Land off Victoria Avenue, Staveley	11	0	11
2009/049	Land off Ireland Close, Lowgates, Staveley	17	0	17
Total		1,319 (687)		