

# **Stafford Borough Council**

## **Statement of Five Year Housing Land Supply (at 31 March 2021)**

### **Introduction**

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31 March 2021, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) 2021 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. This document addresses the following key questions:

- What is the five-year housing land requirement?
- How much deliverable housing land is there in Stafford Borough?
- How many years of housing land supply exist?

## **Five Year Requirement**

### **Housing Requirement**

The introduction of the NPPF in 2012 resulted in a greater emphasis being placed on Local Planning Authorities to determine their own housing requirements. An extensive amount of work was undertaken in the preparation of the Plan for Stafford Borough 2011-2031 to establish the objectively assessed housing need.

The Plan for Stafford Borough (Part 1) was adopted on 19 June 2014. It sets out a requirement for 500 dwellings per annum, to be delivered over the Plan period; this reflects the objectively assessed need.

The way in which housing need is calculated has been amended in the revised NPPF. The NPPF 2021 expresses the need to undertake a local housing needs assessment using the standard method to inform policy making.

In order to inform the New Local Plan an independent assessment of local housing need, using the standard method, was commissioned by the Council in June 2019 resulting in a figure of 408 dwellings per annum (dpa). Following the release of more up to date affordability ratios in March 2020, and updated in December 2020, this figure has been revised to 400 dpa.

Paragraph 74 of the NPPF stipulates that if a Plan is more than 5 years old the local housing need figure should be used in the 5 year land supply calculation.

The strategic policies of the plan were more than 5 years old on 19 June 2019. Therefore, the housing requirement for the purposes of the 5 year land supply statement defaults to the local housing need figure.

The housing requirement will therefore utilise the standard method local housing need figure of 400 dwellings per annum.

The NPPF sets out in paragraph 74 that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- (a) 5% to ensure choices and competition on the market for land; or
- (b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- (c) 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planning supply.

In the light of the local planning authority passing the housing delivery test and significantly exceeding delivery in the last 5 years a 5% buffer has been applied.

The table below sets out the total completions for the past 10 years (the adopted Plan period) and the significant over-delivery in the last 6 years.

<b>Year</b>	<b>Completions</b>	<b>Target</b>	<b>Shortfall<sup>1</sup></b>
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions <sup>2</sup> 2011 - 2014	69	n/a	- 69
2014/15 <sup>3</sup>	428	500	72
2015/16 <sup>4</sup>	688	500	-188
2016/17 <sup>5</sup>	1010	500	-510
2017/18 <sup>6</sup>	863	500	-363
2018/19 <sup>7</sup>	699	500	-199
2019/20 <sup>8</sup>	752	500	-252
2020/21 <sup>9</sup>	614	500	-114
<b>Total</b>	<b>6,265</b>	<b>5,000</b>	<b>-1,265</b>

## Shortfall

The Plan for Stafford Borough, and the associated evidence base, identifies the objectively assessed housing need across the Borough. As stated in the National Planning Practice Guidance (PPG), section on Housing Supply and Delivery, paragraph 31 “The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)”. Since the start of the Plan period there has been over-provision against the Plan target of 1,265 dwellings. Therefore, there is no need to allow for a shortfall in the calculations, nor to consider how any shortfall should be addressed.

<sup>1</sup> Where a negative number is shown this denotes over-provision above the target.

<sup>2</sup> Between the years 2011 - 2014 the Council did not count C2 residential accommodation as contributing towards the 5 year land supply. As there were 69 previously uncounted C2 completions between 2011 and 2014, the shortfall from these years should be reduced by 69. Appendix 1 sets out completions data for all C2 dwellings that have been recorded as completions between 2011 and 2014.

<sup>3</sup> This includes C2 and C3 completions for the monitoring year 2014/15

<sup>4</sup> This includes C2 and C3 completions for the monitoring year 2015/16

<sup>5</sup> This includes C2 and C3 completions for the monitoring year 2016/17

<sup>6</sup> This includes C2 and C3 completions for the monitoring year 2017/18

<sup>7</sup> This includes C2 and C3 completions for the monitoring year 2018/19

<sup>8</sup> This includes C2 and C3 completions for the monitoring year 2019/20

<sup>9</sup> This includes C2 and C3 completions for the monitoring year 2020/21

Requirement per annum	500
Requirement 1 April 2011 - 31 March 2021	5,000
Net Completions 1 April 2011 - 31 March 2021	6,265
<b>Shortfall 1 April 2011 - 31 March 2021</b>	<b>-1,265 (i.e. over provision)</b>

## Housing Land Requirements

The Housing Land Requirements are set out below including a 5% buffer allowance.

Housing Target 2021 - 2026 <sup>10</sup>	2,000
Housing Target 2021 - 2026 (5% buffer applied)	2,100
<b>Total Housing Requirement 1 April 2021 - 31 March 2026</b>	<b>2,100</b>
<b>Annualised Housing Requirement 2021 - 2026</b>	<b>420</b>

## Housing Land Supply

### Sites with Planning Permission

The NPPF requires that there should be a 'supply of specific deliverable sites'. The definition of deliverable can be found on page 67 of the NPPF Glossary.

*'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

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

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<sup>10</sup> 400 dwellings per annum 2021 to 2026

Essentially all sites with detailed planning permission and all small sites with planning permission are considered deliverable. For major sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register then clear evidence on deliverability will need to be provided.

Small sites with Planning Permission (Appendix 3) - These are sites where there are less than 10 dwellings, which the Council considers to be deliverable in the next five years as they have the benefit of residential consent granted in the last 3 years or development has commenced.

There are a number of small sites with a valid permission that were granted prior to March 2016. The Council considers that small sites which have either been under-construction or have not started for over 5 years are not a reliable source of supply, so they have been removed from the calculation. A 10% "lapse rate" has been applied to smaller sites to reflect the likelihood that some of the sites will not come forward during the five year period.

Therefore the committed figure of 187 units from small sites is reduced by 19 units, to give a revised total of 168 committed units.

Large sites with Planning Permission (Appendix 4) - These are sites of 10 or more dwellings, which the Council considers to be deliverable in the next five years as they have the benefit of residential consent. To assess the deliverability of these larger sites, the Council has contacted the relevant developers to determine the progress of each site and when it is likely to be delivered. A statement of common ground has been signed between the Council and the developer where delivery has been confirmed. Where confirmation of delivery has not been received a 10% discount has been applied.

Following these discussions, the committed figure from larger development sites is 669 units.

Sites with Planning Permission for C2 residential accommodation (Appendix 5) - the PPG makes it clear that certain types of C2 residential accommodation can be counted towards the housing requirement.

The Council considers it prudent to differentiate between the different types of accommodation classed as C2. Where all the facilities for each unit (dwelling) are behind a separate door, these units will be counted in full towards the supply. However, where a development is a "bedroomed" development, such as a care home, the number of bedrooms provided cannot simply be used as a proxy for the number of dwellings that will be released to the market, thus contributing to a net increase in supply. In accordance with the PPG (paragraph 43) the Council has applied a ratio of 1.8 adults per household to each C2 bedroomed establishment, meaning that for each 1.8 bedrooms in a care home 1 dwelling is released into the market.

The committed figure from self-contained units is 27. The committed figure from bedroomed developments of 53 units is divided by 1.8 to give a revised total of 29 committed units. Therefore the total committed figure from C2 uses is 56 units.

## Allocated sites

It is considered that the Strategic Development Locations (SDLs) identified in the adopted Plan for Stafford Borough are deliverable. The Inspector's Report concluded in paragraphs 85 and 100 that the development strategy, including the SDLs, was appropriate, effective, deliverable, sustainable, justified and soundly based. The Council has regular contact with the developers of these sites and is confident in their deliverability.

The SDL allocations will deliver 1,785 houses in the five year period (Appendix 6).

## Comparing Requirements with Supply – Five Year Supply Summary

The calculations of residential requirement and land supply, as set out below, show how the Borough will meet its objectively assessed need, as required by the National Planning Policy Framework.

The information in this report shows that the Council has a total supply of 6.4 year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement 2021 - 2026 including 5% buffer / 5	420
Total five year supply breakdown	Small Sites with Planning Permission	168
	Large Sites with Planning Permission	669
	Sites with Planning Permission for C2 residential accommodation	56
	Strategic Development Locations	1,785
	Total Deliverable sites (2021 - 2026)	2,678
<b>Total five year supply</b>	<b>Supply / Requirement (2,678 / 420)</b>	<b>6.4</b>

## Appendix 1 - Use Class C2 Completions 2011 - 2014

Address	Settlement Planning	Application Number	Proposal	Date Decision Issued	Bedroomed Development Completions (net gain)	Self Contained Unit Completions (net gain)
Burley Heights	Seighford	13/18902/COU	Change of use of existing residential dwelling to Class C2 Use - Residential Institution with associated car and cycle parking, boundary treatments, refuse point and provision of a secure therapeutic garden	09/08/2013	5	0
Land At No. 25 Hilderstone Road	Meir Heath	11/15248/FUL	Demolition of bungalow and construction of a Mini Extra Care Scheme comprising 7 No one bedroom flats, staff accommodation and communal facilities, with associated car parking.	13/10/2011	0	6
Heyfields House	Tittensor	12/16561/OUT	Proposed specialist continuing care nursing home	22/02/2012	11	0

<b>Address</b>	<b>Settlement Planning</b>	<b>Application Number</b>	<b>Proposal</b>	<b>Date Decision Issued</b>	<b>Bedroomed Development Completions (net gain)</b>	<b>Self Contained Unit Completions (net gain)</b>
Land South Of Cooperative Street	Stafford	12/17900/FUL	Demolition of buildings; replacement with Health and Well Being Centre, Extracare, Community Hub, Energy Centre and Dementia Care buildings with public space; new dwellings including supported housing.	04/02/2013	59	0
Land At 22 The Crescent, Doxey	Stafford	12/17703/FUL	Demolition of existing building and construction of a mini extra care scheme comprising of 8 no. one bedroom flats with independent supported living for people with learning disabilities, staff accommodation and communal facilities with associated parking	20/02/2013	0	7
				<b>Totals</b>	<b>75</b>	<b>13</b>
				<b>25% discount</b>	<b>56</b>	



## Appendix 2 - 2020/21 Completions information

<b>Completion Type</b>	<b>Completions</b>
Market and affordable permissions	289
SDL	322
C2 permissions (ratio of 1:8 applied to bedroom developments)	3
<b>Total</b>	<b>614</b>

The total number of completions for the monitoring year 2020/21 is 614. A full breakdown of the completions is provided in the housing land monitor - Land for New Homes.

### Appendix 3 - Small Sites with Planning Permission (less than 10 dwellings)

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
Land South Of Shirleywich, London Road, Pasturefields Stafford, Staffordshire	Hixon	20/03/2017	15/22518/FUL	1	1	1	1
Former Sandon School, Church Lane, Sandon, Stafford Staffordshire ST18 0DB	Sandon	26/09/2017	17/26693/FUL	2	2	2	2
Claremont Garage Stafford Road Eccleshall Stafford Staffordshire ST21 6JP	Eccleshall	22/05/2020	19/31596/REM	9	7	7	7

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Brancote Farm Tixall Road Tixall Stafford Staffordshire ST18 0XX	Tixall	25/10/2017	17/26837/ PAR	2	1	2	2
3 The Fillybrooks Stone Staffordshire ST15 0DH	Stone	11/12/2017	17/27300/FUL	2	2	2	2
Barn North East Of Home Farm, Cotwalton Road Cotwalton, Stone Staffordshire	Cotwalton	05/06/2019	19/30423/ PAR	1	1	1	1
20 Beverley Drive, Trinity Fields, Stafford, Staffordshire, ST16 1RR	Stafford	01/05/2018	18/27967/ OUT	1	1	1	1

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Long Lane Head Farm, Long Lane, Stoke On Trent, ST15 8SN	Fulford	01/05/2018	18/28141/FUL	1	1	1	1
24a Marston Road, Stafford, Staffordshire	Stafford	15/06/2018	18/28411/FUL	2	2	2	2
Barn, Sunnyside, Butterhill Bank, Burston, Stafford, Staffordshire, ST18 0DT	Burston	19/07/2018	17/27668/FUL	1	1	1	1
Land At New Farm, Stafford Road, Woodseaves, Stafford, Staffordshire	Woodseaves	02/09/2019	19/30828/FUL	1	1	1	1
Plot To Rear 75 Longton Road, Barlaston, Stoke On Trent, ST12 9AU	Barlaston	11/07/2018	18/28514/OUT	1	1	1	1

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Proposed Flat 11 Bridge Street, Stafford, Staffordshire	Stafford	06/08/2018	18/28830/ COU	4	6	4	<b>4</b>
Garages, West Way, Highfields, Stafford, Staffordshire	Stafford	17/08/2018	18/28296/FUL	7	7	7	<b>7</b>
20 Princes Street, Stafford, ST16 2BT	Stafford	10/07/2018	18/28638/FUL	3	3	3	<b>3</b>
Harleythorn House, Harley Thorn Lane, Beech, Stoke On Trent, ST4 8SL	Beech	06/08/2019	19/30620/FUL	1	1	0	<b>0</b>
The Ferns, Ginger Lane, Croxton, Stafford, Staffordshire, ST21 6NF	Croxton	05/02/2021	20/32795/ PAR	1	1	1	<b>1</b>

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Stone Town Council Car Park, Crown Street, Stone, ST15 8QN	Stone	21/01/2019	18/28965/FUL	1	1	1	1
Land To The Rear Of The Little George, Cherry Tree Close, Eccleshall, Stafford Staffordshire	Eccleshall	18/01/2019	18/29004/FUL	1	1	1	1
Land To The Rear Of 250 Grindley Lane, Blythe Bridge	Blythe Bridge	22/02/2019	18/28825/OUT	2	2	2	2
Flashbrook Manor Farm, Bears Lane, Flashbrook, Newport	Flashbrook	12/03/2019	18/28846/FUL	2	2	2	2
74 Co Operative Street, Stafford, ST16 3DA	Stafford	15/03/2019	18/29036/FUL	3	3	3	3

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Gannett, 29 Airdale Road, Stone, ST15 8DP	Stone	04/03/2019	18/29307/FUL	0	1	0	<b>0</b>
White Hart Farm, Eccleshall Road, Great Bridgeford, Stafford, ST18 9QB	Great Bridgeford	04/03/2019	18/29821/FUL	0	1	0	<b>0</b>
Highfields Farm, The Green, Barlaston, Stoke On Trent, Staffordshire, ST12 9AF	Barlaston	06/03/2019	19/29898/FUL	0	1	0	<b>0</b>
The Green Man, Lea Road, Hixon	Hixon	09/09/2019	18/28351/FUL	2	3	2	<b>2</b>

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Land Adjacent Wheelwrights Cottage, Puddle Hill, Hixon, Stafford Staffordshire ST18 0NG	Hixon	04/04/2019	18/29660/FUL	1	1	1	1
24 The Parkway, Trentham, Stoke On Trent ST4 8AG	Trentham	25/04/2019	18/29789/FUL	0	1	0	0
Land Adjacent To 38 Rowley Grove, Rowley Grove, Stafford, Staffordshire	Stafford	01/05/2019	18/29376/FUL	1	1	1	1
Heron Brook Fisheries, Slindon Road, Slindon Stafford, Staffordshire ST21 6QP	Slindon	14/05/2019	18/29719/FUL	1	1	1	1



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361 Sandon Road, Meir Heath, Stoke On Trent, Staffordshire ST3 7LJ	Meir Heath	07/05/2019	19/30080/FUL	0	1	0	<b>0</b>
Wolseley Coach House, Main Road, Wolseley Bridge, Stafford, Staffordshire ST17 0XP	Bishton	24/05/2019	19/30354/ POTH	2	2	2	<b>2</b>
Land Off Morton Road Stafford Staffordshire	Stafford	26/06/2019	19/30317/FUL	2	2	2	<b>2</b>
The Boroughs Long Compton Lane Ranton Stafford ST18 9JT	Ranton	12/06/2019	19/30424/FUL	1	1	1	<b>1</b>

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Walton Grange Walton Grange Lane Moreton Newport Staffordshire TF10 9DW	Moreton	01/07/2019	18/29536/FUL	3	1	1	1
Land Rear Of 80 Manor Rise Walton Stone Staffordshire	Stone	23/07/2019	19/30611/FUL	2	2	2	2
Grindley Lodge Aynsleys Drive Blythe Bridge Stoke On Trent ST11 9HJ	Blythe Bridge	07/08/2019	19/30662/FUL	1	2	1	1
Land Adjacent Greenways The Green Barlaston Stoke On Trent ST12 9AB	Barlaston	30/08/2019	19/30805/OU T	1	1	1	1

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Land Adjacent To 11 Flax Croft Stone Staffordshire	Stone	10/09/2019	19/30663/FUL	1	1	1	1
Old Road Garage Old Road Barlaston Stoke On Trent	Barlaston	27/11/2020	20/32843/OUT	5	5	5	5
Land At Castle Farm Garshall Green Stafford Staffordshire ST18 0EP	Garshall Green	01/10/2019	19/30850/FUL	1	1	1	1
The Hollies Farm High Offley Road Woodseaves Stafford ST20 0LH	Woodseaves	06/11/2019	18/27781/FUL	5	5	5	5
Land Adjacent To Audmore Cottage The Horseshoe Audmore Stafford ST20 0HF	Gnosall	14/05/2020	20/31775/FUL	2	2	2	2

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South Brow Main Road Adbaston Stafford ST20 0QB	Adbaston	06/11/2019	19/30803/FUL	0	1	0	<b>0</b>
The Coach House Sandon Hall Lichfield Road Sandon Stafford Staffordshire ST18 0BY	Sandon	14/11/2019	19/30931/LDCP	1	1	1	<b>1</b>
Adj Tree Tops 59 Longton Road Barlaston Stoke On Trent Staffordshire ST12 9AR	Barlaston	20/12/2019	19/31115/FUL	1	1	1	<b>1</b>
Standon Hall Maer Lane Standon Stafford Staffordshire ST21 6RA	Standon	20/12/2019	19/30860/COU	1	1	1	<b>1</b>

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Granvilles 3 - 5 Station Road Stone Staffordshire ST15 8JP	Stone	20/12/2019	19/31222/FUL	0	1	0	<b>0</b>
Land Adjacent Brookside Cottages Wood Eaton Road Church Eaton Stafford Staffordshire	Wood Eaton	18/12/2019	19/30998/FUL	1	1	1	<b>1</b>
Doxeywood Farm Thorneyfields Lane Hyde Lea Stafford Staffordshire ST18 9BY	Hyde Lea	28/02/2020	19/31427/ PAR	3	1	1	<b>1</b>
Lower Farm Drinton Lane Grindley Stafford ST18 0LX	Drinton	18/03/2020	19/31051/FUL	4	4	4	<b>4</b>

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Manor House Farm Moddershall Oaks Moddershall Stone Staffordshire ST15 8TG	Moddershall	03/03/2020	19/31240/ COU	1	1	1	1
Hollybank Farm Summerhill Milwich Stafford Staffordshire ST18 0EJ	Milwich	16/03/2020	19/31497/ COU	1	1	1	1
Land At Fernhollow Malthouse Lane Barlaston Stoke On Trent Staffordshire	Barlaston	06/03/2020	20/31737/FUL	1	1	1	1
96 Grindley Lane Meir Heath Stoke On Trent	Meir Heath	19/11/2019	18/28748/ OUT	7	7	7	7

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Public House Princess Royal 68 Sandon Road Stafford ST16 3HF	Stafford	19/06/2019	17/27754/FUL	5	6	5	<b>5</b>
76 Eastgate Street, Stafford, ST16 2NG	Stafford	07/04/2020	19/31388/FUL	1	1	1	<b>1</b>
Land Adjacent To The Paddocks, Woodseaves	Woodseaves	21/04/2020	19/31678/ OUT	8	8	8	<b>8</b>
11 Greensome Lane, Doxey, ST16 1HE	Stafford	01/05/2020	20/31936/FUL	1	1	1	<b>1</b>
Land Adjacent 24 St Peters Garden, Mossnit	Stafford	12/05/2020	20/31958/FUL	1	1	1	<b>1</b>

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Land Adjacent Hopton Grange, Sandon Road, Hopton	Stafford	08/06/2020	20/31731/FUL	6	6	6	<b>6</b>
Former Garage Site, Kingcup Road	Stafford	22/06/2020	20/31766/FUL	1	1	1	<b>1</b>
Greatwood Farmhouse, Offleybrook, ST21 6PJ	Offleybrook	28/06/2020	20/31808/FUL	0	1	0	<b>0</b>
Upper Cowley Farm, Cowley Lane, Gnosall, ST20 0BE	Gnosall	04/06/2020	20/32120/FUL	1	1	1	<b>1</b>
Holly Bush Farm, Garshall Green, Stafford, ST18 0EP	Garshall Green	26/06/2020	20/32125/FUL	0	1	0	<b>0</b>
Works Unit, Chapel Terrace, ST16 3AH	Stafford	19/06/2020	20/32245/COU	1	1	1	<b>1</b>



<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Little Hasty Bungalow, The Horseshoe, Audmore, ST20 0HF	Gnosall	10/07/2020	20/31794/FUL	0	1	0	<b>0</b>
Eagle Inn Car Park, Newport Road, Eccleshall	Eccleshall	21/07/2020	20/32127/ OUT	2	2	2	<b>2</b>
Mount Pleasant Farm, Sandon Road, Sharpley Heath, Stone, ST15 8SL	Sharpley Heath	17/07/2020	20/32289/ COU	-1	0	-1	<b>-1</b>
Barn At Greatwood Farm, Offleybrook Road, Offleybrook	Offleybrook	11/08/2020	20/32358/ PAR	1	1	1	<b>1</b>
Land At 163 Eccleshall Road, Stafford, ST16 1PD	Stafford	23/09/2020	20/32197/FUL	3	3	3	<b>3</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Oulton Farm, Oulton Lane	Oulton	10/09/2020	20/32404/ PAR	4	4	4	<b>4</b>
The Old Dairy, Cotwalton Road, Cotwalton, Stone, ST15 8TA	Cotwalton	15/09/2020	20/32434/ PAR	2	2	2	<b>2</b>
Land At Former Sawmill, Fernhill Road, Sutton	Sutton	08/09/2020	20/32465/FUL	1	1	1	<b>1</b>
Stables, Brancote Farm, Tixall Road	Brancote	11/09/2020	20/32528/FUL	1	1	1	<b>1</b>
Second Floor, 4-7 And 7a Gaolgate Street, Stafford, ST16 2BG	Stafford	01/09/2020	20/32695/ POR	5	5	5	<b>5</b>
Whitleyford Farm Shay Lane Forton Newport TF10 8DL	Forton	26/10/2020	20/32357/ COU	1	1	1	<b>1</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
First Floor 4 - 7 And 7a Gaolgate Street Stafford Staffordshire ST16 2BG	Stafford	14/10/2020	20/32673/FUL	7	7	7	7
Barns At The Ford Farm Washdale Lane Meaford Stone Staffordshire	Oulton Heath	06/10/2020	20/32853/ PAR	4	4	4	4
Land Adjacent 21 Heronswood Wildwood Stafford Staffordshire	Stafford	19/11/2020	20/32113/FUL	1	1	1	1
The Bungalow Rotherwood Drive Stafford Staffordshire ST17 9AF	Stafford	07/12/2020	20/31974/ OUT	2	3	2	2

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Land Rear Of The Boroughs Long Compton Lane Ranton Stafford	Ranton	11/12/2020	20/32136/FUL	1	1	1	1
Yew Tree Farm Gnosall Road Knightley Stafford Staffordshire ST20 0JS	Knightley	31/12/2020	20/32310/FUL	3	3	3	3
Pine Lea The Green Barlaston Stoke On Trent ST12 9AF	Barlaston	18/12/2020	20/32674/ OUT	1	1	1	1
Brancote Farm Tixall Road Tixall Stafford Staffordshire ST18 0XX	Tixall	21/12/2020	20/33074/ PAR	2	2	2	2
49 High Street Stone ST15 8AD	Stone	31/12/2020	20/33146/FUL	2	2	2	2

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Doxeywood Farm Thorneyfields Lane Hyde Lea Stafford ST18 9BY	Hyde Lea	20/01/2021	20/31957/FUL	2	2	2	2
Aston Pool Farm Stafford Road Aston By Stone Stone Staffordshire ST15 0BH	Aston By Stone	11/01/2021	20/32720/ PAR	3	3	3	3
Disused Barns Opposite Sunnyside Hartley Green Road Gayton Stafford Staffordshire	Gayton	26/01/2021	20/33161/ PAR	1	1	1	1
6 Tillington Street Stafford ST16 2RP	Stafford	27/01/2021	20/33326/FUL	1	2	1	1

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Brockton Hall Brockton Lane Eccleshall Stafford Staffordshire ST21 6LY	Slindon	01/02/2021	19/31282/FUL	7	7	7	7
Kents Barn Farm Sandon Road Hopton Stafford ST18 9TH	Hopton	18/02/2021	20/33159/FUL	2	2	2	2
Norbury Manor Manor Drive Norbury Stafford ST20 0PN	Norbury	05/03/2021	20/32360/FUL	2	3	2	2
Former The Albion Inn Marston Road Stafford Staffordshire ST16 3BU	Stafford	11/03/2021	20/33286/FUL	5	5	5	5
Alstone Farm Alstone Lane Haughton Stafford Staffordshire ST18 9EQ	Haughton	10/03/2021	20/33478/ PAR	3	3	3	3

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
Totals				194	206	187	<b>187</b>
Total Supply With 10% Lapse Rate Applied							<b>168</b>

**Appendix 4 - Large Sites with Planning Permission (greater than 10 Dwellings)**

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>	<b>Development Started, Developer Conformation or 10% Discount</b>
Glebelands Court, Penkvale Road	Stafford	19/06/20 14	13/19568/ FUL *	23	23	23	23	Developer Confirmed
Land Off Little Tixall Lane, Lichfield Road, Great Haywood	Great Haywood	04/07/20 17	17/25920/ REM	77	77	77	77	Developer Confirmed
Land At Elms Business Centre Phase 2 Main Road Great Haywood	Great Haywood	11/08/20 17	15/23140/ FUL	10	10	10	10	Developer Confirmed



<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>	<b>Development Started, Developer Conformation or 10% Discount</b>
Staffordshire Police Headquarters, Cannock Road, Stafford	Stafford	20/06/20 18	18/27849/ FUL	141	18	18	18	Developer Confirmed
Land Off Fairway Littleworth Stafford Staffordshire ST17 4NH	Stafford	30/04/20 19	18/28423/ OUT **	217	217	217	180	Developer Confirmed
Land Off Fairway Littleworth Stafford Staffordshire ST17 4NH	Stafford	09/11/20 20	19/31577/ REM	213	213	213	213	Developer Confirmed

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>	<b>Development Started, Developer Conformation or 10% Discount</b>
Land Rear Of Former Browse Antique 15 Sandon Road, Stafford, Staffor dshire	Stafford	10/09/20 18	18/27978/ FUL	23	15	15	15	Developer Confirmed
Land Between Blackies Lane And Saddler Avenue	Stone	04/01/20 21	17/25759/ OUT	20	20	20	20	Developer Confirmed
Chetwynd Centre, 10 Newport Road, Stafford	Stafford	10/07/20 20	18/28342/ FUL and 20/31771/ FUL	37	37	37	37	Developer Confirmed
Former Stafford College Annex	Stafford	03/06/20 19	18/28772/ OUT	15	15	15	15	Developer Confirmed

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>	<b>Development Started, Developer Conformation or 10% Discount</b>
Floors 2 And 3 Greyfriars House Greyfriars Stafford Staffordshire ST16 2SE	Stafford	21/08/20 19	19/30749/ POR	34	34	34	31	10% discount
The Old Library The Green Stafford Staffordshire	Stafford	29/01/20 20	18/29663/ FUL	10	10	10	9	10% discount
Land At Ivyhouse Drive Barlaston Stoke On Trent Staffordshire	Barlaston Park	13/03/20 20	18/28215/ FUL	12	13	12	12	Developer Confirmed

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development Started, Developer Conformation or 10% Discount
3 Eastgate Street, Stafford	Stafford	14/04/20 20	19/31429/ FUL	10	10	10	9	10% discount
<b>Total</b>				842	712	711	<b>669</b>	

\* Total capacity of 13/19568/FUL is 26, but is deducted to 23 due to part of the site is subject to 17/25676/FUL (3 capacity)

\*\* Total capacity of 18/28423/OUT is 430, but is deducted to 217 due to part of the site is subject to 19/31577/REM (213 capacity).

## Appendix 5 - Sites with Planning Permission for C2 Residential Accommodation

Applying the 1.8 ratio to the bedroomed development commitments reduces the contribution from this type of development to 29. The total C2 commitments figure is 56.

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
St Josephs Convent Nursing Home, Lichfield Road, Stafford, ST17 4LG	STAFFORD	07/09/2018	17/27577/COU	11	Change of use to residential care home (C2) with internal works (Also see 17/27578/LBC)	11	
94 Stone Road, Stafford	STAFFORD	26/02/2019	17/26110/FUL	26	Sheltered apartment scheme for retirement living		26

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Proposal</b>	<b>Bedroomed Development Remaining Capacity (Net Gain)</b>	<b>Self-Contained Unit Remaining Capacity (Net Gain)</b>
Standon Hall Residential Home Maer Lane Standon Stafford Staffordshire ST21 6RA	Standon	15/08/2016	19/30860/COU	-24	Change of use from C2 residential institution to C3 for use as a dwelling	-24	
Land Adjacent To The Fillybrooks (A34) Walton Stone ST15 0AH	STONE	07/10/2019	19/29876/FUL	66	Erection of a sixty six bedroom, two-storey care home for older people, with associated access, car parking and landscaping	66	

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
Oliver Leese Court, Flat 13, Mossnit, ST17 9HW	STAFFORD	24/07/2020	20/31837/FUL	1	Convert redundant lower ground floor space into a one bedroomed flat to create an additional rental dwelling		1
<b>Totals:</b>						53	27
<b>Overall total with 1.8 ratio applied to bedroomed developments:</b>						<b>56</b>	

## Appendix 6 - Strategic Development Location Trajectories

### Summary Table

<b>SDL</b>	<b>5 Year Supply</b>
Northern SDL	765
Western SDL	754
Eastern SDL	30
Stone SDL	236
<b>Total</b>	<b>1,785</b>



## Northern SDL

### Land North of Beaconside

1. Outline Planning permission granted for 409 houses (10/13362/OUT)
2. Reserved matters permission granted for 257 dwellings (13/18533/REM)
3. Reserved matters permission granted for 152 dwellings (14/20781/REM)
4. Full Planning permission granted for 66 dwellings (14/21007/FUL)
5. Reserved matters permission granted for 700 dwellings (20/32039/REM) to outline permission (16/24595/OUT)
6. Reserved matters permission granted for 100 houses (18/28182/REM)

### Northern Stafford SDL Total - 3,275

Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20 Comple tions	20/21 Comple tions	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North of Beaconside (13/18533/REM)	44	56	72	43	31	11												257
Land North of Beaconside (14/20781/REM)					13	76	33	26	4									152
Land North of Beaconside (14/21007/FUL)						10	15	41										66
Land North of Beaconside (20/32039/REM)								11	78	90	94	94	94	94	80	40	25	700

Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20 Comple tions	20/21 Comple tions	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North of Beaconside (18/28182/REM &16/24595/OUT)					10	33	30	27										100
Land North of Beaconside (16/25450/OUT)								0	0	60	120	120	120	120	120	120	120	2,000 *
<b>5 Year Supply Total</b>								<b>105</b>	<b>82</b>	<b>150</b>	<b>214</b>	<b>214</b>						<b>765</b>

\*delivery continues beyond 2031. Therefore individual years do not add up to final column in row.

## Western Stafford SDL

### Former Castleworks

- Reserved matters permission granted for 80 dwellings (18/29160/FUL).
- Full planning permission for 24 dwellings granted (19/30343/FUL)

### Land South of Doxey Road

- Full planning permission for 174 dwellings granted (14/20425/FUL and 16/24740/FUL).

### Land at former Rugby practice pitches

- Full planning permission for 70 dwellings granted (17/26061/FUL)

### Land at Burleyfields

- Outline planning permission for 1,500 dwellings with 442 having full permission (17/27731/FUL)

## Western Stafford SDL Total - 2,200

Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20 Comple tions	20/21 Comple tions	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Former Castleworks (18/29160/FUL)				4	29	23	0	0	24									80
Former Castleworks (19/30343/FUL)							24											24
Land South of Doxey Road (14/20425/FUL / 16/24740/FUL)			17	105	22	30												174

Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20 Comple tions	20/21 Comple tions	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Former Rugby Practice Pitches (17/26061/FUL)					45	25												70
Land at Burleyfields (17/27731/FUL)							49	115	130	160	160	165	165	165	165	165	61	1500
Remaining Allocation													100	100	100	52		352
<b>5 Year Supply Total</b>								<b>115</b>	<b>154</b>	<b>160</b>	<b>160</b>	<b>165</b>						<b>754</b>

## Eastern Stafford SDL

### Land South of Tixall Road

1. Outline planning permission granted for up to 262 dwellings (13/18697/OUT)
2. Reserved matters permission granted for 262 dwellings (16/24075/REM)

### Land North of Tixall Road

1. Outline planning permission granted for up to 373 houses (13/18698/OUT)
2. Reserved matters permission granted for 361 dwellings (14/20318/REM)

## Eastern Stafford SDL Total - 653

Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20 Comple tions	20/21 Comple tions	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land South of Tixall Road (16/24075/REM)				67	53	71	71											262
Land North of Tixall Road (14/20318/REM)		93	144	90	34													361
Remaining Allocation										30								30
<b>5 Year Supply Total</b>								<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>						<b>30</b>

## Stone SDL

- Outline planning permission granted for 500 dwellings (13/19002/OUT)
- Reserved matters permission for access and landscaping for 200 dwellings (16/25155/REM)
- Reserved matters permission for appearance, landscaping, layout and scale for 198 dwellings (17/27052/REM)
- Reserved matters permission for 81 dwellings (18/28191/REM)
- Reserved matters for phases 2 and 3 pursuant to outline consent 13/19002/OUT (19/30440/REM)

## Stone SDL Total - 500

Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20 Comple tions	20/21 Comple tions	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Persimmon Element (17/27052/REM)					56	61												117
Anwyl Element (18/28191/REM)					21	26	22	12										81
Persimmon Element (19/30440/REM)							78	55	55	55	55	4						302
<b>5 Year Supply Total</b>								<b>67</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>4</b>						<b>236</b>