

# Stafford Borough Council

## Statement of Five Year Housing Land Supply (at 31 March 2016)

### 1. Introduction

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This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31<sup>st</sup> March 2016, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed needs. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the next five years of housing provision.

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?

### 2. Five Year Requirement

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The introduction of the NPPF in 2012 has resulted in a greater emphasis being placed on Local Planning Authorities to determine their own housing requirements using the most up-to-date evidence base.

#### ***Objectively assessed need***

In producing the Plan for Stafford Borough an extensive amount of work has been carried out to establish the objectively assessed housing needs of the Borough. The Council now has an up-to-date Strategic Housing Market Assessment (SHMA) and a Strategic Housing Land Availability Assessment (SHLAA) published in 2015.

The Plan for Stafford Borough was adopted on the 19<sup>th</sup> June 2014. It sets a requirement for 500 dwellings per annum, to be delivered over the Plan period. The Inspector's Final Report concluded that "*When all the evidence on the overall housing requirement for Stafford is examined, I am satisfied that SBC has made an objective assessment of the need for market and affordable housing in the Borough in a thorough and proportionate manner, having regard to a wide variety of relevant factors and recent household / population projections, building on existing information sources and having regard to the wider housing market. Furthermore, it has expressly identified a proposed level of housing provision in the PSB which fully meets those needs*".

It is considered that a requirement of 500 dwellings per annum is the most up-to-date, objectively assessed, independently examined figure available.

## Buffer

The NPPF requires that Local Planning Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the required supply, and to ensure adequate market choice and competition for land.

The table below sets out the total completions for the past 5 years (the adopted Plan period). Given the recent past economic climate, the levels of completions have not always met the target of 500 dwellings per annum. Therefore, it is considered that given the historic rates of under delivery of housing, it is necessary to apply a 20% buffer.

Year	Completions	Target	Shortfall
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions <sup>1</sup> 2011 - 2014	69	n/a	- 69
2014/15 <sup>2</sup>	428	500	72
2015/16 <sup>3</sup>	688	500	-188
<b>Total</b>	<b>2,327</b>	<b>2,500</b>	<b>173</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 “*Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates*”. Therefore the Council considers that only shortfall accrued since 2011, the start of the Plan period should be addressed.

Requirement per annum	500
Requirement 2011 – 31 <sup>st</sup> Mar 2016	2,500
Net Completions 2011 – 31 <sup>st</sup> Mar 2016	2,327
<b>Shortfall 1<sup>st</sup> Apr 2011 – 31<sup>st</sup> Mar 2016</b>	<b>173</b>

<sup>1</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>2</sup> This includes C2 and C3 completions for the monitoring year 2014/15.

<sup>3</sup> This includes C2 and C3 completions for the monitoring year 2015/16.

## **Housing Land Requirements**

The national Planning Practice Guidance (PPG) states that Local Planning Authorities should aim to deal with any undersupply of housing within the first five years of the plan period where possible (the Sedgefield approach).

However, the Sedgefield approach is not the only legitimate methodology for addressing any accumulated shortfall. The Liverpool method is an alternative approach which should be considered. The Liverpool approach spreads the accumulated shortfall across the Plan period, resulting in a more measured housing delivery trajectory.

The appropriateness of each approach has been debated in and out of the courts over the past few years.

Due to the uncertainty over which approach is preferable with regards to annual monitoring (as opposed to Plan making as referred to in the PPG), this 5 year land supply statement presents two options for the 5 year land supply calculation.

### **Liverpool:**

Housing Target 2016 - 2021 (500 dwellings p/a)	2,500
Housing Target 2016 - 2021 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2016)	173
Shortfall spread across remaining plan period (2016 - 2031)	11.5 (173 / 15 years)
<b>Total Housing Requirement 1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2021</b>	<b>3,058 (3,000 + 58)</b>
<b>Annualised Housing Requirement 2016 - 2021</b>	<b>612 (500 + 20% buffer + 12)</b>

### **Sedgefield:**

Housing Target 2016 - 2021 (500 dwellings p/a)	2,500
Housing Target 2016 - 2021 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2016)	173
Shortfall spread across next 5 years (2016 - 2021)	34.6 (173 / 5 years)
<b>Total Housing Requirement 1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2021</b>	<b>3,173 (3,000 + 173)</b>
<b>Annualised Housing Requirement 2016 - 2021</b>	<b>635 (500 + 20% buffer + 35)</b>

### 3. Housing Land Supply

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#### ***Sites with Planning Permission***

As indicated in the national Planning Practice Guidance sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years.

- Small sites with Planning Permission (Appendix 3) - These are sites where there are less than 10 dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent granted in the last 5 years. There are a number of small sites with a valid permission that were granted prior to March 2011. The Council considers that small sites which have been under construction for over 5 years are not a reliable source of supply so they have been removed from the calculation. A 10% “lapse rate” is quite commonly 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 382 units is reduced by 38 units, to give a revised total of 344 committed units.

- Large sites with Planning Permission (Appendix 4) - These are sites of 10 or more dwellings, which the Council considers are 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. Where confirmation of delivery has not been received if the site is underway it has been assumed that it will be completed within the next 5 years, if it is not underway a 10% discount has been applied.

Following these discussions, the committed figure from larger development sites is 1,785 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. The Council considers it reasonable to apply a 25% reduction to reflect the fact that a proportion of bed spaces in

residential homes are likely to be taken up by individuals who do not release their previous dwelling for occupation by a separate householder<sup>4</sup>.

The committed figure from self-contained units is 69. The committed figure from bedroomed developments of 145 units is reduced by 36 units to give a revised total of 109 committed units. Therefore the total committed figure from C2 uses is 178 units.

### ***Allocated sites***

It is considered that the Strategic Development Locations (SDLs) identified in the Plan for Stafford Borough are deliverable. The Inspector's Report concluded at 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 1,988 houses in the five year period (Appendix 6).

Un-built housing allocations that were previously listed in the Stafford Borough Local Plan 2001 are not considered deliverable, unless they have planning permission, in which case they have been counted under Sites with Planning Permission.

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<sup>4</sup> This differentiation between different types of C2 accommodation and the associated application of a discount to "bedroomed" development applies to both completions and commitments. The C2 completions figures on page 2 reflect this approach.

#### 4. 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.

As discussed in section 2 of this document, the Council is presenting two options for the 5 year land supply calculation, one based on the Liverpool approach and one based on the Sedgfield approach.

##### Liverpool:

Using the Liverpool approach the information in this report shows that the Council has a total supply of **7.02** year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2016 - 2021) including 20% buffer and meeting shortfall over the plan period	612
Total five year supply breakdown	Small Sites with Planning Permission	344
	Large Sites with Planning Permission	1,785
	Sites with Planning Permission for C2 residential accommodation	178
	Strategic Development Locations	1,988
	Total Deliverable sites (2016 - 2021)	4,295
<b>Total five year supply</b>	Supply / Requirement ( 4,295 / 612 )	<b>7.02</b>

##### Sedgfield:

Using the Sedgfield approach the information in this report shows that the Council has a total supply of **6.76** year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2016 - 2021) including 20% buffer and meeting shortfall in first five years	635
Total five year supply breakdown	Small Sites with Planning Permission	344
	Large Sites with Planning Permission	1,785
	Sites with Planning Permission for C2 residential accommodation	178
	Strategic Development Locations	1,988
	Total Deliverable sites (2016 - 2021)	4,295
<b>Total five year supply</b>	Supply / Requirement ( 4,295 / 635 )	<b>6.76</b>

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

Address	Settlement	Planning Application No.	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 & 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 – 2015/16 Completions information

<b>Completion Type</b>	<b>Completions</b>
Market and Affordable permissions	479
SDL	149
C2 permissions (bedroomed developments discounted by 25%)	60
<b>Total</b>	<b>688</b>

The total number of completions for the monitoring year 2015/16 is **688**. 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 & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
RED HOUSE FARM LITTLE ONN LANE	LITTLE ONN	12/05/2011	10/14351/FUL	3	3	3	3
JESMONDE SANDON ROAD HILDERSTONE	HILDERSTONE	26/09/2011	10/14363/FUL	1	1	1	1
LAND SITUATED OFF BEEHCROFT AVENUE	STAFFORD	06/02/2012	10/14738/EXT	4	4	4	4
LAND AT WOODSIDE FARM	GNOSALL	26/05/2011	11/14905/FUL	4	4	4	4
LAND AT ELMHURST FARM, GREEN LANE	WHITGREAVE	04/07/2014	14/20420/NOTH	3	3	3	3
THE CROWN INN STAFFORD ROAD (A34)	ASTON BY STONE	19/05/2011	11/15086/FUL	3	2	1	1
LAND AT HIGHFIELDS, STAFFORD ROAD	WOODSEAVES	27/10/2014	14/20137/OUT	7	7	7	7
ALEXANDRA JOINERY YARD, 82 ALEXANDRA ROAD	STAFFORD	16/06/2011	11/15215/FUL	3	3	3	3
LAND AT FORMER PH, SANDON ROAD	STAFFORD	12/09/2014	14/20114/FUL	6	6	5	5
178 DOXEY	STAFFORD	30/05/2012	11/15418/FUL	7	7	6	6
LAND TO THE REAR OF RICKERSCOTE AVENUE	STAFFORD	16/09/2011	11/15467/EXTF	3	3	3	3

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND TO REAR OF THE GABLES	GREAT BRIDGEFORD	12/06/2015	15/22164/REM	1	1	1	1
THE ALBION PH MARSTON ROAD	STAFFORD	06/08/2014	14/20565/FUL	3	3	2	2
OUTBUILDINGS AT GREEN FARM LOWER ROAD KNIGHTLEY	KNIGHTLEY	23/12/2011	11/15667/FUL	1	1	1	1
LAND AT FULFORD MANOR FARM	FULFORD	16/12/2015	15/23245/FUL	1	1	1	1
LAND AT WARTON GRANGE, WARTON ROAD, WARTON, NEWPORT, STAFFORDSHIRE	WARTON	01/03/2016	15/23430/FUL	1	1	0	0
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	30/06/2012	11/16218/EXTF	2	2	2	2
GREEN BIRCH FARM, CHASE LANE, SANDYFORD, STONE	SWYNNERTON	24/11/2015	15/22582/FUL	1	1	1	1
152 RICKERSCOTE ROAD	STAFFORD	03/07/2015	15/21880/FUL	4	4	4	4
LAND AT ORCHARD HOUSE HIGHLOWS LANE	SEIGHFORD	22/12/2015	15/23224/FUL	1	1	1	1
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	13/05/2012	11/16461/FUL	1	1	1	1
LAND AT ALSTONE FARM, ALSTONE LANE	HAUGHTON	17/06/2013	12/16586/FUL	4	4	4	4
BARN AT CASTLE VIEW FARM, OFF BILLINGTON BANK	BILLINGTON	28/03/2012	12/16700/EXTF	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
74 AUDMORE ROAD	GNOSALL	22/05/2015	15/21972/FUL	1	1	1	1
LAND AT HILL FARM	BRADLEY	12/07/2012	12/16994/FUL	1	1	1	1
LAND AT HOLLY BANK	RANTON	03/10/2012	12/17073/FUL	1	1	1	1
LITTLE CROFT, BROOK LANE	BROCTON	26/07/2012	14/21394/FUL	4	2	1	1
LAND AT 51 ALEXANDRA STREET	STONE	02/12/2015	15/23122/OUT	3	3	3	3
LAND AT FIELD HOUSE FARM	ASTON BY STONE	21/09/2012	12/17356/FUL	1	1	1	1
MANOR HOUSE FARM	MODDERSHALL	28/11/2012	12/17561/FUL	3	3	3	3
THE FLUTE, A519	MILL MEECE	08/02/2016	15/23379/FUL	1	1	1	1
LAND AT UPPER FARM	DROINTON	06/11/2012	12/17613/FUL	2	2	2	2
SUTTON BANK GARAGE	SUTTON	22/02/2016	15/23048/REM	2	2	2	2
1 SHREWSBURY ROAD	STAFFORD	31/10/2012	12/17695/EXTF	2	2	-1	-1
LAND AT WALTON GARAGE CAR PARK, MILFORD ROAD	WALTON ON THE HILL	01/10/2014	12/17747/OUT	8	8	8	8

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND AT GRANARY COTTAGE, 1 CHARTLEY MANOR MEWS	CHARTLEY	27/03/2013	12/17864/FUL	1	1	1	1
LAND AT 16-18 PARK AVENUE	STAFFORD	22/04/2013	12/17928/OUT	6	6	4	4
HUNTERS MOON	FULFORD	15/12/2015	15/23155/REM	1	1	1	1
PLOT ADJ 4 THE MOUNT	CRESWELL	31/01/2013	12/18063/FUL	1	1	1	1
REAR GARDEN OF 77 SILKMORE CRESCENT	STAFFORD	07/05/2013	13/18160/FUL	2	2	2	2
LITTLE FIELDS, FULFORD ROAD	SPOT ACRE	11/12/2013	13/18164/FUL	1	1	0	0
LAND REAR OF 47 STONE ROAD	ECCLESHALL	30/05/2013	13/18217/FUL	1	1	1	1
LAND TO REAR OF THE CEDARS, RADFORD RISE	STAFFORD	19/08/2015	15/22322/FUL	1	1	1	1
GROVE FARM, STONE ROAD	YARLET	21/09/2013	13/18299/FUL	1	1	1	1
LAND ADJACENT TO TIXALL COURT	TIXALL	19/09/2013	13/18414/COU	1	1	1	1
SMALL FARM, GRINDLEY LANE	GRINDLEY	18/06/2013	13/18428/FUL	1	1	0	0
LOWER BRIDGE FARM	HOPTON	10/06/2013	13/18493/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
PLOT AT YELD BANK FARM, GRANGE ROAD	KNIGHTLEY	17/05/2013	13/18495/FUL	1	1	1	1
17 STATION ROAD	STONE	06/06/2013	13/18528/FUL	2	2	2	2
LAND ADJ TO 19 BERKERLEY STREET	STONE	17/06/2013	13/18603/FUL	1	1	1	1
THE PADDOCK, TO THE REAR OF OLD HALL & OLD HALL COTTAGE OUTBUILDINGS, OFF BILLINGTON LANE	DERRINGTON	24/06/2013	13/18631/EXTO	1	1	1	1
LAND ADJACENT 8 RADFORD BANK	STAFFORD	20/08/2015	15/22513/REM	1	1	1	1
WORKS UNIT, CHAPEL STREET	STAFFORD	09/07/2013	13/18705/FUL	5	5	5	5
COTON WOOD FARM, RADMORE LANE	GNOSALL	06/08/2013	13/18721/EXTF	3	1	1	1
361 SANDON ROAD	MEIR HEATH	22/07/2013	13/18759/FUL	1	1	0	0
OLDFIELDS HOUSE, SCHOOL LANE	STAFFORD	13/01/2014	13/18827/FUL	1	1	1	1
LAND AT MOUNT FARM, STOWE LANE	HIXON	29/02/2016	15/23424/FUL	2	2	2	2
LAND AT WOLSELEY GARDEN PARK ORCHARD LANE	WOLSELEY BRIDGE	06/09/2013	13/18883/FUL	1	1	1	1
255 OXFORD GARDENS	STAFFORD	09/10/2013	13/18889/FUL	2	2	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
24 CHARLES COTTON STREET	STAFFORD	04/09/2013	13/18982/EXTF	2	2	2	2
LAND AT WALFORD HALL FARM, BACK LANE	STANDON	18/03/2014	13/19009/FUL	4	4	4	4
PLOT AT MEADOWS FARM, BROCTON GATE	BROCTON	19/11/2013	13/19043/FUL	1	1	0	0
HAND & CLEAVER INN	RANTON	21/11/2013	13/19088/FUL	3	3	2	2
PEAR TREE COTTAGE 184A MAIN ROAD, MILFORD, STAFFORD, STAFFORDSHIRE. ST17 0UN	MILFORD	06/01/2016	15/23237/FUL	1	1	1	1
LAND TO THE REAR OF 118 NEWPORT ROAD	STAFFORD	06/02/2014	13/19185/FUL	1	1	1	1
LAND AT WALTON WAY, WALTON	STONE	04/11/2013	13/19274/FUL	3	3	3	3
LAND AT AVONDALE, THE GREEN	BROCTON	15/08/2014	14/20649/FUL	1	1	0	0
WARREN HOUSE FARM, STONE ROAD	MEAFORD	18/12/2013	13/19375/FUL	1	1	1	1
LAND AT 9A GLEBE LANE	GNOSALL	08/01/2014	13/19451/OUT	3	3	2	2
INGLEWOOD, HARGREAVES LANE	STAFFORD	15/03/2016	15/23058/FUL	3	3	3	3
LAND BETWEEN CHASE VIEW FARM & ALMONBURY, PUDDLE HILL	HIXON	31/03/2014	13/19764/OUT	2	2	2	2

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
29 FRIARS ROAD	STAFFORD	14/09/2015	15/22640/FUL	9	9	8	8
17 LICHFIELD ROAD	STAFFORD	15/04/2014	14/19982/NOTH	1	1	1	1
LAND AT THE GRANARY, TELEGRAPH STREET	STAFFORD	15/04/2014	14/20080/FUL	2	2	2	2
LAND TO THE NORTH OF THE FARM, STONE ROAD	TITTENSOR	03/06/2014	14/21549/FUL	1	1	1	1
265 STONE ROAD	STAFFORD	18/06/2014	14/20275/COU	2	1	1	1
CHASE VIEW DARM, PUDDLE HILL	HIXON	17/06/2014	14/20291/OUT	1	1	1	1
LAND ADJACENT TO 32A MILL BANK	STAFFORD	25/06/2014	14/20306/OUT	1	1	1	1
LOWER FARM	DROINTON	26/06/2014	14/20415/FUL	4	4	4	4
PLOT AT BELHAVEN, LONG LANE	DERRINGTON	16/07/2014	13/18728/FUL	1	1	0	0
OFFLEY GROVE FARM, WHARF ROAD	ADBASTON	31/07/2014	14/20627/NOTH	1	1	1	1
THE HOLLIES, SALT ROAD	SALT	13/08/2014	14/20647/COU	1	1	-1	-1
LAND ADJACENT TO 10 DENZIL GREEN	STAFFORD	18/08/2014	14/20487/OUT	3	3	3	3

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
211 STALLINGTON ROAD	BLYTHE BRIDGE	27/08/2014	14/20126/FUL	1	1	0	0
LYNS HAIR FASHIONS, 35 OULTON ROAD	STONE	27/08/2014	14/20639/FUL	4	4	4	4
BUILDINGS AT UPPER ENSON FARM, ENSON LANE	MARSTON	03/09/2014	14/20648/FUL	3	2	2	2
LAND AT ROCK HOUSE DRIVE	BARLASTON	26/09/2014	14/20374/FUL	5	5	5	5
ELLENHALL PARK FARM, LODGE FARM LANE	ELLENHALL	18/09/2014	14/20817/FUL	1	1	1	1
THE SPRINGS, 38 THE VILLAGE, WALTON ON THE HILL, STAFFORD. ST17 0LQ	WALTON ON THE HILL	22/10/2014	14/19812/REM	1	1	1	1
REAR OF ELMHURST WAY, STONE, STAFFORDSHIRE	STONE	29/10/2014	14/20885/FUL	9	9	9	9
LAND ADJACENT TO NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD	WOODSEAVES	01/04/2015	14/21034/OUT	9	9	9	9
LAND ADJACENT 156 RISING BROOK, STAFFORD, STAFFORDSHIRE. ST17 9DH	STAFFORD	19/12/2014	14/19805/FUL	1	1	1	1
LAND BETWEEN FANCY WALK AND ROWLEY STREET, STAFFORD	STAFFORD	05/12/2014	14/21003/FUL	7	7	7	7
ASTON POOL FARM, STAFFORD ROAD, ASTON. ST15 0BH	ASTON BY STONE	04/12/2014	14/21245/FUL	5	5	4	4
62 LONGTON ROAD, BARLASTON, STOKE ON TRENT	BARLASTON	11/12/2014	14/21303/OUT	2	2	1	1



Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND AT ELLENHALL GRANGE FARM, ELLENHALL, ROAD, ELLENHALL, STAFFORD, STAFFORDSHIRE	ELLENHALL	05/12/2014	14/21294/AMN	2	1	1	1
BUTTERLEY HEYES FARM, GARMELOW LANE, HORSLEY, STAFFORD. ST21 6JD	ECCLESHALL	03/08/2015	15/22299/PAR	1	1	1	1
LAND ADJACENT TO 1 MEADOW RIDGE, BASWICH, STAFFORD, STAFFORDSHIRE	STAFFORD	08/01/2015	14/20590/FUL	1	1	1	1
NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD. ST20 0NR	WOODSEAVES	13/10/2015	15/22597/FUL	1	1	1	1
OUTBUILDING AT YEW TREE FARM, WOOTTON LANE, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	15/01/2015	14/21320/POTH	1	1	1	1
CALF SHED, PERSHALL FARM, PERSHALL LANE, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	14/02/2015	15/21878/PAR	2	2	2	2
69-70 FOREGATE STREET, STAFFORD, STAFFORDSHIRE	STAFFORD	23/02/2015	15/21611/POTH	2	2	2	2
STONY LOW HOUSE, OULTON, STONE, ST15 8UR	OULTON	19/02/2015	14/20972/FUL	3	3	2	2
LAND AT ELLENHALL GRANGE FARM, ELLENHALL ROAD, ELLENHALL, STAFFORD	ELLENHALL	20/02/2015	14/21176/FUL	2	2	2	2
LAND AT 47 AUDMORE ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	10/02/2015	14/21520/OUT	1	1	1	1
LAND AT HARGREAVES LANE, STAFFORD	STAFFORD	11/02/2015	14/21526/FUL	2	2	1	1
LAND ADJACENT TO ROSE COTTAGE, ECCLESHALL ROAD, WOODSEAVES, STAFFORD	WOODSEAVES	04/03/2015	14/21389/OUT	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND AT OULTON ROAD, STONE, STAFFORDSHIRE	STONE	05/02/2016	15/23418/REM	4	4	4	4
LAND REAR OF 5 STOCKTON LANE, WEEPING CROSS, STAFFORD	STAFFORD	20/03/2015	15/21705/FUL	1	1	1	1
LAND AT ELMS BUSINESS CENTRE MAIN ROAD GREAT HAYWOOD, STAFFORD	STAFFORD	31/03/2015	15/21841/FUL	6	6	6	6
LAND AT CHAPEL HOUSE FARM OFF EABON LANE, OFFLEY MARSH, STAFFORD. ST21 6HE	ECCLESHALL	23/07/2015	15/22292/PAR	1	1	1	1
LAND AT FIELD HOUSE FARM, SLINDON ROAD	SLINDON	18/06/2014	13/19225/FUL	1	1	1	1
SITE AT 158 OULTON ROAD, STONE	STONE	14/07/2014	13/19192/FUL	4	4	4	4
HIGHFIELDS, STAFFORD ROAD, ECCLESHALL	ECCLESHALL	29/07/2014	15/22342/FUL	1	1	1	1
REAR OF 5 GOLBORN AVENUE STOKE ON TRENT ST3 7LT	MEIR HEATH	08/04/2015	14/21185/FUL	3	3	3	3
CC4 GREENGATE STREET, STAFFORD, STAFFORDSHIRE. T16 2HN	STAFFORD	14/04/2015	14/21305/FUL	9	9	9	9
LAND ADJACENT NESBITT ARMS, MORTON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	24/04/2015	14/21313/OUT	2	2	2	2
ANNEX, OAKDOWN, SALT ROAD, SALT, STAFFORD, STAFFORDSHIRE	SALT	12/05/2015	14/21139/FUL	1	1	1	1
36 ROWLEY STREET, STAFFORD, STAFFORDSHIRE. ST16 2RH	STAFFORD	27/05/2015	15/21724/COU	8	8	8	8

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
THE LODGE, ST GEORGES HOSPITAL, CORPORATION STREET, STAFFORD. ST16 3LU	STAFFORD	11/05/2015	15/21937/FUL	1	1	1	1
OFFLEY MILL, OFFLEY BROOK, ECCLESHALL, STAFFORD	BISHOPS OFFLEY	10/06/2015	14/21551/FUL	1	1	1	1
LAND ADJACENT TO WELLINGTON HOUSE, LONGTON ROAD, STONE, STAFFORDSHIRE	STONE	17/06/2015	15/21804/FUL	1	1	1	1
LAND ADJACENT TO 10 WOODLAND AVENUE, STONE, STAFFORDSHIRE	STONE	04/06/2015	15/22091/OUT	1	1	1	1
LAND CORNER OF AND ADJACENT TO PLOT AT MEADOW RIDGE, BASWICH, STAFFORD	STAFFORD	17/06/2015	15/22142/FUL	1	1	1	1
4 ST THOMAS STREET, LITTLEWORTH, STAFFORD. ST16 3UU	STAFFORD	19/06/2015	15/21591/COU	2	2	1	1
LAND AT OULTON CROFT, NICHOLLS LANE, STONE, STAFFORDSHIRE	STONE	20/07/2015	15/21994/FUL	4	4	3	3
OUTBUILDING AT 38 GRINDLEY LANE, MEIR HEATH, STOKE ON TRENT, STAFFORDSHIRE	MEIR HEATH	21/07/2015	15/22030/FUL	1	1	1	1
LAND AT 42 SANDON ROAD, STAFFORD	STAFFORD	23/07/2015	15/22108/FUL	2	2	1	1
VERNON YONGE ARMS, MAIN ROAD, CROXTON, STAFFORD	CROXTON	15/07/2015	15/22242/COU	1	1	1	1
PARK FARM, UTTOXETER ROAD, MILWICH, STAFFORD, STAFFORDSHIRE. ST18 0EH	MILWICH	23/07/2015	15/22152/PAR	3	3	3	3
BARN AT FLATTS FARM, BALAAMS LANE, MOSS GATE, STONE, STAFFORDSHIRE	MOSS GATE	21/08/2015	15/21918/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND REAR OF 30 AUDMORE ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	20/08/2015	15/22500/FUL	1	1	1	1
OUTBUILDINGS. THE CROFTHALL LANE, COTES HEATH, STAFFORD, STAFFORDSHIRE	COTES HEATH	13/08/2015	15/22507/PAR	1	1	1	1
DEVELOPMENT AT SPRING COTTAGE, NEWCASTLE ROAD, KNOWL WALL, STOKE ON TRENT	BEECH	25/09/2015	13/18213/FUL	1	1	0	0
DEVELOPMENT AT GEORGE HOTEL, REAR OF CASTLE STREET, ECCLESHALL, STAFFORD	ECCLESHALL	07/09/2015	15/22051/FUL	6	6	6	6
LAND REAR OF FERNWOOD, HIGHLOWS LANE, YARNFIELD, STONE, STAFFORDSHIRE	YARNFIELD	03/09/2015	15/22298/FUL	1	1	1	1
ANCIENT HOUSE, MARTINS WAY, HIXON, STAFFORD. ST18 0PS	HIXON	18/09/2015	15/22471/OUT	1	1	1	1
BARN ON ELLENHALL LANE, ELLENHALL FARM, ELLENHALL ROAD, ELLENHALL, STAFFORD, STAFFORDSHIRE	ELLENHALL	29/09/2015	15/22744/FUL	1	1	1	1
29C MARSTON ROAD, STAFFORD, STAFFORDSHIRE. ST16 3BS	STAFFORD	01/09/2015	15/22399/POR	1	1	1	1
PCM STAFFORD PARISH CATHOLIC CENTRE 70 WOLVERHAMPTON ROAD, STAFFORD, STAFFORDSHIRE. ST17 4AW	STAFFORD	02/10/2015	15/22546/FUL	6	6	6	6
LAND REAR OF 76 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	STONE	21/10/2015	15/22693/OUT	1	1	1	1
WLMETS LTD, STONE ROAD, TITTENSOR, STOKE ON TRENT, STAFFORDSHIRE. ST12 9HA	TITTENSOR	21/10/2015	15/22695/FUL	1	1	0	0
LAND AT THE BUNGALOW, PASTUREFIELDS LANE, PASTUREFIELDS, STAFFORD, STAFFORDSHIRE	HIXON	28/10/2015	15/22707/FUL	1	1	0	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND AT FORMER CARERS CENTRE, AUSTIN FRIARS, STAFFORD, STAFFORDSHIRE	STAFFORD	27/10/2015	15/22789/OUT	8	8	8	8
SPRING COTTAGE FARM, MOUNT ROAD, MEAFORD, STONE, STAFFORDSHIRE	MEAFORD	26/10/2015	15/22812/FUL	1	1	0	0
LAND BETWEEN VICTORIA TERRACE AND SANDON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	05/10/2015	15/22320/FUL	4	4	4	4
CONVERSION OF BUILDINGS AT ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON. ST21 6LX	SLINDON	28/10/2015	15/22834/FUL	1	1	1	1
LOWER COOKSLAND FARM BARN, COOKSLAND LANE, SEIGHFORD, STAFFORD. ST18 9PP	SEIGHFORD	23/11/2015	15/22230/FUL	2	2	2	2
LAND TO REAR OF SANDON ROAD, STAFFORD, STAFFORDSHIRE. ST16 3HN	STAFFORD	11/11/2015	15/22945/FUL	7	7	7	7
19 DEANSHALL CLOSE, STAFFORD, STAFFORDSHIRE. ST16 1BW	STAFFORD	11/11/2015	15/22948/OUT	1	1	1	1
LAND AT WOOD EATON MANOR, BROAD LANE, CHURCH EATON, STAFFORD. ST20 0BB	CHURCH EATON	23/11/2015	15/22997/FUL	1	1	0	0
160 MARSTON ROAD, STAFFORD, STAFFORDSHIRE. ST16 3BS	STAFFORD	30/11/2015	15/23118/COU	1	1	1	1
LAND ADJ TO 3 HUNTERS RIDE, MOSSPIT, STAFFORD	STAFFORD	13/04/2015	14/21092/FUL	1	1	1	1
11 FLAX CROFT, STONE, STAFFORDSHIRE. ST15 8PL	STONE	19/08/2015	14/20832/FUL	1	1	1	1
LAND ON THE SITE OF THE OLD COTTAGE, ALMSHOUSE CROFT, BRADLEY, STAFFORD. ST18 9DZ	BRADLEY	08/12/2015	15/22840/LDCP	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
UNIT 3 BARNS AT PROSPECT FARM, MILL MEECE, ECCLESHALL, STAFFS. ST21 6QT	MILL MEECE	07/12/2015	15/22036/FUL	1	1	1	1
LEA HALL, TUNSTALL LANE, BISHOPS OFFLEY, STAFFORD	BISHOPS OFFLEY	21/12/2015	15/22343/FUL	4	4	3	3
8 STAFFORD ROAD, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	16/12/2015	15/22447/OUT	2	2	2	2
95 AND 95A WOLVERHAMPTON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	21/12/2015	15/22933/FUL	4	4	4	4
LAND REAR OF GRAYRIGG, RADFORD RISE, STAFFORD	STAFFORD	14/12/2015	15/23014/FUL	1	1	1	1
FORMERLY THE PAPER HOUSE, STORAGE BUILDING, 10 BRIDGE STREET, STAFFORD, STAFFORDSHIRE. ST16 2HL	STAFFORD	07/03/2016	15/23458/FUL	3	3	3	3
LAND ADJACENT TO 51 AUDMORE ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	08/12/2015	15/23138/FUL	1	1	1	1
ADJACENT TO FIRE STATION AT EI SUBSTATION NEWPORT ROAD, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	09/12/2015	15/23142/FUL	1	1	1	1
ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON, STAFFORD. ST21 6LX	SLINDON	04/12/2015	15/22736/FUL	2	2	2	2
LAND AT NEW ROAD, HIXON, STAFFORD, STAFFORDSHIRE. ST18 0PE	HIXON	14/01/2016	15/22216/OUT	9	9	9	9
ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON, STAFFORD. ST21 6LX	SLINDON	05/01/2016	15/22348/FUL	2	2	2	2
STAFFORDSHIRE COUNTY COUNCIL, 15 MARTIN STREET, STAFFORD, STAFFORDSHIRE. ST16 2LB	STAFFORD	13/01/2016	15/22421/FUL	8	8	8	8

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND ADJACENT TO WHITE COTTAGE, CROSS STREET GNOSALL, STAFFORD.	GNOSALL	19/01/2016	15/23283/OUT	1	1	1	1
LAND ADJACENT TO 8 MARTINS WAY, HIXON, STAFFORD, STAFFORDSHIRE	HIXON	26/01/2016	15/23294/FUL	1	1	1	1
FORMER YEW TREE RESTAURANT, LONG COMPTON LANE, HAUGHTON, STAFFORD. ST18 9JU	HAUGHTON	20/01/2016	15/23265/FUL	1	1	1	1
LAND AT FORMER PH CAR PARK, GREEN LANE, ECCLESHALL, STAFFORD	STAFFORD	11/02/2016	15/22099/FUL	2	2	2	2
BRIDGE HALL, 97 RICKERSCOTE ROAD, STAFFORD, STAFFORDSHIRE. ST17 4HB	STAFFORD	26/02/2016	15/23187/OUT	2	2	2	2
WHEATLOW KNOWLES, MILWICH HEATH ROAD, MILWICH HEATH, STOKE ON TRENT. ST10 4PG	MILWICH HEATH	10/02/2016	15/23392/FUL	1	1	0	0
GARAGE REAR OF 77 SILKMORE CRESCENT, STAFFORD, STAFFORDSHIRE, ST17 4JL	STAFFORD	04/02/2016	15/23397/FUL	1	1	1	1
LAND ADJACENT UPPER FARM, DROINTON LANE, GRINDLEY	STAFFORD	26/02/2016	16/23485/FUL	1	1	1	1
TUNSTALL BARN, TUNSTALL ROAD, TUNSTALL, STAFFORD. ST20 0NH	ADBASTON	16/02/2016	15/23477/COU	1	1	1	1
LAND REAR OF 80 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	STONE	09/03/2016	15/23313/OUT	1	1	1	1
FARM STORAGE BUILDING AT TOFT FARM, NEWCASTLE ROAD, HANCHURCH, STOKE ON TRENT, STAFFORDSHIRE	HANCHURCH	17/03/2016	15/23395/FUL	1	1	1	1
16 CHURCHILL ROAD, STONE, STAFFORDSHIRE. ST15 0DY	STONE	02/03/2016	15/23461/FUL	2	2	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND ADJACENT TO 27 RADFORD BANK, STAFFORD, STAFFORDSHIRE	STAFFORD	30/03/2016	16/23574/OUT	1	1	1	1
HAIRDRESSING SALON 32 MARSTON ROAD, STAFFORD, ST16 3BT	STAFFORD	22/03/2016	16/23608/FUL	4	4	4	4
61A/59B HIGH STREET, STONE	STONE	31/03/2016	16/23687/FUL	1	1	1	1
BARN AT THE HOLLIES, STATION ROAD, COTES HEATH, STAFFORD. STAFFORDSHIRE	COTES HEATH	11/03/2016	16/23573/PAR	1	1	1	1
LAND AT SAW MILL, FERNHILL ROAD	SUTTON	04/04/2013	11/16169/OUT	2	2	2	2
2 AIRDALE ROAD	STONE	30/04/2015	15/21939/FUL	2	2	2	2
LAND REAR OF 17 STONE ROAD	TITTENSOR	04/04/2013	12/17532/OUT	1	1	1	1
LAND AT SHUSHIONS MANOR	CHURCH EATON	08/01/2013	12/17894/FUL	1	1	1	1
<b>Totals</b>				<b>429</b>	<b>421</b>	<b>382</b>	<b>382</b>



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

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
ST THOMAS PRIORY, BASWICH LANE	BASWICH	20/10/2006	04/02841/FUL	25	10	10	10	Email 13.05.2016
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	07/11/2010	08/09788/FUL 15/21872/FUL	119	119	119	102	Email 13.05.2016
SANDON ROAD MOTORS SANDON ROAD	STAFFORD	15/12/2014	14/20683/OUT	26	26	26	26	Email 16.05.2016
AREVA, FAIRWAY	STAFFORD	02/12/2015	15/22735/REM	194	194	194	194	Email 18.05.2016
COLD NORTON FARM, ECCLESHALL ROAD	COLD NORTON	26/11/2009	09/12790/REM	19	5	5	5	Email 16.05.2016
FORMER ST GEORGES HOSPITAL, SITE 2 CORPORATION STREET	STAFFORD	07/11/2010	10/13691/FUL	113	36	36	36	Email 16.05.2016
BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	STONE	18/07/2014	14/20602/REM	120	70	70	70	Email 19.05.2016
FORMER STONE RUGBY CLUB	STONE	29/08/2014	14/20190/REM	73	73	73	73	Email 19.05.2016
LAND AT UK BOXER PROPCO, TILLING DRIVE	STONE	28/05/2013	14/20191/REM	22	12	12	12	Email 19.05.2016
BISHOP LONSDALE SCHOOL, SHAWS LANE	ECCLESHALL	25/04/2013	10/14168/OUT	82	82	82	82	Email 19.05.2016
YARNFIELD PARK	YARNFIELD	13/06/2013	15/21797/FUL	191	116	116	116	Email 20.05.2016

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
LAND BETWEEN GREEN FARM & WHITE COTTAGE, MAIN ROAD	SEIGHFORD	18/09/2013	12/17768/FUL	12	4	4	4	Email 11.05.2016
FORMER LIBRARY HEADQUARTERS & CAR PARK, FRIARS TERRACE	STAFFORD	11/12/2014	14/21079/REM	43	43	43	43	Email 11.05.2016
LAND ADJ GREENACRES, MAIN ROAD	GREAT HAYWOOD	03/06/2013	14/20666/REM	32	6	6	6	Development started
LAND - SITE 2 ADJACENT TO LAND OFF LOWFIELD LANE, GNOSALL	GNOSALL	29/11/2013	14/21315/REM	68	24	24	24	Development started
LAND ADJACENT TO WOOTTON DRIVE	STAFFORD	02/04/2015	13/19001/FUL	14	14	14	14	Email 18.05.2016
YARNFIELD PARK	YARNFIELD	05/12/2013	13/19196/REM	56	5	5	5	Email 12.05.2016
LAND ADJ NEW ROAD	HIXON	13/03/2014	14/21267/REM	76	55	55	55	Development started
LAND ADJ JUBILEE PLAYING FIELDS	GREAT HAYWOOD	09/11/2015	15/22347/REM	76	76	76	76	Email 18.05.2016
GLEBELANDS COURT, PENKVALE ROAD	STAFFORD	19/06/2014	13/19568/FUL	26	26	26	26	Email 17.05.2016
TRUVIEW, 12 SANDON ROAD	STAFFORD	17/03/2014	13/19614/OUT	14	14	14	13	10% discount
LAND NORTH OF HALL FARM CLOSE	HIXON	26/09/2014	14/20072/OUT	12	12	12	0	Not deliverable in 5 year period
LAND WEST OF COLEY LANE	LITTLE HAYWOOD	11/07/2014	13/19631/OUT	20	20	20	20	Email 18.05.2016

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
LAND AT NESBITT PH, CHURCHILL WAY	STAFFORD	15/08/2014	14/20001/FUL	11	11	10	10	Email 11.05.2016
LAND BETWEEN RUGELEY EASTERN BYPASS & A460 LICHFIELD ROAD	WOLSELEY BRIDGE	16/09/2014	14/20197/OUT	11	11	11	11	Email 11.05.2016
LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	STONE	06/01/2016	15/22862/REM	92	92	92	92	Email 11.05.2016
LAND AT STAFFORD ROAD, ECCLESHALL	ECCLESHALL	25/11/2015	15/22533/REM	130	130	130	130	Email 16.05.2016
OULTON ABBEY, KIBBLESTONE ROAD, OULTON, STONE, STAFFORDSHIRE. ST15 8UP	OULTON	21/10/2013	13/18947/FUL	15	15	15	15	Email 17.05.2016
STAFFORDSHIRE COUNTY COUNCIL, GREENHALL, LICHFIELD ROAD, STAFFORD	STAFFORD	22/12/2014	14/19967/FUL	11	2	2	2	Development started
LAND ADJACENT TO 24 THE CROFT, OFF (SITE 2) CHURCH LANE, HIXON, STAFFORD	HIXON	22/09/2015	14/20548/FUL	30	30	30	27	10% discount
LAND OFF LITTLE TIXALL LANE, GREAT HAYWOOD, STAFFORD	GREAT HAYWOOD	23/12/2015	15/22756/REM	45	45	45	45	Email 11.05.2016
LAND AT TRENT ROAD, STONE, STAFFORDSHIRE	STONE	02/02/2015	14/21338/FUL	33	33	33	33	Email 11.05.2016
LAND OFF EXTER STREET, STAFFORD	STAFFORD	19/06/2015	14/20544/FUL	35	35	35	35	Email 16.05.2016
LAND BETWEEN QUARRY COTTAGE TO NORTH AND HEALTH CENTRE TO SOUTH, KNIGHTLEY ROAD	GNOSALL	15/01/2016	15/23105/REM	55	55	55	55	Email 19.05.2016
LAND OFF LITTLE TIXALL LANE, LICHFIELD ROAD, GREAT HAYWOOD	GREAT HAYWOOD	13/03/2015	14/20886/OUT	77	77	77	77	Email 11.05.2016

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
LAND ADJACENT TO YEW TREE HOUSE, EGG LANE, HIXON	HIXON	22/06/2015	14/20711/OUT	10	10	10	9	10% discount
38-146 HESKETH ROAD, RISING BROOK	STAFFORD	23/07/2015	14/21465/FUL	63	63	9	9	Email 17.05.2016
MEDICARE HOUSE, BROOMS ROAD, STONE, STAFFORDSHIRE. ST15 0TL	STONE	23/09/2015	15/22740/POR	24	24	24	22	10% discount
RICKERSCOTE ARMS, RICKERSCOTE ROAD, STAFFORD. ST17 4EX	STAFFORD	07/10/2015	14/21159/OUT	11	11	11	10	Email 12.05.2016
THE WEST WAY, WEST WAY, HIGHFIELDS, STAFFORD. ST17 9YF	STAFFORD	19/11/2015	15/21949/FUL	32	32	32	32	Email 16.05.2016
9-10 SALTER STREET, STAFFORD, STAFFORDSHIRE. ST16 2IU	STAFFORD	09/12/2015	15/22732/FUL	11	11	11	11	Email 13.05.2016
WHITEBRIDGE LANE, STONE, STAFFORDSHIRE	STONE	03/12/2015	13/18706/EXTO	11	11	11	11	Email 17.05.2016
LAND AT GEORGE STREET PRESS AND CAR PARK, FANCY WALK, STAFFORD, STAFFORDSHIRE	STAFFORD	29/02/2016	15/22060/FUL	20	20	20	20	Email 17.05.2016
LAND AT CRESWELL MANOR, ECCLESHALL ROAD, STAFFORD	STAFFORD	29/02/2016	15/22692/FUL	41	41	41	41	Email 11.05.2016
2-18 PRINCES STREET AND 1-3 MOUNT STREET, STAFFORD, STAFFORDSHIRE. ST16 2BN	STAFFORD	09/03/2016	15/23410/POR	17	17	17	17	Email 17.05.2016
LAND AT YARNFIELD PARK, YARNFIELD	YARNFIELD	11/06/2015	15/21721/OUT	45	45	45	41	10% discount

<b>Address (House &amp; Rd)</b>	<b>Settlement (Village)</b>	<b>Date Decision Issued</b>	<b>Planning Application No.</b>	<b>Total Capacity of Site</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 FORMER ST GEORGES	STAFFORD	11/01/2016	15/22296/FUL	18	18	18	18	Email 13.05.2016
<b>Totals</b>				<b>2281</b>	<b>1881</b>	<b>1826</b>	<b>1785</b>	

## Appendix 5 - Sites with Planning Permission for C2 Residential Accommodation

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Proposal	Bedroomed Development Commitments (net gain)	Self-Contained Unit Commitments (net gain)
OULTON ABBEY, KIBBLESTONE	OULTON	21/10/2013	14/20156/FUL	PARTIAL DEMOLITION, INTERNAL RE-MODELLING TO FORM TEN, TWO-BEDROOM APARTMENTS AND TWO, ONE BED APARTMENTS; CONVERSION OF LAUNDRY BUILDING TO PLAYGROUP AND SITE MANAGERS FLAT; CONVERSION OF WEST BARN TO TWO DWELLINGS (C3A) ; CONSTRUCTION OF CARE HOME 49 BED CARE HOME INCLUDING 8 BED DEMENTIA UNIT AND 3 ONE-BED ASSISTED LIVING UNITS (INCLUDED IN C2)	22	3
BLACKLAKE LODGE RESIDENTIAL HOME, LAKE CROFT DRIVE, MEIR HEATH, STOKE ON TRENT, ST3 7SS		22/01/2015	14/21163/FUL	SINGLE STOREY EXTENSION TO THE REAR OF BLACKLAKE LODGE RESIDENTIAL HOME TO PROVIDE AN ADDITIONAL 10 NO. BEDROOMS FOR SPECIALIST DEMENTIA CARE	10	0
LAND AT PANACHE RESTAURANT, STONE ROAD	STAFFORD	17/06/2013	13/18402/FUL	70 BEDROOM CARE HOME	70	0
THE MANOR HOUSE, BURTON MANOR ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	24/06/2015	15/22147/FUL	TWO STOREY EXTENSION TO EXISTING NURSING HOME TO ADD THREE NEW BEDROOMS	3	0
FORMER BROOKLANDS SCHOOL, 167-169 ECCLESHALL ROAD, STAFFORD	STAFFORD	06/11/2015	14/21101/FUL	DEMOLITION OF BUILDINGS; ERECT 51 APARTMENTS FOR THE PROVISION OF CARE TO THOSE AGED 65 AND OVER (USE CLASS C2)	0	51
LAND SCC DEVELOPMENT SERVICE PARCEL 4, RIVERWAY, STAFFORD	STAFFORD	03/02/2016	15/23103/FUL	ERECTION OF THREE STOREY BLOCK OF SUPPORTED LIVING UNITS WITH ASSOCIATED OPEN SPACE AND CAR PARKING	0	15

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Proposal	Bedroomed Development Commitments (net gain)	Self-Contained Unit Commitments (net gain)
LAND AT THE MANOR HOUSE NURSING HOME, BURTON MANOR ROAD, STAFFORD. ST18 9AT	HYDE LEA	16/02/2016	15/22084/OUT	OUTLINE CONSENT FOR THE ERECTION OF 3 NO. BUILDINGS TO PROVIDE SUPPORTED CARE ACCOMMODATION (ACCESS TO) BE CONSIDERED)	40	0
				<b>Totals</b>	<b>145</b>	<b>69</b>
				<b>25% discount applied</b>	<b>109</b>	

Applying the 25% discount to the bedroomed development commitments reduces the contribution from this type of development to 109. The total C2 commitments figure is 178.

**Appendix 6 - Strategic Development Location Trajectories**

**Summary table:**

<b>SDL</b>	<b>5 year supply</b>
Northern SDL	610
Western SDL	630
Eastern SDL	478
Stone SDL	270
<b>Total</b>	<b>1,988</b>



Land North of Beaconside

1. Outline Planning permission granted for 409 houses (10/13362/OUT)
2. Reserved matters consent granted for 257 dwellings (13/18533/REM)
3. Reserved matters application granted for 152 dwellings (14/20781/REM)
4. Full application granted for 66 dwellings (14/21007/FUL)

<b>Northern Stafford SDL Total</b>	<b>3,100</b>																		
Year	14/15 Completions	15/16 Completions	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Total
LAND NORTH OF BEACONSIDE (13/18533/REM)	44	56	50	50	50	7													257
LAND NORTH OF BEACONSIDE (14/20781/REM)						43	50	50	9										152
LAND NORTH OF BEACONSIDE (14/21007/FUL)									41	25									66
Remaining Allocation			0	0	50	135	175	205	205	205	205	205	205	205	205	205	205	215	2625
<b>5 Year Supply Total</b>			<b>50</b>	<b>50</b>	<b>100</b>	<b>185</b>	<b>225</b>												<b>610</b>

## Western Stafford SDL

### Former Castleworks

Reserved matters consent granted for 80 dwellings (15/22595/REM).

### Land South of Doxey Road

Full Planning permission for 170 dwellings granted (14/20425/FUL).

Western Stafford SDL Total	2,200																			
Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Total	
FORMER CASTLEWORKS (15/22595/REM)			0	0	20	30	30													80
LAND SOUTH OF DOXEY ROAD (14/20425/FUL)			15	40	40	40	35													170
Remaining Allocation			0	50	105	110	115	143	143	143	143	143	143	143	143	143	143	140		1,950
<b>5 year Supply Total</b>			<b>15</b>	<b>90</b>	<b>165</b>	<b>180</b>	<b>180</b>													<b>630</b>

## Eastern Stafford SDL

### Land South of Tixall Road

Outline Planning permission granted for up to 261 dwellings (13/18697/OUT)

Application submitted for reserved matters and currently being determined

### Land North of Tixall Road

1. Outline Planning permission granted for up to 373 houses (13/18698/OUT)

2. Reserved matters consent granted for 361 dwellings (14/20318/REM)

<b>Eastern Stafford SDL Total</b>	<b>622</b>																		
Year	14/15 Completions	15/16 Completions	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	31/32	32/33	Total
LAND SOUTH OF TIXALL ROAD (13/18697/OUT)			0	30	60	60	60	51											261
LAND NORTH OF TIXALL ROAD (14/20318/REM)		93	80	80	80	28													361
<b>5 year Supply Total</b>			<b>80</b>	<b>110</b>	<b>140</b>	<b>88</b>	<b>60</b>												<b>478</b>

## Stone SDL

Outline planning permission granted for 500 dwellings (13/19002/OUT)  
 Application submitted for reserved matters application currently being determined

<b>Stone SDL Total</b>	<b>500</b>																			
Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	29/30	30/31	Total	
Stone SDL (13/19002/OUT)			0	30	80	80	80	80	80	70										500
<b>5 year Supply Total</b>			<b>0</b>	<b>30</b>	<b>80</b>	<b>80</b>	<b>80</b>													<b>270</b>