

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 March 2022)

Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31 March 2022, 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 methodology to inform policy making.

In order to inform the New Local Plan an independent assessment of local housing need, using the standard methodology, 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 2022, this figure has been revised to 391 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 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 choice and competition in 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 planned 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 11 years (the adopted Plan period) and the over-delivery in the last 7 years.

Monitoring Year	Completions	Target	Shortfall
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions 2011 - 2014	69	n/a	- 69
2014/15	428	500	72
2015/16	688	500	-188
2016/17	1010	500	-510
2017/18	863	500	-363
2018/19	699	500	-199
2019/20	752	500	-252
2020/21	614	500	-114
2021/22	506	500	-6
Total	6,771	5,500	-1,271

Where a negative number is shown this denotes over-provision above the target.

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 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.

From the 2014/2015 monitoring year onwards both C2 and C3 completions have been included in the completions total.

The 2021/2022 completions are included in Appendix 2

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 1,271 dwellings. Therefore, there is no need to allow for a shortfall in the calculations, nor to consider how any shortfall should be addressed.

Requirement per annum	500
Requirement 1 April 2011 - 31 March 2022	5,500
Net Completions 1 April 2011 - 31 March 2022	6,771
Shortfall 1 April 2011 - 31 March 2022	-1,271 (i.e. over provision)

Housing Land Requirements

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

Housing Target 2022 – 2027 (391 dpa 2022 to 2027)	1,955
Housing Target 2022 - 2027 (with 5% buffer applied)	2,053
Total Housing Requirement 1 April 2022 - 31 March 2027	2,053
Annualised Housing Requirement 2022 – 2027	411

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 66 within 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.'*

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 2017. 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 213 units from small sites is reduced by 21 units, to give a revised total of 192 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 853 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, i.e. self-contained units, 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 54. The committed figure from bedroomed developments of 10 units is divided by 1.8 to give a revised total of 6 committed units. Therefore the total committed figure from C2 uses is 60 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 1,781 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 7 year's deliverable housing land available.

Annualised housing requirement

Total annual housing requirement for 2022-2027 including 5% buffer per year - 411 dwellings

Total five year supply breakdown

Small Sites with Planning Permission	192 dwellings
Large Sites with Planning Permission	853 dwellings
Sites with Planning Permission for C2 residential accommodation	60 dwellings
Strategic Development Locations	1,781 dwellings
Total Deliverable sites (2022-2027)	2,886 dwellings
Total Five Year Supply	
Supply / Requirement (2,886/411)	7 years of supply

Appendix 1 - Use Class C2 Completions 2011 - 2014

Address	Settlement Planning	Application Number	Proposal	Date Decision Issued	Bedroomed 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

Address	Settlement Planning	Application Number	Proposal	Date Decision Issued	Bedroomed Development Completions (net gain)	Self Contained Unit Completions (net gain)
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
				Totals	75	13
				25% discount	56	

Appendix 2 - 2021/22 Completions information

Completion Type	Net Completions
Market and affordable permissions	197
SDL	285
C2 permissions (ratio of 1:8 applied to bedroom developments)	24
Total	506

The total number of completions for the monitoring year 2021/22 is 506. 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 Adjacent To New Farm, Stafford Road, Woodseaves, Stafford	Woodseaves	15/08/2019	19/30281/FUL	4	4	4	4
Land At Elms Business Centre, Main Road, Great Haywood, Stafford	Stafford	21/11/2018	18/28018/FUL	6	6	6	6
Land At 2 Airdale Road, Stone, Staffordshire, ST15 8DW	Stone	02/10/2020	20/32263/FUL	1	1	1	1
Land Rear Of 82 Manor Rise, Walton, Stone, Staffordshire	Stone	05/04/2019	18/29820/REM	2	2	2	2
Land At Sunnyside Cottage, High Street, Hixon	Hixon	25/06/2019	18/29803/FUL	1	1	1	1
Land Between Boat Yard And Chandlers Way, Newcastle Road, Stone	Stone	28/05/2021	15/23264/FUL	4	4	4	4

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
Glebelands Court, Penkvale Road, Mosspit, Stafford, Staffordshire, ST17 9EY	Stafford	05/04/2017	17/25676/FUL	3	3	3	3
St John's Church, Granville Terrace, Stone, Staffordshire. St15 8df	Stone	10/08/2017	16/23671/FUL	9	5	5	5
Land Behind 1 Oak Avenue, Walton On The Hill, Stafford	Stafford	14/08/2017	17/26109/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
The Halsteads, Uttoxeter Road, Milwich, Stafford, ST18 0HB	Fradswell	03/10/2017	17/26358/FUL	0	1	0	0

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
Farm Buildings, Radmore Lane Farm, Radmore Lane, Gnosall, Stafford, Staffordshire	Gnosall	08/02/2018	17/27659/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
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
Proposed Flat 11 Bridge Street, Stafford, Staffordshire	Stafford	06/08/2018	18/28830/COU	4	6	4	4

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
Harleythorn House, Harley Thorn Lane, Beech, Stoke On Trent, ST4 8SL	Beech	06/08/2019	19/30620/FUL	0	1	0	0
The Ferns, Ginger Lane, Croxton, Stafford, Staffordshire, ST21 6NF	Croxton	05/02/2021	20/32795/PAR	1	1	1	1
Gannett 29 Airdale Road, Stone, ST15 8DP	Stone	04/03/2019	18/29307/FUL	0	1	0	0
The Green Man, Lea Road, Hixon	Hixon	09/09/2019	18/28351/FUL	2	3	2	2
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

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
Heron Brook Fisheries, Slindon Road, Slindon, Stafford, Staffordshire, ST21 6QP	Slindon	14/05/2019	18/29719/FUL	1	1	1	1
Water Tower, St Georges Parkway, Stafford, Staffordshire	Stafford	08/05/2019	19/29943/FUL	1	1	1	1
The Boroughs, Long Compton Lane, Ranton, Stafford, ST18 9JT	Ranton	12/06/2019	19/30424/FUL	1	1	1	1
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
Barn At New House Farm, Newport Road, Haughton, Stafford, Staffordshire	Haughton	20/08/2019	19/30306/FUL	1	1	1	1
Land Adjacent To 11 Flax Croft, Stone, Staffordshire	Stone	10/09/2019	19/30663/FUL	1	1	1	1

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
Old Road Garage, Old Road, Barlaston, Stoke On Trent	Barlaston	27/11/2020	20/32843/OUT	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
South Brow, Main Road, Adbaston, Stafford, ST20 0QB	Adbaston	06/11/2019	19/30803/FUL	0	1	0	0
The Coach House, Sandon Hall, Lichfield Road, Sandon, Stafford Staffordshire, ST18 0BY	Sandon	14/11/2019	19/30931/LDCP	1	1	1	1
Adj Tree Tops 59 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AR	Barlaston	20/12/2019	19/31115/FUL	1	1	1	1
Standon Hall, Maer Lane, Standon, Stafford, Staffordshire, ST21 6RA	Standon	20/12/2019	19/30860/COU	1	1	1	1
Granvilles 3 - 5 Station Road, Stone, Staffordshire, ST15 8JP	Stone	20/12/2019	19/31222/FUL	0	1	0	0

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 Adjacent Brookside Cottages, Wood Eaton Road, Church Eaton, Stafford, Staffordshire	Wood Eaton	18/12/2019	19/30998/FUL	1	1	1	1
Doxeywood Farm, Thorneyfields Lane, Hyde Lea, Stafford, Staffordshire, ST18 9BY	Hyde Lea	28/02/2020	19/31427/PAR	3	1	1	1
Lower Farm, Drointon Lane, Grindley, Stafford, ST18 0LX	Drointon	18/03/2020	19/31051/FUL	4	4	4	4
Manor House Farm, Moddershall Oaks, Moddershall, Stone, Staffordshire, ST15 8TG	Moddershall	03/03/2020	19/31240/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

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
Public House Princess Royal, 68 Sandon Road, Stafford, ST16 3HF	Stafford	19/06/2019	17/27754/FUL	5	6	5	5
76 Eastgate Street, Stafford, ST16 2NG	Stafford	07/04/2020	19/31388/FUL	1	1	1	1
Land Adjacent To The Paddocks, Woodseaves	Woodseaves	21/04/2020	19/31678/OUT	8	8	8	8
Land Adjacent 24 St Peters Garden, Mossnit	Stafford	12/05/2020	20/31958/FUL	1	1	1	1
Land Adjacent Hopton Grange, Sandon Road, Hopton	Stafford	08/06/2020	20/31731/FUL	6	6	6	6
Former Garage Site, Kingcup Road	Stafford	22/06/2020	20/31766/FUL	1	1	1	1
Greatwood Farmhouse, Offleybrook, ST21 6PJ	Offleybrook	28/06/2020	20/31808/FUL	0	1	0	0

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
Upper Cowley Farm, Cowley Lane, Gnosall, ST20 0BE	Gnosall	04/06/2020	20/32120/FUL	1	1	1	1
Holly Bush Farm, Garshall Green, Stafford, ST18 0EP	Garshall Green	26/06/2020	20/32125/FUL	0	1	0	0
Works Unit, Chapel Terrace, ST16 3AH	Stafford	19/06/2020	20/32245/COU	1	1	1	1
Little Hasty Bungalow, The Horseshoe, Audmore, ST20 0HF	Gnosall	10/07/2020	20/31794/FUL	0	1	0	0
Eagle Inn Car Park, Newport Road, Eccleshall	Eccleshall	21/07/2020	20/32127/OUT	2	2	2	2
Mount Pleasant Farm, Sandon Road, Sharpley Heath, Stone, ST15 8SL	Sharpley Heath	17/07/2020	20/32289/COU	-1	0	-1	-1
Barn At Greatwood Farm, Offleybrook Road, Offleybrook	Offleybrook	11/08/2020	20/32358/PAR	1	1	1	1
Land At 163 Eccleshall Road, Stafford, ST16 1PD	Stafford	23/09/2020	20/32197/FUL	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
Oulton Farm, Oulton Lane	Oulton	10/09/2020	20/32404/PAR	4	4	4	4
The Old Dairy, Cotwalton Road, Cotwalton, Stone, ST15 8TA	Cotwalton	15/09/2020	20/32434/PAR	2	2	2	2
Land At Former Sawmill, Fernhill Road, Sutton	Sutton	08/09/2020	20/32465/FUL	1	1	1	1
Second Floor, 4-7 And 7a Gaolgate Street, Stafford, ST16 2BG	Stafford	01/09/2020	20/32695/POR	5	5	5	5
Whitleyford Farm, Shay Lane, Forton, Newport, TF10 8DL	Forton	26/10/2020	20/32357/COU	1	1	1	1
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

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 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
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
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
Doxeywood Farm, Thorneyfields Lane, Hyde Lea, Stafford, ST18 9BY	Hyde Lea	20/01/2021	20/31957/FUL	2	2	2	2

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
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
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
Brancote Farm, Tixall Road, Tixall, Stafford, ST18 0XX	Tixall	30/04/2021	20/33189/FUL	4	4	4	4
Land Adjacent Bowers Hall Farm, Butthouse Lane, Standon, Stafford, Staffordshire, ST21 6RW	Standon	11/05/2021	20/32165/FUL	1	1	1	1
Disused Barn Opposite Sunnyside Hartley, Green Road, Gayton, Stafford, Staffordshire, ST18 0HJ	Gayton	10/05/2021	20/33153/PAR	1	1	1	1
Stables Wheatlow, Brooks Road, Milwich, Stafford, Staffordshire, ST18 0EP	Milwich	20/05/2021	20/33179/FUL	1	1	1	1
Record Office, 17 Eastgate Street, Stafford, ST16 2LZ	Stafford	19/05/2021	21/33842/FUL	1	1	1	1
Yew Tree Farm, Gnosall Road, Knightley, Stafford, Staffordshire, ST20 0JS	Knightley	11/06/2021	20/33312/FUL	1	2	1	1

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
Barn Northeast Of Home Farm, Cotwalton Road, Cotwalton, Stone, Staffordshire, ST15 8TA	Cotwalton	30/06/2021	20/33578/FUL	1	1	1	1
Plot To Rear 75 Longton Road, Barlaston, Stoke On Trent, ST12 9AU	Barlaston	16/06/2021	21/33908/REM	1	1	1	1
Land At Audmore Road, Gnosall, Stafford, Staffordshire, ST20 0HE	Gnosall	06/07/2021	21/33771/FUL	1	1	1	1
Former Garages At Trent Close, Mossnit, Stafford, Staffordshire, ST17 9EP	Stafford	05/08/2021	20/32255/FUL	3	3	3	3
Barn At Grange Farm, Yarlet Lane, Marston, Stafford, Staffordshire, ST18 9ST	Marston	12/08/2021	20/33471/PAR	1	1	1	1
Barncroft, Long Lane, Derrington, Stafford, ST18 9LL	Derrington	23/09/2021	21/33959/FUL	0	1	0	0

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
Butterhill Farm, Butterhill Bank, Burston, Stafford, ST18 0DT	Burston	01/10/2021	20/31856/OUT	1	1	1	1
Bank Farm, Back Lane, Croxton, Stafford, ST21 6PE	Croxton	29/10/2021	20/33051/FUL	1	1	1	1
Land Adjacent 136 Silkmore Lane, Stafford, ST17 4JD	Stafford	25/10/2021	21/34106/FUL	1	1	1	1
54 High Street, Eccleshall, Stafford, ST21 6BZ	Eccleshall	22/10/2021	21/34231/FUL	1	1	1	1
Grove Farm, Stone Road, Yarlet, Stafford, ST18 9SD	Yarlet	12/11/2021	20/33477/FUL	1	1	1	1

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 At St Peters Gardens, Mossnit, Stafford, Staffordshire, ST17 4HJ	Stafford	05/11/2021	21/34876/FUL	1	1	1	1
Land South Of Tithebarn Farm, Tolldish Lane, Great Haywood, Stafford, Staffordshire, ST18 0RA	Great Haywood	23/12/2021	20/32011/OUT	1	1	1	1
Land At Former Garage Site, Thackeray Walk, Highfields, Stafford, Staffordshire, ST17 9SE	Stafford	17/12/2021	20/32129/FUL	1	1	1	1
Former Stone Police Station, Radford Street, Stone, Staffordshire, ST15 8DB	Stone	01/12/2021	21/33919/FUL	8	8	8	8
The Gables, Winghouse Lane, Tittensor, Stoke On Trent, ST12 9HN	Tittensor	10/01/2022	20/33441/OUT	0	1	0	0
Land At The Hollies 61 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AU	Barlaston	14/01/2022	21/33743/FUL	1	1	1	1

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
Halfway House Cottage, Hanyards Lane, Tixall, Stafford, Staffordshire, ST18 0XZ	Tixall	07/01/2022	21/34357/FUL	1	2	1	1
Pear Tree Farm, Cotwalton Road, Cotwalton, Stone, Staffordshire, ST15 8TA	Cotwalton	10/02/2022	20/32885/FUL	4	4	4	4
Land Rear Of 1 And 2 St Leonards Avenue, Queensville, Stafford, Staffordshire, ST17 4LT	Stafford	07/02/2022	21/34837/FUL	1	1	1	1
Shutt Heath Farm, Shutt Heath Road, White Cross, Haughton, ST18 9JN	Haughton	31/03/2022	20/32544/FUL	2	2	2	2
Stables At Aqualate Hall, Stafford Road, Aqualate, Newport, TF10 9DB	Newport	23/03/2022	21/34059/FUL	1	1	1	1
11 Greensome Lane, Doxey, Stafford, Staffordshire, ST16 1HE	Stafford	22/03/2022	21/34608/FUL	1	1	1	1

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
Willowbrook, Stafford Road, Weston, Stafford, Staffordshire, ST18 0HX	Weston	11/03/2022	21/34962/FUL	2	2	2	2
Barn North Of The Old Farmhouse, London Road, Weston, Stafford, Staffordshire, ST18 0JS	Weston	08/03/2022	21/35404/PAR	1	1	1	1
Total				221	233	213	213

Total Supply with 10% lapse rate applied: 192

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

Address (House and Rd)	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 Confirmation or 10% Discount
Glebelands Court, Penkvale Road	Stafford	19/06/2014	13/19568/FUL *	23	23	23	23	Developer Confirmed
Land Off Little Tixall Lane, Lichfield Road, Great Haywood	Great Haywood	04/07/2017	17/25920/REM	77	50	50	50	Developer Confirmed
Land At Elms Business Centre, Phase 2, Main Road, Great Haywood	Great Haywood	11/08/2017	15/23140/FUL	10	10	10	10	Developer Confirmed
Staffordshire Police Headquarters, Cannock Road, Stafford	Stafford	20/06/2018	18/27849/FUL	141	7	7	6	10% Discount
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	30/04/2019	18/28423/OUT **	217	217	217	109	Developer Confirmed

Address (House and Rd)	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 Confirmation or 10% Discount
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	09/11/2020	19/31577/REM	213	131	131	131	Developer Confirmed
Land Adjacent To Lichfield Road, Stone	Stone	07/10/2019	18/27783/OUT	20	20	20	20	Developer Confirmed
Land Between Blackies Lane And Saddler Avenue	Stone	04/01/2021	17/25759/OUT	20	20	20	18	10% Discount
Chetwynd Centre, 10 Newport Road, Stafford	Stafford	10/07/2020	18/28342/FUL and 20/31771/FUL	37	27	27	27	Developer Confirmed
Former Stafford College Annex	Stafford	03/06/2019	18/28772/OUT	15	15	15	15	Developer Confirmed

Address (House and Rd)	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 Confirmation or 10% Discount
Floors 2 And 3 Greyfriars House, Greyfriars, Stafford, Staffordshire, ST16 2SE	Stafford	21/08/2019	19/30749/POR	34	34	34	31	10% Discount
The Old Library, The Green, Stafford, Staffordshire	Stafford	29/01/2020	18/29663/FUL	10	10	10	9	10% Discount
Land At Ivyhouse Drive, Barlaston, Stoke On Trent, Staffordshire	Barlaston Park	13/03/2020	18/28215/FUL	12	13	12	12	Developer Confirmed
3 Eastgate Street, Stafford	Stafford	14/04/2020	19/31429/FUL	10	10	10	9	10% Discount
Walton Hill Residential Development, West Of Longhope Drive, Stone, Staffordshire, ST15 0FU	Stone	07/05/2021	20/32249/FUL	59	59	59	59	Developer Confirmed

Address (House and Rd)	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 Confirmation or 10% Discount
Land At Former Flash Ley Centre Hawksmoor Road Rising Brook Stafford Staffordshire ST17 9DR	Stafford	23/12/2021	21/33962/FUL	17	17	17	17	Developer Confirmed
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	10/02/2022	20/32041/OUT	365	365	365	270	Developer Confirmed
Land Off Castle Street, Eccleshall, Stafford, Staffordshire	Eccleshall	19/03/2021	19/31613/OUT	37	37	37	37	Developer Confirmed
Total				1317	1065	1064	853	

* Total capacity of 13/19568/FUL is 26, but is reduced 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 reduced 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 6. The total C2 commitments figure is 60.

Address (House and Rd)	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)
94 Stone Road, Stafford	Stafford	26/02/2019	17/26110/FUL	26	Sheltered apartment scheme for retirement living	N/A	26
Site Of Former Truview, 12 Sandon Road, Stafford, Staffordshire, ST16 3ES	Stafford	18/08/2021	20/33158/FUL	12	Proposed development consisting of ten self contained apartments with two self contained staff units for c3(b) use (supported housing) together with new access	N/A	12
Land At St Peters Gardens, Stafford, Staffordshire, ST17 4HJ	Stafford	18/08/2021	21/34133/FUL	8	Erection of eight assisted living bungalows	N/A	8
Brookside Rest Home, 159 Eccleshall Road, Stafford, ST16 1PD	Stafford	28/10/2021	21/34758/FUL	4	Proposed rear ground and lower ground floor extension, associated parking and increase in capacity from 25 to 29 residents	4	N/A

Address (House and Rd)	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)
Land At Former Flash Ley Centre, Hawksmoor Road, Rising Brook, Stafford, Staffordshire, ST17 9DR	Stafford	23/12/2021	21/33962/FUL	14	Erection of care home, assisted living apartments and affordable dwellings with associated access and landscaping	6	8
Totals:						10	54

Overall total with 1.8 ratio applied to bedroom developments: 60

Appendix 6 – Strategic Development Location Trajectories

Summaries Table

SDL	5 Year Supply
Northern SDL	775
Western SDL	830
Eastern SDL	30
Stone SDL	146
Total	1,781

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 and 16/24595/OUT)
7. Outline Planning permission granted for 2,000 dwellings (16/25450/OUT)

Northern Stafford SDL Total - 3,275

Year	14/15 Compl etions	15/16 Compl etions	16/17 Compl etions	17/18 Compl etions	18/19 Compl etions	19/20 Compl etions	20/21 Compl etions	21/22 Compl etions	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	30										152
Land North Of Beaconside (14/21007/FUL)						10	15	41										66
Land North Of Beaconside (20/32039/REM)									83	95	99	99	99	99	91	35		700

Year	14/15 Compl etions	15/16 Compl etions	16/17 Compl etions	17/18 Compl etions	18/19 Compl etions	19/20 Compl etions	20/21 Compl etions	21/22 Compl etions	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 and16/24595/OU T)					10	33	30	27										100
Land North Of Beaconside (16/25450/OUT)											60	120	120	120	120	120	120	2,000 *
5 Year Supply Total									83	95	159	219	219					775

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

Western SDL

Former Castleworks

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

Land South of Doxey Road

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

Land at former Rugby practice pitches

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

Land at Burleyfields

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

Western Stafford SDL Total - 2,200

Year	14/15 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/2 3	23/2 4	24/2 5	25/2 6	26/2 7	27/2 8	28/2 9	29/3 0	30/3 1	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
Former Rugby Practice Pitches (17/26061/FUL)					45	25												70

Year	14/15 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/2 3	23/2 4	24/2 5	25/2 6	26/2 7	27/2 8	28/2 9	29/3 0	30/3 1	Total
Land At Burleyfields (17/27731/FUL)							49	98	138	118	150	150	150	150	150	150	150	1,500*
Remaining Allocation													100	100	100	52		352
5 year Supply Total									162	118	150	150	250					830

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

Eastern 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

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

Eastern Stafford SDL Total - 653

Year	14/15 Compl etions	15/16 Compl etions	16/17 Compl etions	17/18 Compl etions	18/19 Compl etions	19/20 Compl etions	20/21 Compl etions	21/22 Compl etions	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
5 Year Supply Total									0	0	0	30	0					30

Stone SDL

1. Outline planning permission granted for 500 dwellings (13/19002/OUT)
2. Reserved matters permission for access and landscaping for 200 dwellings (16/25155/REM)
3. Reserved matters permission for appearance, landscaping, layout and scale for 117 dwellings (17/27052/REM)
4. Reserved matters permission for 81 dwellings (18/28191/REM)
5. Reserved matters for phases 2 and 3 pursuant to outline consent 13/19002/OUT for 302 dwellings (19/30440/REM)

Stone SDL Total - 500

Year	14/15 Compl etions	15/16 Compl etions	16/17 Compl etions	17/18 Compl etions	18/19 Compl etions	19/20 Compl etions	20/21 Compl etions	21/22 Compl etions	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	78	55	55	36							302
5 Year Supply Total									55	55	36	0	0					146