

Stafford Borough Council Statement of Five Year Housing Land Supply (at 31 March 2023)

Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31 March 2023, 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 through the process of preparing the Plan for Stafford Borough 2011-2031 in order 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 2023, this figure has been revised to 371 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 12 years (the adopted Plan period) and the over-delivery in the last 8 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 |
| 2022/23 | 631 | 500 | -131 |
| Total | 7,402 | 6,000 | -1,402 |

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 2022 / 2023 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 1,402 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 2023 | 6,000 |
| Net Completions 1 April 2011 - 31 March 2023 | 7,402 |
| Shortfall 1 April 2011 - 31 March 2023 | -1,402 (i.e. over provision) |

Housing Land Requirements

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

| | |
|---|--------------|
| Housing Target 2023 – 2028 (371 dpa 2023 to 2028) | 1,855 |
| Housing Target 2023 - 2028 (with 5% buffer applied) | 1,948 |
| Total Housing Requirement 1 April 2023 - 31 March 2028 | 1,948 |
| Annualised Housing Requirement 2023 – 2028 | 390 |

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 170 units from small sites is reduced by 17 units, to give a revised total of 153 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 planning 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 large sites is 721 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 111. The committed figure from bedroomed developments of 250 units is divided by 1.8 to give a revised total of 139 committed units. Therefore the total committed figure from C2 uses is 250 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 2,014 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 8 year's deliverable housing land available.

Annualised housing requirement

Total annual housing requirement for 2023 - 2028 including 5% buffer per year is 390 dwellings

Total five year supply breakdown

| | |
|---|------------------------|
| Small Sites with Planning Permission | 153 dwellings |
| Large Sites with Planning Permission | 721 dwellings |
| Sites with Planning Permission for C2 residential accommodation | 250 dwellings |
| Strategic Development Locations | 2,014 dwellings |
| Total Deliverable sites (2023-2028) | 3,138 dwellings |
| Total Five Year Supply | |
| Supply / Requirement (3,138 / 390) | 8 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 - 2022/23 Completions information

| Completion Type | Net Completions |
|---|-----------------|
| Market and affordable permissions | 177 |
| SDL | 432 |
| C2 permissions (ratio of 1:8 applied to bedroom developments) | 22 |
| Total | 631 |

The total number of completions for the monitoring year 2022/23 is 631. 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 | 2 | 2 | 2 |
| 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 Between Boat Yard And Chandlers Way, Newcastle Road, Stone | Stone | 28/05/2021 | 15/23264/FUL | 4 | 4 | 4 | 4 |
| Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH | Stafford | 30/04/2019 | 18/28423/OUT | 7 | 7 | 7 | 7 |
| The Ferns, Ginger Lane, Croxton, Stafford, Staffordshire, ST21 6NF | Croxton | 05/02/2021 | 20/32795/PAR | 1 | 1 | 1 | 1 |
| The Green Man, Lea Road, Hixon | Hixon | 09/09/2019 | 18/28351/FUL | 2 | 3 | 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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| Walton Grange, Walton Grange Lane, Moreton, Newport, Staffordshire, TF10 9DW | Moreton | 01/07/2019 | 18/29536/FUL | 3 | 1 | 1 | 1 |
| 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 P | 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 |
| Lower Farm, Drointon Lane, Grindley, Stafford, ST18 0LX | Drointon | 18/03/2020 | 19/31051/FUL | 4 | 4 | 4 | 4 |
| Land At Fernhollow, Malthouse Lane, Barlaston, Stoke On Trent, Staffordshire | Barlaston | 06/03/2020 | 20/31737/FUL | 1 | 1 | 1 | 1 |
| 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 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 |

| 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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 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 |
| Land At 163 Eccleshall Road, Stafford, ST16 1PD | Stafford | 23/09/2020 | 20/32197/FUL | 3 | 3 | 3 | 3 |
| 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 | 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 |

| 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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 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 |
| 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 |
| Brancote Farm, Tixall Road, Tixall, Stafford, Staffordshire, ST18 0XX | Tixall | 21/12/2020 | 20/33074/PAR | 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 |
| Brockton Hall, Brockton Lane, Eccleshall, Stafford, Staffordshire, ST21 6LY | Slindon | 01/02/2021 | 19/31282/FUL | 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 |
|--|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 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 |
| 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 |
| 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 |

| 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 |
| Butterhill Farm, Butterhill Bank, Burston, Stafford, ST18 0DT | Burston | 01/10/2021 | 20/31856/OUT | 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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 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 |
| Grove Farm, Stone Road, Yarlet, Stafford, ST18 9SD | Yarlet | 12/11/2021 | 20/33477/FUL | 1 | 1 | 1 | 1 |
| Land South Of Tithebarn Farm, Tolldish Lane, Great Haywood, Stafford, Staffordshire, ST18 0RA | Great Haywood | 09/03/2023 | 22/36069/FUL | 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 |
| The Gables, Winghouse Lane, Tittensor, Stoke On Trent, ST12 9HN | Tittensor | 10/01/2022 | 20/33441/OUT | 0 | 1 | 0 | 0 |
| Halfway House Cottage, Hanyards Lane, Tixall, Stafford, Staffordshire, ST18 0XZ | Tixall | 07/01/2022 | 21/34357/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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 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 |
| 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 |

| 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 |
|--|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 13 High Street, Eccleshall, Stafford, ST21 6BW | Eccleshall | 13/04/2022 | 19/31477/FUL | 3 | 3 | 3 | 3 |
| Land Adjacent Salt Works Farm, Salt Works Lane, Weston, Stafford, Staffordshire, ST18 0JE | Weston | 27/04/2022 | 21/34300/REM | 3 | 3 | 3 | 3 |
| Casa De Lune, 32 Pool Lane, Brocton, Stafford, ST17 0TY | Brocton | 26/05/2022 | 20/33151/FUL | 1 | 1 | 1 | 1 |
| Barn North East Of The Old Farmhouse, London Road, Weston, Stafford, Staffordshire, ST18 0JS | Weston | 19/05/2022 | 21/35407/PAR | 2 | 2 | 2 | 2 |
| Land Rear Of 151 Rickerscote Road, Stafford, Staffordshire, ST17 4HE | Stafford | 09/06/2022 | 20/33629/FUL | 3 | 3 | 3 | 3 |
| Barn At The Oldershaws, Oldershaws Lane, Loynton, Stafford, Staffordshire, ST20 0NF | Norbury | 30/06/2022 | 21/34831/FUL | 1 | 1 | 1 | 1 |
| Darlaston Wood Farm, Jarvis Lane, Meaford, Stone, ST15 0PZ | Meaford | 15/07/2022 | 20/33538/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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| Greenacres 3 Moreton Avenue, Clayton, Newcastle Under Lyme, ST5 4DE | Clayton | 22/07/2022 | 21/34739/FUL | 0 | 1 | 0 | 0 |
| 1 The Close, Stafford, ST16 1BN | Stafford | 11/07/2022 | 21/35284/FUL | 0 | 1 | 0 | 0 |
| Prospect Cottage, Moddershall Oaks, Moddershall, Stone, ST15 8TG | Moddershall | 12/08/2022 | 21/33750/FUL | 1 | 1 | 1 | 1 |
| The Ferns, Ginger Lane, Croxton, Stafford, ST21 6NF | Croxton | 05/08/2022 | 21/34263/FUL | 1 | 1 | 1 | 1 |
| Down House Farm, Bradley Lane, Levedale, Stafford, Staffordshire, ST18 9AH | Levedale | 12/09/2022 | 20/33630/PAR | 1 | 1 | 1 | 1 |
| White Rock, The Rank, Gnosall, Stafford, Staffordshire, ST20 0BU | Gnosall | 21/09/2022 | 21/34957/FUL | 0 | 1 | 0 | 0 |
| Yew Tree Farm House Barn, Wootton Lane, Eccleshall, Stafford, Staffordshire, ST21 6JF | Wootton | 17/10/2022 | 21/35027/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 |
|--|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| Brickyard Bungalow, Main Road, Colwich, Stafford, Staffordshire, ST18 0UQ | Colwich | 03/11/2022 | 21/34923/FUL | 0 | 1 | 0 | 0 |
| Ranton Abbey, Stafford Road, Ranton, Stafford, ST20 0JQ | Ranton | 25/11/2022 | 22/35467/FUL | 1 | 2 | 1 | 1 |
| 96a Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP | Meir Heath | 17/11/2022 | 22/36020/OUT | 7 | 7 | 7 | 7 |
| Calloway Farm, Summerhill, Milwich, Stafford, Staffordshire, ST18 0EJ | Milwich | 22/11/2022 | 22/36215/PAR | 1 | 1 | 1 | 1 |
| 128 - 130 North Walls, Stafford, Staffordshire, ST16 3AD | Stafford | 02/12/2022 | 21/35100/FUL | 2 | 4 | 2 | 2 |
| Jakaranda Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7NT | Meir Heath | 15/12/2022 | 22/35678/FUL | 0 | 2 | 0 | 0 |
| 102 Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP | Meir Heath | 16/12/2022 | 22/36419/COU | -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 North Of Willow Bank Farm, Sandon Road, Sharpley Heath, Stone, Staffordshire, ST15 8SL | Hilderstone | 09/12/2022 | 21/34520/LDC | 1 | 0 | 0 | 0 |
| Ivy House Farm, Rock Lane, Standon, Staffordshire, ST21 6QZ | Standon | 18/01/2023 | 22/36226/FUL | 1 | 1 | 1 | 1 |
| Child And Adolescent Mental Health Services, 161 Eccleshall Road, Stafford, Staffordshire, ST16 1PD | Stafford | 26/01/2023 | 22/36589/POTH | 1 | 1 | 1 | 1 |
| 23 Darnford Close, Parkside, Stafford, ST16 1LR | Stafford | 08/08/2022 | 21/35150/COU | -1 | -1 | -1 | -1 |
| Land Adjacent To Audmore Cottage, The Horseshoe Audmore, Stafford, Staffordshire, ST20 0HF | Gnosall | 07/02/2023 | 21/33938/FUL | 1 | 1 | 1 | 1 |
| 14b Gaolgate Street, First And Second Floors, Stafford, ST16 2BQ | Stafford | 08/02/2023 | 21/35056/COU | 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 |
|---|-----------------------------|-----------------------------|------------------------------------|-------------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| 28 Old Acre Lane, Brocton, Stafford, ST17 0TW | Brocton | 23/02/2023 | 22/35473/FUL | 0 | 1 | 0 | 0 |
| 1 Anson Row, Little Haywood, Stafford, Staffordshire, ST18 0UN | Little Haywood | 10/02/2023 | 22/36338/FUL | 0 | 1 | 0 | 0 |
| Dalserf House, Stone Road, Meaford, Stone, Staffordshire, ST15 0QT | Meaford | 09/02/2023 | 22/36841/FUL | 0 | 1 | 0 | 0 |
| Tixall Walled Garden, Tixall Village Road, Tixall, Stafford, ST18 0XT | Tixall | 23/03/2023 | 21/35067/FUL | 1 | 1 | 1 | 1 |
| Park Lodge, Hargreaves Lane, Stafford, ST17 9AE | Stafford | 15/03/2023 | 21/35173/FUL | 1 | 1 | 1 | 1 |
| Land Off Northesk Street And Station Road, Radford Street, Stone, Staffordshire, ST15 8DP | Stone | 22/03/2023 | 22/36297/FUL | 9 | 9 | 9 | 9 |
| 29 Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7PB | Meir Heath | 09/03/2023 | 22/36758/COU | -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 |
|---|----------------------|----------------------|-----------------------------|------------------------------|----------------------------|--------------------------|----------------------------|
| 18 Wolverhampton Road, Stafford, ST17 4BP | Stafford | 25/07/2022 | 21/35370/COU | -4 | -4 | -4 | -4 |
| 70 Lichfield Road, Stafford, Staffordshire, ST17 4LW | Stafford | 01/03/2023 | 22/36797/COU | 1 | 1 | 1 | 1 |
| Total | | | | 176 | 193 | 170 | 170 |

Total supply with 10% lapse rate applied: 153

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 | Development Confirmation |
| Land Off Little Tixall Lane, Lichfield Road, Great Haywood | Great Haywood | 04/07/2017 | 17/25920/REM | 77 | 14 | 14 | 14 | Development Confirmation |
| Land At Elms Business Centre Phase 2, Main Road, Great Haywood | Great Haywood | 11/08/2017 | 15/23140/FUL | 10 | 10 | 10 | 10 | Development Confirmation |
| Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH | Stafford | 20/03/2023 | 22/36853/REM | 214 | 104 | 104 | 104 | Development Confirmation |
| Land Adjacent To Lichfield Road, Stone | Stone | 07/10/2019 | 18/27783/OUT | 20 | 20 | 20 | 18 | 10% Discount |
| 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 | 5 | 5 | 5 | Development Confirmation |
| 3 Eastgate Street, Stafford | Stafford | 14/04/2020 | 19/31429/FUL | 10 | 10 | 10 | 10 | Development Confirmation |
| Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ | Stafford | 10/02/2022 | 20/32041/OUT | 365 | 365 | 365 | 332 | Development Confirmation |
| Land Off Castle Street, Eccleshall, Stafford, Staffordshire | Eccleshall | 19/03/2021 | 19/31613/OUT | 37 | 37 | 37 | 37 | Development Confirmation |

| 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 Conformation or 10% Discount |
|--|----------------------|----------------------|-----------------------------|------------------------------|----------------------------|--------------------------|----------------------------|---|
| Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH | Stafford | 07/03/2023 | 22/36513/REM | 209 | 209 | 209 | 150 | Development Confirmation |
| Total | | | | 1,022 | 817 | 817 | 721 | |

* 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)

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 139. Therefore, the total committed figure from C2 uses is 250 units (i.e. 139 + 111 = 250).

| 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 | | 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 | | 12 |
| St Dominics Convent, Station Road, Stone, Staffordshire, ST15 8JP | Stone | 22/04/2022 | 18/28402/FUL | 74 | Change Of Use Of Part Of The Convent Building To Provide Senior Living Accommodation (Use Class C2) With Ancillary Office, Gym And Hair Salon, The Associated Internal Alterations To Convent Building, Including Removal Of Walls, Creation Of Openings And In | 60 | 73 |
| Little Ingestre House, Ingestre Park Road, Ingestre, Stafford, Staffordshire, ST18 0RE | Ingestre | 28/06/2022 | 21/33955/FUL | 2 | Proposed Single Storey Extension To Existing Care Home With Pitched Tiled Roof | 2 | |

| 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) |
|---|----------------------|----------------------|-----------------------------|------------------------------|---|---|---|
| St Dominics Convent, Station Road, Stone, Staffordshire, ST15 8JP | Stone | 28/07/2022 | 20/32135/FUL | 33 | Erection Of One Care Home (Use Class C2), With Associated Floor Space To Include Gym, Treatment/Physio Areas, Hair Salon And Cafe To Complete Application 18/28402/Ful. Relocation Of Bin Store, Parking Areas And Associated Works | 33 | |
| 23 Darnford Close, Parkside, Stafford, ST16 1LR | Stafford | 08/08/2022 | 21/35150/COU | 5 | Change Of Use Of Property From Use Class C3 (Dwelling Houses) To Use Class C2 (Residential Institutions) | 5 | |
| Tillington Hall Hotel, Eccleshall Road, Stafford, ST16 1JJ | Stafford | 14/03/2023 | 21/34855/FUL | 145 | Demolition Of Existing Building And Construction Of A Four Storey Care Home (C2) With Roof Garden And Associated Parking | 145 | |
| 29 Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7PB | Meir Heath | 09/03/2023 | 22/36758/COU | 5 | Change Of Use From Dwellinghouse (Use Class C3) To Children's Care Home (Use Class C2) | 5 | |
| Totals | | | | | | 250 | 111 |

APPENDIX 6 – Strategic Development Location Trajectories

Summaries Table

| SDL | 5 Year Supply |
|--------------|----------------------|
| Northern SDL | 1,009 |
| Western SDL | 883 |
| Eastern SDL | 30 |
| Stone SDL | 92 |
| Total | 2,014 |

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 Com pletion s | 15/16 Com pletion s | 16/17 Com pletion s | 17/18 Com pletion s | 18/19 Com pletion s | 19/20 Com pletion s | 20/21 Com pletion s | 21/22 Com pletion s | 22/23 Com pletion s | 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) | | | | | | | | | 111 | 95 | 170 | 170 | 142 | 12 | | | | 700 |

| Year | 14/15 Comp letion s | 15/16 Comp letion s | 16/17 Comp letion s | 17/18 Comp letion s | 18/19 Comp letion s | 19/20 Comp letion s | 20/21 Comp letion s | 21/22 Comp letion s | 22/23 Comp letion s | 23/ 24 | 24/ 25 | 25/ 26 | 26/ 27 | 27/ 28 | 28/ 29 | 29/ 30 | 30/ 31 | Total |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-----------|------------|------------|------------|------------|-----------|-----------|-----------|--------------|
| Land North Of Beaconside (18/28182/REM and 16/24595/OUT) | | | | | 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 | | | | | | | | | | 95 | 230 | 290 | 262 | 132 | | | | 1,009 |

*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 and 20/32034/FUL)

Western Stafford SDL Total - 2,200

| Year | 14/15 Com p l e t i o n s | 15/16 Com p l e t i o n s | 16/17 Com p l e t i o n s | 17/18 Com p l e t i o n s | 18/19 Com p l e t i o n s | 19/20 Com p l e t i o n s | 20/21 Com p l e t i o n s | 21/22 Com p l e t i o n s | 22/23 Com p l e t i o n s | 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 |
| Former Rugby Practice Pitches (17/26061/FUL) | | | | | 45 | 25 | | | | | | | | | | | | 70 |

| Year | 14/15 Comp letion s | 15/16 Comp letion s | 16/17 Comp letion s | 17/18 Comp letion s | 18/19 Comp letion s | 19/20 Comp letion s | 20/21 Comp letion s | 21/22 Comp letion s | 22/23 Comp letion s | 23/ 24 | 24/ 25 | 25/ 26 | 26/ 27 | 27/ 28 | 28/ 29 | 29/ 30 | 30/ 31 | Total |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|------------|
| Land At Burleyfields (20/32034/FUL) | | | | | | | 49 | 98 | 175 | 115 | 118 | 185 | 132 | 120 | 150 | 150 | 86 | 1,378 |
| Land West Of Stafford Martin Drive 21/35230/REM | | | | | | | | | 9 | 38 | 38 | 37 | | | | | | 122 |
| Remaining Allocation | | | | | | | | | | | | | | 100 | 100 | 100 | 52 | 352 |
| 5 year Supply Total | | | | | | | | | | 153 | 156 | 222 | 132 | 220 | | | | 883 |

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 Comp letion s | 15/16 Comp letion s | 16/17 Comp letion s | 17/18 Comp letion s | 18/19 Comp letion s | 19/20 Comp letion s | 20/21 Comp letion s | 21/22 Comp letion s | 22/23 Comp letion s | 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

Walton Hill Residential Development Outline

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)

Northwest Section of Walton Hill Residential Development

1. Full planning permission for 59 dwellings granted (20/32249/FUL)

Stone SDL Total - 559

| Year | 14/15 Comp letion s | 15/16 Comp letion s | 16/17 Comp letion s | 17/18 Comp letion s | 18/19 Comp letion s | 19/20 Comp letion s | 20/21 Comp letion s | 21/22 Comp letion s | 22/23 Comp letion s | 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 | 71 | 55 | 20 | | | | | | | 302 |
| Walton Hill Residential Development (20/32249/FUL) | | | | | | | | | 42 | 17 | | | | | | | | 59 |
| 5 Year Supply Total | | | | | | | | | | 72 | 20 | 0 | 0 | 0 | | | | 92 |