

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 March 2026)

Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31 March 2026, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) 2024 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 2024 expresses the need to undertake a local housing needs assessment using the standard methodology to inform policy making. Following the release of the most recent affordability ratios in March 2026, together with the latest NPPF requirements, this figure is now 760 dpa.

Paragraph 78 of the NPPF 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, or 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.

Furthermore, paragraph 78 of the revised NPPF reintroduced the requirement to include a 'buffer' to the five-year housing supply on specific deliverable sites to ensure choice and competition in the market for land. Paragraph 79 of the revised NPPF set out requirements if housing delivery falls below certain percentages, through the Housing Delivery Test (HDT). The Government publishes the HDT results annually in December. The most recent HDT results were published in January 2026 and indicate that Stafford Borough Council passed the test with a 139% result. Therefore, the policy consequences related to paragraph 79 do not currently apply.

From 1 July 2026, Stafford Borough Council is required to apply paragraph 78(c) of the revised NPPF for decision-making purposes, which necessitates a 20% buffer where a local planning authority has a housing requirement adopted in the last five years that was examined against a previous version of the Framework, and where its annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out in national planning practice guidance.

The table below sets out the total completions for the past 15 years, covering the adopted Plan period.

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
2023/24	423	500	77
2024/25	612	500	-112
2025/26	719	500	-219
Total	9,156	7,500	-1,656

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 2025 / 2026 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 22 “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 1,656 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 2026	7,500
Net Completions 1 April 2011 - 31 March 2026	9,156
Shortfall 1 April 2011 - 31 March 2026	-1,656 (i.e. over provision)

Housing Land Requirements

The Local Housing Need (LHN) annual requirement	760 dpa
Additional 20% Buffer	152 dpa
Housing Target 2026 – 2031 (760 dpa)	3,800
Housing Target 2026 – 2031 (with 20% buffer applied)	4,560
Total Housing Requirement 1 April 2026 - 31 March 2031	4,560
Annualised Housing Requirement 2026 - 2031	912

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 72 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. Please note that a negative number means that a change of use has occurred reducing the residential units associated with the development, for example changing a property from four flats into one house would result in a negative figure of -3.

There are a number of small sites with a valid permission that were granted prior to March 2021. 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 264 units from small sites is reduced by 26 units, to give a revised total of 238 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 438 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 zero. The committed figure from bedroomed developments of 181 units is divided by 1.8 to give a revised total of 101 committed units. Therefore, the total committed figure from C2 uses is 101 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 1,004 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 1.95 year's deliverable housing land available.

Annualised housing requirement

Total annual housing requirement for 2026 - 2031 per year is 912 dwellings

Total five year supply breakdown

Small Sites with Planning Permission	238 dwellings
Large Sites with Planning Permission	438 dwellings
Sites with Planning Permission for C2 residential accommodation	101 dwellings
Strategic Development Locations	1,004 dwellings
Total Deliverable sites (2026-2031)	1,781 dwellings

Total Five Year Supply = 1.95 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.

1,781 (deliverable sites) is divided by 912 (annual housing requirement) which gives 1.95 years of supply.

Appendix 1 - Use Class C2 Completions 2011 - 2014

Address	Settlement Planning	Application Number	Proposal	Date Decision Issued	Bedroomed Development Completions (net gain)	Self Contained Unit Completions (net gain)
Burley Heights	Seighford	13/18902/COU	Change of use of existing residential dwelling to Class C2 Use - Residential Institution with associated car and cycle parking, boundary treatments, refuse point and provision of a secure therapeutic garden	09/08/2013	5	0
Land At No. 25 Hilderstone Road	Meir Heath	11/15248/FUL	Demolition of bungalow and construction of a Mini Extra Care Scheme comprising 7 No one bedroom flats, staff accommodation and communal facilities, with associated car parking.	13/10/2011	0	6
Heyfields House	Tittensor	12/16561/OUT	Proposed specialist continuing care nursing home	22/02/2012	11	0
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 - 2025/26 Completions information

Completion Type	Net Completions
Market and affordable permissions	270
SDL	361
C2 permissions (ratio of 1:8 applied to bedroom developments)	88
Total	719

The total number of completions for the monitoring year 2025/26 is 719. A full breakdown of the completions is provided in the housing land monitor - Land for New Homes 2026.

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 Bowers Hall Farm, Butthouse Lane, Standon, Stafford, Staffordshire, ST21 6RW	Standon	11/05/2021	20/32165/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 At Former Garage Site, Thackeray Walk, Highfields, Stafford, Staffordshire, ST17 9SE	Stafford	17/12/2021	20/32129/FUL	1	1	1	1
Pear Tree Farm, Cotwalton Road, Cotwalton, Stone, Staffordshire, ST15 8TA	Cotwalton	10/02/2022	20/32885/FUL	4	4	4	4
Land Adjacent Salt Works Farm, Salt Works Lane, Weston, Stafford, Staffordshire, ST18 0JE	Weston	27/04/2022	21/34300/REM	3	3	3	3
Darlaston Wood Farm, Jervis Lane, Meaford, Stone, ST15 0PZ	Meaford	15/07/2022	20/33538/FUL	0	1	1	1
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
Jakaranda, Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7NT	Meir Heath	15/12/2022	22/35678/FUL	0	2	0	0
1 Anson Row, Little Haywood, Stafford, Staffordshire, ST18 0UN	Little Haywood	10/02/2023	22/36338/FUL	0	1	0	0
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
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
Land Adjacent To Highwinds, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NF	Yarnfield	03/05/2023	21/35323/OUT	1	1	1	1
Beau Chene, Windmill Hill, Rough Close, Stoke On Trent, Staffordshire, ST3 7PJ	Fulford	22/05/2023	22/35614/OUT	1	1	1	1
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 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
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, Mossdit, 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
Willowbrook, Stafford Road, Weston, Stafford, Staffordshire, ST18 0HX	Weston	21/07/2023	22/36251/FUL	2	2	2	2
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

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
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 At The Former Three Tuns Public House, Doxey, Stafford, Staffordshire, ST16 1EQ	Stafford	01/09/2023	21/35347/FUL	4	4	4	4
93 Queensville, Stafford, Staffordshire, ST17 4NX	Stafford	11/09/2023	22/36148/FUL	1	1	1	1
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
Barn At North Pirehill Farm, Pirehill Lane, Walton, Stone, Staffordshire, ST15 0BU	Stone	24/10/2023	21/35357/FUL	1	1	1	1
The Old Boultons Office, Moddershall Oaks, Moddershall, Stone, Staffordshire, ST15 8TG	Moddershall	05/10/2023	22/36163/FUL	1	1	1	1
Darlaston Grange Farm, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NE	Stone	04/10/2023	22/36388/FUL	8	8	8	8
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
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	1	1	1
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
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
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
Former Garage Site At Laurel Grove, Rising Brook, Stafford, Staffordshire, ST17 9EF	Stafford	07/03/2024	21/33897/FUL	3	3	3	3
64 Sandon Road, Stafford, Staffordshire, ST16 3HF	Stafford	15/03/2024	23/38011/POTH	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
Land Adj Johnson Lodge, Glebe Close, Eccleshall, Stafford, Staffordshire, ST21 6JA	Eccleshall	18/04/2024	23/37871/FUL	1	1	1	1
Hunters Cottage, Stone Road, Meaford, Stone, Staffordshire, ST15 0QT	Meaford	08/04/2024	23/38212/FUL	1	3	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 Former Bowling Club, Crown Street, Stone, Staffordshire, ST15 8UY	Stone	02/05/2024	22/35503/FUL	9	9	9	9
88 Wolverhampton Road, Stafford, Staffordshire, ST17 4AH	Stafford	26/06/2024	23/37120/FUL	9	9	9	9
Euxley Farm, Outwoods Farm Road, Outwoods, Newport, Staffordshire, TF10 9EB	Newport	28/06/2024	23/38162/FUL	1	1	1	1
Eaton Brook Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire, ST20 0AA	Church Eaton	27/06/2024	23/38259/FUL	0	1	0	0
Hundred Acre Farm, Green Lane, Whitgreave, Stafford, Staffordshire, ST18 9SR	Whitgreave	14/06/2024	24/39000/PAR	1	1	1	1
198-199 Corporation Street, Stafford, ST16 3LQ	Stafford	11/07/2024	21/34817/COU	3	3	3	3
Barn Rear Of Crossfields Farm, Baulk Lane, Fulford, ST11 9QE	Fulford	02/07/2024	24/38858/PAR	1	1	1	1
Unit 49 St Patricks Street, Stafford, Staffordshire, ST16 2PL	Stafford	13/08/2024	21/34975/FUL	1	1	1	1
17/17a - 21 High Street, Stone, ST15 8AJ	Stone	14/08/2024	22/35428/FUL	5	9	5	5
Barn Southeast Of Weston Hall, Weston Bank, Stafford, Staffordshire	Weston	12/08/2024	23/37323/FUL	1	1	1	1
95 Wolverhampton Road, Stafford, Staffordshire, ST17 4AH	Stafford	28/08/2024	23/37786/FUL	4	4	4	4
Barn At Church House Farm, Church Lane, Milwich, Stafford, Staffordshire, ST18 0EG	Milwich	05/08/2024	23/37817/FUL	1	1	1	1
Taxiservices, 141a Newport Road, Stafford, Staffordshire, ST16 2EZ	Stafford	09/08/2024	24/39071/POTH	1	1	1	1
Bank Top Farm, Wheatlow Brooks Road, Milwich, Stafford, Staffordshire, ST18 0EP	Milwich	13/08/2024	24/39121/PAR	1	1	1	1
Land To The Rear Of 14 And 16 Monument Lane, Tittensor, Stoke-On-Trent, Staffordshire, ST12 9JH	Tittensor	12/08/2024	24/39332/PIP	2	2	2	2
Butterhill Farm, Butterhill Bank, Burston, Stafford, ST18 0DT	Burston	10/09/2024	22/35435/REM	1	1	1	1
The Quails Old Road, Oulton Heath, Stone, Staffordshire, ST15 8US	Oulton Heath	11/09/2024	23/38432/FUL	0	1	0	0
Shropshire Inn, Newport Road, Haughton, Stafford, Staffordshire, ST18 9JH	Haughton	26/09/2024	23/38459/FUL	2	2	2	2
Standon Mill Farm, Mill Lane, Standon, Stafford, Staffordshire, ST21 6RP	Standon	07/08/2025	24/40024/REM	3	3	3	3
The Chalet, Nanny Goat Lane, Stone, Staffordshire, ST15 8DJ	Stone	13/09/2024	24/38912/FUL	0	1	0	0
Grange Farm, Yarlet Lane, Marston, Stafford, Staffordshire, ST18 9ST	Marston	05/09/2024	24/39305/PAR	1	1	1	1
Lodge Croft, Sandon Bank, Sandon, Stafford, Staffordshire, ST18 9TB	Sandon Bank	14/10/2024	23/37441/FUL	2	3	2	2
Plardiwick Farm, Plardiwick Road, Gnosall, Stafford, Staffordshire, ST20 0EJ	Gnosall	09/10/2024	23/38180/FUL	2	2	2	2
The Chapel, Eccleshall Road, Woodseaves, Stafford, Staffordshire, ST20 0LE	Woodseaves	08/10/2024	24/38798/FUL	3	2	2	2
Oak View Farm, Drinton Road, Drinton, Stafford, Staffordshire, ST18 0LX	Drinton	04/10/2024	24/39299/OUT	1	1	1	1
Heathyards Farm, Fradswell Lane, Fradswell, Stafford, Staffordshire, ST18 0EY	Fradswell	04/10/2024	24/39507/PAR	1	1	1	1
3 Joules Passage, Crown Street, Stone, Staffordshire, ST15 8TR	Stone	29/10/2024	24/39598/POTH	1	1	1	1
Barn At Whittington Farm, Arn Hill, Croxton, Stafford, Staffordshire, ST21 6QD	Croxton	28/11/2024	23/37305/FUL	1	1	1	1
Doley Mill Farm, Doley Road, Adbaston, Stafford, Staffordshire, ST20 0RQ	Adbaston	08/11/2024	23/38325/FUL	1	1	1	1
Land Off Beechcroft Avenue, Stafford, Staffordshire, ST16 1BH	Stafford	22/11/2024	24/39149/FUL	2	2	2	2
80 Weeping Cross, Stafford, Staffordshire, ST17 0DL	Stafford	29/11/2024	24/39318/FUL	0	1	0	0
The Emerald Club, 31 Marston Road, Stafford, Staffordshire, ST16 3BT	Stafford	19/12/2024	21/33706/COU	9	9	9	9
67 High Street, Stone, Staffordshire, ST15 8AD	Stone	04/10/2024	22/36184/FUL	3	3	3	3
German Cemetery Camp Road, Broadhurst Green, Cannock, Staffordshire, WS12 4PT	Cannock	06/12/2024	24/39056/FUL and 24/39057/LBC	-1	0	-1	-1
Land Adjacent 3 Quarry Lane, Gnosall, Stafford, Staffordshire, ST20 0BZ	Gnosall	04/12/2024	24/39424/OUT	1	1	1	1
Bursley 29 Old Road, Barlaston, Stoke-On-Trent, Staffordshire, ST12 9EQ	Barlaston	16/12/2024	24/39449/FUL	0	1	0	0
18a Victor Street, Stone, Staffordshire, ST15 8HJ	Stone	24/12/2024	24/39636/FUL	0	1	0	0
Standon Old Hall, Maer Lane, Standon, Stafford, Staffordshire, ST21 6RB	Standon	19/11/2024	23/38427/FUL	1	1	1	1
Eaton Brook Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire, ST20 0AA	Church Eaton	28/01/2025	24/38563/FUL	1	1	1	1
Barn East Of Ryland's Covert, Norbury Road, Norbury, Stafford, Staffordshire, ST20 0PP	Norbury	10/01/2025	24/39613/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
8 Hearn Court, Rising Brook, Stafford, Staffordshire, ST17 9QN	Stafford	31/01/2025	24/39908/POTH	1	1	1	1
42 - 44 High Street Stone, Staffordshire, ST15 8AU	Stone	27/01/2025	24/39982/POTH	1	1	1	1
Land At Rear Of 243 Eccleshall Road, Stafford, Staffordshire	Stafford	26/02/2025	24/39395/FUL	1	1	1	1
Land Adj To High View, Windmill Hill, Rough Close, Stoke-On-Trent	Meir Heath	13/03/2025	24/39284/FUL	1	1	1	1
4 and 5 Mount Street And Balk Passage, Stafford, Staffordshire, ST16 2BZ	Stafford	17/03/2025	24/39667/FUL	6	6	6	6
Trubshaw House, Main Road, Little Haywood, Stafford, Staffordshire, ST18 0TU	Little Haywood	11/04/2025	24/39227/FUL	1	2	1	1
2b Stafford Street, Eccleshall, Stafford, Staffordshire, ST21 6BH	Eccleshall	10/04/2025	24/39933/FUL	1	1	1	1
Land Adjacent To Rosedawn, Hartwell Lane, Rough Close, Stoke On Trent, ST3 7NG	Meir Heath	20/05/2025	21/33845/OUT	1	1	1	1
2 Mount Street, Stafford, Staffordshire, ST16 2BZ	Stafford	20/05/2025	24/39820/FUL	6	6	6	6
Rosemarie Cottage, Aspley Lane, Chatcull, Stafford, Staffordshire, ST21 6QE	Chatcull	22/05/2025	25/40321/FUL	0	1	0	0
Land Adjacent White House, Ash Lane, Yarnfield, Stone, Staffordshire ST15 0NJ	Yarnfield	09/05/2025	25/40456/PIP	6	6	6	6
Garages, West Way, Highfields, Stafford, Staffordshire	Stafford	03/06/2025	24/39255/FUL	8	8	8	8
Barn At New Buildings Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire	Stafford	04/06/2025	24/39864/PAR	1	1	1	1
13 - 15 Greyfriars Place, Stafford, Staffordshire, ST16 2SD	Stafford	20/06/2025	25/40253/FUL	2	2	2	2
Long Lane Head Farm, Long Lane Head Farm, Long Lane, Stoke-On-Trent, Staffordshire	Fulford	19/06/2025	25/40269/PAR	1	1	1	1
Walnut Tree Farm, Cowley Lane, Gnosall, Stafford, Staffordshire, ST20 0BE	Gnosall	04/07/2025	23/38487/FUL	1	1	1	1
Former Stable, Marston Lane, Marston, Stafford, Staffordshire	Marston	15/07/2025	24/39605/FUL	1	1	1	1
Brockton Hall, Brockton Lane, Eccleshall, Stafford, Staffordshire, ST21 6LY	Brockton	10/07/2025	24/39748/FUL	7	7	7	7
Greyhound Cottage, Old Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DR	Burston	22/07/2025	24/40006/FUL	1	1	1	1
New Inn Bank Farm, New Inn Bank, Bishops Offley, Stafford, Staffordshire, ST21 6HD	Bishops Offley	20/08/2025	23/37950/FUL	0	1	0	0
Land Adjacent Nirvana, Cannock Road, Brocton, Stafford, Staffordshire, ST17 0SH	Brocton	11/08/2025	25/40840/PIP	1	1	1	1
Radfield House, Austin Friars, Stafford, Staffordshire, ST17 4AP	Stafford	16/09/2025	25/40967/POTH	2	2	2	2
Shutt Heath Farm, Shutt Heath Road, White Cross, Haughton, Staffordshire, ST18 9JN	Whitecross	06/11/2025	25/40829/FUL	0	2	0	0
Land Rear Of 206 - 208 Stone Road, Stafford, Staffordshire	Stafford	17/11/2025	25/40928/PIP	6	6	6	6
Land East Of Springfields, Woodseaves, Stafford, Staffordshire	Woodseaves	27/11/2025	25/40990/OUT	0	1	0	0
Blackthorn, Chase Road, Brocton, Stafford, Staffordshire	Brocton	06/01/2026	24/39516/OUT	0	1	0	0
Shropshire Inn, Newport Road, Haughton, Stafford, Staffordshire, ST18 9JH	Haughton	28/01/2026	25/40892/FUL	1	1	1	1
Land Adjacent Bonnie Doone, Cannock Road, Brocton, Stafford, Staffordshire	Brocton	13/01/2026	25/41187/PIP	1	1	1	1
Adjacent 201, Grindley Lane, Blythe Bridge, Stoke-On-Trent, Staffordshire	Blythe Bridge	09/01/2026	25/41037/FUL	2	2	2	2
Garage Court, St James Green, Cotes Heath, Stafford, Staffordshire	Cotes Heath	25/02/2026	25/40376/TDC	2	2	2	2
156 Doxey, Stafford, Staffordshire	Stafford	25/02/2026	25/40470/FUL	1	1	1	1
5 Gaol Butts, Eccleshall, Staffordshire	Eccleshall	09/02/2026	25/40692/FUL	1	1	1	1
White Rock, The Rank, Gnosall, Stafford, Staffordshire	Gnosall	10/02/2026	25/40866/FUL	1	1	1	1
Crescent Cottage, Brocton Crescent, Brocton Stafford, Staffordshire	Brocton	24/02/2026	25/41055/FUL	2	2	2	2
Land Off Stafford Road, Woodseaves, Stafford, Staffordshire	Woodseaves	27/02/2026	25/41292/REM	2	2	2	2
Land Adjacent Bramble Cottage, Wincote Lane, Wootton, Stafford, Staffordshire	Wootton	11/02/2026	23/37100/OUT	1	1	1	1
26 Princes Street, Stafford, Staffordshire	Stafford	27/02/2026	25/41074/FUL	1	1	1	1
The Granary, 2 Friesian Court, Hartwell Lane, Barlaston, Stoke-On-Trent, Staffordshire, ST12 9AZ	Barlaston	30/01/2026	25/40803/FUL	1	1	1	1
Badgers Rake, Mill Lane, Gnosall, Stafford, Staffordshire, ST20 0BY	Gnosall	27/06/2024	25/41545/TDC	2	3	2	2
Oxleasows, Lower Heamies Lane, Chebsey, Stafford, Staffordshire, ST21 6NX	Chebsey	16/03/2026	25/41669/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
1st And 2nd Floor, 55 Greengate Street, Stafford, Staffordshire, ST16 2JE	Stafford	26/03/2026	26/41761/POTH	4	4	4	4
Total				264	310	264	264

Total supply with 10% lapse rate applied: 238

Appendix 4 - Large Sites with Planning Permission (greater 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	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	4	4	4	10% Discount
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	20/03/2023	22/36853/REM	213	36	36	36	Development Confirmation
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	07/03/2023	22/36513/REM	196	150	150	150	Development Confirmation
Land Adjacent To Lichfield Road, Stone	Stone	26/01/2024	22/36505/REM	21	21	21	19	10% Discount
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	18/05/2023	22/36245/REM	359	195	195	195	Development Confirmation
Anson House, Old Lammascote Road, Littleworth, Stafford, ST16 3TA	Stafford	01/10/2024	20/33347/FUL	11	11	11	10	10% Discount
16 Martin Street, Stafford, Staffordshire, ST16 2LB	Stafford	24/01/2025	23/38070/FUL	17	17	17	15	10% Discount
131 - 141 North Walls, Stafford, Staffordshire, ST16 3AD	Stafford	04/06/2025	25/40316/POTH	10	10	10	9	10% Discount
Total				837	444	444	438	

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 101. Therefore, the total committed figure from C2 uses is 101 units.

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
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	
2 Hillcrest, Highfields, Stafford, Staffordshire, ST17 9YA	Stafford	22/05/2025	24/40014/COU	2	Change of use from class C3(a) to class C2 to provide a care home for up to three children	2	
47 and 48 Rowley Bank, Rising Brook, Stafford, Staffordshire, ST17 9BA	Stafford	25/09/2024	22/35582/FUL	19	Demolition of the two vacant care homes and redevelopment of the site to provide a new care home (use class c2) together with associated access, car and cycle parking, structural landscaping and amenity space provision.	19	
Crossfields, 35 Cannock Road, Stafford, Staffordshire, ST17 0QE	Stafford	02/01/2024	21/34912/FUL	76	Demolition of the existing structures and the construction of a 76 bedroom care home (use class C2) with associated access, parking, landscaping, plant and site infrastructure.	76	
22 Avon Rise, Kingston Hill, Stafford	Stafford	30/01/2026	25/41139/FUL	3	To change the use from supported living accommodation for 4 adults with associated care/accommodation (class C3b) to a children's care home for up to 3 children (class C2)	3	
Totals						181	0

Appendix 6 - Strategic Development Location Trajectories

Summaries Table

Strategic Development Location	5 Year Supply
Northern Stafford SDL	347
Western Stafford SDL	657
Eastern Stafford SDL	0
Stone Stafford SDL	0
Total	1,004

Northern Stafford 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), phase 1A granted 350 dwellings (25/40539/REM)

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 Completions	25/26 Completions	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	70	291	190	38					700
Land North Of Beaconside (18/28182/Rem and 16/24595/OUT)					10	33	30	27										100
Land North Of Beaconside Outline (16/25450/OUT)													0	0	0	0	0	1,650*
Land North Of Beaconside Phase 1A (25/40539/REM)													28	85	94	60	42	350*
5 Year Supply Total													66	85	94	60	42	347

*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 1,415 dwellings** (17/27731/FUL), 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 Completions	25/26 Completions	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)													30	99	190	115	93	527
Land At Burleyfields PHASE 1 ONLY (20/32034/FUL)							49	98	175	96	9	15						442
Land At Burleyfields PHASE 2A (21/35230/REM)									9	47	26	33	7					122
Land At Burleyfields PHASE 2B (21/35225/REM)											53	49						102
Land At Burleyfields Phase 3 (22/36642/REM)											25	74	123					222
Remaining Allocation																		437*
5 Year Supply Total													160	99	190	115	93	657

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

** Following confirmation from landowners, the proposed dwelling count has been adjusted from 1,500 to 1,415.

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 Completions	25/26 Completions	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*
5 Year Supply Total													0	0	0	0	0	0

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

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). Note: superseded by 17/27052/REM and 18/28191/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 Completions	25/26 Completions	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	27							302
Walton Hill Residential Development (20/32249/FUL)									42	17								59
5 Year Supply Total													0	0	0	0	0	0