

# Stafford Borough Local Development Framework - Evidence Base: Strategic Housing Land Availability Assessment - Final Report



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## 1 Introduction

# 1 Introduction

### What is a Strategic Housing Land Availability Assessment?

**1.1** The Stafford Borough Strategic Housing Land Availability Assessment (SHLAA) identifies potential housing sites in the area at this particular point in time and is a key element of the evidence base for the new Plan, called the Local Development Framework (LDF). The SHLAA has assessed and sought information on sites submitted to Stafford Borough Council by 15th July 2008 and this report also includes new sites provided to the Council by 11th November 2008. The Government requires every local planning authority to prepare a Strategic Housing Land Availability Assessment to ensure that sufficient land is made available to deliver housing, to meet future needs. Therefore a top priority for the Government is to ensure that land availability is not a constraint on the delivery of new homes.

**1.2** National planning policy, set out in Planning Policy Statement 3: Housing (PPS3), specifically requires the identification of land for housing with sites having been assessed for deliverability and developability. In particular PPS3 requires local planning authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development and maintain supply over-time in response to market information;
- identify specific, developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be delivered;
- where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
- not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.

**1.3** The Stafford Borough Strategic Housing Land Availability Assessment has been prepared in line with the Government's *Strategic Housing Land Availability Assessments: Practice Guidance* (known hereafter as the Practice Guidance) which was published by the Department for Communities and Local Government in July 2007. In particular the Practice Guidance states that "As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period". Therefore the primary role of the Strategic Housing Land Availability Assessment is to enable a local planning authority to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

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**Statement 1**

The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to provide a robust and credible evidence base. **The SHLAA does not make policy decisions on future housing allocations. Such decisions will take place through the Local Development Framework (LDF) process and set out in the Core Strategy document for strategic sites and Allocations & Site-specific Policies document for other sites.** Development requirements for the Stafford Borough area, including housing provision, are set out in the Regional Plan called the West Midlands Regional Spatial Strategy (RSS). Both the Regional Plan and the Core Strategy cover the period 2006 - 2026.

**Progress To Date**

**1.4** In February and March 2008 Stafford Borough Council consulted on the Strategic Housing Land Availability Assessment - Methodology. In July 2008 the Council co-ordinated the establishment of the Stafford Borough Strategic Housing Land Availability Assessment Partnership to facilitate the project. In October and November 2008 Stafford Borough Council, on behalf of the Partnership, carried out an information gathering exercise on a document entitled 'Strategic Housing Land Availability Assessment - Initial Findings'. The deadline for responses was 12 noon on 11th November 2008. This document was produced based on the Government's Practice Guidance, having taken account of the responses received to the Methodology and decisions made by the Stafford Borough Strategic Housing Land Availability Assessment Partnership.

**1.5** In summary the Strategic Housing Land Availability Assessment - Initial Findings document provided:

- The content for potential regional housing requirements and the scale and nature of recent housing development within the Borough
- A summary of sites, cross referenced to online maps showing their locations and boundaries
- An assessment table highlighting the deliverability / developability of identified sites (in terms of suitability, availability and achievability)
- An estimate of the potential quantity of housing that could be delivered
- The constraints on the delivery of sites
- Recommendations on how these constraints could be overcome and when

**1.6** In total 950 responses were received from 702 individuals and organisations to the SHLAA - Initial Findings document. These responses have been taken into account when preparing the Strategic Housing Land Availability Assessment - Final Report, which has been agreed by the Partnership.

**1.7** The Strategic Housing Land Availability Assessment (SHLAA) is part of the LDF's evidence base and therefore does not determine the development strategy for the Borough nor does it allocate land for housing. These decisions will be considered as part of the LDF's Core Strategy process which has the role of allocating strategic housing sites and identifying broad areas or types of land for new housing. However, the SHLAA does provide an indication of potential future housing land

## 1 Introduction

that can be delivered across the Borough, including sites within and outside of existing settlements following an assessment of all possible sources of housing supply. Therefore the SHLAA identifies as many potential housing sites as possible across the Borough area to ensure a comprehensive assessment process.

**1.8** In terms of ongoing monitoring and review, having now completed a comprehensive Strategic Housing Land Availability Assessment Stafford Borough Council will provide updates through the Annual Monitoring Report including a housing trajectory and the five-year housing supply of specific deliverable sites. New sites provided to the Council by 31st March each year will be included in the SHLAA review, which will align with the Council's continued commitment to publish the annual [Housing Monitor: Land for New Homes](#), which provides more information about housing delivery. It is currently anticipated that the SHLAA will only be fully re-surveyed when the LDF is reviewed and rolled forward beyond 2026 or if the local planning authority is no longer able to demonstrate a five year supply of specific deliverable sites for housing.

### Stafford Borough Context

**1.9** In June 2004 the Regional Plan, known as the West Midlands Regional Spatial Strategy (RSS) was published setting out development requirements through until 2021. The RSS is currently being revised to 2026 to provide new development requirements, including housing provision, for Districts across the region through a document entitled 'West Midlands Regional Spatial Strategy Phase Two Revision Draft - Preferred Option'.

**1.10** The Government has indicated that the housing figures within the document are insufficient to meet future needs so therefore additional work on regional housing figures has been carried out. Therefore this could lead to an increase in the housing figures for Stafford Borough above the current figure of 10,100 (net) new homes with the final provision not being confirmed until the RSS is adopted in 2010. In addition Stafford has been selected by the Government as a Growth Point in order to deliver more homes and address affordability issues.

**1.11** It should be noted that the Regional Spatial Strategy (RSS) Phase Two Revision Draft - Preferred Options recognises that whilst there are opportunities for significant development within the urban area of Stafford town, further local studies should be carried out to investigate whether some of the Stafford Town allocation could be made, adjacent to the settlement, in South Staffordshire District.

### Housing Information

**1.12** In Stafford Borough housing figures (completions and commitments) for each year are compiled and presented in a document called [The Housing Monitor: Land for New Homes](#). As at the end of March 2008, 1,472 completions had taken place in the Borough since 1st April 2006 with a further 3,141 dwellings given planning permission as commitments. Table 1.1 set out below, provides annual completions for this period with the average being 490.

## Introduction 1

**1.13** Based on the current housing requirement figure of 10,100 (net) new dwellings, of which 7,000 homes to be at Stafford town, are set out in the Regional Plan, through the Regional Spatial Strategy Revision process, and the assumption that all outstanding commitments are built this would mean a net remaining requirement of 5,687 additional dwellings to be delivered by 2026 is for Stafford Borough.

**1.14** In terms of geographical breakdown, by the end of March 2008, approximately 65% of total completions took place in the urban areas of Stafford and Stone whilst rural completions have accounted for approximately 35%. When compared to the previous year there has been a slight decrease in the number of completions for Stafford and Stone whilst the rural area have seen an increase from 28% in 2007 to 35% this year.

**Table 1.1 Number of houses completed since 2006**

Year	Number of dwellings completed
2006	442
2007	449
2008	581
<b>Total</b>	<b>1,472</b>
<b>Average for period 2006 - 2008</b>	<b>490</b>

**1.15** Commitment sites are those sites which have a planning consent or a consent subject to the completion of a Section 106 Agreement and does include those units that were actually under construction. Table 1.2 below shows, for each type of planning consent, the number of committed dwellings and the Borough total to 31st March 2008. Over 65% of total commitments have full planning or reserved matters consent and therefore have no planning constraints to prevent their full implementation.

**1.16** For outstanding commitments 81% are on previously developed land with the remaining 19% on greenfield sites. These figures can be compared with actual completions where 12% were on greenfield sites whilst 82% were on previously developed land between April 2007 and March 2008. For more information please refer to [The Housing Monitor: Land for New Homes](#) document.

**Table 1.2 Number of commitments as at 31st March 2008**

Consent Type	Total Number of Committed Units	Percentage of Total
Full / Reserved Matters	2,036	65
Outline	955	30
Pending (s 106)	131	4

## 1 Introduction

Consent Type	Total Number of Committed Units	Percentage of Total
Other	19	1
<b>Total</b>	<b>3,141</b>	<b>100</b>



## Core Requirements of a SHLAA 2

### 2 Core Requirements of a SHLAA

**2.1** The Government's Practice Guidance for preparing the Strategic Housing Land Availability Assessment (SHLAA) sets out minimum requirements, as defined in Table 2.1 - SHLAA Process Core Outputs and Table 2.2 - SHLAA Process Checklist below.

**Table 2.1 SHLAA Process Core Outputs**

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability / developability of each site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed)
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

**Table 2.2 SHLAA Process Checklist**

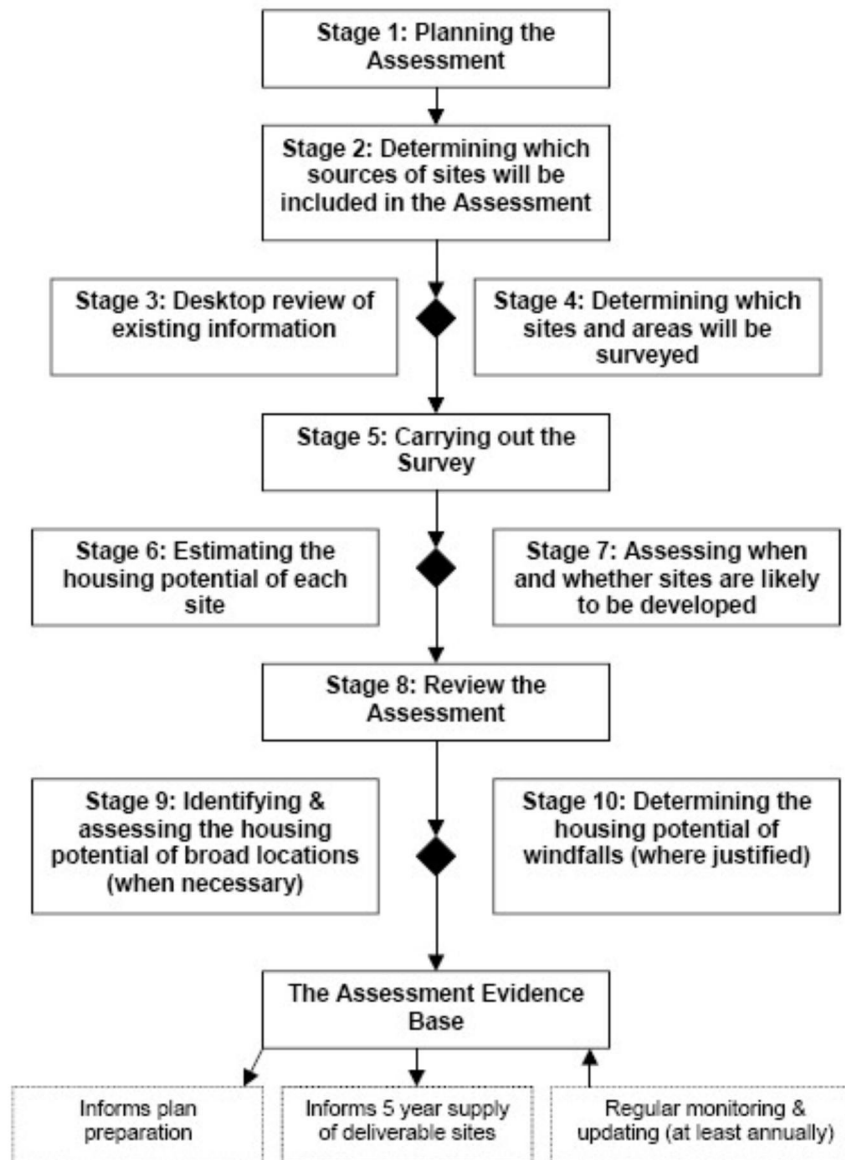
1	The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)
2	The methods, assumptions, judgments and findings should be discussed and agreed upon throughout the process in an open and transparent way, explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment

**2.2** The Practice Guidance states that if the standard methodology shown in Figure 2.1 below is followed, the Local Planning Authority should not need to justify the methodology used in preparing the SHLAA. Stafford Borough Council published the SHLAA Methodology in February 2008 based on the Practice Guidance and also prepared the SHLAA Initial Findings document leading to this Final Report following the Government's approach.

**2.3** The methodology set out in the Government's Practice Guidance is divided into 10 key stages. The Stafford Borough SHLAA - Final Report addresses all the key stages and in particular Stages 1 - 8. Following Stage 8 a 'Review of the Assessment' has identified that there are sufficient sites identified to meet the housing requirements in Stafford Borough and therefore further work is not required through Stages 9 and 10.

## 2 Core Requirements of a SHLAA

Figure 2.1 SHLAA Methodology



**2.4** The remainder of this SHLAA - Final Report describes the work carried out in accordance with the Government's Practice Guidance and provides further information about the availability and deliverability of potential future housing sites.

**2.5** It should be noted that the identification of a site at this particular point in time within the SHLAA Final Report and associated material does not necessarily mean that the site will be allocated for housing or any other use, or that planning permission will be granted for residential development. These decisions will be determined through preparation of the Local Development Framework (LDF) and / or through the normal planning application process. Similarly the non-inclusion of a site may not preclude future housing development.

## SHLAA Methodology and Process 3

### 3 SHLAA Methodology and Process

#### Stafford Borough Context

**3.1** Stafford Borough Council's area is located geographically between the West Midlands / Birmingham conurbation to the south and the North Staffordshire / Stoke-on-Trent conurbation to the north, which both have an influence on the demand for housing within the Borough based on in / out migration. Stafford Borough is positioned within the West Midlands North Housing Market Area which has recently been assessed as a housing market.

**3.2** Stafford Borough's Local Development Framework process is based on a work programme set out in the Local Development Scheme. As a result of the specific work programme for the Local Development Framework and to ensure evidence delivery to relevant timescales it was considered appropriate to produce the Strategic Housing Land Availability Assessment for the Stafford Borough area. Whilst the SHLAA has not been carried out with other local planning authorities in the West Midlands North Housing Market Area full consultation with neighbouring authorities has taken place as part of the process.

**3.3** There is no Borough specific housing market partnership in place to take forward the Strategic Housing Land Availability Assessment (SHLAA). Nevertheless Stafford Borough Council has facilitated the establishment of the Strategic Housing Land Availability Assessment Partnership of key local stakeholders including house builders, social landlords, local property agents, local community representatives, regional planning partners and statutory agencies to prepare the SHLAA documents and co-ordinate the information gathering stage to ensure a joined-up and robust approach is delivered. The Partnership has also monitored the composition and skills of the project team, managed and scrutinised decisions as part of the SHLAA process, ensured quality work was delivered in accordance with the work programme and agreed the sites required to secure the potential future housing supply.

#### Sources of Sites

**3.4** The Government's Practice Guidance for preparing Strategic Housing Land Availability Assessments identifies the following sources of sites to be considered for potential future housing delivery, set out below.

##### **Sites in the Planning Process**

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses
- Existing housing allocations and site development briefs
- Unimplemented / outstanding planning permissions for housing
- Planning permissions for housing that are under construction

##### **Sites not Currently in the Planning Process**

Examples:

- Vacant and derelict land and buildings
- Surplus public sector land

### 3 SHLAA Methodology and Process

- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
- Additional housing opportunities in established residential areas, such as under-used garage blocks
- Large scale redevelopment and re-design of existing residential areas
- Sites in rural settlements and rural exception sites
- Urban extensions
- New free standing settlements

**3.5** For the categories identified under the 'Sites in the planning process' element the following information was utilised. In December 2007 Stafford Borough Council published a comprehensive Employment Land Review, including outstanding employment allocations contained within the Stafford Borough Local Plan 2001. The conclusions of the Employment Land Review were that no sites could be made available as potential future housing uses. Within the Stafford Borough Local Plan 2001 five housing allocations have yet to be given planning permission and these have therefore been included in the SHLAA. Furthermore all unimplemented / outstanding planning permissions for housing and those under construction have been included in the SHLAA as deliverable sites. Further details are contained in the Council's annual [Land for New Homes: The Housing Monitor](#) and site details can be viewed [online](#).

**3.6** For the categories identified within the 'Sites not Currently in the Planning Process' element two principal sources exist. For those sites outside of settlement boundaries, defined in the Stafford Borough Local Plan 2001 as Residential Development Boundaries, the Council has now been presented with over 315 locations across the Stafford Borough area including areas in the Green Belt for consideration in the Local Development Framework. All sites presented by the development industry and landowners to the Council prior to Tuesday 15 July 2008 were mapped, initially assessed and further information sought through the SHLAA - Initial Findings document. To view the sites outside of Residential Development Boundaries please click [here](#). Sites subsequently presented up to 11 November 2008 have been identified for inclusion in future SHLAA reviews but an initial indication of yields have been provided later in this Final Report. Nevertheless this has not been subject to an information gathering exercise and will therefore not be referenced as making up part of the housing potential in this SHLAA Final Report. The key dates of 15 July 2008 and 11 November 2008 were decided by the SHLAA Partnership as part of the process of producing the SHLAA Initial Findings document.

**3.7** The second source of sites within the 'Sites not Currently in the Planning Process' element come from detailed site surveys identifying land and buildings with potential housing development within Residential Development Boundaries, listed below, carried out by Stafford Borough Council officers from the Forward Planning section. To view the sites within the Residential Development Boundaries please click [here](#). Settlements with an \* identifies areas within or adjacent to the West Midlands Green Belt or the North Staffordshire Green Belt where peripheral expansion may be limited by national planning policies on Green Belt designations.

Adbaston	Aston by Stone	Barlaston*	Barlaston Park*
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## SHLAA Methodology and Process 3

Blythe Bridge*	Bradley	Brocton*	Brocton A34*
Church Eaton	Clayton*	Cotes Heath*	Creswell
Croxton	Derrington	Eccleshall	Fulford*
Gnosall	Great Bridgeford	Great Haywood	Haughton
Hilderstone*	Hixon	Hopton	Hyde Lea
Little Haywood & Colwich	Meir Heath & Rough Close*	Milford*	Milwich
Norbury	Oulton*	Ranton	Salt
Seighford	Stafford	Stone	Swynnerton*
Tittensor*	Trentham / Dairyfields*	Weston	Woodseaves
Yarnfield*			

**3.8** All of the 'Sites currently outside of the Planning Process' were initially assessed for site characteristics, site suitability, site availability and site achievability for the SHLAA - Initial Findings document and have subsequently been updated following the information gathering exercise. Information is recorded on proformas viewable through the on-line mapping system.

**3.9** At the SHLAA - Initial Findings document stage no areas of land or buildings were excluded from the Assessment in order to ensure that as many potential sources are identified as possible, a decision taken by the SHLAA Partnership at its meeting on Tuesday 15 July 2008. However following the information gathering exercise during October and November 2008 each site has been re-evaluated in terms of deliverability and developability. Further information about the Partnership's approach to this re-evaluation is set out later in this Report.

### The Housing Challenge

**3.10** Due to the nature of the housing challenge for Stafford Borough, based on emerging Regional Spatial Strategy requirements over the Plan period to 2026, the Assessment has been comprehensive and intensive to meet the anticipated level of housing delivery required. Furthermore the SHLAA has reflected the approach set out through the Regional Spatial Strategy process by separating the Stafford town figures from the total Stafford Borough housing requirements. The West Midlands North Housing Market Area - Strategic Housing Market Assessment has also identified significant affordability issues in the Stafford Borough area.

**3.11** In terms of Stafford and Stone's Residential Development Boundaries all potential future housing sites of **10** or more houses have been identified whilst in Residential Development Boundaries outside of Stafford and Stone all potential future housing sites of **5** or more houses have been included in the SHLAA.

## 3 SHLAA Methodology and Process

### Site Surveys

**3.12** To ensure consistent practice in identifying sites and recording information, the site surveys within existing Residential Development Boundaries were carried out by Officers in the Forward Planning team of Stafford Borough Council between April and September 2007.

**3.13** The following information was recorded whilst the site survey work was being completed:

- site size
- site boundaries
- current use(s)
- surrounding land use(s)
- character of surrounding area
- physical constraints, e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons
- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

**3.14** The issue of development progress, e.g. ground works completed, number of homes started and number of homes completed is recorded through the Stafford Borough Council annual Housing Monitor: Land for New Homes.

**3.15** When assessing the deliverability and developability of the sites identified, those submitting sites were asked to provide as much information as possible on the availability of the site and any constraints, to assist with the Assessment process. It was considered that the most effective way of engaging with the expertise and knowledge of the local property agents and developers was through an information gathering exercise on the SHLAA Initial Findings document. This enabled further details to be provided as well as possible agreements between interested parties on establishing the availability of potential future housing sites across the Stafford Borough area.

### Housing Densities

**3.16** The Practice Guidance suggests establishing the housing potential for sites by using existing or emerging local plan policies to determine. As no density policies exist in the Stafford Borough Local Plan 2001, adopted in October 1998, national policy has been applied. *Planning Policy Statement 3: Housing (2006)* states that whilst Local Planning Authorities may set a range of densities in local planning documents, 30 dwellings per hectare (net) should be used as a national indicative minimum to guide local development and decision making. Therefore for sites outside of Residential Development Boundaries a net density of 30 dwellings per hectare has been applied.

**3.17** For sites within Residential Development Boundaries of the Stafford Borough Local Plan local judgements on site densities have been applied using the criteria set out previously in terms of site visits including existing character, physical constraints and similar completed housing schemes in the area.



## SHLAA Methodology and Process 3

### Assessing when and whether sites are likely to be developed

**3.18** In assessing when and whether sites are likely to be developed the Practice Guidance highlights that economic viability is a significant factor affecting potential future housing developments. The key purpose of the Strategic Housing Land Availability Assessment - Initial Findings document was to present all sites with housing potential, both inside and outside of Residential Development Boundaries, in order to establish housing delivery. The Stafford Borough Strategic Housing Land Availability Assessment Partnership is made up of key local stakeholders, including the development industry and landowners, and has the role of determining which sites are likely to deliver future housing and over what timeframe.

**3.19** To achieve an assessment of when and whether a site can be delivered the following four stages were used, as set out in the Government's Practice Guidance:

- Stage A: Assessing suitability for housing;
- Stage B: Assessing availability for housing;
- Stage C: Assessing achievability for housing; and
- Stage D: Overcoming constraints.

**3.20** This process was used to determine whether a site is deliverable, developable or not currently developable for housing development. A site is considered deliverable if it is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing can be delivered on the site within five years from the adoption date of the plan. In Stafford Borough's case the adoption date for the Core Strategy is anticipated to be 2011. A site is considered developable if it is in a suitable location for housing development, there is a reasonable prospect that it will be available and it could be developed in the future once any constraints have been overcome. If it is not known whether a site could be developed because of severe constraints, for example, and it is not known how to overcome the issues then the site should be regarded as not currently developable. Further information on these definitions are contained in Planning Policy Statement 3: Housing, paragraphs 54 and 56.

**3.21** The Stafford Borough Strategic Housing Land Availability Assessment Partnership has determined which sites are deliverable, developable or not currently developable as well as the degree of availability and achievability for housing potential having taken account of responses received to the information gathering exercise for the SHLAA - Initial Findings document. The Partnership agreed the following general approach for 'Sites which are currently not in the Planning Process':

- **Deliverable sites** will include: Sites in the Planning Process 'Commitment Sites with planning permission', Outstanding housing allocations from the Stafford Borough Local Plan 2001, all sites identified within Residential Development Boundaries (unless key constraints are raised by representations to the SHLAA) and all sites identified outside of Residential Development Boundaries that are directly adjacent to the boundary.
- **Developable sites** will include: Sites within and outside of the Residential Development Boundaries including those which are partly affected by the floodplain, nature conservation Sites of Biological Importance (SBIs), Local Nature Reserves or adjacent to the Green Belt including sites identified with key constraints by SHLAA representations.

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- **Not Currently Developable sites** will include: Sites located outside of Residential Development Boundaries and not adjacent to the boundary, in the Green Belt or the Cannock Chase Area of Outstanding Natural Beauty, wholly effected by the floodplain, national or international nature conservation sites such as SSSIs, Ramsar sites, Special Areas of Conservation

#### Stage A: Assessing Suitability for Housing

**3.22** For a location to be considered suitable for housing, it must offer a suitable location for development that would 'contribute to the creation of sustainable, mixed communities' (*Practice Guidance, p16*). The Borough Council has undertaken a [Settlement Assessment](#) which assessed each settlement with a Residential Development Boundary on accessibility factors and availability of key services and facilities. The Settlement Assessment was used to provide the context for a scoring system of settlements set out in a consultation exercise carried out by Stafford Borough Council in June and July 2008 through the [Principles for Settlement Development document](#).

**3.23** In the context of Stafford Borough, the following settlements were identified as having a significant number of key services and facilities as well as falling outside of Green Belt areas:

- Stafford
- Stone
- Gnosall
- Eccleshall
- Great Haywood
- Little Haywood & Colwich
- Hixon

**3.24** If a potential housing site is located within or adjacent to a Residential Development Boundary it is generally considered to contribute to sustainable mixed communities. However if a site is located away from a settlement then generally it will not be considered as contributing to a sustainable mixed community. Therefore if a site is considered not to make a contribution to sustainable mixed communities it has been classified as not suitable.

**3.25** The Strategic Housing Land Availability Assessment - Final Report has identified sites allocated in the Stafford Borough Local Plan 2001 for housing and sites with planning permission for housing as being suitable for residential development. However it may be necessary to assess whether circumstances have changed which would alter their suitability for housing development in future reviews of the SHLAA.

**3.26** The sites identified within Residential Development Boundaries and presented to the Council by the development industry and landowners have been assessed through the Strategic Housing Land Availability Assessment process. The Stafford Borough Strategic Housing Land Availability Assessment Partnership considered sites using the following factors as well as responses received to the information gathering exercise prior to the Strategic Housing Land Availability Assessment being finalised:

- **policy restrictions** - such as designations, protected areas, existing planning policy and corporate, or community strategy policy;



## SHLAA Methodology and Process 3

- **physical problems or limitations** - such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. For example the Partnership will consider physical and environmental constraints such as areas of flood risk, the Green Belt areas, Tree Preservation Orders, the utilities network, the historic environment and contaminated land where known;
- **potential impacts** - including effect upon landscape features and conservation; and
- **the environmental conditions** - which would be experienced by prospective residents.

**3.27** It should be noted that as a result of the Strategic Housing Land Availability Assessment Partnership meeting held on Monday 15 September 2008 the following sites were excluded from the initial findings due to their location in the functional floodplain:

- 1 Astonfields Road, off Marston Brook, Stafford
- Land adjacent to Stafford College North Walls Annex, Stafford
- Land behind 33 & 36 Eastgate Street, Stafford
- 41 Eastgate Street, Stafford
- Land off Wolverhampton Road, Stafford
- Telephone Exchange, Green Road, Weston
- Land adjacent to Abbeylands, Stafford Road, Weston
- Coalyard, Abbey Street, Stone

### Stage B: Assessing Availability for Housing

**3.28** A site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. Therefore a site may be considered available if there is an extant unimplemented planning permission on the site or if the land owner has expressed an interest in developing the site through the planning process. However it should be noted that the existence of a planning permission does not necessarily mean the site is available because planning applications can be made by people who do not have an interest in the land.

### Stage C: Assessing Achievability for Housing

**3.29** A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site. Therefore this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

**3.30** The sites identified within the Stafford Borough Residential Development Boundaries and presented to the Council by the development industry and landowners have been assessed through the Strategic Housing Land Availability Assessment process in terms of economic viability. Whilst the SHLAA has not carried out an economic viability assessment for each individual site an assumption has been made throughout the process that landowners and the development industry would not promote sites which would lead to limited or no financial gain. The most recent information gathering exercise in the Autumn 2008 lead to some sites being confirmed for development with regards to economic viability. In this context rather than using residual valuation models the Partnership has considered sites using the following factors:

### 3 SHLAA Methodology and Process

- **market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- **cost factors** - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- **delivery factors** - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

#### Stage D: Overcoming Constraints

**3.31** The Stafford Borough Strategic Housing Land Availability Assessment Partnership have considered sites where constraints were identified, as part of the information gathering exercise, and established whether constraints can be overcome. This included the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement or a need to amend planning policy which is currently constraining housing development. Discussions are ongoing with infrastructure providers, statutory agencies and local stakeholders to evaluate how constraints can be overcome through investment.

#### Strategic Housing Land - Site Yield

**3.32** At its meeting on Tuesday 15 July 2008 the SHLAA Partnership agreed the following parameters for site yields to be included in the SHLAA Initial Findings document:

- Sites outside of Residential Development Boundaries of the Stafford Borough Local Plan 2001 to be assigned a density of 30 dwelling per hectare (dph)
- Sites of 10 or more dwellings within Residential Development Boundaries of Stafford and Stone, and 5 or more dwellings in other settlements with Residential Development Boundaries have been included in the SHLAA Initial Finding document.

**3.33** At its meeting on Monday 15 September 2008 the SHLAA Partnership proposed an approach to categorising sites into deliverable, developable and not currently developable, as described earlier in this Final Report, for site yields subject to the information gathering exercise and response to the SHLAA - Initial Findings document.

**3.34** As previously stated the yield of sites within Residential Development Boundaries has been assessed by examining the existing character of area, physical features / constraints of the site and similar completed housing schemes in the locality. For larger sites additional infrastructure may act as a constraint to the delivery timescale.

**3.35** Each site has been assessed primarily for housing. However other uses may be more appropriate on some of the sites. In December 2007 Stafford Borough Council published its Employment Land Review which identified a number of sites and locations across the Borough area to be assessed for alternative uses. Following the completion of this Review no sites or locations

## SHLAA Methodology and Process 3

were identified as being surplus for employment requirements. Therefore these areas have been excluded from the SHLAA - Final Report. More information about the Employment Land Review can be found on the Borough Council's [website](#).

## 4 Initial Findings

### 4 Initial Findings

**4.1** The yield of sites are set out in the following series of tables, which have been presented as 'Sites in the Planning Process' and 'Sites not Currently in the Planning Process' as previously defined in this SHLAA - Final Report. For 'Sites in the Planning Process' there is an assumption that housing development will take place and therefore these are categorised as deliverable sites. Following the information gathering exercise a further assessment of housing allocations within the Stafford Borough Local Plan 2001 has resulted in some changes.

**4.2** For 'Sites not Currently in the Planning Process' a total of 382 sites have been identified from within and outside of the Borough's Residential Development Boundaries. [226 sites](#) have been presented to the Council by the development industry and landowners whilst [156 sites](#) have been identified through the site survey exercise carried out by Stafford Borough Council's officers. For sites within Residential Development Boundaries the Stafford Borough Local Plan 2001 supports the delivery of housing on these areas. Therefore there is an assumption that housing development could take place on these sites following consideration of responses to the information gathering exercise, constraints, suitability and availability. For sites outside of Residential Development Boundaries there is an assumption that sites are deliverable subject to the policy constraints highlighted by the SHLAA Partnership, as explained previously. Sites have been identified by settlement's Residential Development Boundaries and also into Wards for ease of reference. Where a site covers more than one ward, the central point of the site has been used to identify ward.

**It is important to emphasise that a site's inclusion or non-inclusion in the SHLAA assessment does not imply that it will or will not be made available for housing or granted planning permission for development. The SHLAA is a technical study and not a policy document. It identifies a repository of possible housing sites and assesses the overall housing potential of those sites. Decisions on sites allocated for future development, including sites identified within the SHLAA, will take place through the Development Plan / Local Development Framework process and planning applications based on the adopted Stafford Borough Local Plan 2001.**

**4.3** The following table includes all sites as at 31st March 2008 with a planning commitment for housing development, with further details set out in the annual [Housing Monitor: Land for New Homes](#) with sites available to view [online](#). Although some sites only have outline planning permission, whilst others are pending Section 106 Agreements, it is considered that these sites are deliverable within five years of the Plan being adopted.

### Sites in the Planning Process

Table 4.1 Commitment Sites with planning permission

Location	Deliverable Sites			Developable Sites			Not currently Developable		
	Yield	Area (Ha)	No of Sites	Yield	Area	No of sites	Yield	Area	No of Sites
Stafford	1,643	45.7	157	-	-	-	-	-	-
Stone	482	19.02	64	-	-	-	-	-	-
Rural Area	1,016	138.05	468	-	-	-	-	-	-
<b>Total</b>	<b>3,141</b>	<b>202.77</b>	<b>689</b>	-	-	-	-	-	-

4.4 The following table sets out the outstanding housing allocations from the Stafford Borough Local Plan 2001 which have not been granted planning permission as at 31st March 2008. At this stage it is considered that two housing allocations are developable rather than being deliverable within the first five years of the Plan being adopted.

Table 4.2 Outstanding housing allocations from the Stafford Borough Local Plan 2001

Location	Deliverable Sites			Developable Sites			Not currently Developable		
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of sites
Stafford	625	38.08	4 <sup>1</sup>	350	20.86	1	-	-	-
Stone	-	-	-	39	1.7	1	-	-	-
<b>Total</b>	<b>625</b>	<b>38.08</b>	<b>4</b>	<b>389</b>	<b>22.56</b>	<b>2</b>	-	-	-

<sup>1</sup>One site, HP11, has been partially developed and this has been taken into account when calculating yields.



Initial Findings 4

Location	Deliverable Sites				Developable Sites			Not currently Developable		
	-	-	-	-	12	-	-	-	-	-
Croxton	-	-	-	-	12	-	-	-	-	-
Derrington	0	-	0	0	-	-	-	-	-	-
Eccleshall	50	-	6	6	30	-	-	-	-	-
Fulford	-	-	-	-	-	-	-	-	-	-
Gnosall	32	-	3	3	10	-	-	-	-	-
Great Bridgeford	0	-	0	0	-	-	-	-	-	-
Great Haywood	31	-	4	4	-	-	-	-	-	-
Haughton	0	-	0	0	-	-	-	-	-	-
Hilderstone	0	-	0	0	-	-	-	-	-	-
Hixon	10	-	1	1	-	-	-	-	-	-
Hopton	6	-	1	1	-	-	-	-	-	-
Hyde Lea	5	-	1	1	-	-	-	-	-	-
Little Haywood & Colwich	11	-	2	2	8	-	-	-	-	-
Meir Heath & Rough Close	21	-	3	3	-	-	-	-	-	-
Milford	14	-	2	2	-	-	-	-	-	-
Milwich	0	-	0	0	-	-	-	-	-	-
Norbury	5	-	1	1	-	-	-	-	-	-
Oulton	5	-	1	1	-	-	-	-	-	-

## 4 Initial Findings

Location	Deliverable Sites			Developable Sites			Not currently Developable		
Ranton	0	-	0	-	-	-	-	-	-
Salt	16	-	2	-	-	-	-	-	-
Seighford	12	-	1	-	-	-	-	-	-
Stafford	1,034	-	57	752	-	18	110	-	5
Stone	240	-	12	-	-	-	-	-	-
Swynnerton	13	-	2	-	-	-	-	-	-
Tittensor	12	-	1	-	-	-	-	-	-
Trentham	0	-	0	-	-	-	-	-	-
Weston	0	-	0	-	-	-	-	-	-
Woodseaves	22	-	2	-	-	-	-	-	-
Yarnfield	16	-	2	-	-	-	-	-	-
<b>Total</b>	<b>1,802</b>	<b>-</b>	<b>127</b>	<b>832</b>	<b>-</b>	<b>23</b>	<b>110</b>	<b>-</b>	<b>5</b>





## 4 Initial Findings

Location	Deliverable Sites			Developable Sites			Not currently Developable		
Milwich	10	1	-	-	-	-	-	-	-
Penkside	75	5	25	2	35	1	-	-	-
Rowley	155	7	-	-	-	-	-	-	-
Seighford	17	4	-	-	-	-	-	-	-
St Michael's	68	4	-	-	-	-	-	-	-
Stonefield and Christchurch	172	8	-	-	-	-	-	-	-
Swynnerton	41	5	-	-	-	-	-	-	-
Tillington	100	5	40	1	-	-	-	-	-
Walton	0	0	-	-	-	-	-	-	-
Weeping Cross	-	-	10	1	-	-	-	-	-
<b>Total</b>	<b>1,802</b>	<b>127</b>	<b>832</b>	<b>23</b>	<b>110</b>	<b>5</b>			

The following table identifies sites outside of Residential Development Boundaries. It should be noted that the land south of Stafford (South Stafford) refers to land in South Staffordshire Council's administrative area.

**Table 4.5 Sites outside of Residential Development Boundaries by settlement**

Location	Deliverable Sites				Developable Sites				Not currently Developable			
	Yield	Area	No of Sites		Yield	Area	No of Sites		Yield	Area	No of sites	
Adbaston	13	0.46	1	-	-	-	-	-	-	-	-	-
Aston by Stone	29	0.99	2	-	-	-	-	-	-	-	-	-
Barlaston	-	-	-	-	-	-	-	635	25.15	9	-	-
Barlaston Park	-	-	-	-	-	-	-	2,580	86	1	-	-
Blythe Bridge	-	-	-	-	-	-	-	-	-	-	-	-
Bradley	17	0.59	1	-	-	-	-	-	-	-	-	-
Brocton and Brocton A34	34	1.15	1	269	8.98	1	494	16.49	4	-	-	-
Burston	-	-	-	-	-	-	3	0.13	1	-	-	-
Chebsey	-	-	-	-	-	-	9	0.32	1	-	-	-
Church Eaton	14	0.49	2	-	-	-	-	-	-	-	-	-
Clayton	-	-	-	-	-	-	-	-	-	-	-	-
Cotes Heath	108	3.6	1	49	1.66	1	-	-	-	-	-	-
Creswell	-	-	-	-	-	-	-	-	-	-	-	-
Croxton	79	2.7	4	-	-	-	-	-	-	-	-	-
Derrington	77	2.57	2	393	13.1	1	2,112	70.42	2	-	-	-

## 4 Initial Findings

Location	Deliverable Sites				Developable Sites				Not currently Developable				
Eccleshall	491	16.41	4	188	6.29	1	691	23.06	8				
Fulford	-	-	-	-	-	-	53	1.82	3				
Gnosall	825	27.53	6	121	4.09	2	579	19.33	2				
Great Bridgeford	1,175	39.2	7	-	-	-	148	4.95	3				
Great Haywood	521	17.4	4	-	-	-	-	-	-				
Haughton	209	7.08	8	-	-	-	66	2.2	1				
Hilderstone	-	-	-	-	-	-	178	6.0	5				
Hixon	768	25.71	12	-	-	-	944	31.51	5				
Hopton	306	10.24	5	-	-	-	-	-	-				
Hyde Lea	182	6.08	4	-	-	-	258	8.6	1				
Little Haywood & Colwich	120	4.02	2	755	25.18	1	38	1.27	2				
Meir Heath & Rough Close	-	-	-	-	-	-	868	28.98	5				
Milford	-	-	-	-	-	-	-	-	-				
Millmeece	-	-	-	-	-	-	16	0.55	1				
Milwich	59	2	4	-	-	-	-	-	-				
Moreton	-	-	-	-	-	-	9	0.3	1				
Norbury	-	-	-	-	-	-	397	13.25	1				
Oulton	-	-	-	-	-	-	8	0.29	2				
Ranton	-	-	-	42	1.42	1	128	4.28	2				

## Initial Findings 4

Location	Deliverable Sites			Developable Sites			Not currently Developable		
West of Rugeley	-	-	-	-	-	-	408	13.6	2
Salt	177	5.97	4	-	-	-	-	-	-
Seighford	424	14.16	2	-	-	1823	60.79	5	5
Slindon	-	-	-	-	-	57	1.94	2	2
Stafford	3,817	127.29	12	7,919	250.74	6,881	229.51	16	16
Stone	1,666	55.66	7	253	8.47	1,402	46.8	6	6
South Stafford*	-	-	-	2340	78	-	-	-	-
Stowe by Chartley	-	-	-	-	-	87	2.93	2	2
Sutton	-	-	-	-	-	9	0.33	1	1
Swynnerton	-	-	-	-	-	-	-	-	-
Tittensor	-	-	-	-	-	140	4.68	1	1
Trentham	-	-	-	-	-	201	6.7	1	1
Weston	47	1.58	1	-	-	84	2.8	1	1
Woodseaves	475	15.94	10	-	-	-	-	-	-
Yarnfield	-	-	-	-	-	808	26.99	3	3
<b>Total</b>	<b>11,633</b>	<b>388.82</b>	<b>106</b>	<b>12,329</b>	<b>397.94</b>	<b>22,192</b>	<b>740.65</b>	<b>101</b>	<b>101</b>

## 4 Initial Findings

Table 4.6 Sites outside Residential Development Boundaries by ward

Location	Deliverable Sites					Developable Sites					Not currently Developable				
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of sites	Yield	Area	No of sites
Barlaston and Oulton	4,100	140.7	15	-	-	-	-	-	-	4100	136.78	15	-	-	-
Baswich	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Chartley	224	7.55	5	-	-	-	-	-	-	171	5.73	3	-	-	-
Church Eaton	240	8.16	11	-	-	-	-	-	-	66	2.2	1	-	-	-
Common	7	0.25	1	-	-	-	-	-	-	12	0.41	1	-	-	-
Coton	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Eccleshall	691	23.17	10	237	7.95	2	773	25.87	12	-	-	-	-	-	-
Forebridge	-	-	-	-	-	-	161	5.4	-	-	-	-	-	-	-
Fulford	-	-	-	-	-	-	921	30.8	-	-	-	-	-	-	-
Gnosall and Woodseaves	1,300	43.47	16	121	4.09	2	1072	35.81	2	-	-	-	-	-	-
Haywood and Hixon	1,409	47.13	18	755	25.18	1	1,390	46.38	1	-	-	-	-	-	-
Highfields and Western Downs	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Holmcroft	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Littleworth	-	-	-	105	3.5	1	-	-	1	-	-	-	-	-	-
Manor	75	2.51	1	279	9.3	1	-	-	1	-	-	-	-	-	-

## Initial Findings 4

Location	Deliverable Sites			Developable Sites			Not currently Developable		
	Number	Area (ha)	Yield (no./ha)	Number	Area (ha)	Yield (no./ha)	Number	Area (ha)	Yield (no./ha)
Milford	1,888	63.02	13	269	8.98	1	3468	115.69	10
Milwich	802	26.82	7	89	2.98	1	630	21.11	8
Penkside	147	4.9	2	147	4.9	2	-	-	-
Rowley	2,187	72.9	2	-	-	-	-	-	-
Seighford	1,858	62.01	15	7457	235.52	4	7,805	260.26	16
St Michael's	0	0	0	-	-	-	-	-	-
Stonefield and Christchurch	52	1.75	2	-	-	-	76	2.56	1
Swynnerton	-	-	-	-	-	-	1149	38.37	5
Tillington	102	3.4	1	366	12.04	2	398	13.28	4
Walton	900	30.08	4	164	5.5	3	-	-	-
Weeping Cross	0	0	0	-	-	-	-	-	-
South Stafford <sup>2</sup>	-	-	-	2,340	78	1	-	-	-
<b>Total</b>	<b>11,633</b>	<b>388.82</b>	<b>106</b>	<b>12,329</b>	<b>397.94</b>	<b>19</b>	<b>22,192</b>	<b>740.65</b>	<b>101</b>

<sup>2</sup> South Stafford refers to Land in South Staffordshire District

The tables of 'Sites not Currently in the planning process' identifies 234 sites as being deliverable with an estimated yield of 13,440 based on the Practice Guidance and methodology described earlier in the SHLAA Final Report. A further 42 sites are identified as being developable within an estimated yield of 13,161 and 106 sites are identified as not currently developable affecting a yield of 22,302 houses.

## 4 Initial Findings

As previously stated the Regional Plan called the Regional Spatial Strategy - Phase 2 Revision currently make provision for 10,100 (net) new houses in Stafford Borough, of which 7,000 should be at Stafford, over the Plan period to 2026. To reflect the scale of development required at Stafford the following tables identifies the potential sites available for housing within and outside of the Residential Development Boundary. The LDF's Core Strategy document will make policy decisions and strategic allocations in order to guide future growth requirements for the Borough.

**Table 4.7 Sites in Stafford Town within the Residential Development Boundary**

Location	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of Sites
Stafford Town	1,034	-	57	752	-	18	110	-	5

**Table 4.8 Sites in, and adjacent to, Stafford Town outside the Residential Development Boundary**

Location	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of Sites
Stafford Town	3,817	127.29	12	7,919	250.74	8	6,881	229.51	16
South Stafford <sup>2</sup>	-	-	-	2,340	78	1	-	-	-
<b>Total</b>	<b>3,817</b>	<b>127.29</b>	<b>12</b>	<b>10,259</b>	<b>328.74</b>	<b>9</b>	<b>6,881</b>	<b>229.51</b>	<b>16</b>

<sup>2</sup> South Stafford refers to Land in South Staffordshire District

As described above the Strategic Housing Land Availability Assessment and associated yields includes sites provided by the development industry and landowners up until 15 July 2008. The following table identifies those sites provided between 15 July 2008 and 11 November 2008. Although the yield, site areas and number of sites have been presented in the tables below together within an indication of whether these sites are deliverable, developable or not currently developable further information gathering



will be required. Therefore these sites will be included in a subsequent review and information gathering exercise of the Strategic Housing Land Availability Assessment. The associated yields will not be included in the summary figures and conclusions of this Final Report document.

**Table 4.9 Sites provided between 15 July & 11 November 2008 by settlement**

Location	Deliverable Sites			Developable Sites			Not currently Developable		
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of sites
Aston by Stone	12	0.4	1	-	-	-	-	-	-
Barlaston	-	-	-	-	-	-	3	0.1	1
Baswich	909	30.3	2	-	-	-	-	-	-
Bradley	-	-	-	-	-	-	57	1.9	1
Brocton and Brocton A34	-	-	-	-	-	-	129	4.3	3
Chebsey	-	-	-	-	-	-	144	4.8	3
Clayton	-	-	-	-	-	-	54	1.8	1
Coldmeese	-	-	-	-	-	-	1727	57.57	2
Creswell	324	10.8	1	6	0.2	1	-	-	-
Croxton	21	0.7	1	-	-	-	-	-	-
Eccleshall	507	16.92	6	300	10	1	396	13.2	2
Gnosall	140	5.7	2	-	-	-	114	3.8	1
Great Bridgeford	-	-	-	-	-	-	207	6.9	1
Great Haywood	79	2.66	4	-	-	-	3	0.1	1

## 4 Initial Findings

Location	Deliverable Sites			Developable Sites			Not currently Developable		
Haughton	192	6.43	4	-	-	-	144	4.8	2
Hilderstone	-	-	-	-	-	-	19	1.3	1
Hopton	-	-	-	-	-	-	192	6.41	2
Hyde Lea	396	13.2	1	-	-	-	-	-	-
Little Haywood & Colwich	27	0.9	1	27	0.9	1	-	-	-
Ranton	-	-	-	-	-	-	378	12.6	1
West of Rugeley	-	-	-	-	-	-	327	10.9	1
Salt	9	0.32	1	-	-	-	-	-	-
Slindon	-	-	-	-	-	-	124	4.15	2
Stafford	1128	37.63	5	27	0.9	1	417	13.9	2
Stallington	-	-	-	-	-	-	6	0.2	1
Stone	220	7.35	2	8958	316	4	-	-	-
South Stafford	-	-	-	6360	212	1	-	-	-
Stowe by Chartley	-	-	-	-	-	-	36	1.2	1
Tittensor	-	-	-	-	-	-	1116	37.2	1
Weston	-	-	-	111	3.7	1	-	-	-
Whitgreave	-	-	-	-	-	-	180	6	1
Wolseley Bridge	-	-	-	-	-	-	6	0.2	1
Woodseaves	671	22.39	3	-	-	-	-	-	-

## Initial Findings 4

Location	Deliverable Sites			Developable Sites			Not currently Developable		
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of Sites
Yarnfield	-	-	-	-	-	-	666	22.22	1
<b>Total</b>	4635	155.7	34	15,789	543.7	10	5779	193.33	33

Table 4.10 Sites provided between 15 July &amp; 11 November 2008 by ward

Location	Deliverable Sites			Developable Sites			Not currently Developable		
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	Area	No of sites
Barlaston and Oulton	-	-	-	-	-	-	3	0.1	1
Baswich	-	-	-	27	0.9	1	-	-	-
Chartley	9	0.32	1	111	3.7	1	36	1.2	1
Church Eaton	192	6.43	4	-	-	-	201	6.7	3
Common	36	1.2	1	-	-	-	-	-	-
Eccleshall	528	17.62	7	306	10.2	1	921	30.72	8
Forebridge	1,017	33.9	2	-	-	-	-	-	-
Fulford	-	-	-	-	-	-	6	0.2	1
Gnosall and Woodseaves	811	28.09	5	-	-	-	114	3.8	1
Haywood and Hixon	108	3.56	5	27	0.9	1	336	11.2	3
Holmcroft	6	0.2	1	-	-	-	-	-	-
Milford	978	32.63	3	8868	313	1	498	16.61	6

## 4 Initial Findings

Location	Deliverable Sites				Developable Sites			Not currently Developable		
Milwich	207	6.9	2	-	-	-	19	1.3	1	1
Rowley	-	-	-	-	-	-	240	8	1	1
Seighford	720	24	2	-	-	-	765	25.5	3	3
St Michael's	25	0.85	1	-	-	-	-	-	-	-
Stonefield and Christchurch	-	-	-	90	3	3	-	-	-	-
Swynnerton	-	-	-	-	-	-	2640	25.5	5	5
South Stafford <sup>2</sup>	-	-	-	6360	212	1	-	-	-	-
<b>Total</b>	<b>4635</b>	<b>155.7</b>	<b>34</b>	<b>15,789</b>	<b>543.7</b>	<b>10</b>	<b>5779</b>	<b>193.33</b>	<b>33</b>	<b>33</b>

<sup>2</sup> South Stafford refers to Land in South Staffordshire District

### 4.6

## Review of the Assessment 5

### 5 Review of the Assessment

**5.1** Following the initial survey of sites and the assessment of deliverability / developability through the Strategic Housing Land Availability Assessment - Initial Findings document the following housing graph below, identifies the housing potential for SHLAA sites and associated yields. The RSS Phase Two Revision currently provides an annual figure of 515 houses required for the Stafford Borough area with a total provision of 10,300 (gross) new dwellings. To establish the scale of potential supply from SHLAA sites the following approach has been used. From year 2005/6 to year 2007/8 the graph is based on actual housing completions. From year 2008/9 to 2010/11 the graph is based on existing commitments for housing developments. From year 2010/11 to 2015/16 the graph is based on deliverable SHLAA sites. From year 2016/17 to 2025/26 the graph is based on developable SHLAA sites. Therefore this sets out how much housing can be provided and at what point in the future through until 2026 based on SHLAA sites provided up to 15 July 2008.

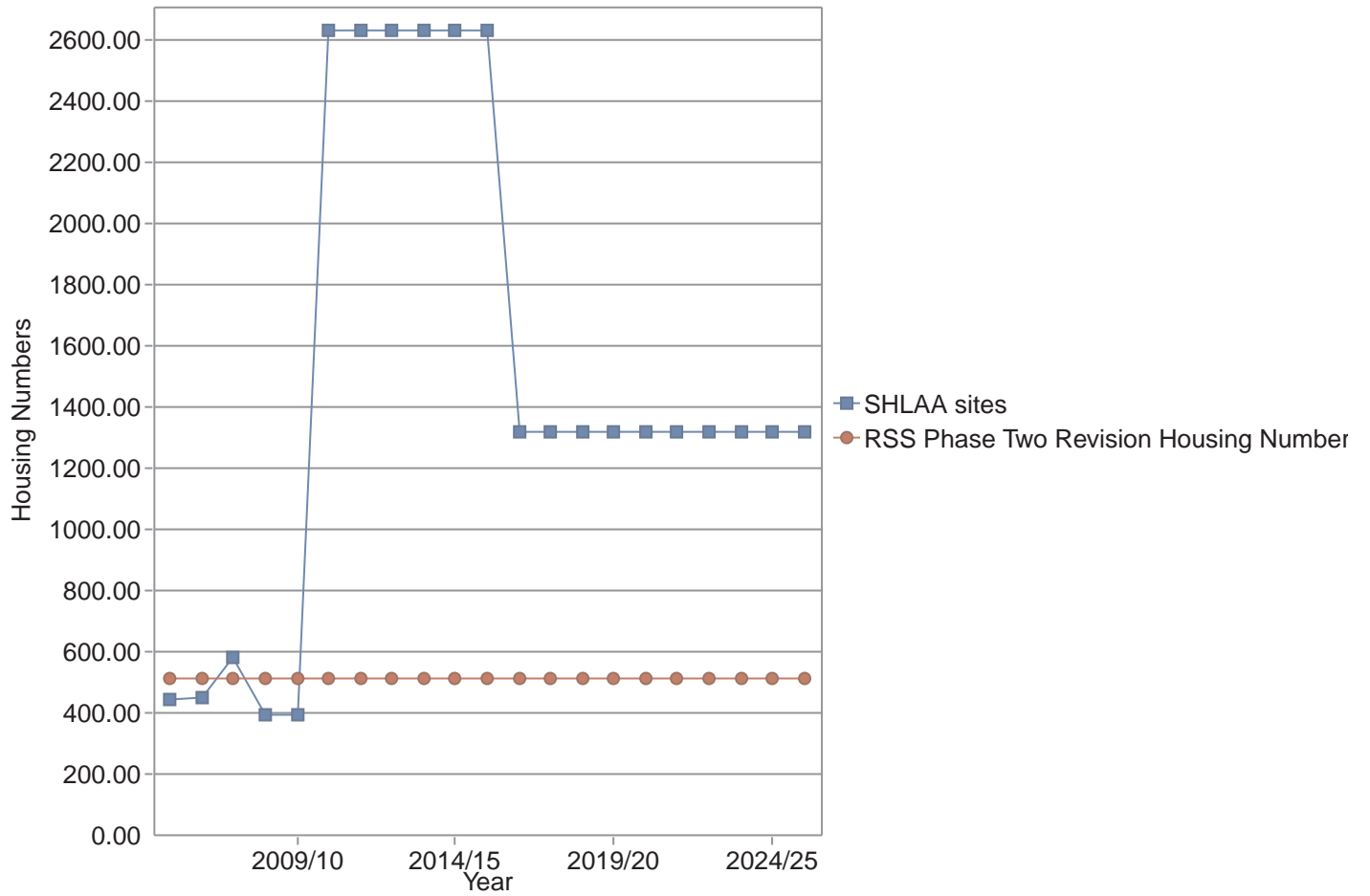
**5.2** The Stafford Borough Strategic Housing Land Availability Assessment is being carried out as part of a plan review where sites sufficient for the first 10 years of the plan (and ideally for longer than the whole 15 year plan period) is required. A significant level of housing demand is present in Stafford Borough which means it is important to prepare the annual Housing Monitor: Land for New Homes, to assess development of sites and ensure that the five year supply of specific deliverable sites can be maintained.

**5.3** Having considered the current economic climate and the state of the housing market, based on a strategic risk assessment, the Partnership concludes that there are sufficient sites identified to meet the Borough's future housing needs and therefore further sites do not need to be found. However it should be noted that existing commitments may not be delivered within three years of receiving planning permission.

**5.4** The Strategic Housing Land Availability Assessment process does not show evidence that there are insufficient sites available so it is not necessary to investigate whether to identify broad locations for future housing growth (step 9), and / or the use of a windfall allowance (step 10). For information these final steps are described below.

## 5 Review of the Assessment

### SHLAA Chart



## Stage 9: Identifying and assessing the housing potential of broad locations (where necessary) 6

### 6 Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

**6.1** Should evidence identify that insufficient sites are identified to meet housing requirements for the Stafford Borough area in subsequent reviews of the SHLAA it will be necessary to identify and assess the housing potential of broad locations. The Practice Guidance states that broad locations are areas where housing development is considered feasible and will be encouraged, but where sites cannot yet be identified. Examples of broad locations include:

- Within and adjoining settlements - for example, areas where housing development is or could be encouraged, and small extensions to settlements; and
- Outside settlements - for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns. The need to explore these will usually be signalled by the Regional Spatial Strategy.

**6.2** Where broad locations are to be identified, estimates of potential housing supply should be developed with regards to:

- any evidence underpinning the Regional Spatial Strategy;
- the nature and scale of potential opportunities within the broad location; and
- market conditions.

**6.3** The options for, and housing potential of, broad locations could be focused through a search established by a set of criteria. For example in terms of broad locations adjoining settlements criteria may include development in areas where significant infrastructure exists or is planned; or to avoid the coalescence of settlements. Due to the comprehensive nature of the Stafford Borough Strategic Housing Land Availability Assessment to date no broad locations have been identified within the Residential Development Boundaries.

**6.4** The housing potential of broad locations in Stafford Borough will be identified and assessed through the consultation process for the Local Development Framework's Core Strategy in the context of representation sites identified by the development industry and landowners within the Strategic Housing Land Availability Assessment.

## 7 Stage 10: Determining the housing potential of windfalls (where justified)

### **7 Stage 10: Determining the housing potential of windfalls (where justified)**

**7.1** PPS3 sets out a clear expectation that the supply of land for housing should be based upon specific sites and, where necessary, broad locations, unless there are genuine local circumstances to justify a windfall allowance. At present it is not considered justified to determine the housing potential of windfall sites in the Stafford Borough area.



## Conclusion 8

## 8 Conclusion

**8.1** In conclusion the Strategic Housing Land Availability Assessment process shows evidence that there are sufficient potential housing sites to meet the Stafford Borough's requirements of 10,100 (net) new houses over the Plan period. Therefore it is not necessary to investigate whether to identify broad locations for future housing growth (step 9), and / or the use of a windfall allowance (step 10). It is important to emphasize that the SHLAA process is part of the evidence base for the new Development Plan, the Local Development Framework. Decisions in terms of sites allocated to meet the housing requirements for Stafford Borough will take place through the Local Development Framework and not through the Strategic Housing Land Availability Assessment. For further information on the Local Development Framework please refer to the [Stafford Borough web-site](#).

**8.2** In total the SHLAA Final Report identifies 382 sites both within and outside Residential Development Boundaries which are 'Sites not Currently in the planning process', with a total potential yield of 48,903 houses. For sites within and outside of Residential Development Boundaries this provides a yield of 13,440 deliverable homes within the first five years of the Plan period, 13,161 developable homes in the next ten years of the Plan period and 22,302 not currently developable homes.

**8.3** In terms of 'Sites in the Planning Process' a total yield of 4,155 houses are identified on 695 sites of which 1,014 houses are on six outstanding housing allocations from the Stafford Borough Local Plan 2001. For these sites 3,766 homes are deliverable and 389 homes are developable over the new Plan period to 2026.

**8.4** As part of the SHLAA process a further 74 sites have been provided by landowners and the development industry between 15 July 2008 to 11 November 2008. These sites have not been subject to the information gathering exercise and therefore will not be included in the total yield until the SHLAA is reviewed. Nevertheless in terms of additional yields, based on the approach adopted for the other sites identified in the SHLAA process 4,635 homes could be deliverable within the first five years of the Plan period, 15,789 could be developable homes in the next ten years of the Plan period and 5,779 not currently developable homes.

## 9 Next Steps

### 9 Next Steps

**9.1** The Strategic Housing Land Availability Assessment - Final Report draws to a close the production of the Assessment for 2008. As stated earlier in this Final Report the SHLAA Review process will be aligned to 31st March as a base date to reflect the Housing Monitor: Land for New Homes and other relevant evidence for the Local Development Framework. Therefore all sites presented to the Council from landowners and the development industry by 31st March of each year will be included in subsequently SHLAA Review processes.

**9.2** In terms of preparing the Stafford Borough Local Development Framework the key strategic policy document is the Core Strategy, known as 'The Plan for Stafford Borough'. The Core Strategy is currently being prepared and it is anticipated to be independently examined during 2010 before being adopted as the new Development Plan for the area.

**9.3** Further information about the Stafford Borough Local Development Framework is available at the Stafford Borough Council [Forward Planning Website](#). In addition the Strategic Housing Land Availability Assessment and hard copies of the maps are available to view during normal office hours at Stafford Borough Council's offices, 3rd Floor Planning Reception, Civic Centre, Riverside, Stafford. Please contact a member of the Forward Planning team. Online maps are available to view [online](#).

## Summary of sites i

## Appendix i Summary of sites

The following set of tables lists the SHLAA sites used to provide the total yield in the 'Summary of Initial Findings' section earlier in this document, thus sites identified up to 15 July 2008. To provide an analysis of the sites, these have been grouped by settlement and whether the sites is deliverable, developable or not currently developable. If sites fall within a settlement boundary (Residential Development Boundary) or adjacent to a settlement the site has been assigned to the nearest settlement. Sites provided to the Council after 15 July 2008 will be included in the SHLAA review process.

**Table i.1 Deliverable Sites identified within Residential Development Boundaries**

Settlement	Site ID
Stafford	143a, 144a, 145a, 147a, 148a, 151a, 152a, 153a, 229, 230, 154a, 281a, 156a, 163a, 168a, 174a, 177a, 182a, 183a, 188a, 189a, 190a, 192a, 200a, 201a, 220, 226, 208a, 227, 221, 214a, 217a, 222a, 232, 227a, 230a, 232a, 233a, 234a, 239a, 240a, 244a, 247a, 285a, 248a, 249a, 250a, 251a, 258a, 259a, 260a, 262a, 263a, 267a, 270a, 284a, 280a
Stone	84a, 86a, 92a, 96a, 112a, 120a, 123a, 126a, 131a, 132a, 134a, 231
Adbaston	1a, 2a
Aston by Stone	3a
Barlaston	6a, 7a, 8a, 9a, 10a
Barlaston Park	11a, 12a, 13a, 14a
Blythe Bridge	16a, 17a, 18a, 19a, 20a, 21a
Brocton	23a
Church Eaton	24a
Cotes Heath	34a
Eccheshall	36a, 37a, 38a, 41a, 39a, 44a
Gnosall	26a, 29a, 31a, 33a
Great Haywood	50a, 53a, 54a, 55a
Hopton	45a
Seighford	46a, 72, 201
Hixon	57a
Hyde Lea	58a

## i Summary of sites

Settlement	Site ID
Little Haywood and Colwich	59a, 63a
Meir Heath and Rough Close	64a, 65a, 66a
Yarnfield	67a, 68a
Milford	71a, 72a
Norbury	73a
Salt	76a, 77a
Oulton	78a
Swynnerton	79a, 80a
Woodseaves	81a, 82a
Tittensor	75a

**Table i.2 Developable Sites identified within Residential Development Boundaries**

Settlement	Site ID
Stafford	149a, 283a, 172a, 173a, 175a, 184a, 193a, 209a, 210a, 216a, 224a, 242a, 245a, 269a, 271a, 273a, 274a,
Blythe Bridge	15a
Croxton	192
Eccheshall	43a
Gnosall	28a
Little Haywood and Colwich	60a

**Table i.3 Not currently Developable Sites identified within Residential Development Boundaries**

Settlement	Site ID
Stafford	167a, 170a, 178a, 179a, 237a

## Summary of sites i

**Table i.4 Deliverable Sites identified outside Residential Development Boundaries**

Settlement	Site ID
Stafford	22, 23, 40, 49, 61, 95, 105, 153, 158, 177, 214, 238
Stone	31, 44, 73, 119, 133, 156, 222
Adbaston	196
Aston by Stone	102, 126
Bradley	114
Brocton and Brocton A34	123
Church Eaton	20, 189
Cotes Heath	228
Croxton	11, 81, 82, 88,
Derrington	136, 207
Eccleshall	79, 80, 190,195
Gnosall	3, 24, 25, 52, 59, 235
Great Bridgeford	113, 168, 169, 172, 180, 181, 203
Great Haywood	75, 104, 128, 174
Haughton	54, 55, 56, 57, 58, 99, 115, 211
Hixon	17, 21, 39, 51, 92, 93, 122, 125, 137, 155, 160, 206
Hopton	35, 53, 89, 161, 175
Hyde Lea	1, 85, 86, 87
Little Haywood	15, 36
Milwich	16, 32, 48, 183
Salt	14, 28, 130, 194
Seighford	200, 202
Weston	132
Woodseaves	33, 107, 121, 146, 147, 148, 149, 162, 163, 205

## i Summary of sites

**Table i.5 Developable Sites identified outside Residential Development Boundaries**

Settlement	Site ID
Stafford	29, 71, 98, 157, 159, 173, 187, 217
South Stafford	282a
Stone	37, 45, 111
Brocton and Brocton A34	124
Cotes Heath	66
Derrington	215
Eccleshall	47
Gnosall	18, 116
Little Haywood	5
Ranton	170

**Table i.6 Not Currently Developable Sites identified outside Residential Development Boundaries**

Settlement	Site ID
Stafford	26, 38, 43, 60, 65, 97, 106, 127, 178, 179, 184, 185, 186, 204, 223, 239
Stone	30, 64, 67, 112, 182, 233
Barlaston	6, 63, 76, 77, 78, 118, 142, 176, 224
Barlaston Park	154
Brocton and Brocton A34	12, 68, 69, 143
Burston	219
Chebsey	91
Derrington	236, 237
Eccleshall	9, 96, 103, 117, 145, 150, 209, 210
Fulford	165, 166, 167

## Summary of sites i

Settlement	Site ID
Gnosall	42, 234
Great Bridgeford	74, 193, 208
Haughton	131
Hilderstone	10, 13, 34, 46, 101
Hixon	94, 129, 141, 164, 218
Hyde Lea	2
Little Haywood	7, 50
Meir Heath	100, 138, 139, 140, 191
Millmeece	120
Moreton	41
Norbury	144
Oulton	108, 109
Ranton	135, 212
Rugeley	19, 216
Seighford	90, 171, 197, 198, 199
Slindon	83, 134
Stowe by Chartley	62, 213
Sutton	27
Tittensor	84
Trentham	70
Weston	188
Woodseaves	163
Yarnfield	4, 8, 110

## ii Assessment Proforma

## Appendix ii Assessment Proforma

Site Characteristics		
Site No.		
Site location		
Site size		
Estimated number of houses		
Current land uses		
Surrounding land use(s)		
Greenfield/ Brownfield		
Site Suitability		
	Yes	No
Is the site within the residential development boundary.		
Is there access to key local services and facilities (i.e. Post office, health centre, schools, supermarket and library)? If yes, please specify, together with approximate distances.		
Is the site accessible by public transport		
Is the site within, adjacent to , or have an impact on the green belt		
Does the site fall within the flood plain (zone 1,2,3)?		
Does the site impact on the cultural / built heritage (e.g. Conservation areas, listed buildings)		
Does the site impinge on any protected environmental designation (e.g. SSSI, AONB, SBI)		



Assessment Proforma ii

Does the site fall within any areas of Landscape value (e.g. SLA)?		
<b>Site Availability</b>		
Name of Land Owner (s)		
Name of developer(s)/ Agent promoting the site		
	<b>Yes</b>	<b>No</b>
Is the site considered contaminated ? If yes, please give brief details of previous land uses, site survey results etc.		
Is the necessary infrastructure available to facilitate development on the site (i.e. Water supply, electricity)		
Does the site have legal/ ownership problems? If yes, what efforts have been made to overcome them.		
Does the site have an impact on the interests of Statutory consultees (e.g. E.A., Other local planning authorities)		
Has the owner (s) shown a willingness to sell Or has intention been shown? If yes, is an 'Option Agreement' in Place concerning the site.		
If the site is currently in use, is there an intention to cease/ relocate that use and, if so, When?		
<b>Site Achievability</b>		
Is the site constrained by market factors? (i.e. Economic viability of the site, level of potential market demand and attractiveness of the site)		
Is the site constrained by financial/ cost factors? (i.e. Site preparation		

## ii Assessment Proforma

<b>costs, planning obligations and funding investment prospects)</b>		
<b>Is the site constrained by delivery factors? (i.e. Phasing, build out rates, and size and capacity of the developer)</b>		
<b>Would the site be more appropriate for housing as part of a mixed-use development?</b>		
<b>Have their been any planning applications submitted seeking approval for residential development on this site?</b>		
<b>Should the site be used for an alternative to housing</b>		

## Glossary iii

## Appendix iii Glossary

Achievability	A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.
Affordable Housing	Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households and remain at an affordable price for future eligible households.
Annual Monitoring Report (AMR)	A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.
Availability	A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships, or operational requirements of landowners. This means that is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.
Brownfield	See 'previously developed land'
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Deliverability	A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
Density	Measure of the number of dwellings which can be accommodated on a site or in an area.
Developable	A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.
Flood plain	Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
Green Belt (not to be confused with 'greenfield')	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.

### iii Glossary

Greenfield Land or Site	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.
Intermediate Housing	Housing at prices and rents above those of social rent, but below market price or rents, and which meet the affordable housing criteria. These can include shared equity, other low cost homes for sale and intermediate rent.
Listed Building	A building of special architectural or historic interest. Graded I (highest quality), II* or II.
Local Development Documents (LDDs)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Framework (LDF)	The Local Development Framework is a non -statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents. The Local Development Framework will also comprise the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
Local Development Scheme (LDS)	The Local Development Scheme (LDS) is a timetable setting out which Local Development Documents (LDDs) will be produced by Stafford Borough Council, in what order and when.
Local Plan	An old-style development plan prepared by Borough and other Local Planning Authorities. Saved policies within these plans will continue to operate for a time after the commencement of the new development plan system until replaced by relevant policies that are adopted in the Local Development Framework.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local district or borough council.
Low Cost Market Housing	Small housing units provided without subsidy to meet the needs of households with income levels just adequate to access the housing market.
Mixed Use (or mixed use development)	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
Planning Policy Statement (PPS)	Issued by central government to replace the existing Planning Policy Guidance Notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Previously Developed Land (PDL)	Previously developed land is that which is or was occupied by a permanent structure (excluding agriculture or forestry buildings), and associated fixed

## Glossary iii

	surface infrastructure. The definition covers the curtilage of the development. PPS3 'Housing' has a detailed definition.
Residential Development Boundary (RDB)	Residential development boundaries are defined boundaries around settlements that provide a clear indication where residential development will and will not be acceptable to both the public and developers.
Regional Planning Body (RPB)	The regional planning body (RPB) is responsible for reviewing the Regional Spatial Strategy and preparing draft revisions in consultation with key stakeholders
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The West Midlands Regional Planning Guidance (RPG 11), approved June 2004, is now considered RSS and forms part of the development plan. The RPB has commenced a partial review of the RSS.
Saved Policies	Policies within Unitary Development Plans, Local Plans and Structure Plans that are saved for a time period during replacement through the production of Local Development Documents.
Shared Equity Housing	Housing available for rent where a proportion is also available to purchase.
Social Rented Housing	Rented housing owned and managed by registered social landlords, for which guideline target rents are determined through a national rent regime.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Strategic Flood Risk Assessment (SFRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Statement of Community Involvement (SCI)	Statement of Community Involvement (SCI) sets out how the local community and stakeholders can get involved in the planning process with particular attention given to community involvement in the preparation of Local Development Documents (LDD).
Suitability	Whether the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites

### iii Glossary

	allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental conditions should be considered.
Supplementary Planning Documents (SPDs)	SPDs are Local Development Documents that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainable Communities	ODPM has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Yield	The potential total number of dwellings that can be delivered on a site including houses and flats.