

# **Stafford Borough Council**

## **Statement of Five Year Housing Land Supply (at 31 March 2020)**

### **Introduction**

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31 March 2020, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. This document addresses the following key questions:

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

## **Five Year Requirement**

### **Housing Requirement**

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

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

The way in which housing need is calculated has been amended in the revised NPPF. The NPPF 2019 expresses the need to undertake a local housing needs assessment using the standard method to inform policy making.

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

Paragraph 73 of the NPPF stipulates that if a Plan is more than 5 years old the local housing need figure should be used in the 5 year land supply calculation.

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

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

The NPPF sets out in paragraph 73 that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- (a) 5% to ensure choices and competition on the market for land; or
- (b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- (c) 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planning supply. This is measured through the Planning Delivery Test (a 20% buffer is applied when delivery is below 85% of the housing requirement).

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 9 years (the adopted Plan period) and the significant over-delivery in the last 5 years.

Year	Completions	Target	Shortfall <sup>1</sup>
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions <sup>2</sup> 2011 - 2014	69	n/a	- 69
2014/15 <sup>3</sup>	428	500	72
2015/16 <sup>4</sup>	688	500	-188
2016/17 <sup>5</sup>	1010	500	-510
2017/18 <sup>6</sup>	863	500	-363
2018/19 <sup>7</sup>	699	500	-199
2019/20 <sup>8</sup>	752	500	-252
<b>Total</b>	<b>5,651</b>	<b>4,500</b>	<b>-1,151</b>

### Shortfall

The Plan for Stafford Borough, and the associated evidence base, identifies the objectively assessed housing need across the Borough. As stated in the National Planning Practice Guidance (PPG) paragraph 44 “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 Sedgfield approach)”. Since the start of the Plan period there has been over-provision against the Plan target of 1,151 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 2020	4,500
Net Completions 1 April 2011 - 31 March 2020	5,651
<b>Shortfall 1 April 2011 - 31 March 2020</b>	<b>-1,151 (ie over provision)</b>

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

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

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

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

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

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

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

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

## Housing Land Requirements

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

Housing Target 2020 - 2025 <sup>9</sup>	2,000
Housing Target 2020 - 2025 (5% buffer applied)	2,100
<b>Total Housing Requirement 1 April 2020 - 31 March 2025</b>	<b>2,100</b>
<b>Annualised Housing Requirement 2020 - 2025</b>	<b>420</b>

## Housing Land Supply

### Sites with Planning Permission

The NPPF requires that there should be a 'supply of specific deliverable sites'. The definition of deliverable can be found on page 66 of the NPPF Glossary.

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

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

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 2015. The Council considers that small sites which have either been under-

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<sup>9</sup> 400 dwellings per annum 2020 to 2025

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 234 units from small sites is reduced by 23 units, to give a revised total of 211 committed units.

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

Following these discussions, the committed figure from larger development sites is 685 units.

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

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

The committed figure from self-contained units is 26. The committed figure from bedroomed developments of 53 units is divided by 1.8 to give a revised total of 29 committed units. Therefore the total committed figure from C2 uses is 55 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 1,732 houses in the five year period (Appendix 6).

## Covid 19 adjustment

The monitoring site visits which underpin the supply calculations in this document were undertaken later in the year in 2020 due to the Covid 19 pandemic. Ordinarily the site visits are undertaken in April but due to health and safety concerns they were completed in June. Therefore, where practicable, figures have been adjusted from a June count back to a March count. On the large sites 10% has been reduced from completions to account for the 6 weeks from the end of April (the usual time of the count) to the middle of June (the actual count this year) and has been added to the supply.

## Comparing Requirements with Supply – Five Year Supply Summary

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

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

Annualised housing requirement	Total annual housing requirement 2020 - 2025 including 5% buffer / 5	420
Total five year supply breakdown	Small Sites with Planning Permission	211
	Large Sites with Planning Permission	685
	Sites with Planning Permission for C2 residential accommodation	55
	Strategic Development Locations	1,732
	Total Deliverable sites (2020 - 2025)	2,683
<b>Total five year supply</b>	Supply / Requirement (2,683 / 420)	<b>6.4</b>

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

Address	Settlement Planning	Application No	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 No</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 & 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>	

Applying the 25% discount to the bedroomed development completions reduces the contribution from this type of development to 56. The total C2 completions figure for 2011-2014 is 69.



## Appendix 2 - 2019/20 Completions information

Completion Type	Completions
Market and affordable permissions	266
SDL	366
C2 permissions (ratio of 1:8 applied to bedroom developments)	120
<b>Total</b>	<b>752</b>

The total number of completions for the monitoring year 2019/20 is 752. 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
2 Airdale Road	Stone	30/04/2015	15/21939/FUL	2	1	1	<b>1</b>
Land to Rear of The Gables	Great Bridgeford	12/06/2015	15/22164/REM	1	1	1	<b>1</b>
Land Adjacent 8 Radford Bank	Stafford	20/08/2015	15/22513/REM	1	1	1	<b>1</b>
Land Rear Of Fernwood, Highlows Lane, Yarnfield, Stone, Staffordshire	Yarnfield	03/09/2015	15/22298/FUL	1	1	1	<b>1</b>
Spring Cottage Farm, Mount Road, Meaford, Stone, Staffordshire	Meaford	26/10/2015	15/22812/FUL	0	1	0	<b>0</b>
Land at Wood Eaton Manor, Broad Lane, Church Eaton, Stafford. ST20 0BB	Church Eaton	23/11/2015	15/22997/FUL	0	1	0	<b>0</b>
Hunters Moon	Fulford	15/12/2015	15/23155/REM	1	1	1	<b>1</b>
Land At Former Acton Mews Moss Pit	Stafford	11/05/2016	16/23880/FUL	0	1	0	<b>0</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Moreton Farm, Bishton Lane, Wolseley Bridge, Stafford, Staffordshire. ST18 0XD	Coley	03/08/2016	15/21698/FUL	0	1	0	<b>0</b>
Upper Moreton Farmhouse Bishton Lane Wolseley Bridge Stafford Staffordshire ST18 0XD	Wolseley Bridge	09/08/2016	16/24367/PAR	3	2	2	<b>2</b>
Rear of 5 Golborn Avenue Stoke On Trent ST3 7LT	Meir Heath	16/09/2016	16/23948/FUL	3	3	3	<b>3</b>
Land off Sutton Lane and Guild Lane, Aqualate, Newport	Sutton	12/10/2016	15/22374/FUL	1	1	1	<b>1</b>
Land South of Shirleywich London Road Pasturefields Stafford Staffordshire	Hixon	20/03/2017	15/22518/FUL	1	1	1	<b>1</b>
Conversion Site At Vicarage Lane Barlaston Stoke On Trent Staffordshire	Barlaston	05/04/2017	17/25867/LDCP	-1	1	-1	<b>-1</b>

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Glebelands Court Penkvale Road Mosspit Stafford Staffordshire ST17 9EY	Stafford	05/04/2017	17/25676/FUL	3	3	3	<b>3</b>
Park Farm, Uttoxeter Road, Milwich, Stafford, Staffordshire. ST18 0EH	Milwich	03/05/2017	16/25003/FUL	4	4	4	<b>4</b>
Saxons Hollow, Bury Bank, Meaford, Stone, Staffordshire, ST15 0QA	Meaford	13/06/2017	17/26072/FUL	0	1	0	<b>0</b>
Land Rear of 152 Rickerscote Road	Stafford	21/06/2017	17/25872/FUL	4	4	4	<b>4</b>
Barn Adjacent To Granary Cottage Chartley Manor Mews Uttoxeter Road Chartley Stafford Staffordshire	Chartley	30/06/2017	17/25651/FUL	2	2	2	<b>2</b>
Land At 2-5 Marston Road Stafford Staffordshire	Stafford	26/07/2017	17/25965/FUL	1	1	1	<b>1</b>

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Land Next To 7 Embry Avenue Stafford Staffordshire	Stafford	08/08/2017	17/26107/FUL	1	1	1	<b>1</b>
Fledgling Farm Old Hall Road Mill Meece ST21 6QT	Mill Meece	09/08/2017	17/26393/FUL	1	1	1	<b>1</b>
St John's Church, Granville Terrace, Stone, Staffordshire. ST15 8DF	Stone	10/08/2017	16/23671/FUL	9	9	9	<b>9</b>
Land Adjacent 1 Embry Avenue Stafford Staffordshire	Stafford	11/08/2017	17/26084/FUL	1	1	1	<b>1</b>
Land behind 1 Oak Avenue Walton on the Hill Stafford	Stafford	14/08/2017	17/26109/FUL	1	1	1	<b>1</b>
Land At Saw Mill, Fernhill Road	Sutton	23/08/2017	17/26644/FUL	1	1	1	<b>1</b>
Hand and Cleaver Inn Butt Lane Ranton Stafford	Ranton	30/08/2017	17/26272/FUL	2	2	2	<b>2</b>
15 Audmore Road Gnosall Stafford ST20 0HA	Gnosall	14/09/2017	17/26557/REM	5	5	5	<b>5</b>

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Former Sandon School Church Lane Sandon Stafford Staffordshire ST18 0DB	Sandon	26/09/2017	17/26693/FUL	2	2	2	<b>2</b>
The Halsteads Uttoxeter Road Milwich Stafford ST18 0HB	Fradswell	03/10/2017	17/26358/FUL	0	1	0	<b>0</b>
Claremont Garage Stafford Road Eccleshall Stafford Staffordshire ST21 6JP	Eccleshall	05/10/2017	17/26714/OUT	8	8	8	<b>8</b>
Land Situated Off Beechcroft Avenue	Stafford	06/10/2017	17/26746/FUL	4	4	4	<b>4</b>
British Trust Of Conservation Volunteers Friars Mill Friars Terrace Stafford Staffordshire	Stafford	11/10/2017	17/26535/POTH	2	2	2	<b>2</b>
Brancote Farm Tixall Road Tixall Stafford Staffordshire ST18 0XX	Tixall	25/10/2017	17/26837/PAR	2	2	2	<b>2</b>

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Walton Heath Farm Common Lane Stone Staffordshire ST15 0BX	Stone	10/11/2017	17/26687/FUL	2	2	2	<b>2</b>
43 Eccleshall Road Stafford ST16 2SL	Stafford	15/11/2017	17/26235/OUT	6	7	6	<b>6</b>
M Mcdermot Salt Works Farm Salt Works Lane Weston Stafford Staffordshire	Weston	21/11/2017	17/26105/OUT	5	5	5	<b>5</b>
3 The Fillybrooks Stone Staffordshire ST15 0DH	Stone	11/12/2017	17/27300/FUL	2	2	2	<b>2</b>
Frisby And Company Solicitors 28 Eastgate Street Stafford Staffordshire ST16 2LZ	Stafford	22/12/2017	17/25962/COU	1	1	1	<b>1</b>
Woodville, 158 Oulton Road, Stone, Staffordshire, ST15 8DR	Stone	12/01/2018	17/27337/FUL	5	6	5	<b>5</b>

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Farm Buildings Radmore Lane Farm Radmore Lane Gnosall Stafford Staffordshire	Gnosall	08/02/2018	17/27659/FUL	2	2	2	<b>2</b>
33A High Street Stone ST15 8AJ	Stone	14/02/2018	17/27496/FUL	1	2	1	<b>1</b>
Ultimate Interiors, The Old Boiler House 165 Marston Road, Stafford Staffordshire ST16 3BS	Stafford	28/03/2018	18/28021/POTH	1	1	1	<b>1</b>
Outbuilding At Bridge Lane, Stowe By Chartley	Amerton	06/04/2018	18/27820/PAR	1	1	1	<b>1</b>
20 Beverley Drive, Trinity Fields, Stafford, Staffordshire, ST16 1RR	Stafford	01/05/2018	18/27967/OUT	1	1	1	<b>1</b>
Long Lane Head Farm, Long Lane, Stoke On Trent, ST15 8SN	Fulford	01/05/2018	18/28141/FUL	1	1	1	<b>1</b>



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24A Marston Road, Stafford, Staffordshire	Stafford	15/06/2018	18/28411/FUL	2	2	2	<b>2</b>
Monsoon Accessorize, 14 Gaolgate Street, Stafford, ST16 2BQ	Stafford	18/06/2018	18/28353/LDCP	2	2	2	<b>2</b>
20 Princes Street, Stafford, ST16 2BT	Stafford	10/07/2018	18/28638/FUL	3	3	3	<b>3</b>
Plot To Rear 75 Longton Road, Barlaston, Stoke On Trent, ST12 9AU	Barlaston	11/07/2018	18/28514/OUT	1	1	1	<b>1</b>
Land At 51 Alexandra Street	Stone	16/07/2018	18/27927/FUL	1	1	1	<b>1</b>
Barn, Sunnyside, Butterhill Bank, Burston, Stafford, Staffordshire, ST18 0DT	Burston	19/07/2018	17/27668/FUL	1	1	1	<b>1</b>
Proposed Flat 11 Bridge Street, Stafford, Staffordshire	Stafford	06/08/2018	18/28830/COU	4	6	4	<b>4</b>

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Garages, West Way, Highfields, Stafford, Staffordshire	Stafford	17/08/2018	18/28296/FUL	7	7	7	<b>7</b>
Land Adjacent To 378 Sandon Road, Meir Heath, Stoke-On-Trent, Staffordshire	Meir Heath	17/10/2018	18/28721/OUT	1	1	1	<b>1</b>
The Old Smithy, Hartley Green Road, Gayton, Stafford, ST18 0HJ	Gayton	25/10/2018	18/28930/FUL	1	1	1	<b>1</b>
Land At Elms Business Centre Main Road Great Haywood, Stafford	Stafford	21/11/2018	18/28018/FUL	6	6	6	<b>6</b>
Land At Railway Cottages, Badnall Wharf, Coldmeece, Stafford, Staffordshire	Coldmeece	04/12/2018	18/28413/FUL	1	1	1	<b>1</b>
7 Sutherland Crescent Blythe Bridge Stoke On Trent ST11 9JT	Blythe Bridge	05/12/2018	18/29497/LDCP	-1	-1	-1	<b>-1</b>
5 Lichfield Street, Stone, ST15 8NA	Stone	17/12/2018	18/28268/FUL	1	1	1	<b>1</b>

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Land At Former Carers Centre, Austin Friars, Stafford, Staffordshire	Stafford	21/12/2018	18/29526/OUT	8	8	8	<b>8</b>
Adjacent To 18 Hunters Ride, Mosspit, Stafford, Staffordshire	Moss Pit	07/01/2019	18/29429/FUL	1	1	1	<b>1</b>
Land To The Rear Of The Little George Cherry Tree Close Eccleshall Stafford Staffordshire	Eccleshall	18/01/2019	18/29004/FUL	1	1	1	<b>1</b>
Stone Town Council Car Park, Crown Street, Stone, ST15 8QN	Stone	21/01/2019	18/28965/FUL	1	1	1	<b>1</b>
Grounds Mans House, Stallington, Sports Club, Fulford Lane, Blythe Bridge, Stoke On Trent, Staffordshire, ST11 9BF	Stallington	23/01/2019	18/29693/FUL	1	1	1	<b>1</b>

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The Ferns, Ginger Lane, Croxton, Stafford, Staffordshire, ST21 6NF	Croxton	28/01/2019	18/28792/LDCP	1	1	1	<b>1</b>
CC4 Greengate Street, Stafford, Staffordshire. ST16 2HN	Stafford	13/02/2019	18/29731/FUL	8	8	8	<b>8</b>
23 Adamthwaite Drive, Blythe Bridge, Stoke On Trent, ST11 9HL	Fulford	18/02/2019	18/29822/LDCP	0	1	0	<b>0</b>
Outline application for two new detached dwellings including details of access and layout. All other matters reserved	Blythe Bridge	22/02/2019	18/28825/OUT	2	2	2	<b>2</b>
Gannett 29 Airdale Road, Stone, ST15 8DP	Stone	04/03/2019	18/29307/FUL	0	1	0	<b>0</b>
White Hart Farm, Eccleshall Road, Great Bridgeford, Stafford, ST18 9QB	Great Bridgeford	04/03/2019	18/29821/FUL	0	1	0	<b>0</b>

<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>
Highfields Farm, The Green, Barlaston, Stoke On Trent, Staffordshire, ST12 9AF	Barlaston	06/03/2019	19/29898/FUL	0	1	0	<b>0</b>
Land At Penfold Farm, Trentham Road, Stoke On Trent, Staffordshire	Stoke On Trent	12/03/2019	18/29447/FUL	1	1	1	<b>1</b>
Flashbrook Manor Farm, Bears Lane, Flashbrook, Newport	Flashbrook	12/03/2019	18/28846/FUL	2	2	2	<b>2</b>
74 Co Operative Street, Stafford, ST16 3DA	Stafford	15/03/2019	18/29036/FUL	3	3	3	<b>3</b>
Land Adjacent Wheelwrights Cottage Puddle Hill Hixon Stafford Staffordshire ST18 0NG	Hixon	04/04/2019	18/29660/FUL	1	1	1	<b>1</b>
Land Rear Of 82 Manor Rise Walton Stone Staffordshire	Stone	05/04/2019	18/29820/REM	2	2	2	<b>2</b>
Land Off Woodside Road Gnosall	Gnosall	17/04/2019	18/28053/REM	1	1	1	<b>1</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
180 Stone Road Stafford Staffordshire ST16 1NT	Stafford	17/04/2019	18/29414/FUL	1	1	1	<b>1</b>
24 The Parkway Trentham Stoke On Trent ST4 8AG	Trentham	25/04/2019	18/29789/FUL	0	1	0	<b>0</b>
Land Adjacent To 38 Rowley Grove Rowley Grove Stafford Staffordshire	Stafford	01/05/2019	18/29376/FUL	1	1	1	<b>1</b>
361 Sandon Road Meir Heath Stoke On Trent Staffordshire ST3 7LJ	Meir Heath	07/05/2019	19/30080/FUL	0	1	0	<b>0</b>
Water Tower St Georges Parkway Stafford Staffordshire	Stafford	08/05/2019	19/29943/FUL	1	1	1	<b>1</b>
Heron Brook Fisheries Slindon Road Slindon Stafford Staffordshire ST21 6QP	Slindon	14/05/2019	18/29719/FUL	1	1	1	<b>1</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Wolseley Coach House Main Road Wolseley Bridge Stafford Staffordshire ST17 0XP	Bishton	24/05/2019	19/30354/POTH	2	2	2	<b>2</b>
Barn North East Of Home Farm Cotwalton Road Cotwalton Stone Staffordshire	Cotwalton	05/06/2019	19/30423/PAR	1	1	1	<b>1</b>
The Boroughs Long Compton Lane Ranton Stafford ST18 9JT	Ranton	12/06/2019	19/30424/FUL	1	1	1	<b>1</b>
Land Adjacent To 27 Radford Bank Stafford ST17 4PJ	Stafford	14/06/2019	19/30329/REM	1	1	1	<b>1</b>
Public House Princess Royal 68 Sandon Road Stafford ST16 3HF	Stafford	19/06/2019	17/27754/FUL	5	6	6	<b>6</b>
Land At Sunnyside Cottage, High Street, Hixon	Hixon	25/06/2019	18/29803/FUL	1	1	1	<b>1</b>
Land Off Morton Road Stafford Staffordshire	Stafford	26/06/2019	19/30317/FUL	2	2	2	<b>2</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Meadow Croft Meadow Drive Blurton Stoke On Trent ST3 3DT	Blurton	27/06/2019	19/30371/FUL	2	2	2	<b>2</b>
Walton Grange Walton Grange Lane Moreton Newport Staffordshire TF10 9DW	Moreton	01/07/2019	18/29536/FUL	3	1	1	<b>1</b>
Land At Swan Pit Nursery Newport Road Swan Pit Stafford Staffordshire	Swan Pit	02/07/2019	19/31226/REM	1	1	1	<b>1</b>
Record Office 17 Eastgate Street Stafford ST16 2LZ	Stafford	05/07/2019	19/30539/FUL	1	1	1	<b>1</b>
Land Adjacent To 378 Sandon Road Meir Heath Stoke On Trent Staffordshire	Meir Heath	16/07/2019	18/29787/FUL	1	1	1	<b>1</b>
High Offley Stud Farm Peggs Lane High Offley Stafford ST20 0NG	High Offley	23/07/2019	19/30653/FUL	1	1	1	<b>1</b>



<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Land Rear Of 80 Manor Rise Walton Stone Staffordshire	Stone	23/07/2019	19/30611/FUL	2	2	2	<b>2</b>
Harleythorn House, Harley Thorn Lane, Beech, Stoke On Trent, ST4 8SL	Beech	06/08/2019	19/30620/FUL	0	1	0	<b>0</b>
Grindley Lodge Aynsleys Drive Blythe Bridge Stoke On Trent ST11 9HJ	Blythe Bridge	07/08/2019	19/30662/FUL	1	2	1	<b>1</b>
Land Adjacent 13 Stuart Close North Stone ST15 0JU	Stone	14/08/2019	19/30724/REM	2	2	2	<b>2</b>
Land Adjacent To New Farm, Stafford Road, Woodseaves, Stafford	Woodseaves	15/08/2019	19/30281/FUL	4	4	4	<b>4</b>
Barn At New House Farm Newport Road Haughton Stafford Staffordshire	Haughton	20/08/2019	19/30306/FUL	1	1	1	<b>1</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Land Adjacent Greenways The Green Barlaston Stoke On Trent ST12 9AB	Barlaston	30/08/2019	19/30805/OUT	1	1	1	<b>1</b>
Land At New Farm, Stafford Road, Woodseaves, Stafford, Staffordshire	Woodseaves	02/09/2019	19/30828/FUL	1	1	1	<b>1</b>
The Green Man, Lea Road, Hixon	Hixon	09/09/2019	18/28351/FUL	2	3	2	<b>2</b>
Land Adjacent To 11 Flax Croft Stone Staffordshire	Stone	10/09/2019	19/30663/FUL	1	1	1	<b>1</b>
The Down House Farm Bradley Lane Levedale Stafford Staffordshire ST18 9AH	Levedale	18/09/2019	19/30943/PAR	1	1	1	<b>1</b>
Land At Castle Farm Garshall Green Stafford Staffordshire ST18 0EP	Garshall Green	01/10/2019	19/30850/FUL	1	1	1	<b>1</b>
Old Road Garage Old Road Barlaston Stoke On Trent ST12 9EQ	Barlaston	11/10/2019	19/30459/FUL	6	6	6	<b>6</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
65 Tylecote Crescent, Great Haywood, Stafford, Staffordshire, ST18 0TA	Great Haywood	29/10/2019	19/31079/REM	2	2	2	<b>2</b>
South Brow Main Road Adbaston Stafford ST20 0QB	Adbaston	06/11/2019	19/30803/FUL	0	1	0	<b>0</b>
The Hollies Farm High Offley Road Woodseaves Stafford ST20 0LH	Woodseaves	06/11/2019	18/27781/FUL	5	5	5	<b>5</b>
Land Adjacent To Audmore Cottage The Horseshoe Audmore Stafford ST20 0HF	Gnosall	07/11/2019	19/30505/FUL	1	1	1	<b>1</b>
The Coach House Sandon Hall Lichfield Road Sandon Stafford Staffordshire ST18 0BY	Sandon	14/11/2019	19/30931/LDCP	1	1	1	<b>1</b>
96 Grindley Lane Meir Heath Stoke On Trent	Meir Heath	19/11/2019	18/28748/OUT	7	7	7	<b>7</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Land Adjacent Brookside Cottages Wood Eaton Road Church Eaton Stafford Staffordshire	Wood Eaton	18/12/2019	19/30998/FUL	1	1	1	<b>1</b>
Adj Tree Tops 59 Longton Road Barlaston Stoke On Trent Staffordshire ST12 9AR	Barlaston	20/12/2019	19/31115/FUL	1	1	1	<b>1</b>
Standon Hall Maer Lane Standon Stafford Staffordshire ST21 6RA	Standon	20/12/2019	19/30860/COU	1	1	1	<b>1</b>
Granvilles 3 - 5 Station Road Stone Staffordshire ST15 8JP	Stone	20/12/2019	19/31222/FUL	0	1	0	<b>0</b>
Nutmere Cottage Oldershaws Lane Shebdon Stafford Staffordshire ST20 0PX	Shebdon	24/01/2020	19/30063/FUL	0	1	0	<b>0</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
2 Walton Hurst Cottages Well Lane Walton Stafford Staffordshire ST21 6JS	Walton	25/02/2020	19/31287/FUL	-1	1	-1	<b>-1</b>
Doxeywood Farm Thorneyfields Lane Hyde Lea Stafford Staffordshire ST18 9BY	Hyde Lea	28/02/2020	19/31427/PAR	3	3	3	<b>3</b>
Manor House Farm Moddershall Oaks Moddershall Stone Staffordshire ST15 8TG	Moddershall	03/03/2020	19/31240/COU	1	1	1	<b>1</b>
Land At Fernhollow Malthouse Lane Barlaston Stoke On Trent Staffordshire	Barlaston	06/03/2020	20/31737/FUL	1	1	1	<b>1</b>
13 High Street Stone ST15 8AJ	Stone	09/03/2020	19/31257/FUL	2	2	2	<b>2</b>
Hollybank Farm Summerhill Milwich Stafford Staffordshire ST18 0EJ	Milwich	16/03/2020	19/31497/COU	1	1	1	<b>1</b>

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>
Lower Farm Drointon Lane Grindley Stafford ST18 0LX	Drointon	18/03/2020	19/31051/FUL	4	4	4	<b>4</b>
Land Rear Of 207 Newcastle Road, Stone, Staffordshire	Stone	20/03/2020	20/31788/FUL	1	1	1	<b>1</b>
<b>Totals</b>				237	261	234	<b>234</b>
<b>Total supply with 10% lapse rate applied</b>							<b>211</b>

#### 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 Conformation 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	Developer confirmed
The Old Library The Green Stafford Staffordshire	Stafford	29/01/2020	18/29663/FUL	10	10	10	9	10% discount
Rickerscote Arms, Rickerscote Road, Stafford. ST17 4EX	Stafford	22/09/2017	17/26277/FUL	11	2	2	2	Developer confirmed
Land at Ivyhouse Drive Barlaston Stoke On Trent Staffordshire	Barlaston Park	13/03/2020	18/28215/FUL	12	13	12	12	Developer confirmed
2-18 Princes Street and 1-3 Mount Street, Stafford, Staffordshire. ST16 2BN	Stafford	09/03/2016	15/23410/POR	17	17	17	15	10% discount
16 Martin Street, Stafford, ST16 2LB.	Stafford	08/05/2017	16/24887/FUL	17	17	17	15	10% discount

<b>Address (House and Road)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application Number</b>	<b>Total Capacity of Site (Net)</b>	<b>Remaining Capacity (Gross)</b>	<b>Remaining Capacity (Net)</b>	<b>Deliverable within 5 years</b>	<b>Development Started, Developer Confirmation or 10% Discount</b>
Land at George Street Press and Car Park, Fancy Walk, Stafford, Staffordshire	Stafford	11/04/2016	15/22060/FUL	20	20	20	18	10% discount
Glebelands Court, Penkvale Road	Stafford	19/06/2014	13/19568/FUL	23	23	23	23	Developer confirmed
Land Rear of Former Browse Antique 15 Sandon Road, Stafford, Staffordshire	Stafford	10/09/2018	18/27978/FUL	23	23	23	23	Developer confirmed
Land At Valerian Drive Stafford Staffordshire	Stafford	21/06/2017	16/25348/FUL	24	24	24	24	Developer confirmed
69-72 Foregate Street Stafford Staffordshire	Stafford	11/02/2020	19/31675/POR	27	27	27	27	Developer confirmed
Land Adjacent to 24 The Croft, Off (Site 2) Church Lane, Hixon, Stafford	Hixon	22/09/2015	14/20548/FUL	30	30	30	30	Developer confirmed
Chetwynd Centre, 10 Newport Road, Stafford	Stafford	18/10/2018	18/28342/FUL	32	32	32	29	10% discount



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
Floors 2 and 3 Greyfriars House Greyfriars Stafford Staffordshire ST16 2SE	Stafford	21/08/2019	19/30749/POR	34	34	34	34	Developer confirmed
Land Off Little Tixall Lane, Lichfield Road, Great Haywood	Great Haywood	04/07/2017	17/25920/REM	77	77	77	77	Developer confirmed
Land At Riverway / Lammascote Road	Stafford	01/11/2018	18/28138/FUL	80	80	80	80	Developer confirmed
Land At Stafford Road, Eccleshall	Eccleshall	25/11/2015	15/22533/REM	138	5	5	4	10% discount
Staffordshire Police Headquarters, Cannock Road, Stafford	Stafford	20/06/2018	18/27849/FUL	141	61	61	61	Developer confirmed
Land Off Fairway Littleworth Stafford Staffordshire ST17 4NH	Stafford	30/04/2019	18/28423/OUT (Reserved Matters element only)	213	213	213	192	10% discount
<b>Total</b>				939	718	717	<b>685</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 105. The total C2 commitments figure is 131.

Address (House and Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
St Joseph's Convent Nursing Home, Lichfield Road, Stafford, ST17 4LG	Stafford	07/09/2018	17/27577/COU	11	Change of use to residential care home (C2) with internal works (Also see 17/27578/LBC)	11	0
94 Stone Road, Stafford	Stafford	26/02/2019	17/26110/FUL	26	Sheltered apartment scheme for retirement living	0	26
Standon Hall Residential Home Maer Lane Standon Stafford Staffordshire ST21 6RA	Standon	15/08/2016	19/30860/COU	-24	Change of use from C2 residential institution to C3 for use as a dwelling	-24	0
Land Adjacent To The Fillybrooks (A34) Walton Stone ST15 0AH	Stone	07/10/2019	19/29876/FUL	66	Erection of a sixty six bedroom, two-storey care home for older people, with associated access, car parking and landscaping	66	0

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)
<b>Totals</b>						53	26
<b>Overall total with 1.8 ratio applied to bedroomed developments</b>						<b>55</b>	

## Appendix 6 - Strategic Development Location Trajectories

### Summary Table

<b>SDL</b>	<b>5 Year Supply</b>
Northern SDL	821
Western SDL	501
Eastern SDL	101
Stone SDL	309
<b>Total</b>	<b>1732</b>

## Northern SDL V. 5.

### 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. Outline Planning permission granted for 700 houses, (16/24595/OUT)
6. Reserved matters permission granted for 100 houses (18/28182/REM)

### Northern Stafford SDL Total - 3,100

Year	14/15 Compl- -etions	15/16 Compl- -etions	16/17 Compl- -etions	17/18 Compl- -etions	18/19 Compl- -etions	19/20 Compl- -etions	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North of Beaconside (13/18533/REM)	44	56	72	43	31	11												257
Land North of Beaconside (14/20781/REM)					13	76	38	25										152
Land North of Beaconside (14/21007/FUL)						10	31	25										66
Land North of Beaconside (16/24595/OUT)						0	0	30	65	65	65	65	75	75	85	85	90	700
Land North of Beaconside (18/28182/REM and 16/24595/OUT)					10	33	35	22										100
Land North of Beaconside						0	0	60	120	120	120	120	120	120	120	120	120	1,825*

<b>Year</b>	<b>14/15 Compl -etions</b>	<b>15/16 Compl -etions</b>	<b>16/17 Compl -etions</b>	<b>17/18 Compl -etions</b>	<b>18/19 Compl -etions</b>	<b>19/20 Compl -etions</b>	<b>20/ 21</b>	<b>21/ 22</b>	<b>22/ 23</b>	<b>23/ 24</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>
(16/25450/OUT)																		
<b>5 Year Supply Total</b>							<b>104</b>	<b>162</b>	<b>185</b>	<b>185</b>	<b>185</b>							<b>821</b>

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

## Western Stafford SDL

### Former Castleworks

- Reserved matters permission granted for 80 dwellings (18/29160/FUL).
- Permission for 24 dwellings is included in the 'remaining allocation' at the bottom of the table as it was permitted after 31.3.20 (19/30343/FUL)

### Land South of Doxey Road

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

### Land at former Rugby practice pitches

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

### Land at Burleyfields

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

## Western Stafford SDL Total - 2,200

Year	14/15 Compl -etions	15/16 Compl -etions	16/17 Compl -etions	17/18 Compl -etions	18/19 Compl -etions	19/20 Compl -etions	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Former Castleworks (18/29160/FUL)				4	29	23	24											80
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 (17/27731/FUL)					0	0	13	110	110	110	110	174	174	174	175	175	175	1,500
Remaining Allocation							24					100	100	100	52			376*
<b>5 year Supply Total</b>							<b>61</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>110</b>							<b>501</b>

## Eastern Stafford SDL

### Land South of Tixall Road

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

### Land North of Tixall Road

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

## Eastern Stafford SDL Total - 653

Year	14/15 Compl -etions	15/16 Compl -etions	16/17 Compl -etions	17/18 Compl -etions	18/19 Compl -etions	19/20 Compl -etions	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land South of Tixall Road (16/24075/REM)				67	53	71	71											262
Land North of Tixall Road (14/20318/REM)		93	144	90	34													361
Remaining Allocation								30										30
<b>5 year Supply Total</b>							<b>71</b>	<b>30</b>										<b>101</b>



## Stone SDL

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

## Stone SDL Total - 500

Year	14/15 Compl -etions	15/16 Compl -etions	16/17 Compl -etions	17/18 Compl -etions	18/19 Compl -etions	19/20 Compl -etions	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Persimmon element (17/27052/REM)					56	61												117
Anwyl element (18/28191/REM)					21	26	34											81
Persimmon element (19/30440/REM)							55	55	55	55	55	27						302
<b>5 year Supply Total</b>							<b>89</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>							<b>309</b>