



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Five Year Housing Supply Position

**1st April 2026
To
31st March 2031**

Published August 2026

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Note: This Five Year Supply Statement was updated in August 2026 following publication of the Housing Delivery Test Results in the same month.

Introduction

Annex D, Paragraph 8 of the revised National Planning Policy Framework (NPPF), published August 2026¹, requires Local Planning Authorities to identify and update annually:

“...a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years’ worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.

The supply of specific deliverable sites should 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. 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 version of the Framework published prior to December 2024⁷⁵, and whose annual average housing requirement⁷⁶ is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.*

As of 15th July 2025, the adopted [Local Plan](#) and the housing requirement set out in its strategic policies was 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 NPPF.

The following statement sets out the council’s up-to-date position based on monitoring data for the 2025-26 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 plan².

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

The Local Plan was adopted in July 2020, and the Council was required to demonstrate 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).

As part of the early stage of preparing the new Local Plan, we have published our [Notice of Intention to Commence Local Plan Preparation](#) and a [timetable for preparation](#).

¹ [National Planning Policy Framework](#)

² [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**

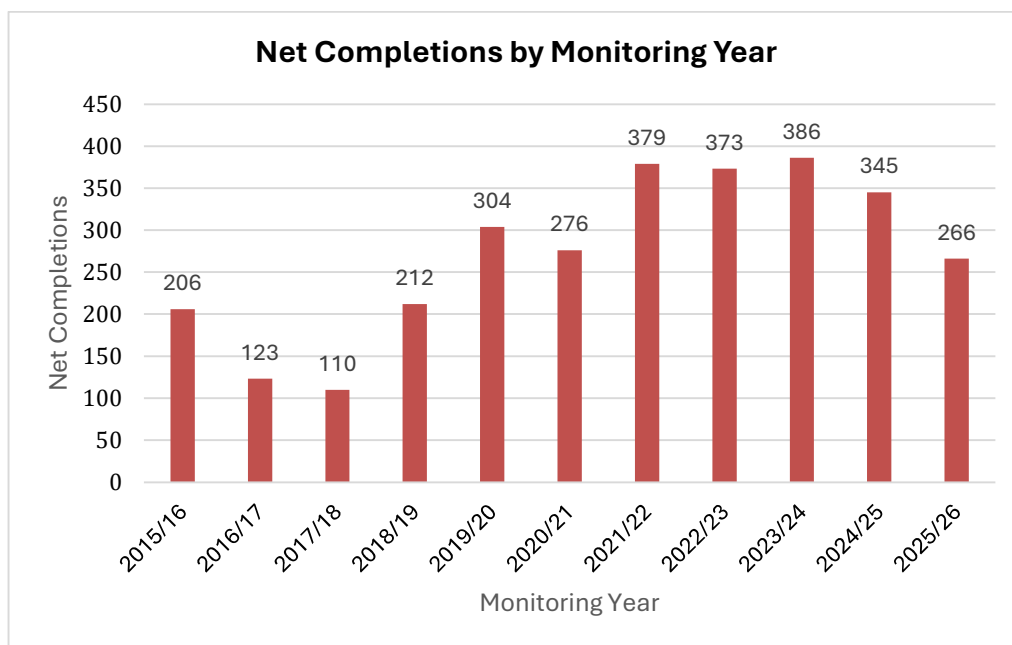
1. Housing Delivery Monitoring

Throughout the 2025/26 financial year **266 (net) new dwellings** were completed. This has been calculated using the following formula:

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

The level of delivery exceeds the Housing Need target of 240 dwellings per annum set out in the adopted Chesterfield Borough Local Plan 2018-2035 (adopted in July 2020) but falls significantly short of the requirement generated by the Standard Method for calculating Local Housing Need, which indicates a need for 494 dwellings per annum.

Figure 1 – Net Completions by Monitoring Year



Housing Delivery Test

The Housing Delivery Test results for the financial years up to 2024/25 were published 17th August 2026³.

The NPPF is clear that “[significant under delivery] will be measured against the Housing Delivery Test”

³ [Housing Delivery Test: 2025 measurement - GOV.UK](#)

Table 1 - Housing Delivery Test Results (2025 measurement):

Year	2022/23	2023/24	2024/25	Total
Homes Required	228	216	211	655
Homes Delivered	370	386	345	1101

Chesterfield Borough's performance on the HDT measure was 168%. On this basis the borough is not showing 'persistent under delivery'. Therefore a 5% buffer "to ensure choice and competition in the market for land" (NPPF Annex D para 9a) will be applied.

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 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 most recently published HDT results (see above) show performance of 168%; this does not qualify as 'persistent under-delivery' and therefore a 5% buffer should be added to the Housing Target in line with paragraph 9a of Annex D 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. This has been carried forwards to the most recent NPPF published August 2026. The housing supply position (Annex D, paragraph 8 of the NPPF) must be now measured against the Local Housing Need, calculated using the methodology set out in the NPPF.

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

Existing dwelling stock (including vacant dwellings) (2026 dataset) = 50,676

$$51,407 \times 0.8 = 411.256$$

Step 2 - An adjustment to take account of affordability

House price to workplace-based earnings ratio - Office for National Statistics (26th March 2026 dataset)

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

$$6.06 - 5)/5 \times 0.95 + 1 = 1.2014$$

Step 3 – Local Housing Need

$$1.2014 \times 411.256 = 494.08$$

For Chesterfield, applying the LHN methodology results in an annual housing target of **494 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	494
Five year target (494 x 5)	2,470
Buffer	5%
Five Year Housing Requirement	2,594

3. Housing Supply

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

“To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes 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 land register, it should only be considered deliverable where there is clear evidence that homes will be delivered 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 include⁴:

- *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. This includes 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

⁴ [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

been agreed with the developer. These are based on the assumptions set out in the council's adopted Land Availability Methodology⁵ 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 2026, using a range of sources including CIL records, interviews with developers and site visits.

Table 5 - Housing Supply 1st April 2026:

Supply of Sites Deliverable within Five Years	No. Dwellings
Remaining Commitments on Sites Under Construction	1,050
Detailed Planning Permission & Outline Permission for less than 10 Dwellings	294
Outline Permission for Major Development	175
Allocation in Local Plan without Planning Permission	140
Brownfield Land Register Sites	0
Communal Accommodation	136
Total Housing Supply	1,795

⁵ <https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/land-availability-assessment.aspx>

As of 1st April 2026, the council could demonstrate a supply of dwellings deliverable within five years from all sources of **1,795** dwellings.

4. Five Year Housing Land Supply Position (As of 1st April 2026)

The following table sets out the five-year land supply position for Chesterfield as of April 2026, prepared in accordance with the requirements of Annex D, paragraph 8 of the NPPF (August 2026).

Table 6: Five Year Supply Position 1 st April 2024	
Housing Requirement	2,594
Housing Supply	1,795
Shortfall / Surplus	-799

This is equivalent to a housing supply of **3.47 years** based on the Local Housing Need (LHN) figure.

Housing Supply ÷ annual target = supply in years

1,795 ÷ 494 [plus 5% (519)] = 3.46

This is an improvement on the five year supply figure for April 2026 (3.12 years).

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 2026
- **Appendix 2** – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2026
- **Appendix 3** – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as of 1st April 2026
- **Appendix 4** – Dwelling Supply: Local Plan Allocations without planning permission as of 1st April 2026
- **Appendix 5** – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as of 1st April 2026
- **Appendix 6** – Dwelling Supply: Communal Accommodation Committed as of 1st April 2026.

Appendix 1 – Sites Under Construction as of 1st April 2026

Address	Description	Granted	Prop Units	Lost	Net Gain	Completed (Gross)	Net Supply (5 Years)	U/C	N/S	Current Status
Land At Wessex Close, Chesterfield	Residential development of five new houses - resubmission of CHE/08/00073/FUL.	31/07/2008	5	0	5	2	0	0	3	STARTED
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	STARTED
115 Coniston Road, Chesterfield, S41 8JE	New Dwelling.	20/01/2016	1	0	1	0	1	1	0	STARTED
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	STARTED
Land Opposite Oaks Farm, Markham Road, Duckmanton	Reserved matters for CHE/15/00267/OUT - outline planning permission for two storey dwelling.	13/02/2017	1	0	1	0	1	1	0	STARTED
Hady Miners Welfare Club, Houldsworth Drive, Hady, Chesterfield, S41 0BS	Approval of reserved matters of CHE/16/00508/OUT - Outline planning application for the construction of two blocks of linked townhouses and one bungalow.	08/11/2017	6	0	6	2	4	0	4	STARTED
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	STARTED
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	STARTED
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	STARTED

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.	15/05/2020	2	0	2	0	2	2	0	STARTED
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	STARTED
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	147	3	3	0	STARTED
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	6	3	3	0	STARTED
Land Adj 20, Rushen Mount, Birdholme, S40 2JU	Erection of one 4 bedroomed house.	31/01/2023	1	0	1	0	1	1	0	STARTED
Moorlea, Ashgate Road, Chesterfield, S42 7JE	Approval of all Reserved Matters for 7 dwellings (following approval of outline planning permission CHE/19/00043/OUT).	01/02/2022	7	0	7	0	7	7	0	STARTED
Land adj, 5, Mary Ann Street, Sheepbridge, S41 9EP	Erection of a residential dwelling.	05/04/2022	1	0	1	0	1	1	0	STARTED
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	150	250	56	194	STARTED
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	STARTED
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	39	250	37	225	STARTED
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	0	2	2	0	STARTED

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	STARTED
82, Walton Road, Walton, Chesterfield, S40 3BY	New dwelling to rear of existing dwelling.	12/09/2023	1	0	1	0	1	1	0	STARTED
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	STARTED
St John's Farm, Bridle Road, Woodthorpe, S43 3BY	Change of use of barn to residential dwelling under Class Q.	23/12/2022	1	0	1	0	1	1	0	STARTED
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	0	2	2	0	STARTED
Land to North of, Dunston Road, Chesterfield	Erection of an apartment block (8 units) with associated parking, amenity areas and landscaping.	25/07/2023	8	0	8	0	8	0	8	STARTED
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	0	5	5	0	STARTED
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	0	13	13	0	STARTED
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	35	108	38	70	STARTED
St Josephs RC Church, Chesterfield Road, Staveley, Chesterfield, S43 3QF	Erection of 2 detached dwellings.	21/11/2023	2	0	2	1	1	1	0	STARTED
25 Porter Street, Staveley, Chesterfield, S43 3UY	Detached house with detached garage and associated landscaping work.	30/01/2024	1	0	1	0	1	1	0	STARTED
Land To The West Of Carpenter Avenue, Mastin Moor, Chesterfield	Reserved Matters application for a residential development of twenty dwellings with associated parking, garaging and gardens.	21/05/2025	20	0	20	0	20	5	15	STARTED

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	STARTED
Former Old Whittington Miners Welfare Club and Bowling Green, Station Lane, Old Whittington	Construction of 22 houses and flats.	08/07/2025	22	0	22	6	16	12	4	STARTED
Fairview House, 95 Sheffield Road, Stonegravel, Chesterfield, S41 7JH	Change of use from children's care home to a mixed use of a 14 bedroom HMO and an office.	08/04/2025	1	0	1	0	1	1	0	STARTED
Land On Goytside Road Corner, Factory Street, Chesterfield	Development of 5 dwellings.	10/02/2025	5	0	5	0	5	5	0	STARTED
Land To South Of Tom Lane and West Of Rectory Road, Duckmanton, Chesterfield	Application for Approval of Reserved Matters (Layout, Scale, Appearance, and Landscaping) for the erection of 275 dwellings pursuant to CHE/16/00340/OUT.	21/05/2025	275	0	275	0	250	275	0	STARTED
Council House, Saltergate, Chesterfield, S40 1LF	Prior approval change of use to 59 no. apartments.	27/02/2025	59	0	59	0	59	59	0	STARTED
Miners Arms, 1 Bamford Street, New Whittington, Chesterfield, S43 2BA	Conversion of a Public House to form a 10 room, 10 person HMO.	08/04/2025	1	0	1	0	1	1	0	STARTED
1 St Margarets Drive, Chesterfield, S40 4SY	Change of use to a nine bedroom HMO with associated external alterations.	29/07/2025	1	0	1	0	1	1	0	STARTED
Hurst House, 11 Abercrombie Street, Chesterfield, S41 7LW	Change of use to dwellinghouse with alterations.	11/07/2025	1	0	1	0	1	1	0	STARTED
Carberry Wood 7 Oakfield Avenue, Chesterfield, S40 3LE	Demolition of existing detached bungalow and detached garage and construction of a new two storey, four bedroom dwelling together with attached garage.	10/07/2025	1	1	0	0	1	1	0	STARTED
Land Adjacent To 65 St Johns Road, Newbold, Chesterfield	Erection of 4 two bed apartments with associated parking and amenity space.	08/09/2025	4	0	4	0	4	4	0	STARTED

12 Spital Lane, Spital, Chesterfield, Derbyshire, S41 0EX	Change of use from mixed commercial and residential to a 13 bed HMO, with alterations to the building and grounds including demolition of garages and alterations to access.	21/10/2025	1	1	0	0	1	1	0	STARTED
Land Between 34 and 38 Lake View Avenue, Walton, Chesterfield, S40 3DR	Erection of detached dwelling including access.	21/10/2025	1	0	1	0	1	1	0	STARTED
2 Rutland Road, Chesterfield, S40 1LY	Change of use from commercial to a single dwellinghouse.	15/10/2025	1	0	1	0	1	1	0	STARTED
Crossland Grange, Greenways, Walton, Chesterfield, S40 3HF	Change of use from mixed office/dwelling to dwelling.	05/02/2026	1	1	0	0	1	1	0	STARTED
			1,657	5	1,652	559	1,050	565	533	

Appendix 2 – Dwelling Supply: Sites with Detailed Planning permission, and outline permission for non-major development as of 1st April 2026

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply
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/22/00544/FUL	24, Chesterfield Road, Brimington, S43 1AD	Detached dwelling (bungalow) with detached garage.	23/05/2023	1	0	1
CHE/24/00594/FUL	28 High Street, Brimington, Chesterfield, S43 1HJ	Change of use and extension to create two flats and parking.	08/07/2025	2	0	2
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
CHE/24/00747/FUL	The Spinney Woodlands, Brimington, Chesterfield, S43 1BE	Residential development of 21 dwelling houses.	13/11/2025	21	0	21
CHE/25/00081/FUL	168 Manor Road, Brimington, Chesterfield, S43 1NW	Construction of a 3 bedroom detached self/custom build bungalow, including modifications to the existing property to enhance access.	28/04/2025	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.	31/10/2022	1	1	0
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.	05/06/2024	3	2	1
CHE/21/00727/FUL	1-3, Cobden Road, Chesterfield, S40 4TD	Conversion of former hotel to form 4 dwellings.	30/08/2022	4	0	4
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/22/00093/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.	21/08/2023	6	3	3

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/22/00546/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/22/00604/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...	24/10/2023	145	0	0
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/23/00315/FUL	43-45 Whittington Hill, Old Whittington, Chesterfield, S41 9EZ	Detached 2 bedroom dwelling house.	24/10/2023	1	0	1
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/23/00786/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/24/00064/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/24/00320/FUL	19 Packers Row, Chesterfield, S40 1RB	Extension to shop, conversion of first and second floor to a flat and external alterations.	18/12/2024	1	0	1
CHE/24/00365/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/24/00373/FUL	118 Saltergate, Chesterfield, S40 1NG	Change of use from Class E to C4 5 bed, 5 person house in multiple occupation.	28/04/2025	1	0	1

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/24/00521/FUL	2 - 14 Holywell Street, Chesterfield, S41 7SB	Conversion of first, second and third floor into a self-contained mixture of one-two bedroom residential apartments totalling 20 units and conversion of ground floor furniture showroom into 10 smaller retail units.	02/09/2025	20	0	20
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	1	1	0
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/24/00661/FUL	32A Glumangate, Chesterfield, S40 1TX	Retention of ground floor commercial use and conversion of existing first and second floor and attic into 2 self contained flats.	20/05/2025	2	0	2
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/25/00103/FUL	Land Of Former 4 Highfield Road, Newbold, Chesterfield	Erection of a 4-bedroom detached self-build dwelling.	14/05/2025	1	0	1
CHE/25/00185/FUL	8 Wentworth Avenue, Walton, Chesterfield, S40 3JB	Change of use of existing residential dwellinghouse (C3(a) Use) to Children's Care Home for 3no. Children (C2 Use), with external alteration to the property and widening of the existing driveway.	08/07/2025	1	1	0
CHE/25/00218/FUL	129 The Green, Hasland, Chesterfield, S41 0JT	Partial demolition, extension to and change of use of existing outbuilding to form a two-bedroomed dwelling with associated parking.	13/02/2026	1	0	1
CHE/25/00271/FUL	66 South Street North, New Whittington, Chesterfield, Derbyshire, S43 2AB	Erection of a bungalow.	10/03/2026	1	0	1
CHE/25/00366/FUL	Land At Garage Site, Stanforth Street, Newbold, Chesterfield	Erection of 3 dwellings.	01/12/2025	3	0	3
CHE/25/00701/FUL	Former Car Park To The North Of Reservoir House, West Street, Chesterfield	Development of 6 dwellings with associated car parking, landscaping and gardens.	10/12/2025	6	0	6

CHE/25/00910/PA	The Apprentice Team Ltd, First and Second Floors, 12 Saltergate, Chesterfield, S40 1UT	Conversion of existing 1st and 2nd floor offices to 4 flats.	19/01/2026	4	0	4
CHE/25/00943/FUL	211 Langer Lane, Birdholme, Chesterfield, S40 2JW	Erection of a dwelling, detached garage and associated works.	10/03/2026	1	0	1
CHE/26/00018/PA	28 Glumangate, Chesterfield, S40 1TX	Convert existing office accommodation into two self-contained residential flats.	03/03/2026	2	0	2
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.	03/04/2023	9	0	9
CHE/23/00107/FUL	Markham Court, Duckmanton Road, Duckmanton, S44 5HH	Construction of a 3 bedroom bungalow.	23/05/2023	1	0	1
CHE/23/00178/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/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/24/00432/FUL	Land To The West Of Bevan Drive, Inkersall, Chesterfield	Residential development comprising the erection of 102 dwellings, together with landscaping, infrastructure, access arrangements and associated works.	18/12/2025	102	0	102
CHE/24/00533/FUL	The Pump House Farm, The Paddocks, Mastin Moor, Chesterfield, S43 3BS	Self-Build New Bungalow and detached garage adjacent to Old Pump House Farm.	29/07/2025	1	0	1
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.	05/11/2024	1	0	1
CHE/24/00155/OUT	Land To The West Of 271Spital Lane, Spital, Chesterfield	Outline application for up to two dwellings.	29/09/2025	2	0	2
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/24/00441/OUT	Land At Cross London Street, Cross London Street, New Whittington, Chesterfield	Outline application for erection of two 2 bed dwellings.	08/04/2025	2	0	2
CHE/25/00058/OUT	12 Midland Court, Ingleton Road, Hasland, Chesterfield, S41 0UA	Erection of dwelling house.	29/07/2025	1	0	1
CHE/25/00463/OUT	The Badger 81 Brockwell Lane, Brockwell, Chesterfield, S40 4ED	Demolition of existing building on site and erection of 9 detached dwellings, with access off Brockwell Lane.	17/11/2025	9	0	9
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/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.	25/04/2023	2	0	2
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, 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.	06/12/2023	9	0	9
						294

Appendix 3 – Dwelling Supply: Sites with Outline Permission for Major Development and Evidence of Delivery as of 1st April 2026

PP Ref	Address	Description	Granted	Proposed Units	Lost	Net Supply	Summary of Evidence of Delivery
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	175	Reserved matters application granted condition permission on 15th June 2026 (CHE/25/00224/REM). Two discharge of conditions applications are also awaiting decision (CHE/26/00483/DOC and CHE/26/00462/DOC).
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	
						175	

Appendix 4 – Dwelling Supply: Local Plan Allocations without planning permission as of 1st April 2026

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 and under construction. See Appendix 1.
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 and under construction. See Appendix 1.
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),	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	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 - See Appendix 6.
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	Development completed - CHE/21/00800/FUL.
H20	Duewell Court (Land at), Station, Barrow Hill	35	35	Owned by CBC Housing and development team finalising delivery options. Part of current Council Housing construction plan. Delivery projected for 2027/28.
H21	Staveley Canal Basin, Eckington	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	Development completed.
H28	Walton Hospital (Land at), Whitecotes Lane, Walton	90	0	Development completed.
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 and awaiting decision (CHE/25/00250/OUT). 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 and now under construction. See Appendix 1.
H34	Tom Lane (Land South of), West of Rectory Road, Duckmanton	275	0	Outline planning application CHE/16/00340/OUT commenced – see Appendix 1.
H35	Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor	650	105	Phase 1 under construction (CHE/23/00370/REM), see Appendix 1. Reserved matters application for Phase 2 granted conditional permission in July 2026 (163 dwellings) and included in supply using Build Rates in Table 4.
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 completed. Reserved Matters planning application CHE/21/00184/REM for 314 dwellings pending, but alternative scheme expected – no additional contribution to five year supply. Outline planning permission CHE/09/00662/OUT has lapsed. Full Planning application for 145 dwellings on land east of River Rother 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.
SS5	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. Decision awaited on DfT funding for CSRR, but not on any currently confirmed funding programme. 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 forward to 2028 if positive decision is received on CSRR funding
SS6	Land South of Dunston Road, Dunston	799	0	Planning permission CHE/18/00805/REM for 200 dwellings completed. Outline planning application CHE/21/00549/OUT for up to 500 dwellings granted – see Appendix 3.
			140	

Appendix 5 – Dwelling Supply: Brownfield Register Sites (without planning permission or Local Plan allocation) as of 1st April 2026

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 2026*

Permission Reference	Address	Description	Type	Net Completions 25/6	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	0	2.22	Commenced
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	0	Completed
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	0	Completed

CHE/24/00174/CLOPUD	62-64 Ringwood Road, Brimington, Chesterfield, S43 1DG	Change of use from a single dwellinghouse to a 6 bedroom HMO (C4 use) with associated internal and external alterations	C4 Gain - 1 Unit (loss in 24/25, gain in 25/26).	1	0	Completed
CHE/18/00605/FUL	6 Ashgate Road Chesterfield S40 4AA, Chesterfield	Refurbish and extend existing property and change use to residential care home facility and demolition of existing ancillary building to the rear and erection of three storey building to create assisted living facility (revised plans received 05.11.18, 16.11.2018 and 22.11.2018)	23 Bedrooms completed 25/26 (not recorded on C3 sheet)	12.78	0	Completed
CHE/22/00006/FUL	Elm Lodge Nursing Home, Stand Road, Newbold, S41 8SJ	Proposed extensions to care home	C2 Gain - 7 Bed completed 25/26 (not recorded on C3 sheet)	3.89	0	Commenced
CHE/22/00743/COU	16, Albion Road, Chesterfield, S40 1LJ	Change of use of residential dwelling from small shared house (C4 Use Class) to a House of Multiple Occupation (Use Class Sui Generis)	C4 Loss (reclassification), SG - 1 Bed Gain	0	0	Completed
CHE/23/00231/FUL	39, 39A and 41, Holywell Street, Chesterfield, S41 7SH	Change of use from Class E to 9 units of serviced accommodation and external alterations	9 self-contained units	0	9	Not Started
CHE/23/00247/FUL	32, Fairfield Road, Brockwell, S40 4TP	Change of use to create a larger house in multiple occupation, Use class C4 to Sui Generis	C4 Loss, SG Gain	0	0	Completed
CHE/23/00701/FUL	Land To The West Of Factory Street, Chesterfield	Development of a 72 bedroom care home with associated car parking, landscaping and infrastructure	C2 Gain - 72 Bed	0	40	Not Started
CHE/24/00105/COU	32, Clarence Road, Chesterfield, S40 1LN	Change of use from guest house accommodation to seven bedroom HMO	SG HMO Gain - 1 (not recorded on C3 sheet)	1	0	Completed
CHE/24/00383/FUL	Land Off Hartfield Close, Hasland, Chesterfield	Specialist care home with associated access, landscaping, parking and associated works	C2 Gain - 34 Bed	0	18.89	Not started
CHE/24/00417/FUL	Fairview House, 95 Sheffield Road Stonegravels, Chesterfield, S41 7JH	Change of use from children's care home to a mixed use of a 14 bedroom HMO and an office, with associated alterations to the building and alterations in the grounds including a cycle store, amenity areas and marking of the car park	C2 Loss in 25/26 (not recorded on C3 sheet), C4 gain in supply.	-1	1	Commenced
CHE/24/00789/FUL	Former Derwent House Residential Home, Ulverston Road, Newbold, Chesterfield, S41 8EW	Development of a 96 bed care home (Use Class C2) including associated landscaping and car parking	C2 Gain - 96 Bed	0	53.33	Not started

CHE/25/00262/CLOPUD	25 Boythorpe Crescent Boythorpe Chesterfield Derbyshire S40 2NX	Application for a Lawful Development Certificate re: use of a (C3a) dwelling as a children's home for up to two children, with a manager and two carers who will sleep overnight, working on a rota basis (C2)	C2 Gain - (C2 gain not recorded on C3 Sheet)	1	0	Completed
CHE/25/00329/CLOPUD	12 Old Houses Piccadilly Road Chesterfield Derbyshire S41 0EH	Proposed use of premises as a care home for 2 children	C2 Gain - (C2 gain not recorded on C3 Sheet)	1	0	Completed
CHE/25/00461/CLOPUD	Louis House, 11 Old Houses, Piccadilly Road, Chesterfield, S41 0EH	Proposed use of premises as a residential care home for 2 children	C2 Gain - (C2 gain not recorded on C3 Sheet)	1	0	Completed
CHE/24/00511/FUL	Elmwood House Residential Home, Elm Street, Hollingwood, S43 2LQ	Extension and alteration to the existing nursing home to form a residential care home	C2 Gain - 20 Bed	0	11.11	Not Started
				24.56	135.55	

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

