



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

**1st April 2025
To
31st March 2030**

Update - Published July 2025

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Introduction

This is an update to the Five Year Supply Statement previously published in June 2025. This update statement applies from 15th July 2025 onwards.

Paragraph 78 of the revised National Planning Policy Framework (NPPF), published December 2024¹, requires Local Planning Authorities to identify and update annually:

“...a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a. 5% to ensure choice and competition in the market for land; or*
- b. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c. From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

As of 15th July 2025, the adopted Local Plan and the housing requirement set out in its strategic policies is greater than five years old. The supply of sites in this document is therefore based on demonstrating housing supply against the housing need as demonstrated using the methodology set out in the December 2024 NPPF and the associated Practice Guidance².

The following statement sets out the council’s up-to-date position based on monitoring data for the 2024-25 period. It takes account of the adopted Local Plan, 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).

¹ [National Planning Policy Framework](#)

² [Housing and economic needs assessment - GOV.UK](#)

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

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**

1. Housing Delivery Monitoring

Throughout the 2024/25 financial year **345 (net) new dwellings** were completed. This is calculated using the following formula:

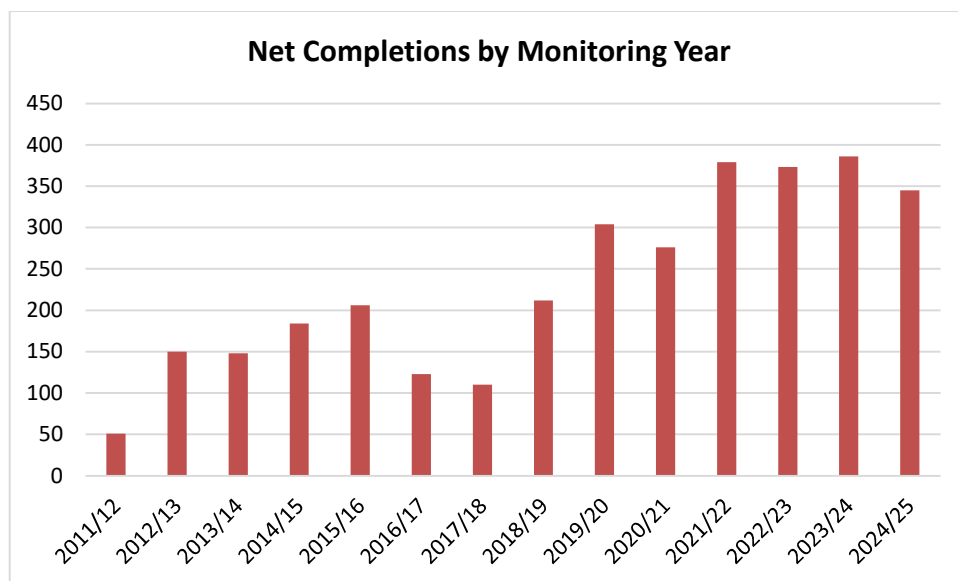
Net dwellings = (New Build Completions) + (Net Conversion to Residential) - (Demolitions + conversions to non-residential uses)

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
2024/25	345



Housing Delivery Test

The Housing Delivery Test results for the monitoring period ending in 2023 was published in December 2024⁴.

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

Year	2020/21	2021/22	2022/23	Total
Homes Required	152	226	228	606
Homes Delivered	247	379	370	996

On this basis Chesterfield Borough is demonstrating over 164% on the Test and is not showing 'persistent under delivery'.

⁴ [Housing Delivery Test: 2023 measurement - GOV.UK](#)

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 now more than five years old. Therefore, according to paragraph 78 of the NPPF, the council's housing requirement for five year supply purposes must be based on the Local Housing Need figure calculated using the LHN methodology.

The NPPF requires a further 'buffer' to be added to the target as determined by the most recent Housing Delivery Test (HDT) results. The latest HDT results (see above) show performance of 164%; this does not qualify as 'persistent under-delivery' and therefore a 5% buffer should be added to the Housing Target in line with paragraph 78 of the NPPF.

Applying the Local Housing Need Methodology

In December 2024, the NPPF and Planning Practice Guidance was revised with a new Local Housing Need (LHN) methodology. The housing supply position (paragraph 78 of the NPPF) must be now measured against the Local Housing Need, calculated using the methodology set out in the PPG.

Step 1 - Setting the baseline (0.8% of existing housing stock for the area)

Existing dwelling stock (including vacants) (2023 dataset) = 50,676

$$50676 \times 0.8 = 405.408$$

Step 2 - An adjustment to take account of affordability

House price to workplace-based earnings ratio - Office for National Statistics (24th March 2025 dataset)

Adjustment Factor = ((five year average affordability ratio)-5)/5×0.95+1

$$6.19 - 5)/5 \times 0.95 + 1 = 1.2261$$

Step 3 – Local Housing Need

$$1.2261 \times 405.408 = 497.07$$

For Chesterfield, applying the LHN methodology results in an annual housing target of **497 net new dwellings per year**.

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	
LHN	497
Five year target (497 x 5)	2,485
Buffer	5%
Five Year Housing Requirement	2,609

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 5 years. In particular:

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

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

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

The sites that make up the supply for the borough are set out in appendices 1 to 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

⁵ [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 Methodology⁶ 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 2025, using a range of sources including CIL records, interviews with developers and site visits.

Table 5 - Housing Supply 1st April 2025:

Supply of Sites Deliverable within Five Years	No. Dwellings
Remaining Commitments on Sites Under Construction	812
Detailed Planning Permission & Outline Permission for less than 10 Dwellings	250
Outline Permission for Major Development	478
Allocation in Local Plan without Planning Permission	88
Brownfield Land Register Sites	0
Communal Accommodation	12
Total Housing Supply	1628

As of 1st April 2025, the council could demonstrate a supply of dwellings deliverable within five years from all sources of **1,626** dwellings.

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

4. Five Year Housing Land Supply Position (As of 1st April 2025)

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	2,609
Housing Supply	1,628
Shortfall / Surplus	-981

This is equivalent to a housing supply of **3.12 years** based on the Local Housing Need (LHN) figure.

Housing Supply ÷ annual target = supply in years

1,628 ÷ 497[plus 5%] = 3.12

The Council's stated position is that it is not currently able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against Local Housing Need.

5. APPENDICES

- **Appendix 1** – Sites Under Construction as of 1st April 2025
- **Appendix 2** – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2025
- **Appendix 3** – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as of 1st April 2025
- **Appendix 4** – Dwelling Supply: Local Plan Allocations without planning permission as of 1st April 2025
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- **Appendix 6** – Dwelling Supply: Communal Accommodation Committed as of 1st April 2025.

Appendix 1 – Sites Under Construction as of 1st April 2025

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 2025											
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, 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).	12/07/2012	7	1	6	0	0	2	5	Under Construction
CHE/15/00386/FUL	24 Netherthorpe, Chesterfield, Derbyshire, S43 3PU	Barn conversion and splitting of existing dwelling into two - resubmission with bat survey.	18/08/2015	3	1	2	2	0	0	1	Under Construction
CHE/15/00348/FUL	115 Coniston Road, Chesterfield, Derbyshire, S41 8JE	New Dwelling.	20/01/2016	1	0	1	0	1	1	0	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/18/00805/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	182	18	18	0	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	169	6	6	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/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/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/19/00661/FUL	30 High Street, Staveley, Derbyshire, S43 3UX	Change of use from retail shop across 2 floors to retail shop (Use Class A1) and hot food takeaway (Use Class A5) at ground floor, creation of 2 self contained flats at first floor.	15/05/2020	2	0	2	0	2	2	0	Under Construction
CHE/20/00869/REM	Land To the North of Northmoor View, Brimington, Derbyshire	Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT -(Re-submission of CHE/16/00614/OUT (Outline application for proposed housing development with all matters reserved except the access).	24/08/2021	150	0	150	81	69	69	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/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/21/00567/REM	Land To West Of Inkersall Road, Staveley, Derbyshire	Approval of reserved matters of CHE/19/00131/OUT - residential development of 400 dwellings, public open space and associated infrastructure.	22/02/2022	400	0	400	111	250	56	233	Under Construction
CHE/20/00878/FUL	St Patricks Church Hall, High Street, New Whittington, Derbyshire, S43 2AN	Demolition of disused church/church hall building and erection of 9 three bedroom houses with associated access, parking and landscaping.	02/06/2021	9	0	9	0	9	9	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
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/21/00446/FUL	Land adj, 5, Mary Ann Street, Sheepbridge, S41 9EP	Erection of a residential dwelling.	05/04/2022	1	0	1	0	1	1	0	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/21/00911/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/21/00707/FUL	Land to the East of Linacre Road, Linacre Road, Holme Hall, Chesterfield	Erection of 301 dwellings including the provision of public open space, landscaping and associated infrastructure and works.	30/09/2022	301	0	301	4	250	30	267	Under Construction
CHE/22/00511/FUL	Land to West of Wash House Land, Wash House Lane, Chesterfield	Erection of a new 3 bedroom bungalow with attached garage and associated landscaping works.	10/10/2022	1	0	1	0	1	1	0	Under Construction

CHE/22/00668/FUL	Woodthorpe Grange Farm, 27, Bridle Road, Woodthorpe, S43 3BY	Conversion of barn to one dwelling including associated alterations, air source heat pump, amenity space and parking.	10/01/2023	1	0	1	0	1	1	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	30	3	1	2	Under Construction
CHE/21/00252/FUL	Land Adj 20, Rushen Mount, Birdholme, S40 2JU	Erection of one 4 bedroomed house.	31/01/2023	1	0	1	0	1	1	0	Under Construction
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	0	143	30	113	Under Construction
CHE/23/00273/FUL	15, Newbridge Lane, Brimington, S43 1LX	Construction of 1 dwellinghouse.	23/06/2023	1	0	1	0	1	1	0	Under Construction
CHE/22/00716/FUL	62 Walgrove Road, Walton, Chesterfield, Derbyshire, S40 2DR	Erection of a dwelling.	07/09/2023	1	0	1	0	1	1	0	Under Construction
CHE/23/00345/FUL	Land adjacent 392, Ashgate Road, Chesterfield, S40 4DD	Construction of a detached dwelling house and carport with associated boundary treatments.	06/10/2023	1	0	1	0	1	1	0	Under Construction
CHE/23/00409/FUL	St Josephs RC Church, Chesterfield Road, Staveley, Chesterfield, S43 3QF	Erection of 2 detached dwellings.	21/11/2023	2	0	2	0	2	2	0	Under Construction
CHE/23/00640/FUL	3 Water Meadow Lane, Upper Newbold, Chesterfield, Derbyshire, S41 8XP	Residential development of 3 detached bungalows.	05/01/2024	3	0	3	0	3	3	0	Under Construction
CHE/23/00536/FUL	25 Porter Street, Staveley, Chesterfield, Derbyshire, S43 3UY	Detached house with detached garage and associated landscaping work.	30/01/2024	1	0	1	0	1	0	1	Under Construction

CHE/23/00728/FUL	10B Packers Row, Chesterfield, Derbyshire, 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.	21/02/2024	1	0	1	0	1	1	0	Under Construction
CHE/24/00313/FUL	31 West Bars, Chesterfield, S40 1AG	Installation of rooflights and change of use of first and second floors and roof space to form 2 one bed apartments.	31/07/2024	2	0	2	0	2	2	0	Under Construction
CHE/24/00527/FUL	17, Chatsworth Road, Chesterfield, S40 2AH	Change of use of first floor to a residential flat with side access door and sun tubes to the front elevation.	26/11/2024	1	0	1	0	1	1	0	Under Construction
CHE/24/00698/FUL	10, Ringwood Road, Brimington, S43 1DG	Change of use from Sui Generis to Class C3 (Residential Dwelling).	20/12/2024	1	0	1	0	1	1	0	Under Construction
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	0	1	1	0	Under Construction
CHE/24/00591/FUL	Land On Goytside Road Corner, Factory Street, Chesterfield	Development of 5 dwellings.	10/02/2025	5	0	5	0	5	0	5	Under Construction
CHE/23/00467/PA	35 West Bars, Chesterfield, Derbyshire, S40 1AG	prior approval for change of use to 1 flat.	04/10/2023	1	0	1	0	1	1	0	Under Construction
CHE/23/00488/PA	24-26 Knifesmithgate, Chesterfield, Derbyshire, S40 1RF	Change of use of first and second floors to 2 dwellings.	05/10/2023	2	0	2	0	2	2	0	Under Construction
CHE/23/00753/REM1	Former 9 and 11 Paisley Close, Staveley, Chesterfield, Derbyshire, 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/24/00019/REM1	Land Between 34 and 38 Lake View Avenue, Walton, Chesterfield, Derbyshire, 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	0	1	1	0	Under Construction
Total				1,492	2	1,490	583	812	271	638	

Appendix 2 – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2025

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
CHE/21/00171/FUL	33 Boythorpe Avenue, Boythorpe, Derbyshire, S40 2QE	Erection of one pair of semi-detached dwellings	31/08/2022	2	0	2
CHE/21/00703/FUL	53, Heaton Street, S40 3AF	Extension, alterations and change of use of existing mixed use residential/commercial property (Sui Generis) to separate residential unit and Class E hair salon.	07/06/2022	1	1	0
CHE/21/00727/FUL	1-3, Cobden Road, Chesterfield, S40 4TD	Conversion of former hotel to form 4 dwellings (revised plans received 26/06/2022, description updated 04/07/2022)	30/08/2022	4	0	4
CHE/22/00362/FUL	Handleywood Farm, Whittington Road, Barrow Hill, Chesterfield, Derbyshire, S43 2PW	Demolition of buildings used for commercial purposes and erection of 7 dwellings. Conversion of out-buildings for use as home-working studios (in conjunction with dwellings). Access, parking and landscaping. Re-submission of previously approved application.	26/09/2022	7	0	7
CHE/21/00464/OUT	Chesterfield Hotel, Malkin Street, Chesterfield, Derbyshire, 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
CHE/21/00585/FUL	48, Newbold Back Lane, Newbold, Chesterfield, S40 4HQ	Demolition of detached two storey house and erection of detached dwelling (revised description and plans 25.08.22)	31/10/2022	1	1	0
CHE/22/00335/FUL	Devonshire Hotel, 17, Occupation Road, Newbold, Chesterfield, S41 8TH	Change of use of existing public house to form 4 flats (revised drawings received and description amended 19.10.2022, revised drawings received 21.10.2022)	12/12/2022	4	0	4
CHE/22/00438/FUL	Park Hall Farm, Walton Back Lane, Walton, S42 7LT	Demolition of modern farm building and construction of a dwelling in grounds of grade II listed barn with associated landscaping work.	09/01/2023	1	0	1
CHE/22/00488/FUL	211, Langer Lane, Birdholme, S40 2JW	Erection of a dwelling	09/01/2023	1	0	1

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/22/00796/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/22/00689/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/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/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/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/22/00544/FUL	24, Chesterfield Road, Brimington, S43 1AD	Detached dwelling (bungalow) with detached garage	23/05/2023	1	0	1
CHE/23/00107/FUL	Markham Court, Duckmanton Road, Duckmanton, S44 5HH	Construction of a 3 bedroom bungalow	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/21/00879/FUL	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
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/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/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/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/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
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/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.Â	20/09/2023	5	0	5
CHE/23/00516/DEM	The Old Crane Hire Yard (Walton Fields Farm), Walgrove Road, Walton, Chesterfield Derbyshire, Chesterfield	Demolition of existing farmhouse and redundant agricultural buildings	26/09/2023	0	1	-1
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 (FOG) together with ground floor commercial units (Use Class E), landscaping, infrastructure a	24/10/2023	145	0	0
CHE/23/00315/FUL	43-45 Whittington Hill, Old Whittington, Chesterfield, Derbyshire, S41 9EZ	Detached 2 bedroom dwelling house	24/10/2023	1	0	1
CHE/23/00284/FUL	Land At Cross London Street, Cross London Street, New Whittington, Chesterfield Derbyshire	Revised scheme for 1 detached dwelling (drawings submitted 28.09.2023)	14/11/2023	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/23/00326/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/23/00723/OUT	Land Adjacent Four Poplars, Rectory Road, Duckmanton S44 5JS, Chesterfield	Erection of a dwelling and double garage	23/01/2024	1	0	1
CHE/23/00384/FUL	16 The Green, Hasland, Chesterfield, Derbyshire, 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/23/00352/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/23/00619/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/23/00786/FUL	25-27 Old Road, Chesterfield, Derbyshire, S40 2RE	Renovation and extension to 25 Old Road and demolition of 27 Old Road	20/02/2024	0	1	-1
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/23/00383/FUL	Marthas Vineyard, 3 Corporation Street, Chesterfield, Derbyshire, 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/24/00052/FUL	26 Fairfield Road, Brockwell, Chesterfield, Derbyshire, 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/24/00064/FUL	341 and 343, Chatsworth Road, Chesterfield, S40 2BZ	Change of use of dwelling house (343 Chatsworth Road) to a dental surgery and internal alterations to link to 341 Chatsworth Road for use as a single building.	07/05/2024	0	1	-1
CHE/18/00491/OUT	Land to the East of Troughbrook Road, Hollingwood	Re-submission of CHE/17/00225/OUT - Outline planning application for residential development of up to 6 dwellings with all matters reserved.	31/05/2024	6	0	6
CHE/21/00648/FUL	20, Abercrombie Street, S41 7LW	Demolition of dilapidated bedsit units and construction of 2 three bedroom houses with associated parking facilities and conversion of no's 20 and 22 to single dwelling (revised drawings received 08/12/21, 27/01/22, 25/04/22 and 13/05/22) and removal of T	05/06/2024	3	0	3
CHE/22/00483/FUL	9-15, Stephenson Place, Chesterfield	Conversion of retail and office areas to form 3 apartments	22/07/2024	3	0	3
CHE/23/00740/OUT	Garages Adjacent, 19 Chapel Lane East, Hasland, Chesterfield	Demolition of existing garages and erection of a dwelling with reserved matters for layout, scale and access (Description altered 22/02/24)	05/11/2024	1	0	1
CHE/24/00365/FUL	Garage Site Adjacent 23, Roecar Close, Old Whittington, Chesterfield, S41 9PN	Erection of a Self-build/Custom build detached dwelling	05/11/2024	1	0	1
CHE/24/00422/COU	Britannic House, 44, Duke Street, Staveley, Chesterfield, S43 3PD	Use of property from a dwelling to a larger house in multiple occupation for 7 persons	14/11/2024	0	1	-1
CHE/24/00620/FUL	5, Foljambe Road, S40 1NN	Change of use from dwelling house (C3) to Children's Care Home (C2) including new windows to first floor bedrooms	09/12/2024	0	1	-1
CHE/24/00330/OUT	3 & 5, Cordwell Avenue, Newbold, Chesterfield, S41 8DA	Outline application for the erection of a detached dwelling with all matters reserved except for access	17/12/2024	1	0	1
CHE/24/00320/FUL	19 Packers Row, Chesterfield, Derbyshire, S40 1RB	Extension to shop, conversion of first and second floor to a flat and external alterations	18/12/2024	1	0	1
CHE/24/00444/FUL	2, Foljambe Road, Chesterfield, S40 1NW	Ground floor rear extension to Class E shop, conversion of first floor Class E Dental Laboratories to one Class C3 two-bed flat with external alterations and provision of an additional refrigeration condensing unit	04/02/2025	1	0	1

CHE/24/00716/FUL	32, Roecar Close, Old Whittington, Chesterfield, S41 9PN	Demolition of existing garage and erection of a self-build detached house	21/03/2025	1	0	1
CHE/24/00721/OUT	2, College Avenue, Staveley, Chesterfield, S43 3XE	Erection of up to two dwellings	21/03/2025	2	0	2
CHE/23/00643/REM1	Former Inkersall Methodist Church Summerskill Green, Inkersall, Chesterfield, Derbyshire, 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/24/00238/PA	19, High Street, Staveley, S43 3UU	Conversion of vacant office building to 4no 1 bedroom flats and 1no 2 bedroom flat	20/06/2024	5	0	5
CHE/24/00481/PA	Derbyshire County Council, Social Service Dept, West Street, Chesterfield, S40 4TY	Change of Use from Class E Offices to C3 Residential (36 Flats) to the Ground and First Floors of Property	28/10/2024	36	0	36
CHE/24/00650/PA	16, Rose Hill, Chesterfield, S40 1LW	Prior approval for change of use from Office (class E) to a dwellinghouse (Class C3)	17/12/2024	1	0	1
CHE/24/00676/PA	Council House, Saltergate, Chesterfield, Derbyshire, S40 1LF	Prior approval change of use to 59 no. apartments	27/02/2025	59	0	59
Total				406	11	250

Appendix 3 – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as of 1st April 2025

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 granted 21 st May 25 - 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	275	Site taken on by 'Homes by Honey': https://www.homesbyhoney.co.uk/developments/pearl/. Decision on reserved matters issued Wed 21 May 2025. Progress made on discharge of condition applications (several pending consideration). 275 has been included as the developer has agreed a deal with a Registered Provider which signifies the scheme can be delivered at pace with a reduced market sales element.

PP Ref	Address	Description	Granted	Proposed Units	Lost	Five year Supply	Summary of Evidence of Delivery
CHE/18/00688/OUT	Pondhouse Farm, 2 Troughbrook Road, Hollingwood, S43 2JP	Re-submission of CHE/17/00390/OUT - Outline application for residential development of up to 17 new build dwellings.	31/05/2024	17	0	0	
CHE/21/00549/OUT	Land Off Dunston Road, Dunston Road, Chesterfield, S41 9RL	Outline planning application all matters reserved except for access for up to 500 dwellings, local centre (Class E use and Sui Generis: hot food takeaway and public house/restaurant uses) approx. 0.4HA), land reserved for a 1 FE primary school (approx. 1HA	18/03/2025	500	0	125	Reserved matters application submitted and awaiting decision (CHE/25/00224/REM). Discharge of conditions application also awaiting decision (CHE/25/00247/DOC).
Total				1520	0	478	

Appendix 4 – Dwelling Supply: Local Plan Allocations without planning permission as of 1st April 2025

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	0	Outline planning permission granted in 24/25 monitoring year (CHE/18/00688/OUT & CHE/18/00491/OUT). See Appendices 2 & 3.
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. 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	53	Application for 96 bed residential care home awaiting decision (CHE/24/00789/FUL). 53 dwelling contribution to supply on basis of the calculation for communal accommodation presented within the Housing Delivery Test Rulebook.
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 (CHE/23/00575/CPO).
H13	Elm Street (Land at), Hollingwood	23	0	Pre-application discussions with landowner. No specific timescale at present. Do not include in five year supply.
H15	Goldwell Rooms (Former) and 6 Ashgate Road, Chesterfield	70	0	Development completed: CHE/18/00605/FUL for assisted living facility and CHE/19/00385/FUL.
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 development team finalising delivery options. Part of current Council Housing construction plan. Delivery projected for 2026/27.

H21	Staveley Canal Basin, Eckington Road, Staveley	90	0	Application for mixed use development submitted and under construction (CHE/23/00135/FUL), no residential element.
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 – outline planning application submitted. Council intends to market the site once outline approval obtained.
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 3.
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 project team actively looking at development options and delivery models. Some site acquisition and relocation of use likely to be required.
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	Delivery anticipated in Local Plan from 2032 onwards. Relies on completion of Chesterfield Staveley Regeneration Route (CSRR) to maximise dwelling numbers. 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.
SS6	Land South of Dunston Road, Dunston	799		Planning permission CHE/18/00805/REM for 200 dwellings under construction. See entry in Appendix 1. Outline planning application CHE/21/00549/OUT for up to 500 dwellings granted – see Appendix 3.
Total		6,718	88	

Appendix 5 – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as of 1st April 2025

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 2025*

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 Home 13 Dukes Drive Newbold Derbyshire S41 8QB	Proposed bedroom extension to turn elderly person 20 bed nursing home into 21 bed nursing home (1 unit).	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.

