

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 March 2017)

Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31st March 2017, 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?

Five Year Requirement

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. This includes a Strategic Housing Market Assessment and a Strategic Housing Land Availability Assessment.

The Plan for Stafford Borough 2011-2031 (Part 1) was adopted on the 19th 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 6 years (the adopted Plan period). Although completions levels have exceeded the target in the last 2 years, previous to this there has been a shortfall. Therefore, it is considered that, given the historic rates of under delivery of housing, it is necessary to apply a 20% buffer currently.

Year	Completions	Target	Shortfall
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions ¹ 2011 - 2014	69	n/a	- 69
2014/15 ²	428	500	72
2015/16 ³	688	500	-188
2016/17 ⁴	1010	500	-510
Total	3,337	3,000	-337

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*”. Since the start of the Plan period there has been over-provision against the Plan target of 337 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 st Apr 2011 – 31 st Mar 2017	3,000
Net Completions 1 st Apr 2011 – 31 st Mar 2017	3,337
Shortfall 1st Apr 2011 – 31st Mar 2017	-337

¹ 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.

² This includes C2 and C3 completions for the monitoring year 2014/15.

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

⁴ This includes C2 and C3 completions for the monitoring year 2016/17.

Housing Land Requirements

The Housing Land Requirements are set out below including a 20% buffer allowance.

Housing Target 2017 - 2022 (500 dwellings p/a)	2,500
Housing Target 2017 - 2022 (20% buffer applied)	3,000
Total Housing Requirement 1st April 2017 – 31st March 2022	3,000
Annualised Housing Requirement 2017 - 2022	600

Housing Land Supply

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 2012. 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 259 units is reduced by 26 units, to give a revised total of 233 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 1,233 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 householder⁵.

⁵ 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.

The committed figure from self-contained units is 74. The committed figure from bedroomed developments of 138 units is reduced by 35 units to give a revised total of 103 committed units. Therefore the total committed figure from C2 uses is 177 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 1,866 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.

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 5.85 year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2017 - 2022) including 20% buffer	600
Total five year supply breakdown	Small Sites with Planning Permission	233
	Large Sites with Planning Permission	1,233
	Sites with Planning Permission for C2 residential accommodation	177
	Strategic Development Locations	1,866
	Total Deliverable sites (2017 - 2022)	3,509
Total five year supply	Supply / Requirement (3,509 / 600)	5.85

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
				Totals	75	13
				25% discount	56	

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 – 2016/17 Completions information

Completion Type	Completions
Market and Affordable permissions	704
SDL	233
C2 permissions (bedroomed developments discounted by 25%)	73
Total	1010

The total number of completions for the monitoring year 2016/17 is **1010**. 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 (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND AT HILL FARM	BRADLEY	12/07/2012	12/16994/FUL	1	1	1	1
MANOR HOUSE FARM	MODDERSHALL	28/11/2012	12/17561/FUL	3	1	1	1
PLOT ADJ 4 THE MOUNT	CRESWELL	31/01/2013	12/18063/FUL	1	1	1	1
LAND AT 16-18 PARK AVENUE	STAFFORD	02/05/2014	14/20084/REM	6	6	4	4
17 STATION ROAD	STONE	06/06/2013	13/18528/FUL	2	2	2	2
LAND AT ALSTONE FARM, ALSTONE LANE	HAUGHTON	17/06/2013	12/16586/FUL	4	4	4	4
COTON WOOD FARM, RADMORE LANE	GNOSALL	06/08/2013	13/18721/EXTF	3	1	1	1
GROVE FARM, STONE ROAD	YARLET	21/09/2013	13/18299/FUL	1	1	1	1
HAND & CLEAVER INN	RANTON	21/11/2013	13/19088/FUL	3	3	2	2
LITTLE FIELDS, FULFORD ROAD	SPOT ACRE	11/12/2013	13/18164/FUL	1	1	0	0
WARREN HOUSE FARM, STONE ROAD	MEAFORD	18/12/2013	13/19375/FUL	1	1	1	1
LAND AT WALFORD HALL FARM, BACK LANE	STANDON	18/03/2014	13/19009/FUL	4	4	4	4
LAND BETWEEN CHASE VIEW FARM & ALMONBURY,	HIXON	02/11/2016	16/24280/FUL	2	2	2	2

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
PUDDLE HILL							
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
CHASE VIEW DARM, PUDDLE HILL	HIXON	02/11/2016	16/24281/FUL	1	1	1	1
LOWER FARM	DROINTON	26/06/2014	14/20415/FUL	4	4	4	4
LAND AT ELMHURST FARM, GREEN LANE	WHITGREAVE	04/07/2014	14/20420/NOTH	3	3	3	3
PLOT AT BELHAVEN, LONG LANE	DERRINGTON	16/07/2014	13/18728/FUL	1	1	0	0
HIGHFIELDS, STAFFORD ROAD, ECCLESHALL	ECCLESHALL	29/07/2014	15/22342/FUL	1	1	1	1
OFFLEY GROVE FARM, WHARF ROAD	ADBASTON	31/07/2014	14/20627/NOTH	1	1	1	1
THE ALBION PH MARSTON ROAD	STAFFORD	06/08/2014	14/20565/FUL	3	3	2	2
LAND AT AVONDALE, THE GREEN	BROCTON	15/08/2014	14/20649/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
ELLENHALL PARK FARM, LODGE FARM LANE	ELLENHALL	18/09/2014	14/20817/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND AT ROCK HOUSE DRIVE	BARLASTON	26/09/2014	14/20374/FUL	5	5	5	5
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
OUTBUILDING AT YEW TREE FARM, WOOTTON LANE, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	15/01/2015	14/21320/POTH	1	1	1	1
STONY LOW HOUSE, OULTON, STONE, ST15 8UR	OULTON	19/02/2015	14/20972/FUL	3	3	2	2
LAND AT ELMS BUSINESS CENTRE MAIN ROAD GREAT HAYWOOD, STAFFORD	STAFFORD	31/03/2015	15/21841/FUL	6	6	6	6
LAND ADJACENT TO NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD	WOODSEAVES	01/04/2015	14/21034/OUT	9	9	9	9
LAND ADJACENT TO 10 DENZIL GREEN	STAFFORD	06/04/2015	15/22753/REM	3	2	2	2
REAR OF 5 GOLBORN AVENUE STOKE ON TRENT ST3 7LT	MEIR HEATH	08/04/2015	16/23948/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

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
2 AIRDALE ROAD	STONE	30/04/2015	15/21939/FUL	2	2	2	2
THE LODGE, ST GEORGES HOSPITAL, CORPORATION STREET, STAFFORD. ST16 3LU	STAFFORD	11/05/2015	15/21937/FUL	1	1	1	1
74 AUDMORE ROAD	GNOSALL	22/05/2015	15/21972/FUL	1	1	1	1
36 ROWLEY STREET, STAFFORD, STAFFORDSHIRE. ST16 2RH	STAFFORD	27/05/2015	15/21724/COU	8	8	7	7
LAND ADJACENT TO 10 WOODLAND AVENUE, STONE, STAFFORDSHIRE	STONE	04/06/2015	15/22091/OUT	1	1	1	1
OFFLEY MILL, OFFLEY BROOK, ECCLESHALL, STAFFORD	BISHOPS OFFLEY	10/06/2015	14/21551/FUL	1	1	1	1
LAND TO REAR OF THE GABLES	GREAT BRIDGEFORD	12/06/2015	15/22164/REM	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 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,	STAFFORD	19/06/2015	15/21591/COU	2	2	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
ST16 3UU							
152 RICKERSCOTE ROAD	STAFFORD	03/07/2015	15/21880/FUL	3	3	3	3
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
PARK FARM, UTTOXETER ROAD, MILWICH, STAFFORD, STAFFORDSHIRE. ST18 0EH	MILWICH	23/07/2015	15/22152/PAR	3	3	3	3
LAND AT 42 SANDON ROAD, STAFFORD	STAFFORD	23/07/2015	15/22108/FUL	2	2	1	1
BUTTERLEY HEYES FARM, GARMELOW LANE, HORSLEY, STAFFORD. ST21 6JD	ECCLESHALL	03/08/2015	15/22299/PAR	1	1	1	1
OUTBUILDINGS. THE CROFTHALL LANE, COTES HEATH, STAFFORD, STAFFORDSHIRE	COTES HEATH	13/08/2015	15/22507/PAR	1	1	1	1
11 FLAX CROFT, STONE, STAFFORDSHIRE. ST15 8PL	STONE	19/08/2015	14/20832/FUL	1	1	1	1
LAND ADJACENT 8 RADFORD BANK	STAFFORD	20/08/2015	15/22513/REM	1	1	1	1
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 (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
LAND REAR OF FERNWOOD, HIGHLOWS LANE, YARNFIELD, STONE, STAFFORDSHIRE	YARNFIELD	03/09/2015	15/22298/FUL	1	1	1	1
DEVELOPMENT AT GEORGE HOTEL, REAR OF CASTLE STREET, ECCLESHALL, STAFFORD	ECCLESHALL	07/09/2015	15/22051/FUL	6	5	5	5
ANCIENT HOUSE, MARTINS WAY, HIXON, STAFFORD. ST18 OPS	HIXON	18/09/2015	15/22471/OUT	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
BARN ON ELLENHALL LANE, ELLENHALL FARM, ELLENHALL ROAD, ELLENHALL, STAFFORD, STAFFORDSHIRE	ELLENHALL	29/09/2015	15/22744/FUL	1	1	1	1
LAND BETWEEN VICTORIA TERRACE AND SANDON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	05/10/2015	15/22320/FUL	4	4	4	4
WLMETS LTD, STONE ROAD, TITTENSOR, STOKE ON TRENT, STAFFORDSHIRE. ST12 9HA	TITTENSOR	21/10/2015	15/22695/FUL	1	1	0	0
LAND REAR OF 76 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	STONE	21/10/2015	15/22693/OUT	1	1	1	1
SPRING COTTAGE FARM, MOUNT ROAD, MEAFORD,	MEAFORD	26/10/2015	15/22812/FUL	1	1	0	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
STONE, STAFFORDSHIRE							
LAND AT FORMER CARERS CENTRE, AUSTIN FRIARS, STAFFORD, STAFFORDSHIRE	STAFFORD	27/10/2015	15/22789/OUT	8	8	8	8
LAND AT THE BUNGALOW, PASTUREFIELDS LANE, PASTUREFIELDS, STAFFORD, STAFFORDSHIRE	HIXON	28/10/2015	15/22707/FUL	1	1	0	0
CONVERSION OF BUILDINGS AT ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON. ST21 6LX	SLINDON	28/10/2015	15/22834/FUL	1	1	1	1
19 DEANSHALL CLOSE, STAFFORD, STAFFORDSHIRE. ST16 1BW	STAFFORD	11/11/2015	16/24351/REM	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 AT WOOD EATON MANOR, BROAD LANE, CHURCH EATON, STAFFORD. ST20 0BB	CHURCH EATON	23/11/2015	15/22997/FUL	1	1	0	0
GREEN BIRCH FARM , CHASE LANE, SANDYFORD	SWYNNERTON	24/11/2015	15/22582/FUL	1	1	1	1
160 MARSTON ROAD, STAFFORD, STAFFORDSHIRE. ST16 3BS	STAFFORD	30/11/2015	15/23118/COU	1	1	1	1
LAND AT 51 ALEXANDRA STREET	STONE	02/12/2015	15/23122/OUT	3	3	3	3

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON, STAFFORD. ST21 6LX	SLINDON	04/12/2015	15/22736/FUL	2	2	2	2
UNIT 3 BARNs AT PROSPECT FARM, MILL MEECE, ECCLESHALL, STAFFS. ST21 6QT	MILL MEECE	07/12/2015	15/22036/FUL	1	1	1	1
LAND ADJACENT TO 51 AUDMORE ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	08/12/2015	15/23138/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
ADJACENT TO FIRE STATION AT EI SUBSTATION NEWPORT ROAD, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	09/12/2015	16/24591/FUL	1	1	1	1
HUNTERS MOON	FULFORD	15/12/2015	15/23155/REM	1	1	1	1
8 STAFFORD ROAD, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	16/12/2015	15/22447/OUT	2	2	2	2
CONVERSION AT 95 AND 95A WOLVERHAMPTON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	21/12/2015	15/22933/FUL	4	4	4	4
LAND AT ORCHARD HOUSE HIGHLOWS LANE	SEIGHFORD	22/12/2015	15/23224/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON, STAFFORD. ST21 6LX	SLINDON	05/01/2016	15/22348/FUL	2	2	2	2
LAND REAR OF THE FERNS, WHARF ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	13/01/2016	16/24969/OUT	1	1	1	1
STAFFORDSHIRE COUNTY COUNCIL, 15 MARTIN STREET, STAFFORD, STAFFORDSHIRE. ST16 2LB	STAFFORD	13/01/2016	15/22421/FUL	8	8	8	8
LAND AT NEW ROAD, HIXON, STAFFORD, STAFFORDSHIRE. ST18 0PE	HIXON	14/01/2016	16/24760/FUL	6	6	6	6
LAND ADJACENT TO WHITE COTTAGE, CROSS STREET GNOSALL, STAFFORD.	GNOSALL	19/01/2016	15/23283/OUT	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 ADJACENT TO 8 MARTINS WAY, HIXON, STAFFORD, STAFFORDSHIRE	HIXON	26/01/2016	15/23294/FUL	1	1	1	1
LAND AT OULTON ROAD, STONE, STAFFORDSHIRE	STONE	05/02/2016	15/23418/REM	4	4	4	4
THE FLUTE, A519	MILL MEECE	08/02/2016	15/23379/FUL	1	1	1	1
WHEATLOW KNOWLES, MILWICH HEATH ROAD,	MILWICH HEATH	10/02/2016	15/23392/FUL	1	1	0	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
MILWICH HEATH, STOKE ON TRENT. ST10 4PG							
LAND AT FORMER PH CAR PARK, GREEN LANE, ECCLESHALL	STAFFORD	11/02/2016	15/22099/FUL	2	2	2	2
TUNSTALL BARNS, TUNSTALL ROAD, TUNSTALL, STAFFORD. ST20 0NH	ADBASTON	16/02/2016	15/23477/COU	1	1	1	1
SUTTON BANK GARAGE	SUTTON	22/02/2016	15/23048/REM	2	2	2	2
BRIDGE HALL, 97 RICKERSCOTE ROAD, STAFFORD, STAFFORDSHIRE. ST17 4HB	STAFFORD	26/02/2016	16/24464/FUL	2	2	2	2
LAND AT MOUNT FARM, STOWE LANE	HIXON	29/02/2016	15/23424/FUL	2	2	2	2
16 CHURCHILL ROAD, STONE, STAFFORDSHIRE. ST15 0DY	STONE	02/03/2016	15/23461/FUL	2	2	1	1
LAND REAR OF 80 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	STONE	09/03/2016	15/23313/OUT	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 ADJACENT TO 27 RADFORD BANK, STAFFORD, STAFFORDSHIRE	STAFFORD	30/03/2016	16/23574/OUT	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
FORMER ALF ELEYS BARBER SHOP, 163 MARSTON ROAD STAFFORD, STAFFORDSHIRE, ST16 3BX	STAFFORD	08/04/2016	16/23666/PRR	1	1	1	1
62 LONGTON ROAD, BARLASTON, STOKE ON TRENT	BARLASTON	14/04/2016	16/23739/FUL	2	2	1	1
LAND AT SAW MILL, FERNHILL ROAD	SUTTON	20/04/2016	16/23741/REM	2	1	1	1
LAND AT WINDMILL, LANE CROXTON, STAFFORD, STAFFORDSHIRE	CROXTON	26/04/2016	15/23268/FUL	1	1	1	1
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	11/05/2016	16/23880/FUL	1	1	1	1
CHESWICK COTTAGE , SANDY LANE , OULTON HEATH , STONE STAFFORDSHIRE , ST15 8UU	OULTON HEATH	18/05/2016	15/23460/FUL	1	1	0	0
LAND ADJACENT 156 RISING BROOK, STAFFORD, STAFFORDSHIRE, ST17 9DH	STAFFORD	20/05/2016	16/23885/FUL	1	1	1	1
LAND BETWEEN BARKERS LANE AND MOOR LANE, GAYTON, STAFFORD, STAFFORDSHIRE	STAFFORD	24/05/2016	16/23990/PAR	1	1	1	1
NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD. ST20 0NR	WOODSEAVES	25/05/2016	16/24060/FUL	1	1	1	1
LAND REAR 32 QUEENSVILLE, STAFFORD,	STAFFORD	02/06/2016	16/23705/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
STAFFORDSHIRE							
LAND ADJACENT TO 32A MILL BANK	STAFFORD	20/06/2016	15/22795/FUL	1	1	1	1
NORMANSWOOD FARM, DROINTON LANE, STOWE BY CHARTLEY , STAFFORD , STAFFORDSHIRE , ST18 OLD	STOWE BY CHARTLEY	20/06/2016	16/23851/FUL	1	1	0	0
SPRINGBANK CO OPERATIVE STREET, STAFFORD, STAFFORDSHIRE	STAFFORD	05/07/2016	16/24210/FUL	3	3	-3	-3
14 BELLASIS STREET, STAFFORD, STAFFORDSHIRE, ST16 3DD	STAFFORD	08/07/2016	16/24228/FUL	2	2	1	1
15 HIGH STREET, STONE, STAFFORDSHIRE, ST15 8AJ	STONE	14/07/2016	16/24220/FUL	3	3	3	3
OFFICES, 140 NEWPORT ROAD, STAFFORD, STAFFORDSHIRE, ST16 2EZ	STAFFORD	15/07/2016	16/23939/COU	3	3	3	3
MORETON FARM, BISHTON LANE, WOLSELEY BRIDGE, STAFFORD, STAFFORDSHIRE. ST18 0XD	COLEY	03/08/2016	15/21698/FUL	1	1	0	0
LAND AT SUNNYSIDE COTTAGE, HIGH STREET, HIXON	HIXON	04/08/2016	15/22623/OUT	1	1	1	1
UPPER MORETON FARMHOUSE, BISHTON LANE, WOLSELEY BRIDGE, STAFFORD, STAFFORDSHIRE, ST18	WOLSELEY BRIDGE	09/08/2016	16/24367/PAR	3	3	3	3

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
OXD							
STANDON HALL RESIDENTIAL HOME, MAER LANE, STANDON, STAFFORD, STAFFORDSHIRE, ST21 6RA	STANDON	15/08/2016	16/24336/COU	1	1	-24	-24
LAND ADJACENT TO OAK BARTON, THE GREEN, BARLASTON, STOKE ON TRENT, STAFFORDSHIRE	BARLASTON	16/08/2016	16/24310/OUT	1	1	1	1
THE PADDOCK, TO THE REAR OF OLD HALL & OLD HALL COTTAGE OUTBUILDINGS, OFF BILLINGTON LANE	DERRINGTON	17/08/2016	16/24394/REM	1	1	1	1
39 GREENGATE STREET, STAFFORD, STAFFORDSHIRE, ST16 2JA	STAFFORD	24/08/2016	15/23051/FUL	2	2	2	2
LAND REAR OF 207 NEWCASTLE ROAD, STONE, STAFFORDSHIRE	STONE	24/08/2016	16/24090/FUL	1	1	1	1
LAND BETWEEN 77-79 MERRIVALE ROAD, RISING BROOK, STAFFORD, STAFFORDSHIRE	STAFFORD	30/08/2016	15/22251/FUL	3	3	3	3
LAND AT CHETWYND HALL FARM, SHAY LANE, FORTON, NEWPORT, STAFFORDSHIRE	LOWER SUTTON	30/08/2016	16/24457/REM	1	1	1	1
LAND AT 33 STONE ROAD, ECCLESHALL, STAFFORD.	ECCLESHALL	31/08/2016	16/24416/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
FIRST FLOOR THE BANKHOUSE SALTER STREET STAFFORD STAFFORDSHIRE ST16 2JU	STAFFORD	07/09/2016	16/24515/COU	2	2	2	2
LAND REAR OF 82 MANOR RISE WALTON STONE, STAFFORDSHIRE	STONE	14/09/2016	16/24436/OUT	2	2	2	2
25 CHURCH STREET STONE STAFFORDSHIRE ST15 8BW	STONE	10/10/2016	16/24713/FUL	3	3	2	2
LAND OFF SUTTON LANE AND GUILD LANE, AQUALATE, NEWPORT	SUTTON	12/10/2016	15/22374/FUL	1	1	1	1
SUMMERHILL FARM, SUMMERHILL, MILWICH, STAFFORD , STAFFORDSHIRE, ST18 0EL	MILWICH	25/10/2016	16/24770/FUL	2	2	-9	-9
THE OLD FARMHOUSE, ASHFLATS LANE, MOSSPIT, STAFFORD, STAFFORDSHIRE, ST18 9BP	MOSS PIT	26/10/2016	16/24802/FUL	1	1	0	0
128 NORTH WALLS, STAFFORD, ST16 3AD	STAFFORD	01/11/2016	16/24628/FUL	5	5	3	3
15 AUDMORE ROAD GNOSALL STAFFORD ST20 0HA	GNOSALL	09/11/2016	16/24213/OUT	6	6	5	5
ADJACENT TO 18 HUNTERS RIDE, MOSSPIT, STAFFORD, STAFFORDSHIRE	MOSS PIT	17/11/2016	16/24517/OUT	1	1	1	1
THE BUNGALOW, ROTHERWOOD DRIVE, STAFFORD,	STAFFORD	30/11/2016	16/24554/OUT	3	3	2	2

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
ST17 9AF							
LAND AT WALTON GARAGE CAR PARK, MILFORD ROAD	WALTON ON THE HILL	02/12/2016	16/24687/REM	7	7	7	7
11 LICHFIELD STREET, STONE, ST15 8NA	STONE	13/12/2016	16/24492/FUL	3	3	3	3
10 OAKRIDGE CLOSE, WEEPING CROSS, STAFFORD, STAFFORDSHIRE, ST17 0PT	STAFFORD	19/12/2016	16/25110/FUL	1	1	0	0
LAND REAR OF GRAYRIGG, RADFORD RISE, STAFFORD	STAFFORD	21/12/2016	16/24986/FUL	1	1	1	1
THE ALBRIDGE HOTEL, 72-73 WOLVERHAMPTON ROAD, STAFFORD, ST17 4AW	STAFFORD	13/01/2017	16/24928/FUL	9	9	9	9
SAXONS HOLLOWS, BURY BANK, MEAFORD, STONE, STAFFORDSHIRE, ST15 0QA	MEAFORD	24/01/2017	16/25087/FUL	1	1	0	0
LICHFIELD HOUSE, 24A LOVATT STREET, STAFFORD, STAFFORDSHIRE, ST16 3DB	STAFFORD	26/01/2017	16/25181/FUL	7	7	6	6
VILLA FARM WELL LANE HIGH OFFLEY STAFFORD ST21 6HL	HIGH OFFLEY	02/03/2017	16/25492/FUL	1	1	0	0
LAND AT HIGHFIELDS, STAFFORD ROAD	WOODSEAVES	03/03/2017	16/24185/FUL	8	8	7	7
LAND AT FIELD HOUSE FARM	ASTON BY STONE	08/03/2017	17/25538/FUL	1	1	1	1

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
BARN 2 LEA FARMHOUSE TUNSTALL LANE BISHOPS OFFLEY STAFFORD STAFFORDSHIRE	HIGH OFFLEY	08/03/2017	16/25153/FUL	1	1	1	1
22 CHARLES COTTON STREET TILLINGTON STAFFORD STAFFORDSHIRE ST16 1PH	STAFFORD	14/03/2017	17/25549/FUL	2	2	2	2
LAND SOUTH OF SHIRLEYWICH LONDON ROAD PASTUREFIELDS STAFFORD STAFFORDSHIRE	HIXON	20/03/2017	15/22518/FUL	1	1	1	1
GLENWOOD HARTWELL LANE ROUGH CLOSE STOKE ON TRENT STAFFORDSHIRE ST3 7NG	ROUGH CLOSE	28/03/2017	17/25700/FUL	1	1	0	0
AGRICULTURAL BUILDING ADJACENT TO TOLL HOUSE FARM LICHFIELD ROAD SANDON STAFFORD STAFFORDSHIRE	SALT	28/03/2017	17/25706/PAR	1	1	1	1
LAND OFF WOODSIDE ROAD GNOSALL	GNOSALL	02/10/2017	16/25263/OUT	1	1	1	1
1A EDWARD STREET STONE STAFFORDSHIRE ST15 8HN	STONE	14/02/2017	16/25261/FUL	2	2	2	2
HOME FARM COTWALTON ROAD COTWALTON STONE STAFFORDSHIRE	STONE	14/02/2017	16/25503/PAR	1	1	1	1
MELINDI SELLMAN STREET GNOSALL STAFFORD ST20 0EP	GNOSALL	14/02/2017	16/25389/FUL	1	1	0	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years
PLOT 2 LAND REAR OF 1 THE FERNS WHARF ROAD GNOSALL STAFFORD STAFFORDSHIRE	GNOSALL	15/02/2017	16/25471/OUT	1	1	1	1
THE CONGREGATIONAL CHURCH, MAIN ROAD, GREAT HAYWOOD, STAFFORD, STAFFORDSHIRE, ST18 0SU	GREAT HAYWOOD	19/21/2016	16/24976/FUL	1	1	1	1
Totals				346	338	259	259
Total including 10% lapse rate							233

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 (Gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
AREVA, FAIRWAY	STAFFORD	02/12/2015	15/22735/REM	194	194	194	180	180 UNITS TO BE DELIVERED IN THE NEXT 5 YEARS EMAIL 03.07.2017
YARNFIELD PARK	YARNFIELD	13/06/2013	12/17632/REM	194	47	47	47	EMAIL 21.06.2017
LAND AT STAFFORD ROAD, ECCLESHALL	ECCLESHALL	25/11/2015	15/22533/REM	138	113	113	113	EMAIL 23.06.2017
BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	STONE	18/07/2014	14/20602/REM	120	34	34	34	EMAIL 29.06.2017
FORMER ST GEORGES HOSPITAL, SITE 2 CORPORATION STREET	STAFFORD	07/11/2010	10/13691/FUL	113	4	4	4	EMAIL 23.06.2017
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	10/10/2008	08/09788/FUL	102	74	74	74	EMAIL 23.06.2017
LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	STONE	06/01/2016	15/22862/REM	92	82	82	82	EMAIL 29.06.2017
BISHOP LONSDALE SCHOOL, SHAWS LANE	ECCLESHALL	14/09/2016	15/23396/FUL	81	81	81	81	EMAIL 29.06.2017
LAND OFF LITTLE TIXALL LANE, LICHFIELD ROAD, GREAT HAYWOOD	GREAT HAYWOOD	13/03/2015	14/20886/OUT	77	77	77	77	EMAIL 20.06.2017

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (Gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
LAND ADJ NEW ROAD	HIXON	13/03/2014	14/21267/REM	76	11	11	11	DEVELOPMENT STARTED
LAND ADJ JUBILEE PLAYING FIELDS	GREAT HAYWOOD	09/11/2015	15/22347/REM	76	32	32	32	EMAIL 03.07.2017
FORMER STONE RUGBY CLUB	STONE	29/08/2014	14/20190/REM	73	73	73	73	EMAIL 29.06.2017
LAND BETWEEN QUARRY COTTAGE TO NORTH AND AND HEALTH CENTRE TO SOUTH, KNIGHTLEY ROAD	GNOSALL	15/01/2016	15/23105/REM	55	22	22	22	EMAIL 21.06.2017
LAND OFF LITTLE TIXALL LANE, GREAT HAYWOOD, STAFFORD	GREAT HAYWOOD	23/12/2015	15/22756/REM	45	34	34	34	EMAIL 20.06.2017
LAND AT CRESWELL MANOR, ECCLESHALL ROAD, STAFFORD	STAFFORD	04/05/2016	15/22692/FUL	41	29	28	28	DEVELOPMENT STARTED
LAND AT TRENT ROAD, STONE, STAFFORDSHIRE	STONE	01/04/2015	14/21338/FUL	33	4	4	4	EMAIL 21.06.2017
LAND OFF CROSS BUTTS, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	22/09/2016	15/22311/FUL	31	31	31	31	EMAIL 21.06.2017
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
SANDON ROAD MOTORS SANDON ROAD	STAFFORD	15/12/2014	14/20683/OUT	26	26	26	23	10% DISCOUNT
GLEBELANDS COURT, PENKVALE ROAD	STAFFORD	19/06/2014	13/19568/FUL	26	26	26	26	EMAIL 21.06.2017
ST THOMAS PRIORY, BASWICH LANE	BASWICH	20/10/2006	04/02841/FUL	25	10	10	10	EMAIL 23.06.2017

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (Gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
LAND AT VALERIAN DRIVE STAFFORD STAFFORDSHIRE	STAFFORD	15/02/2017	16/25348/FUL	24	24	24	24	EMAIL 26.06.2017
LAND WEST OF COLEY LANE	LITTLE HAYWOOD	24/08/2016	16/24235/OUT	20	20	20	20	EMAIL 27.06.2017
LAND AT GEORGE STREET PRESS AND CAR PARK, FANCY WALK, STAFFORD, STAFFORDSHIRE	STAFFORD	11/04/2016	15/22060/FUL	20	20	20	20	EMAIL 21.06.2017
LAND AT FORMER ST GEORGES	STAFFORD	11/01/2016	15/22296/FUL	18	18	18	18	EMAIL 20.06.2017
LAND AT FORMER ST GEORGES HOSPITAL CORPORATION STREET STAFFORD STAFFORDSHIRE	STAFFORD	13/03/2017	16/23648/FUL	18	18	18	18	EMAIL 20.06.2017
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 27.06.2017
THE WHITEHOUSE, CHAPEL STREET, STAFFORD STAFFORDSHIRE	STAFFORD	06/10/2016	16/24784/POR	16	16	16	14	10% DISCOUNT DUE TO POSSIBLE REDUCTION IN UNITS EMAIL 28.06.2017
OULTON ABBEY, KIBBLESTONE ROAD, OULTON, STONE, STAFFORDSHIRE. ST15 8UP	OULTON	21/10/2013	13/18947/FUL	15	15	15	15	EMAIL 28.06.2017

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Total Capacity of Site (Gross)	Remaining Capacity (gross)	Remaining capacity (net)	Deliverable within 5 years	Development started, developer confirmation or 10% discount
LAND ADJACENT TO WOOTTON DRIVE	STAFFORD	02/04/2015	13/19001/FUL	14	14	14	13	10% DISCOUNT DUE TO NO INFORMATION ON DELIVERY EMAIL 21.06.2017
LAND BETWEEN RUGELEY EASTERN BYPASS & A460 LICHFIELD ROAD	WOLSELEY BRIDGE	17/02/2017	16/24861/REM	11	11	11	11	EMAIL 20.06.2017
RICKERSCOTE ARMS, RICKERSCOTE ROAD, STAFFORD. ST17 4EX	STAFFORD	07/10/2015	14/21159/OUT	11	11	10	10	EMAIL 28.06.2017
WHITEBRIDGE LANE, STONE, STAFFORDSHIRE	STONE	03/12/2015	13/18706/EXTO	11	11	11	10	10% DISCOUNT
LAND ADJACENT TO THE RECTORY	HAUGHTON	17/05/2016	15/23374/REM	11	4	4	4	EMAIL 04.07.2017
LAND ADJACENT TO YEW TREE HOUSE, EGG LANE, HIXON	HIXON	22/06/2015	14/20711/OUT	10	10	10	10	EMAIL 29.06.2017
69-70 FOREGATE STREET, STAFFORD, STAFFORDSHIRE	STAFFORD	23/02/2015	15/21611/POTH	18	18	18	16	10% DISCOUNT
Total				1,882	1,261	1,259	1,233	

Appendix 5 - Sites with Planning Permission for C2 Residential Accommodation

Applying the 25% discount to the bedroomed development commitments reduces the contribution from this type of development to 103. The total C2 commitments figure is 177.

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	3 ONE-BED ASSISTED LIVING UNITS – PART OF THE LARGER OULTON ABBEY SITE WHICH HAS BEEN COMPLETED		3
BLACKLAKE LODGE RESIDENTIAL HOME, LAKE CROFT DRIVE, MEIR HEATH, STOKE ON TRENT, ST3 7SS	MEIR HEATH	22/01/2015	14/21163/FUL	SINGLE STOREY EXTENSION TO THE REAR OF BLACKLAKE LODGE RESIDENTIAL HOME TO PROVIDE AN ADDITIONAL 10 NO. BEDROOMS	10	
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	
FORMER BROOKLANDS SCHOOL, 167-169 ECCLESHALL ROAD, STAFFORD	STAFFORD	20/04/2016	16/23575/FUL	DEMOLITION OF BUILDINGS; ERECT 55 APARTMENTS FOR THE PROVISION OF CARE TO THOSE AGED 65 AND OVER (USE CLASS C2)		55
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		15
LAND AT THE MANOR HOUSE NURSING	HYDE LEA	30/03/2017	16/24877/REM	OUTLINE CONSENT FOR THE ERECTION OF 3 NO. BUILDINGS TO PROVIDE SUPPORTED CARE	40	

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application No.	Proposal	Bedroomed Development Commitments (net gain)	Self-Contained Unit Commitments (net gain)
HOME, BURTON MANOR ROAD, STAFFORD. ST18 9AT				ACCOMMODATION (ACCESS TO) BE CONSIDERED), RESERVED MATTERS RELATING TO APPLICATION 15/22084/OUT		
LAND AT SILKMORE LANE, STAFFORD , STAFFORDSHIRE ST17 4JD	STAFFORD	25/05/2016	15/23463/FUL	REDIDENTIAL CARE HOME (USE CLASS C2). 76 BEDROOM UNITS WITH EN-SUITE FACILITIES.	76	
THE OLD POST OFFICE, 1 CHURCH EATON ROAD, HAUGHTON, STAFFORD, STAFFORDSHIRE, ST18 9JH	HAUGHTON	21/09/2016	16/24547/FUL	PROPOSED SINGLE-STOREY EXTENSION TO PROVIDE ADDITIONAL APARTMENT FOR SUPPORTIVE LIVING AND A NEW CONSERVATORY FOR THE RESIDENTS		1
OAKLEA RESIDENTIAL CARE HOME STONE ROAD TITTENSOR STOKE ON TRENT STAFFORDSHIRE ST12 9HE	TITTENSOR	14/09/2016	16/24582/FUL	TWO-STOREY EXTENSION	1	
LEONARDS CROFT HOTEL, 80 LICHFIELD ROAD, STAFFORD, STAFFORDSHIRE, ST17 4LP	STAFFORD	15/21/2016	16/25067/COU	CHANGE OF USE FROM NINE-BED GUEST HOUSE (CLASS C1) TO RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO EIGHT RESIDENTS	8	
Totals					138	74
25% discount applied					103	

Appendix 6 - Strategic Development Location Trajectories

Summary table:

SDL	5 year supply
Northern SDL	720
Western SDL	520
Eastern SDL	416
Stone SDL	210
Total	1866

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)

Northern Stafford SDL Total	3,100																	
Year	14/15 Completions	15/16 Completions	16/17 Completi ons	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	Total
LAND NORTH OF BEACONSIDE (13/18533/REM)	44	56	72	50	35													257
LAND NORTH OF BEACONSIDE (14/20781/REM)					15	50	50	37										152
LAND NORTH OF BEACONSIDE (14/21007/FUL)								13	50	3								66
Remaining Allocation				0	0	110	180	180	240	240	240	240	240	240	240	240	235	2625
5 Year Supply Total				50	50	160	230	230										720

Western Stafford SDL

Former Castleworks

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

Land South of Doxey Road

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

Western Stafford SDL Total	2,193																	
Year	14/15	15/16	16/17 Completions	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	Total
FORMER CASTLEWORKS (15/22595/REM)				0	20	30	30											80
LAND SOUTH OF DOXEY ROAD (14/20425/FUL / 16/24740/FUL)			17	40	40	40	37											174
Remaining Allocation					41	57	75	110	184	184	184	184	184	184	184	184	184	1,939
5 year Supply Total				40	101	127	142	110										520

Eastern Stafford SDL

Land South of Tixall Road

Outline planning permission granted for up to 262 dwellings (13/18697/OUT)

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

Eastern Stafford SDL Total	653																	
Year	14/15	15/16 Completions	16/17 Completions	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	Total
LAND SOUTH OF TIXALL ROAD (13/18697/OUT)				30	60	60	60	52										262
LAND NORTH OF TIXALL ROAD (14/20318/REM)		93	144	80	44													361
REMAINING ALLOCATION						30												30
5 year Supply Total				110	104	90	60	52										416

Stone SDL

Outline planning permission granted for 500 dwellings (13/19002/OUT)

Reserved matters for access and landscaping for Phase 1 (16/25155/REM)

Stone SDL Total	500																	
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	Total
Stone SDL (13/19002/OUT)				0	30	60	60	60	80	80	80	50						500
5 year Supply Total				0	30	60	60	60										210