

# **Stafford Borough Council**

## **Statement of Five Year Housing Land Supply (at 31 March 2024)**

### **Introduction**

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31 March 2024, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) 2023 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 of December 2023 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 2024, this figure has been revised to 358 dpa.

Paragraph 76 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.

Paragraph 77 of the NPPF sets out that “local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply:

“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.”

Stafford Borough Council consulted on the Regulation 18 stage from October to December 2022. As of April 2024, Stafford Borough Council have completed Regulation 18, with the next stage being Regulation 19 formal publication of the proposed new plan, as set out in the Local Development Scheme. With the two year window spanning from December 2023 to December 2025 Stafford Borough Council are entitled to utilise the four year housing land supply requirement. Therefore a minimum of four years' work of housing must be demonstrated.

Furthermore paragraph 77 of the NPPF states that "Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

In the light of the local planning authority passing the housing delivery test and are not significantly under delivery of housing over the previous three years, an additional 20% buffer does not need to be applied.

The table below sets out the total completions for the past 13 years, covering the adopted Plan period.

<b>Monitoring Year</b>	<b>Completions</b>	<b>Target</b>	<b>Shortfall</b>
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
2023/24	423	500	77
<b>Total</b>	<b>7,825</b>	<b>6,500</b>	<b>-1,325</b>

Where a negative number is shown this means there has been an over-provision above the target of 500 dpa.

Between the years 2011 - 2014 the Council did not count C2 residential accommodation as contributing towards the 5 year land supply. There were 69 previously uncounted C2 completions between 2011 and 2014, so accordingly the shortfall should be reduced by 69. Appendix 1 sets out the C2 dwelling completions data between 2011 and 2014.

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

The 2023 / 2024 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 1,325 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 2024	6,500
Net Completions 1 April 2011 - 31 March 2024	7,825
<b>Shortfall 1 April 2011 - 31 March 2024</b>	<b>-1,325 (i.e. over provision)</b>

## Housing Land Requirements

The Housing Land Requirements are set out below.

<b>Total Housing Requirement 1 April 2024 - 31 March 2029</b>	<b>1,790</b>
<b>Annualised Housing Requirement 2024 - 2029</b>	<b>358</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 69 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 2019. 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 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 469 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 334 units is divided by 1.8 to give a revised total of 186 committed units. Therefore, the total committed figure from C2 uses is 297 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 1,920 houses in the next 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 2024 - 2029 per year is 358 dwellings

### Total five year supply breakdown

Small Sites with Planning Permission	192 dwellings
Large Sites with Planning Permission	469 dwellings
Sites with Planning Permission for C2 residential accommodation	297 dwellings
Strategic Development Locations	1,920 dwellings
<b>Total Deliverable sites (2024-2029)</b>	<b>2,878 dwellings</b>

### Total Five Year Supply = 8 years

To calculate the five year supply, the total deliverable sites figure for the next 5 years is divided by the total annual housing requirement for the same period.

2,878 (deliverable sites) is divided by 358 (annual housing requirement) which gives 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



<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 - 2023/24 Completions information

Completion Type	Net Completions
Market and affordable permissions	139
SDL	278
C2 permissions (ratio of 1:8 applied to bedroom developments)	6
<b>Total</b>	<b>423</b>

The total number of completions for the monitoring year 2023/24 is 423. 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	1	1	1
Land Between Boat Yard And Chandlers Way, Newcastle Road, Stone	Stone	28/05/2021	15/23264/FUL	4	4	4	4
The Green Man, Lea Road, Hixon	Hixon	09/09/2019	18/28351/FUL	2	3	2	2
Walton Grange, Walton Grange Lane, Moreton, Newport, Staffordshire, TF10 9DW	Moreton	01/07/2019	18/29536/FUL	3	1	1	1
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/LDCPP	1	1	1	1
Granvilles 3 - 5 Station Road, Stone, Staffordshire, ST15 8JP	Stone	20/12/2019	19/31222/FUL	0	1	0	0
Land At Fernhollow Malthouse Lane, Barlaston, Stoke On Trent, Staffordshire	Barlaston	06/03/2020	20/31737/FUL	1	1	1	1
Land Adjacent To The Paddocks, Woodseaves	Woodseaves	14/07/2023	23/37078/REM	8	8	8	8
Former Garage Site, Kingcup Road	Stafford	22/06/2020	20/31766/FUL	1	1	1	1
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 Gaolggate Street, Stafford, ST16 2BG	Stafford	01/09/2020	20/32695/POR	5	5	5	5
First Floor 4 - 7 And 7a Gaolgate Street, Stafford, Staffordshire, ST16 2BG	Stafford	14/10/2020	20/32673/FUL	7	7	7	7
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

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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
Record Office 17 Eastgate Street, Stafford, ST16 2LZ	Stafford	19/05/2021	21/33842/FUL	1	1	1	1
Land At Audmore Road, Gnosall, Stafford, Staffordshire, ST20 0HE	Gnosall	06/07/2021	21/33771/FUL	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
Grove Farm, Stone Road, Yarlet, Stafford, ST18 9SD	Yarlet	12/11/2021	20/33477/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
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
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	10/02/2022	20/32041/OUT	6	6	6	6
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
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

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Land Rear Of 151 Rickerscote Road, Stafford, Staffordshire, ST17 4HE	Stafford	09/06/2022	20/33629/FUL	3	1	1	1
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, Jervis Lane, Meaford, Stone, ST15 0PZ	Meaford	15/07/2022	20/33538/FUL	0	1	1	1
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
Yew Tree Farm House Barn, Wootton Lane, Eccleshall, Stafford, Staffordshire, ST21 6JF	Wootton	17/10/2022	21/35027/FUL	1	1	1	1
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
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

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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
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
Land Off Northesk Street And Station Road, Radford Street, Stone, Staffordshire, ST15 8DP	Stone	22/03/2023	22/36297/FUL	9	1	1	1
29 Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7PB	Meir Heath	09/03/2023	22/36758/COU	-1	0	-1	-1
18 Wolverhampton Road, Stafford, ST17 4BP	Stafford	25/07/2022	21/35370/COU	-4	0	-4	-4
70 Lichfield Road, Stafford, Staffordshire, ST17 4LW	Stafford	01/03/2023	22/36797/COU	1	1	1	1
Land Rear Of 82 Manor Rise, Walton, Stone, Staffordshire, ST15 0HY	Stone	20/04/2023	20/32937/FUL	2	2	2	2
Garages Laurel Grove Rising Brook, Stafford, Staffordshire, ST17 9EG	Stafford	21/04/2023	21/33954/FUL	3	3	3	3
Upper Haughton House Farm, Bradley Lane, Haughton, Stafford, Staffordshire, ST18 9DL	Haughton	28/04/2023	21/35388/FUL	2	2	2	2
Rear Of 40 Rowley Bank, Rising Brook, Stafford, Staffordshire, ST17 9BA	Stafford	20/04/2023	22/35635/OUT	1	1	1	1
Stables At Shelmore Manor, Norbury Road, Norbury, Stafford, ST20 0PW	Norbury	18/05/2023	21/35114/FUL	1	1	1	1
Land Adjacent To Highwinds Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NF	Yarnfield	03/05/2023	21/35323/OUT	1	1	1	1

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Beau Chene Windmill Hill, Rough Close, Stoke On Trent, Staffordshire, ST3 7PJ	Fulford	22/05/2023	22/35614/OUT	1	1	1	1
Tree Tops, 59 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AR	Barlaston	24/05/2023	22/36465/FUL	1	1	1	1
Spon Farm, Uttoxeter Road, Milwich, Stafford, Staffordshire, ST18 0HD	Milwich	31/05/2023	22/36504/PAR	2	2	2	2
Valley View, Harley Thorn Lane, Beech, Stoke On Trent, Staffordshire, ST4 8SL	Beech	31/05/2023	22/36912/FUL	0	1	0	0
203 Grindley Lane, Blythe Bridge, Stoke On Trent, Staffordshire, ST11 9JS	Blythe Bridge	30/05/2023	23/37122/FUL	1	1	1	1
Land Rear Of 75 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AU	Barlaston	15/11/2023	23/38147/FUL	1	1	1	1
Land To The Rear 250 Grindley Lane, Blythe Bridge, Stoke On Trent, Staffordshire, ST11 9LW	Blythe Bridge	09/06/2023	21/34577/FUL	3	4	3	3
Office The Croft Stafford Road, Aston By Stone, Stone, Staffordshire, ST15 0BH	Aston-By-Stone	21/12/2023	23/37685/FUL	1	1	1	1
2 Yarlet Hall Cottages, Stone Road, Yarlet, Stafford, Staffordshire, ST18 9SD	Yarlet	12/06/2023	22/36671/FUL	-1	0	-1	-1
Adjacent To 18 Hunters Ride, Mossnit, Stafford, Staffordshire, ST17 9HU	Stafford	16/06/2023	23/36971/FUL	1	1	1	1
Spon Drumble Byre, Uttoxeter Road, Milwich, Stafford, Staffordshire, ST18 0HD	Milwich	30/06/2023	23/37523/PAR	1	1	1	1
23 Gaolgate Street, Stafford, ST16 2NT	Stafford	07/07/2023	21/34569/FUL	3	3	3	3
12 Crab Lane, Trinity Fields, Stafford, ST16 1SB	Stafford	11/07/2023	22/35501/OUT	1	1	1	1
4 North Road, Cold Meece, Stone, ST15 0QJ	Cold Meece	25/07/2023	22/35524/FUL	1	3	1	1
Home Farm Guest House, Main Street, Swynnerton, Stone, ST15 0RA	Swynnerton	24/07/2023	22/35652/FUL	-1	0	-1	-1
The Cottage, Post Office Lane, Moreton, Newport, Staffordshire, TF10 9DR	Moreton	19/07/2023	22/36221/FUL	0	1	0	0

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Willowbrook, Stafford Road, Weston, Stafford, Staffordshire, ST18 0HX	Weston	21/07/2023	22/36251/FUL	2	2	2	2
Standon Mill Farm, Mill Lane, Standon, Stafford, Staffordshire, ST21 6RP	Standon	17/07/2023	22/36381/PAR	3	3	3	3
Labour In Vain Inn, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NJ	Yarnfield	20/07/2023	23/37093/OUT	3	3	3	3
The Old Post Office And Park View, Park Lane, Chebsey, Stafford, Staffordshire, ST21 6JU	Chebsey	07/07/2023	23/37273/FUL	-1	1	-1	-1
Flatts Farm Balaams Lane, Moss Gate, Stone, ST15 8RH	Spot Acre	22/08/2023	21/34605/FUL	1	1	1	1
29 Gaolgate Street, Stafford, Staffordshire, ST16 2NT	Stafford	01/08/2023	22/35778/POTH	1	1	1	1
163 Eccleshall Road, Stafford, Staffordshire, ST16 1PD	Stafford	16/08/2023	22/35820/FUL	5	6	5	5
The Tavern, 33 Greengate Street, Stafford, Staffordshire, ST16 2HY	Stafford	11/08/2023	22/36167/FUL	4	5	4	4
1 - 2 Horsefair, Eccleshall, Stafford, Staffordshire, ST21 6AA	Eccleshall	16/08/2023	23/36984/FUL	1	1	1	1
Barn 1 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	23/11/2023	23/38270/PAR	1	1	1	1
19 The Hayes, Geneshall Offices, Newport Road, Stafford, Staffordshire, ST16 1BA	Stafford	10/08/2023	23/37472/FUL	1	1	1	1
Land Rear Of 9 Abbeyside, Ranton, Stafford, Staffordshire, ST18 9JF	Ranton	11/08/2023	23/37727/PAR	1	1	1	1
Land At The Former Three Tuns Public House, Doxey, Stafford, Staffordshire, ST16 1EQ	Stafford	01/09/2023	21/35347/FUL	4	4	4	4
Land Adjacent To 1 Brazenhill Lane, Haughton, Stafford, Staffordshire, ST18 9HS	Haughton	25/09/2023	22/35886/FUL	1	1	1	1
93 Queensville, Stafford, Staffordshire, ST17 4NX	Stafford	11/09/2023	22/36148/FUL	1	1	1	1
The Gables Winghouse Lane, Tittensor, Stoke On Trent, Staffordshire, ST12 9HN	Tittensor	04/09/2023	23/36960/FUL	0	1	0	0



<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>
Shortwood Farm, Clayalders Bank, Standon, Stafford, Staffordshire, ST21 6RG	Standon	27/09/2023	23/37591/PAR	1	1	1	1
Barn 2 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	23/11/2023	23/38271/PAR	1	1	1	1
Barn 3 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	21/09/2023	23/37856/PAR	1	1	1	1
Barn 4 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	23/11/2023	23/38277/PAR	1	1	1	1
Land Off Beechcroft Avenue, Stafford, Staffordshire, ST16 1BJ	Stafford	20/10/2023	21/34691/OUT	2	2	2	2
Barn At North Pirehill Farm, Pirehill Lane, Walton, Stone, Staffordshire, ST15 0BU	Stone	24/10/2023	21/35357/FUL	1	1	1	1
Woodend Farm, Cocknage Road, Rough Close, Stoke On Trent, Staffordshire, ST3 4AA	Rough Close	17/10/2023	22/35604/FUL	0	1	0	0
The Old Boultons Office, Moddershall Oaks, Moddershall, Stone, Staffordshire, ST15 8TG	Moddershall	05/10/2023	22/36163/FUL	1	1	1	1
Waters Edge, Lower Farm, Drointon Lane, Grindley, Stafford, Staffordshire, ST18 0LX	Drointon	20/10/2023	22/36349/FUL	1	1	1	1
Lower Farm, Drointon Lane, Grindley, Stafford, ST18 0LX	Drointon	18/03/2020	19/31051/FUL	2	2	2	2
Darlaston Grange Farm, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NE	Stone	04/10/2023	22/36388/FUL	8	8	8	8
Land At Trubshaw House, Main Road, Little Haywood, Stafford, Staffordshire, ST18 0TU	Little Haywood	13/10/2023	23/37585/FUL	1	1	1	1
Romer Farm, Butterhill Bank, Burston, Stafford, ST18 0DT	Burston	16/11/2023	21/35001/FUL	4	4	4	4
Chetwynd Centre, 10 Newport Road, Stafford, Staffordshire, ST16 2HE	Stafford	01/11/2023	21/35180/FUL	9	9	9	9
The Old Boultons Office, Moddershall Oaks, Moddershall, Stone, Staffordshire, ST15 8TG	Moddershall	08/11/2023	22/36151/FUL	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>
361 Sandon Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LJ	Meir Heath	03/11/2023	23/37183/FUL	0	1	0	0
Plough Inn, Newport Road, Woodseaves, Stafford, Staffordshire, ST20 0NP	Woodseaves	07/12/2023	22/36040/FUL	1	2	1	1
Land Adjacent 62 Crab Lane, Trinity Fields, Stafford, Staffordshire, ST16 1SQ	Stafford	22/12/2023	22/36130/OUT	4	4	4	4
Hollywood Farm, Uttoxeter Road, Hollywood, Stone, Staffordshire, ST15 8RB	Hollywood	20/12/2023	22/36344/FUL	4	4	4	4
Manor Farm, Marston Road, Marston, Church Eaton, Stafford, Staffordshire, ST20 0AS	Marston	07/12/2023	22/36692/FUL	4	4	4	4
Land Adjoining 2 Shelmore Close, Stafford, Staffordshire, ST16 1SJ	Stafford	22/12/2023	23/37572/FUL	1	1	1	1
Land At Sunnyside Cottage, High Street, Hixon, Stafford, Staffordshire, ST18 0QF	Hixon	15/12/2023	23/37596/FUL	1	1	1	1
Brancote Farm, Tixall Road, Tixall, Stafford, ST18 0XX	Tixall	30/01/2024	21/34467/FUL	1	1	1	1
The Handfords Cottage, Long Lane, Derrington, Stafford, Staffordshire, ST18 9PA	Derrington	10/01/2024	23/37768/FUL	0	1	0	0
Manor House Farm, Meadow Lane, Mill Meece, Stafford, Staffordshire, ST21 6QT	Mill Meece	10/01/2024	23/37916/FUL	1	1	1	1
Crossfields 35 Cannock Road, Stafford, Staffordshire, ST17 0QE	Stafford	02/01/2024	21/34912/FUL	-1	0	-1	-1
33 and 34 Gaolgate Street, Stafford, ST16 2NT	Stafford	14/02/2024	20/33458/FUL	1	1	1	1
Estate Yard House, Stafford Road, Ranton, Stafford, Staffordshire, ST20 0JQ	Ranton	09/02/2024	23/37988/COU	-1	0	-1	-1
Victoria Park House, Victoria Road, Stafford, Staffordshire, ST16 2AF	Stafford	15/02/2024	23/38139/FUL	1	1	1	1
156 / 156a Corporation Street, Stafford, Staffordshire, ST16 3LS	Stafford	12/02/2024	23/38575/LDCPP	-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
Site At Oulton Heath Farm, Old Road, Oulton Heath, Stone, Staffordshire, ST15 8US	Oulton Heath	29/02/2024	23/38285/FUL	1	1	1	1
18 Browning Street, Stafford, Staffordshire, ST16 3AX	Stafford	16/02/2024	24/38629/LDCPP	0	1	0	0
19 Browning Street, Stafford, Staffordshire, ST16 3AX	Stafford	16/02/2024	24/38630/LDCPP	0	1	0	0
20 Browning Street, Stafford, Staffordshire, ST16 3AX	Stafford	16/02/2024	24/38631/LDCPP	0	1	0	0
Land Adjacent To 35 Trenchard Avenue, Beaconside, Stafford, Staffordshire, ST16 3RD	Stafford	13/09/2023	21/35329/FUL	1	1	1	1
Land At Embry Avenue, Stafford, Staffordshire, ST16 3QF	Stafford	18/03/2024	22/36317/FUL	4	4	4	4
Bishton Hall, Bellamour Lane, Wolseley Bridge, Stafford, ST17 0XN	Wolseley Bridge	28/03/2024	21/33780/FUL	1	1	1	1
Former Garage Site At Laurel Grove, Rising Brook, Stafford, Staffordshire, ST17 9EF	Stafford	07/03/2024	21/33897/FUL	3	3	3	3
Land Adjacent 14 Sutherland Road, Stone, Staffordshire, ST15 8NU	Stone	07/03/2024	23/37487/FUL	1	1	1	1
64 Sandon Road, Stafford, Staffordshire, ST16 3HF	Stafford	15/03/2024	23/38011/POTH	1	1	1	1
1a Edward Street, Stone, Staffordshire, ST15 8HN	Stone	13/03/2024	23/38379/COU	1	1	1	1
64 Lichfield Road, Stafford, Staffordshire, ST17 4LW	Stafford	12/03/2024	23/38480/FUL	2	2	2	2
2 Granville Square, Stone, Staffordshire, ST15 8AB	Stone	22/03/2024	24/38627/POTH	4	4	4	4
<b>Total</b>				<b>228</b>	<b>256</b>	<b>213</b>	<b>213</b>

**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
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	213	76	76	60	Development Confirmation
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	07/03/2023	22/36513/REM	196	196	196	100	Development Confirmation
Land Adjacent To Lichfield Road, Stone	Stone	26/01/2024	22/36505/REM	21	21	21	19	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
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	18/05/2023	22/36245/REM	359	344	344	200	Development Confirmation
Land Off Castle Street, Eccleshall, Stafford, Staffordshire	Eccleshall	05/06/2023	22/35728/REM	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
Victoria Park House, Victoria Road, Stafford, Staffordshire, ST16 2AF	Stafford	14/07/2023	21/34099/POR	42	42	42	38	10% Discount
<b>Total</b>				<b>915</b>	<b>731</b>	<b>731</b>	<b>469</b>	

## 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 186. Therefore, the total committed figure from C2 uses is 297 units (i.e. 186 + 111 = 297).

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
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	
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	

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)
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	
Former Stonefields House, St Georges Hospital, Corporation Street, Stafford, Staffordshire, ST16 3AG	Stafford	30/10/2023	23/37567/FUL	3	Erection of a crisis assessment centre building.	3	
Land At Silkmore Lane, Stafford, ST17 4JD	Stafford	22/12/2023	20/31757/FUL	75	Proposed 75 bed care home.	75	
Burnden House, 150 Weston Road, Stafford, Staffordshire, ST16 3RU	Stafford	13/12/2023	23/37256/COU	6	Proposed change of use from hospice to childrens residential care home	6	

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)
Estate Yard House, Stafford Road, Ranton, Stafford, Staffordshire, ST20 0JQ	Ranton	09/02/2024	23/37988/COU	5	Change of use from dwellinghouse (use class c3) to childrens care home (use class c2)	5	
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
<b>Totals</b>						<b>334</b>	<b>111</b>



## Appendix 6 – Strategic Development Location Trajectories

### Summaries Table

<b>SDL</b>	<b>5 Year Supply</b>
Northern SDL	849
Western SDL	1,014
Eastern SDL	30
Stone SDL	27
<b>Total</b>	<b>1,920</b>

## Northern SDL

### Land North of Beauside

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 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20 Completions	20/21 Completions	21/22 Completions	22/23 Completions	23/24 Completions	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
Land North Of Beauside (13/18533/REM)	44	56	72	43	31	11												257
Land North Of Beauside (14/20781/REM)					13	76	33	30										152
Land North Of Beauside (14/21007/FUL)						10	15	41										66
Land North Of Beauside (20/32039/REM)									111	70	186	209	87	37				700
Land North Of Beauside (18/28182/Rem and 16/24595/OUT)					10	33	30	27										100
Land North Of Beauside (16/25450/OUT)											0	30	60	120	120	120	120	2,000*
<b>5 Year Supply Total</b>											<b>186</b>	<b>239</b>	<b>147</b>	<b>157</b>	<b>120</b>			<b>849</b>

\*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, phase 1 granted 442 dwellings (20/32034/FUL), phase 2a granted 122 dwellings (21/35230/REM), phase 2b granted 102 dwellings (21/35225/REM) and phase 3 granted 222 dwellings (22/36642/REM)

## Western Stafford SDL Total - 2,200

Year	14/15 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20 Completions	20/21 Completions	21/22 Completions	22/23 Completions	23/24 Completions	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
Land At Burleyfields Outline (17/27731/FUL)											0	40	120	120	120	120	92	612
Land At Burleyfields Phase 1 Only (20/32034/FUL)							49	98	175	96	24							442
Land At Burleyfields Phase 2a (21/35230/REM)									9	47	33	33						122
Land At Burleyfields Phase 2b (21/35225/REM)											29	47	26					102

<b>Year</b>	<b>14/15 Completions</b>	<b>15/16 Completions</b>	<b>16/17 Completions</b>	<b>17/18 Completions</b>	<b>18/19 Completions</b>	<b>19/20 Completions</b>	<b>20/21 Completions</b>	<b>21/22 Completions</b>	<b>22/23 Completions</b>	<b>23/24 Completions</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>Total</b>
Land At Burleyfields Phase 3 (22/36642/REM)											77	127	18					222
Remaining Allocation														100	100	100	52	352
<b>5 Year Supply Total</b>											<b>163</b>	<b>247</b>	<b>164</b>	<b>220</b>	<b>220</b>			<b>1,014</b>

## 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 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20 Completions	20/21 Completions	21/22 Completions	22/23 Completions	23/24 Completions	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>0</b>	<b>0</b>	<b>30</b>			<b>30</b>

## 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 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20 Completions	20/21 Completions	21/22 Completions	22/23 Completions	23/24 Completions	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	48	14	13						302
Walton Hill Residential Development (20/32249/FUL)									42	17								59
<b>5 Year Supply Total</b>											<b>14</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>27</b>