



Local Plan 2020-2040

Lead-in Times and Build Rate Assumptions Topic Paper (Preferred Options Stage)

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1. Introduction

- 1.1 The purpose of this topic paper is to set out the lead-in time and build rate assumptions for housing sites to be used to support the Local Plan 2020-2040, specifically in the production of the housing trajectory.
- 1.2 The assumptions are based on historic housing completions data from 2011 to 2022, which spans the current length of the adopted Plan for Stafford Borough 2011-2031.
- 1.3 Data is also considered from national research and neighbouring authorities, (specifically looking at the assumptions they use).

2. Methodology

- 2.1 To establish Stafford's build rate and lead-in times assumptions, historic monitoring data of housing completions has been collated from 1 April 2011 to 31 March 2022.
- 2.2 The data has been gathered based on permitted planning applications, with any application that delivered 5 or more dwellings being included.
- 2.3 For each application the following information has been gathered (data for each application is shown in Appendix 1):
 - Whether the site is greenfield or brownfield / previously developed land (PDL)
 - Date validated
 - Decision date
 - Start date
 - Completion date
 - Number of units delivered
- 2.4 Where a site has had multiple applications, usually in the form of an outline application followed by either a full application or reserved matters application, the validation and decision date has been recorded for the first application. This also applies in cases where there have been subsequent applications to extend the time period of the planning permission.
- 2.5 The data has been compiled from building control and the annual monitoring, which is undertaken each April to record the dwellings that were completed as of 31 March.
- 2.6 Where possible the start date and completion date have been recorded from building control, however for some applications this was unavailable. In these instances, the start date and completion date have been estimated from the annual monitoring. The start date has either been recorded as the first of April

if the application was recorded as under construction for the first time the following March, or if the application received permitted planning permission and was then recorded as under construction in the same monitoring year, the start date has been recorded as the first of the month after the decision date (or the notice issue date if there was a notable difference). The completion date was recorded as the thirty-first of March for the monitoring year that the application was recorded as complete.

- 2.7 The start and completion dates which have been estimated from the annual monitoring data have been flagged in Appendix 1.
- 2.8 For the sites which have had phased applications, where possible all relevant applications have been compiled as one entry where all phases are completed. For the strategic development locations (SDLs), which were allocated in the Plan for Stafford Borough 2011-2031, some of the phased applications are either still under construction, are yet to have started or have not yet been submitted. For these the individual applications which are associated with each phase have been considered separately, but the validation and decision date for the original outline application has still been used.
- 2.9 After all the data was compiled, the data was split into the following groups:
 - 5 to 9 dwellings
 - 10 to 49 dwellings
 - 50 to 99 dwellings
 - 100 to 499 dwellings
- 2.10 As it stands Stafford Borough Council currently has no completed sites that have delivered over 500 dwellings with the largest site to date being for 361 dwellings.
- 2.11 From the compiled data the lead-in time has been calculated as the time from the application validation date to the start date of the development. This differs slightly from what is defined as the lead-in time in the Lichfields' Start to Finish report (published 2020), as that report defines the lead-in time as the time taken from the application validation date to when the first dwelling is completed on site. It was decided that for Stafford Borough, the start date would be used as a proxy instead of the completion date of the first dwelling as this had not been confirmed for each site.
- 2.12 The build rate for each site, i.e. the average number dwellings completed per year, was also calculated.
- 2.13 The data was then analysed, please see the following sections, to establish the lead-in time and build rate assumptions. For both the lead-in time and build rate, the mean (i.e. the average) and median have been calculated. It was decided to include the median as well as the mean, as the median isn't

affected by outliers whereas the mean can be, particularly if the distribution of the data is skewed.

- 2.14 In addition to the completions data, the applications for the strategic development locations that are in-progress have also been considered and used to inform the assumptions related to the larger sites of 100 to 499 dwellings and 500+ dwellings plus. The data related to these applications can be seen in Appendix 2.

3. Results

- 3.1 In total 136 sites have been recorded as being completed from 1 April 2011 to 31 March 2022, which have delivered in total 5,221 dwellings. The smallest sites delivered 5 dwellings and the largest site delivered 361 dwellings.
- 3.2 Table 1 shows the number of applications that were in each site size group.

Table 1: The split of sites across the site size groups

Site size (dwellings)	Number of sites
5 to 9	48
10 to 49	60
50 to 99	13
100 to 499	15
Total	136

- 3.3 In addition to the completions data, 5 applications for the strategic development locations which are currently under construction or are yet to commence have also been considered.
- 3.4 The following sections analyse the historic completions data to establish the historic lead-in times and build rate for Stafford Borough, before seeing how this compares to national research. The assumptions used by neighbouring authorities are also considered before Stafford Borough's assumptions are proposed.

4. Lead-in times

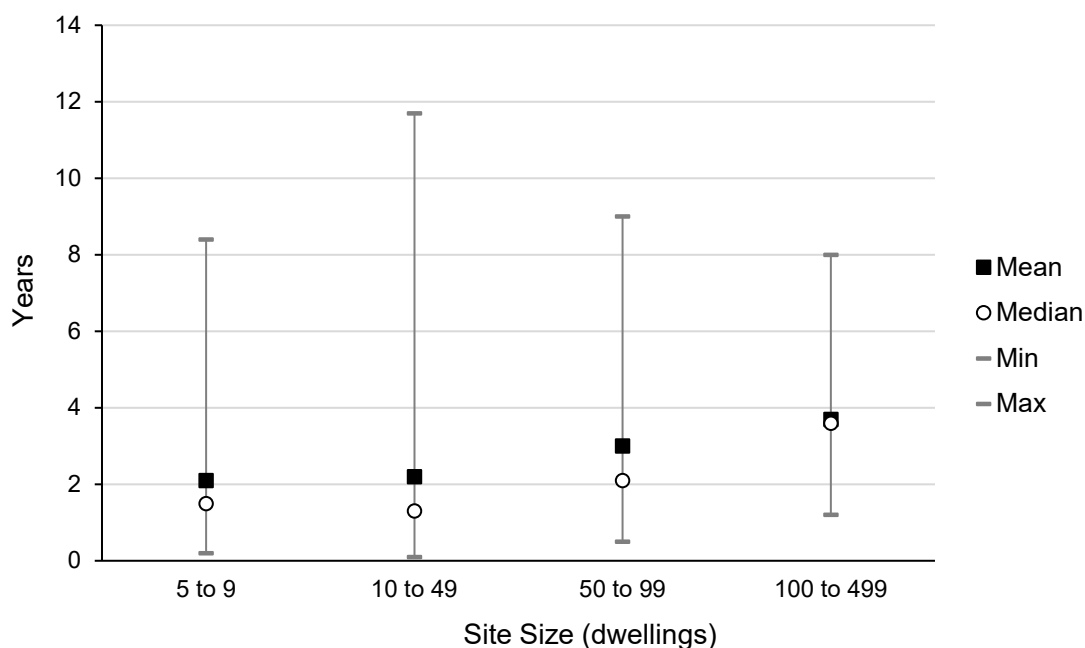
Stafford Borough's historic lead-in times

- 4.1 Table 2 shows the historic lead-in times which have been calculated by working out the difference in terms of years from the date the application was validated to when the site was recorded as having commenced the development. This data is also shown in Figure 1.

Table 2: The mean, median, minimum and maximum lead-in times for each site size group based on the historic completions data.

Site size (dwellings)	Number of sites	Mean lead-in times (years)	Median lead-in times (years)	Min value (years)	Max value (years)
5 to 9	48	2.1	1.5	0.2	8.4
10 to 49	60	2.2	1.3	0.1	11.7
50 to 99	13	3	2.1	0.5	9
100 to 499	15	3.7	3.6	1.2	8

Figure 1: A visual representation of the summary data that is presented in Table 2 for the lead-in times based on the historic completions data.



4.2 Table 2 shows that the sites which have 5 to 9 dwellings, and 10 to 49 dwellings have a similar mean lead-in time, and as expected the lead-in time increases as the site size increases. This is likely as a result of some of the larger sites having an outline application submitted first. It can also be seen that the mean and median values are similar, which suggests the data has an even spread.

4.3 To see whether there was a difference in lead-in times for the applications which had an outline application submitted compared to those without, the data was split into two groups with Table 3 (no outline) and Table 4 (with outline) below showing a summary of the results.

Table 3: The mean, median, minimum and maximum lead-in times for each site size group for the applications which had no outline application submitted.

Site size (dwellings)	Number of sites	Mean lead-in times (years)	Median lead-in times (years)	Min value (years)	Max value (years)
5 to 9	38	1.8	0.9	0.1	8.4
10 to 49	46	1.7	1.2	0.1	8
50 to 99	3	0.8	0.8	0.5	1.1
100 to 499	2	1.5	1.5	1.2	1.9

Table 4: The mean, median, minimum and maximum lead-in times for each site size group for the applications which had an outline application submitted.

Site size (dwellings)	Number of sites	Mean lead-in times (years)	Median lead-in times (years)	Min value (years)	Max value (years)
5 to 9	10	2.9	3	1.2	4.5
10 to 49	14	3.7	2.1	0.3	11.7
50 to 99	10	3.7	2.6	1.6	9
100 to 499	13	4.1	3.8	1.4	8

- 4.4 As expected, the sites which had an outline application submitted first had a longer lead-in time than those without, and as expected the outline applications were generally associated with the larger sites (87% of the 100 to 499 dwelling sites had an outline application, compared to 21% of the 5 to 9 dwelling sites).
- 4.5 Interestingly, the two larger sites (applications 05/04506/FUL, 09/12360/FUL and 14/20425/FUL, 16/24740/FUL) that delivered between 100 to 499 dwellings and didn't have an outline application, had a shorter lead time than the 5 to 9 dwelling and 10 to 49 dwelling sites. These two sites were developed by Persimmon and Bellway and in Lichfields' Feeding the Pipeline report (published 2021) these were included in their Top 10 housebuilders in terms of the number of homes they completed in their most recent reported year. These housebuilders are likely to have the inhouse expertise to be able to develop the application and meet the council's expectations and policies quicker than other applicants, which could explain the shorter lead-in time.
- 4.6 In addition to the historic completions data, the lead-in times for the 2 active planning applications which have commenced on the SDL sites and are due to deliver between 100-499 dwellings, 17/27731/FUL (Phase 1 only) and 13/19002/OUT, 19/30440/REM, can be considered. If these are taken into consideration the mean lead-in time for the 100 to 499 site size group with an outline application, reduces to 4.0 years instead of 4.1 years.
- 4.7 In terms of sites which are larger than 500 dwellings there are currently 3 active applications in the borough, with no site having yet been completed.

- 17/27731/FUL - a hybrid application, it is both an outline application and a full application for Phase 1 which is set to deliver 442 and is currently under construction (the lead-in time for Phase 1 is discussed above).
- 16/25450/OUT - an outline application. No work has commenced on the site, as of 31 March 2022 the lead-in time is 5.3 years.
- 16/24595/OUT, 20/32039/REM - the reserved matters application is set to deliver 700 dwellings and work has commenced on site, this application has a lead-in time of 4.4 years.

Lichfields' Start to Finish report

4.8 The Lichfields' Start to Finish report found that on average for large sites (500+ dwellings) it takes between 5 to 8.4 years from the validation of an outline application to the delivery of the first dwellings on site.

4.9 Table 5 shows a summary of the site size groups that were looked at in this report and the average timeframe from validation of an outline application to completion of the first dwelling on site, i.e. their definition of lead-in time.

Table 5: A summary of the data presented in the Start to Finish report produced by Lichfields for the average lead-in time across different site size groups.

Site size (dwellings)	Average timeframe from validation to completion of first dwelling (years)
50 to 99	3.3
100 to 499	4.0
500 to 999	5.0
1,000 to 1,499	6.9
1,500 to 1,999	7.0
2,000+	8.4

4.10 Lichfields' found that the lead-in time was on average 3.3 years for sites of 50 to 99 dwellings and 4.0 years for sites of 100 to 499 dwellings. This is comparable to the lead-in times from Stafford Borough's historic completions data for applications with an outline application of 3.7 years for 50 to 99 dwelling sites and 4.1 years for 100 to 499 dwelling sites. Please note, the definition of lead-in time in the Lichfields' report differs slightly from the Stafford Borough definition as they view the lead-in time as the time from the date the first application was validated to when the first dwelling was completed on site.

Neighbouring authority's lead-in time assumptions

4.11 The lead-in time assumptions from neighbouring authorities have also been compiled to offer a sense check when establishing the assumptions for Stafford Borough. The authorities are those which adjoin Stafford Borough

and are therefore assumed to have similar site typologies and build out times. A summary is presented in Table 6. The links to the source documents for each local authority can be viewed in Appendix 3.

Table 6: A summary of the lead-in time assumptions used by neighbouring authorities

Local Authority	Lead-in times assumptions
Shropshire Council	A period of between 10-27 months from the preparation of an application to the completion of the first dwelling on a site.
Telford and Wrekin Council	Maximum lead-in time assumed as 40 months, which would be applicable to large sites which have an outline application.
Stoke-on-Trent City Council and Newcastle-under Lyme Borough Council	12 months for sites with full planning permission, 24 months for sites with outline planning permission.
Lichfield District Council	Lead-in time assumptions for the time required for development to commence are 2-3 years on major developments (10+ dwellings) and 1-2 years on minor developments (below 10 dwellings), depending on whether the site has extant planning permission or not.
Cannock Chase District Council	Implementation timescales are assumed as 2-3 years on major developments (10+ dwellings) and 1-2 years on minor developments (below 10 dwellings), depending on whether the site has full planning or reserved matters permission, outline planning permission or no planning permission.
South Staffordshire Council	Lead-in time assumptions range from 1 year for sites of 5-15 dwellings with full planning permission to 5 years for sites of 500+ dwellings without planning permission or a local plan allocation.

- 4.12 In terms of the surrounding authorities the lead-in time assumptions range from 10 months up to 5 years depending on the size of the site, whether an outline application is submitted or if the site has a local plan allocation.
- 4.13 It is worth noting that the definition of lead-in time or implementation time may differ slightly between authorities, which may result in a slightly different time frame so these may not be able to be directly compared to each other.

Stafford Borough proposed lead-in time assumptions

- 4.14 Based on all of the above data Stafford Borough proposes the following lead-in time assumptions presented in Table 7.

Table 7: Stafford Borough's proposed lead-in time assumptions

Site size (dwellings)	Application type	Lead-in time (years)
5 to 9	No outline application	1
5 to 9	With outline application	2
10 to 49	No outline application	1
10 to 49	With outline application	2
50 to 99	No outline application	1
50 to 99	With outline application	2.5
100 to 499	No outline application	2
100 to 499	With outline application	4
500+	With outline application	4.5

- 4.15 It is viewed that these are realistic assumptions which reflect both the historic monitoring data for Stafford Borough and the national research on lead-in times (specifically that presented in the Lichfields' Start to Finish report).
- 4.16 It is worth noting that these are assumptions only, that are based on the calculated mean and median values from the historic completions data for each of the dwelling size groups, and that there are instances why an application may take less or more time to commence.
- 4.17 There is the potential risk that sites which have 1,000 dwellings or more may have longer lead-in times than the 4.5 years as included above for 500+ dwelling sites. However, for Stafford Borough there are currently no sites for more than 1,000 dwellings that have commenced so it did not seem appropriate to suggest a specific assumption for these sites at this stage.
- 4.18 The only currently active application for more than 1,000 dwellings is 16/25450/OUT, which is for 2,000 dwellings. No work has commenced on site yet and if the lead-in time is calculated as of 31 March 2022, i.e. from the application validation date to 31 March 2022, the site has a current lead-in time of 5.3 years. However, this is currently less than the maximum values recorded for the 50 to 99 dwelling group of 9 years and 100 to 499 dwelling group of 8 years.
- 4.19 To mitigate this risk of the larger sites having a longer or unknown lead-in time the council should work with developers or housebuilders for these sites

through the local plan process to establish delivery trajectories which are realistic and take into account of any site-specific infrastructure requirements. This would help ensure a 5 year housing land supply is maintained throughout the plan period.

- 4.20 When Stafford Borough’s lead-in time assumptions are compared to those of neighbouring authorities, it could be viewed that the Stafford’s are slightly more conservative than some of the others, but in general there are similarities across them all.

5. Build rate

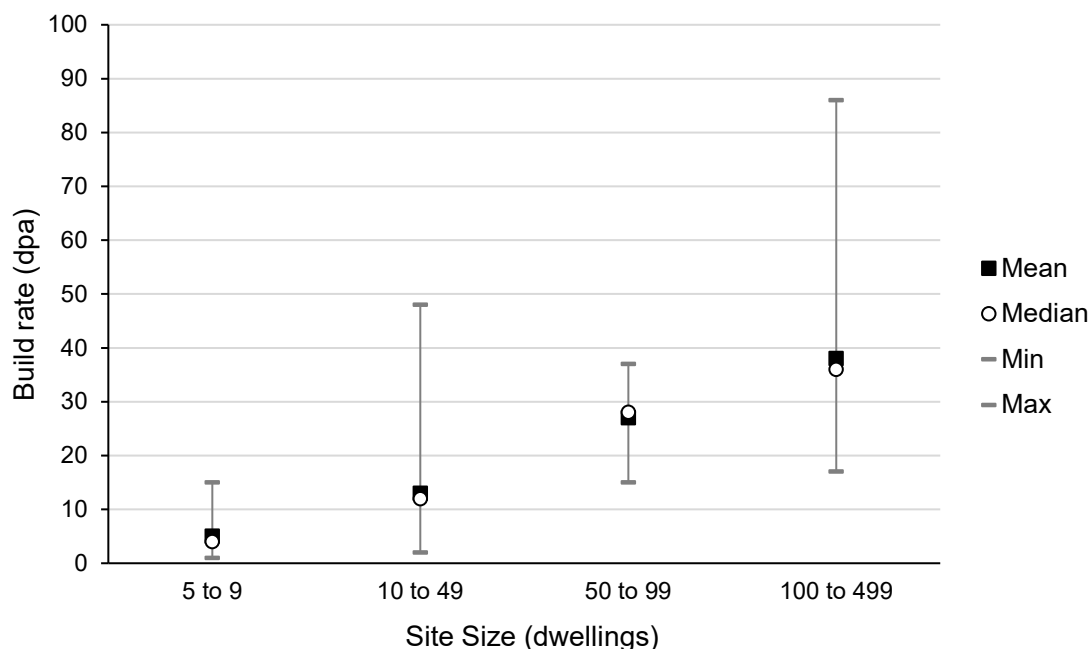
- 5.1 Table 8 shows the historic build rates (which have been rounded to the nearest whole number) for each site size group that have been calculated by establishing the build rate per site (number of units delivered divided by number of years taken for the site to be built out, i.e. dwellings per annum (dpa)). Again, both the mean and median values have been shown. This data is also shown in Figure 2.

Table 8: The mean, median, minimum and maximum build rate for each site size group based on the historic completions data.

Site size (dwellings)	Number of sites	Mean build rate (dpa)	Median build rate (dpa)	Min value (dpa)	Max value (dpa)
5 to 9	48	5	4	1	15
10 to 49	60	13	12	2	48
50 to 99	13	27	28	15	37
100 to 499	15	38	36	17	86

- 5.2 As with the lead-in times above, the mean and median values are similar, which suggests the data has an even spread.
- 5.3 As expected the build rate increases as the site size increases, but it should also be noted that the minimum value and maximum value between each group overlap. This suggests there is a degree of variation in terms of how quickly the sites are built out and it cannot be taken as a guarantee that because a site is smaller the build rate will be lower than a larger site.
- 5.4 It is worth noting that some of the smaller sites were conversion or change of uses from e.g. barns to houses or offices to flats / apartments. It is a fair assumption that particularly the office conversions will take less time overall than developing a greenfield site that will require infrastructure such as roads and water connections, which is likely to increase the build out time and effect the build rate as a result.

Figure 2: A visual representation of the summary data that is presented in Table 8 for the build rate based on the historic completions data.



5.5 However, it is generally perceived that greenfield sites can be quicker to deliver than brownfield sites. To establish whether this is the case for the borough, the applications for major sites only (i.e. applications for 10+ dwellings) were split into two groups, greenfield and brownfield / previously developed land (PDL; not all applications meet the NPPF 2021 definition of a brownfield site). The results of this can be seen in Table 9.

Table 9: The mean, median, minimum and maximum build rate for major site applications on greenfield sites compared to brownfield sites / sites on previously developed land.

Site type	Number of Sites	Mean build rate (dpa)	Median build rate (dpa)	Min value (dpa)	Max value (dpa)
Greenfield	40	22	21	2	86
Brownfield / PDL	48	18	14	2	48

5.6 Table 9 shows that the mean build rate for greenfield sites compared to a brownfield sites / sites on previously developed land is similar, with there only being on average a difference of 4 dwellings per year. The median differs more but this is likely due to the data being skewed by the lower build rates from the smaller sites.

5.7 Lichfields' Start to Finish report found that large greenfield sites in their sample built out a third faster than large brownfield sites. In terms of Stafford Borough, the historic data shows there is less of a difference in build rate for

greenfield vs brownfield / PDL. This is possibly due to the type of applications that are received by Stafford Borough Council.

- 5.8 Several of the applications which were submitted for a brownfield site or previously developed land were on sites which delivered between 10 and 49 dwellings (77% of the applications). The majority of these applications only involved the conversion of one of two existing buildings or the demolition of only one or two buildings on site. These applications are likely going to be quicker to complete and it is likely that these applications also had less contamination to be remedied than the larger sites.
- 5.9 In terms of the proposed assumptions for build rates it is fair to assume that as the difference in build rate between greenfield and brownfield / PDL is minimal, the same assumptions can be applied on the basis of site size rather than site type.
- 5.10 The current build rates for the strategic development locations which are currently being built out can also be taken into consideration. As it stands there are 5 applications which cover the remaining sites allocated in the Plan for Stafford Borough 2011-2031. Of these, 4 applications are under construction, with 3 sites having been recorded as delivered completions as of 31 March 2022.
- 5.11 If the two larger sites that come under the 100-499 dwelling site size group, applications 19/30440/REM and 17/27731/FUL (Phase 1 only), which have delivered 156 out of 302 and 147 out of 442 respectively, are included in the mean build rate calculation, the mean build rate for this group increases to 40 dpa.
- 5.12 It is worth noting that the SDLs, particularly the Stafford sites, have been slow in coming forward and have had some delivery challenges, with delivery and completions having started to ramp up in recent years and higher build rates are projected to be delivered in coming years. Please see SBC's Statement of Five Year Housing Land Supply, Appendix 6 for the site specific trajectories.
- 5.13 As it stands there are no current applications for sites of 500+ dwellings which are recorded as completed but based on the delivery trajectories proposed in the Five Year Housing Land Supply, the predicted build rate for the 3 largest SDL applications can be calculated. The predicted build rate are as follows:
- 17/27731/FUL - a hybrid application, is due to deliver a total of 1,500 dwellings (Phase 1 is already under construction and has some completions), 1,453 are projected to be delivered by the end of March 2031. This would give an average predicted build rate of 132 dpa.
 - 16/25450/OUT - an outline application for a total of 2,000 dwellings, 780 are projected to be delivered by end of March 2031. This would give an average predicted build rate of 111 dpa.

- 16/24595/OUT, 20/32039/REM - set to deliver 700 dwellings and work has commenced on site. The average predicted build rate is 88 dpa.

5.14 This shows that the build rate of the SDLs is predicted to improve over time, but these are still subject to a number of variables. It is also worth noting that the above three applications are likely to be subjected to further full and reserved matters applications to split the site into various phases which will reduce the build rate for each phase, but the scheme as a whole should be able to meet these annual build rates, particularly if the phases are built out simultaneously.

Lichfields' Start to Finish report

5.15 The Lichfields' Start to Finish report found that larger sites deliver on average more dwellings per year than smaller sites. It is worth noting that the use of the mean builds in a degree of optimism compared to the median, as in most cases the median of the rates seen on the larger sites is lower.

5.16 This report also found that no sites for more than 2,000 dwellings have been able to consistently deliver 300 dpa. Even though some schemes were able to achieve very high annual build rates in specific years, this was often a one-off as this rate of delivery was not always sustained.

5.17 In addition, larger sites which are build out over a period of 5 years or more are likely to inherently coincide with a period of economic slowdown, which is likely to affect the build rate.

5.18 Table 10 shows a summary of the site size groups that were looked at in this report and the mean and median annual delivery for each group.

Table 10: A summary of the data presented in the Start to Finish report produced by Lichfields for the mean and median annual delivery across different site size groups.

Site size (dwellings)	Mean annual delivery (dwellings per annum)	Median housing delivery (dwellings per annum)
50 to 99	22	27
100 to 499	55	54
500 to 999	68	73
1,000 to 1,499	107	88
1,500 to 1,999	120	104
2,000+	160	137

5.19 The mean build rate for the sites in the Lichfields' report for the site size of 50 to 99 dwellings of 22 dpa is comparable to Stafford Borough's historic calculated build rate of 27. However, the borough's build rate for 100 to 499 dwelling sites is 38 (not including the in-progress SDL applications), compared to 55 in the Lichfields' report. This could be due to the delivery

challenges faced on some sites, particularly the SDLs and it could also be as a result due to the difference in the time period used for calculating the build rate. This report is calculating the build rate from the year commencement was recorded and on larger sites there may not have been any completions in the year of commencement. Whereas the Lichfields' report excluded any sites which had only just started and had less than three years of data.

Neighbouring authority's build rate assumptions

- 5.20 Again, the build rate assumptions used by neighbouring authorities has been compiled to offer a sense check when establishing the assumptions for Stafford Borough. The authorities are those which adjoin Stafford Borough and are therefore assumed to have similar site typologies and build out times. A summary is presented in Table 11. The links to the source documents for each local authority can be viewed in Appendix 3.

Table 11: A summary of the build rate assumptions used by neighbouring authorities

Local Authority	Build rate assumptions
Shropshire Council	Range of 25 to 38 dwellings per year, dependent on location. Sites of more than 250 dwellings will be subject to a large site multiplier based on the assumption that two or more developers will be constructing housing units at the same time.
Telford and Wrekin Council	Average build rates agreed as 40 dpa per developer outlet for national housebuilders, 20 dpa per outlet for regional housebuilders and 10 dpa per outlet for local housebuilders. These rates generally correspond with site size.
Stoke-on-Trent City Council and Newcastle-under Lyme Borough Council	30 dpa for sites of 50+ dwellings, 20 dpa for sites of 16 to 49 dwellings and 5 dpa for sites of 5 to 15 dwellings.
Lichfield District Council	Sites that have up to 25 dwellings are expected to be completed in the first year of building (per developer), and a maximum of 50 dpa is assumed for a single developer no matter site size, with larger sites i.e. 251 to 500 dwellings and 501+ dwellings, assumed to have multiple developers. A further ceiling of 150 dpa for all sites is also assumed.

Local Authority	Build rate assumptions
Cannock Chase District Council	10 dpa for minor sites (less than 10 dwellings), and a maximum of 50 dpa per developer for major sites, with it assumed that larger sites will have multiple developers and an increased overall build rate as a result.
South Staffordshire Council	Build rate ranges from 10 dpa for the smallest sites to 120 dpa for the largest sites with it assumed there are three outlets on site each delivering a max of 40 dpa.

5.21 In terms of the surrounding authorities the build rate, particularly for the larger sites is very similar across them all. In general, it is assumed that one developer can deliver a maximum of 40 to 50 dwellings per annum per outlet on the largest sites, with the largest sites having multiple developers to be able to deliver higher overall build rates. However, most of these assumptions carried the caveat that the build rate could be higher on a site-specific basis.

Stafford Borough's proposed build rate assumptions

5.22 Based on all of the above data Stafford Borough proposes the following build rate assumptions presented in Table 12.

Table 12: Stafford Borough's proposed annual build rate assumptions

Site size (dwellings)	Annual build rate (dwellings per annum)
5 to 9	5
10 to 49	20
50 to 99	30
100 to 499	50
500 to 999	70
1,000 to 1,499	110
1,500 to 1,999	120
2,000+	160

5.23 It is viewed that these are realistic assumptions which reflect the historic monitoring data for Stafford Borough, neighbouring authorities' assumptions and the national research on build rate (specifically that presented in the Lichfields' Start to Finish report).

- 5.24 It is worth noting that these are assumptions only, that are based on the calculated mean and median values from the historic completions data for each of the dwelling size groups, and that there are instances why an application may have a higher or lower build rate.
- 5.25 It is anticipated that for sites of 500+ dwellings that there will be at least two outlets present, whether this be two sections / phases being completed simultaneously in different parts of the site by the same developer or two developers delivering different sections / phases.
- 5.26 For these larger sites the proposed build rate assumption does not double as the site size doubles because national research (presented in the Lichfields' Start to Finish report), indicates that there is a slight reduction in build rate when multiple outlets are involved. This is in part due to additional capacity from the outlets themselves as well as competition from buyers.
- 5.27 Any sites for more than 2,000 dwellings are assumed that they will have their own projected housing trajectory so will not necessarily follow this assumption.
- 5.28 These assumptions come with the caveat that where the council has been in contact with the developer or housebuilder who has provided a projected housing trajectory, the assumed build rate may be lower or higher than anticipated. This specifically relates to the SDLs which are currently being built out and have a projected higher build rate based on the delivery trajectories which have been agreed via a statement of common ground between the council and developer.

6. Local plan housing trajectory

- 6.1 As part of the Preferred Options a housing trajectory for the plan period has been produced. This has been produced using data presented in the 5 year housing land supply statement (5YHLS) for sites with planning permission and the assumptions presented above for the proposed allocations.
- 6.2 The housing trajectory is presented below and also in Appendix 6 of the Preferred Options.
- 6.3 The following assumptions and workings have been used in the production of the trajectory.

Sites with planning permission:

- Small sites get built out within 3 years
- C2 permissions get built out within 5 years
- Large sites get built out within 5 years

- The strategic development locations get built out in accordance with the trajectories included in the 5YHLS, with these also projected forwards over the remaining plan period.

Proposed allocations:

- The development of the Meecebrook Garden Community begins in 2030 and delivers 300 homes per annum.
- The Stafford Station Gateway trajectory has been set based on the assumptions set out above, with completions anticipated to be recorded in the monitoring year 2028/29.
- The trajectories of the other housing allocations are in accordance with the assumptions set out above, following the conditions:
 - Validation date is assumed to be the monitoring year of adoption of the plan, which is currently projected to be 2024/25.
 - Sites with fewer than 50 dwellings are assumed to submit full applications.
 - Sites of 50+ dwellings are assumed to submit outline applications, with their lead-in time calculated accordingly.

Windfall sites:

- Small site windfalls are calculated as a rate of 50 per year, which is in accordance with historic data, and are predicted to contribute towards the housing trajectory from year 6 of the plan period (i.e. 2025/26). This is the year from which all of the existing small site permissions will have either lapsed or been completed.

- 6.4 Table 13 shows the housing trajectory for the plan period from 2020 to 2040 in terms of housing completions for each monitoring year and each allocation / source of completions. The total completions for the monitoring years 2020/21 and 2021/22 have also been included as past completions as these have been counted and confirmed.
- 6.5 A total across all allocations / sources of completions shows that for the majority of the plan period the requirement of 535 dwellings per year will be met, and in any years where there might be a shortfall this will be evened out by overprovision in the subsequent years.
- 6.6 This data has also been presented in Figure 3.
- 6.7 A further breakdown of the projected housing completions for each site that makes up the “other site allocations” group is shown in Table 14. Only the monitoring years 2025/26 to 2033/34 are included as these cover the years when it is projected these sites will be built out with work starting from the monitoring year after the plan is adopted. The projected year of commencement is highlighted by an asterisk (*) next to the first year of housing completions.

6.8 It is likely changes to the housing trajectory may occur after the Preferred Options consultation. The trajectory will be updated as required and presented as part of the final plan for submission.

Table 13: The projected housing completions data broken down by monitoring year and allocations / sources of housing completions.

Monitoring Year	Past Completions	Meecebrook	Other Site Allocations	Stafford Station Gateway	Small Site Windfall	C2 Permissions	Small Permissions	Large Permissions	Stone SDL	West SDL	North SDL	Total
2020 / 21	614	-	-	-	-	-	-	-	-	-	-	614
2021 / 22	506	-	-	-	-	-	-	-	-	-	-	506
2022 / 23	-	-	-	-	-	12	64	171	55	162	83	547
2023 / 24	-	-	-	-	-	12	64	171	55	118	95	515
2024 / 25	-	-	-	-	-	12	64	171	36	150	159	592
2025 / 26	-	-	86	-	50	12	-	170	-	150	219	687
2026 / 27	-	-	5	-	50	12	-	170	-	250	219	706
2027 / 28	-	-	58	-	50	34	-	110	-	250	219	721
2028 / 29	-	-	210	70	50	-	-	101	-	250	211	892
2029 / 30	-	-	211	70	50	-	-	-	-	202	155	688
2030 / 31	-	300	88	70	50	-	-	-	-	150	120	778
2031 / 32	-	300	104	70	50	-	-	-	-	47	155	726
2032 / 33	-	300	105	70	50	-	-	-	-	-	155	680
2033 / 34	-	300	18	70	50	-	-	-	-	-	155	593
2034 / 35	-	300	-	70	50	-	-	-	-	-	155	575
2035 / 36	-	300	-	70	50	-	-	-	-	-	120	540
2036 / 37	-	300	-	70	50	-	-	-	-	-	120	540
2037 / 38	-	300	-	70	50	-	-	-	-	-	120	540
2038 / 39	-	300	-	100	50	-	-	-	-	-	120	570
2039 / 40	-	300	-	100	50	-	-	-	-	-	120	570

Figure 3: A visual representation of the summary data that is presented in Table 13 for the projected housing completions over the Plan period.

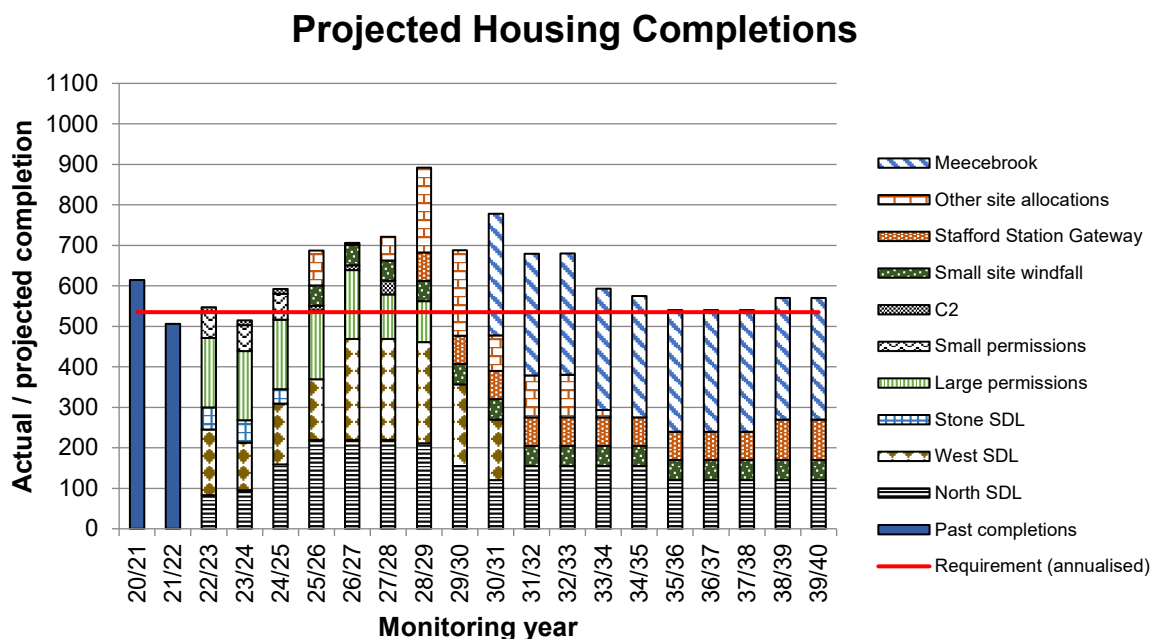


Table 14: The projected housing completions data broken down by monitoring year for the other site allocations.

Monitoring Year	Land at Ashflats	Stafford Police Station	SCC Depot	Land at Trent Road	Land at Marlborough Road	Land adj Stone Police Station	Land east of Oakleigh Court	Land at Uttoxeter Road	Bank Top Garage	Land east of Stafford Road	Garage off A519	Land adj The Croft	Land at Lillingstone House	Land to read of Woodseaves School	Land off Moscow Lane
2025 / 26	-	13*	18*	20*	-	3*	-	-	-	-	2*	20*	5*	-	5*
2026 / 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2027 / 28	-	-	-	-	-	-	-	30*	-	-	-	-	-	28*	-
2028 / 29	50*	-	-	-	50*	-	50*	30	-	-	-	-	-	30	-
2029 / 30	50	-	-	-	51	-	50	30	-	-	-	-	-	30	-
2030 / 31	50	-	-	-	-	-	31	7	-	-	-	-	-	-	-
2031 / 32	50	-	-	-	-	-	-	-	4*	50*	-	-	-	-	-
2032 / 33	50	-	-	-	-	-	-	-	5	50	-	-	-	-	-
2033 / 34	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix 1 - Historic completions data

The information contained in this appendix contains the historic completions data from the start of April 2011 to the end of March 2022 which has been used to produce the summary information contained in the main body of the report above. There are 4 tables in total which have split the sites into the size groups. In each table the site/applications have then been listed in order of the number of units delivered starting with the lowest for each group.

Any start or completion dates which have an asterisk (*) next them highlights that this date has been estimated using the annual monitoring.

Site size: 5 to 9 dwellings

48 in total

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
05/04603/FUL	Billington Farm, Billington Bank	G	06/06/2005	23/11/2005	01/04/2012*	31/03/2019*	5	6.8	7	0.7
05/05266/OUT, 08/10111/REM	176 Sandon Road, Stafford	PDL	21/11/2005	28/06/2006	26/01/2010	31/03/2018*	5	4.2	8.2	0.6
07/08427/FUL	Pool House Farm, Weston Jones	G	18/05/2007	17/07/2007	17/08/2010	02/04/2013	5	3.3	2.6	1.9
09/12171/FUL, 10/14812/FUL	Land to the South of 1 Church View, Newport Road, Adbaston	G	27/05/2009	23/12/2009	02/05/2010	31/03/2012*	5	0.9	1.9	2.6
10/14010/OUT, 11/15789/FUL	Elmhurst, 160 Oulton Road, Oulton Cross, Stone, ST15 8DR	G	07/07/2010	18/11/2010	08/02/2012	04/02/2013	5	1.6	1	5
12/16634/FUL	118 Newport Road Stafford	G	17/02/2012	12/06/2012	04/09/2012	23/04/2013	5	0.5	0.6	8.3
12/16667/OUT, 13/18310/FUL	Land Rear of 222 Stone Road, Stafford	PDL	23/04/2012	18/06/2012	04/07/2013	02/04/2014	5	1.2	0.7	7.1
12/16913/FUL	The Granary, Telegraph Street, Stafford	PDL	17/04/2012	11/06/2012	17/07/2013	28/05/2015	5	1.2	1.9	2.6
13/19139/FUL	Land at Former Bonnie Gem, Pirehill Lane, Walton, Stone	PDL	09/08/2013	09/02/2014	17/02/2014	13/11/2015	5	0.5	1.7	2.9
13/19488/FUL	5 Edward Street Stone Staffordshire ST15 8HN	PDL	22/10/2013	03/12/2013	03/10/2014	21/04/2016	5	0.9	1.6	3.1

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
14/20374/FUL	Land At Rock House Drive	G	15/05/2014	26/09/2014	01/04/2017*	31/03/2020*	5	2.9	3	1.7
14/21245/FUL	Aston Pool Farm, Stafford Road, Aston by Stone. ST15 0BH	PDL	09/10/2014	04/12/2014	21/09/2015	31/03/2017	5	1	1.5	3.3
16/24213/OUT, 17/26557/REM	15 Audmore Road Gnosall Stafford ST20 0HA	G	17/05/2016	09/11/2016	25/06/2019	07/01/2021	5	3.1	1.5	3.3
18/27781/FUL	The Hollies Farm, High Offley Road, Woodseaves, Stafford ST20 0LH	G	26/01/2018	06/11/2019	01/04/2021*	31/03/2022*	5	3.2	1	5
03/00746/COU	Fradswell Hall Farm, Fradswell	G	16/07/2003	06/07/2004	07/04/2006	31/03/2014*	6	2.7	8	0.8
05/04358/FUL	Ellerton Grange Farm, Lower Camp Lane, Ellerton, Newport, TF10 8DS	G	18/07/2005	13/09/2005	27/11/2013	25/01/2017	6	8.4	3.2	1.9
06/06111/FUL	Land at Stallington Hospital, Stallington Road, Stallington	PDL	29/03/2006	17/08/2006	04/12/2008	06/12/2013	6	2.7	5	1.2
07/08229/FUL	1 Peel Street, Stafford	PDL	08/05/2007	17/07/2007	07/04/2008	12/10/2012	6	0.9	4.5	1.3
07/08670/FUL, 10/13617/EXT, 13/18775/EXTF	High Onn Manor Farm, High Onn	G	13/07/2007	31/10/2007	01/08/2013*	06/10/2016	6	6.1	3.2	1.9
08/09749/FUL	Land At Church Street, Stone	PDL	15/02/2008	16/10/2008	11/03/2014	06/02/2015	6	6.1	0.9	6.7
09/11677/FUL	Bird In Hand PH, Creswell Road, Hilderstone, ST15 8SJ	PDL	13/03/2009	21/04/2010	27/02/2012	06/12/2017	6	3	5.8	1
09/11719/FUL	Knightley Hall Farm, Gnosall Road, Knightley Dale, Woodseaves	G	20/02/2009	17/08/2009	22/06/2012	06/09/2016	6	3.3	4.2	1.4
09/12202/OUT, 11/15043/FUL	63 Eccleshall Road, Stone	PDL	08/06/2009	26/08/2009	01/04/2012*	19/02/2013	6	2.8	0.9	6.7

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
11/16437/FUL	Land at Monks Walk Gnosall Stafford Staffordshire	PDL	02/12/2011	09/03/2012	19/06/2012	11/12/2012	6	0.5	0.5	12
15/22051/FUL	Development at George Hotel, Rear of Castle Street, Eccleshall, Stafford	PDL	08/05/2015	07/09/2015	01/10/2015*	31/03/2019*	6	0.4	3.5	1.7
15/22546/FUL	PCM Stafford Parish Catholic Centre, 70 Wolverhampton Road, Stafford, Staffordshire. ST17 4AW	PDL	09/07/2015	02/10/2015	01/11/2015*	09/08/2016	6	0.3	0.8	7.5
16/24760/FUL	Land At New Road, Hixon, Stafford, Staffordshire. ST18 0PE	G	30/09/2016	14/12/2016	19/01/2017	17/11/2017	6	0.3	0.8	7.5
17/26698/FUL	Land At Disused Military Building, New Road, Little Onn, Stafford, Staffordshire	PDL	10/07/2017	06/11/2017	01/12/2017*	31/03/2019*	6	0.4	1.3	4.6
18/28418/FUL	National Westminster Bank, 75 High Street, Stone, Staffordshire, ST15 8AD	PDL	25/04/2018	30/07/2018	02/08/2018	06/10/2020	6	0.3	2.2	2.7
20/32755/FUL	55 Lichfield Road Stafford Staffordshire ST17 4LL	PDL	30/07/2020	30/04/2021	01/05/2021*	31/03/2022*	6	0.8	0.9	6.7
07/09033/FUL, 12/17394/FUL	Walford Farm, Standon	G	26/09/2007	06/02/2008	21/01/2011	31/03/2014*	7	3.3	3.2	2.2
10/14268/FUL	George and Dragon PH, Stone Road	PDL	24/08/2010	15/12/2010	01/04/2013*	05/07/2019	7	2.6	6.3	1.1
12/17747/OUT, 16/24687/REM	Land At Walton Garage Car Park, Milford Road	G	17/10/2012	01/10/2014	01/04/2017*	25/03/2019	7	4.5	2	3.5
13/18762/FUL	The Bonnie Gem, 57 Pirehill Road, Stone	PDL	07/06/2013	02/08/2013	26/11/2013	25/05/2016	7	0.5	2.5	2.8

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
13/19784/FUL	Land Off Church Lane, Adjacent to 24 The Croft, Hixon, Stafford.	G	11/02/2014	21/01/2015	01/04/2015	20/04/2016	7	1.1	1.1	6.4
14/21003/FUL	Land Between Fancy Walk and Rowley Street, Stafford	G	04/09/2014	05/12/2014	16/02/2016	19/04/2017	7	1.5	1.2	5.8
15/22945/FUL	Land To Rear of Sandon Road, Stafford, Staffordshire. ST16 3HN	G	16/09/2015	11/11/2015	28/07/2016	07/07/2017	7	0.9	0.9	7.8
16/25181/FUL	Lichfield House, 24a Lovatt Street, Stafford, Staffordshire, ST16 3DB	PDL	21/11/2016	25/01/2017	10/08/2017	23/01/2018	7	0.7	0.5	14
13/18473/OUT, 14/20926/REM	Land At Former Garden Centre, Old Road, Barlaston	PDL	03/04/2013	25/04/2014	01/11/2014*	27/01/2016	8	1.6	1.2	6.7
14/20137/OUT, 16/24185/FUL	Land At Highfields, Stafford Road, Woodseaves, Stafford	G	10/03/2014	27/10/2014	07/04/2017	13/02/2019	8	3.1	1.9	4.2
15/21724/COU	36 Rowley Street, Stafford, Staffordshire. ST16 2RH	PDL	26/02/2015	27/05/2015	18/01/2018	31/03/2020*	8	2.9	2.2	3.6
18/29731/FUL	CC4 Greengate Street, Stafford, Staffordshire. ST16 2HN	PDL	11/12/2018	13/02/2019	01/03/2019*	03/02/2020	8	0.2	0.9	8.9
11/15533/OUT, 14/20946/REM	Land Adjoining Reform House, Newport Road, Woodseaves	PDL	15/07/2011	16/01/2013	09/03/2015	12/07/2016	9	3.7	1.3	6.9
14/20885/FUL	Rear Of Elmhurst Way. Stone, Staffordshire	G	04/08/2014	04/12/2014	01/04/2016*	31/03/2017*	9	1.7	1	9
15/22640/FUL	29 Friars Road, Stafford	PDL	20/07/2015	14/09/2015	05/04/2016	07/11/2017	9	0.7	1.6	5.6
16/24928/FUL	The Albridge Hotel, 72-73 Wolverhampton Road, Stafford, ST17 4AW	PDL	03/10/2016	13/01/2017	09/05/2017	25/09/2019	9	0.6	2.4	3.8

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
17/26425/FUL	Staffordshire County Council, 15 Martin Street, Stafford, Staffordshire. ST16 2LB	PDL	14/06/2017	09/08/2017	01/09/2017*	31/03/2018*	9	0.2	0.6	15
17/26714/OUT, 19/31596/REM	Claremont Garage, Stafford Road, Eccleshall, Stafford Staffordshire. ST21 6JP	PDL	20/07/2017	05/10/2017	01/06/2020*	14/12/2021	9	2.9	1.5	6

Site size: 10 to 49 dwellings

60 in total.

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
04/03538/COU, 06/06256/FUL	The Sawmill, Ingestre	PDL	25/01/2005	29/11/2005	05/05/2006	31/03/2012*	10	1.3	5.9	1.7
05/04049/OUT, 06/07263/FUL	Haughton Farm, Newport Road, Haughton	G	04/03/2005	13/09/2005	03/04/2007	15/07/2011	10	2.1	4.3	2.3
05/04686/FUL	Yarnfield House, Yarnfield Lane, Yarnfield	G	01/07/2005	15/03/2006	18/10/2007	08/03/2012	10	2.3	4.4	2.3
08/10207/FUL, 11/15509/EXTF	Wharf Road Surgery, Wharf Road, Gnosall	PDL	23/04/2008	08/07/2008	26/10/2012	02/08/2016	10	4.5	3.8	2.6
11/14963/FUL, 12/17530/FUL	Land at The Vine Inn Oulton Road Stone	PDL	14/02/2011	22/02/2012	20/06/2012	12/05/2014	10	1.3	1.9	5.3
11/16313/FUL	Land At 299 Stone Road, Stafford, Staffordshire, ST16 1LB	PDL	01/11/2011	27/09/2012	01/10/2012	31/03/2015	10	0.9	2.5	4
13/19226/OUT, 14/20464/REM	Walnut Tree Farm, Ash Lane, Yarnfield, ST15 0NJ	G	12/09/2013	12/12/2013	01/10/2014*	09/09/2015	10	1.1	0.9	11.1
13/19771/FUL, 14/21102/FUL	Chandlers Way, Stone, Staffs	G	19/12/2013	12/03/2014	06/12/2014	12/10/2015	10	1	0.8	12.5
07/08276/OUT, 10/13514/EXT, 13/18706/EXTO, 17/27651/REM	Whitebridge Lane, Stone, Staffordshire	PDL	10/05/2007	19/07/2007	22/01/2019	19/12/2019	11	11.7	0.9	12.2
11/15378/FUL	Monsoon Restaurant, Uttoxter Road, Blythe Bridge, Staffordshire, ST11 9JG	PDL	26/04/2011	14/07/2011	01/08/2011*	22/07/2013	11	0.3	2	5.5

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
12/17172/OUT, 13/18997/FUL, 13/19616/REM	Land at The Winghouse, Tittensor, Stoke-on-Trent	PDL	21/05/2012	12/09/2012	25/02/2014	27/01/2015	11	1.8	0.9	12.2
12/17724/FUL	Land At Stone Rd/Marsh St, Stafford	PDL	01/10/2012	21/12/2012	19/02/2013	23/01/2015	11	0.4	1.9	5.8
13/19305/OUT, 15/23374/REM	Land Adjacent to The Rectory, Rectory Lane, Haughton, ST18 9HU	G	16/09/2013	16/12/2013	01/06/2016*	02/01/2018	11	2.7	1.6	6.9
14/20001/FUL	Land at Nesbitt PH, Churchill Way, Moss Pit, Stafford	PDL	15/04/2014	15/08/2014	15/07/2015	02/02/2017	11	1.2	1.6	6.9
14/20197/OUT, 16/24861/REM	Land Between Rugeley Eastern Bypass and A460 Lichfield Road	G	11/04/2014	16/09/2014	21/04/2017	29/10/2019	11	3	2.5	4.4
14/21159/OUT, 17/26277/FUL	Rickerscote Arms, Rickerscote Road, Stafford. ST17 4EX	PDL	01/05/2015	07/10/2015	12/07/2017	10/09/2020	11	2.2	3.2	3.4
15/22732/FUL	9-10 Salter Street, Stafford, Staffordshire. ST16 2JU	PDL	26/08/2015	09/12/2015	26/11/2015	26/05/2017	11	0.3	1.5	7.3
16/24235/OUT, 17/25898/REM	Land West of Coley Lane	G	02/06/2016	24/08/2016	01/07/2017*	10/10/2018	11	1.1	1.3	8.5
07/07936/FUL, 10/13545/EXT	Groundslow Grange, Winghouse Lane, Tittensor	PDL	06/03/2007	23/05/2007	01/04/2012*	31/03/2013*	12	5.1	1	12
10/14329/FUL	Land At Newcastle Road Stone Staffordshire ST15 8LD	PDL	22/09/2010	25/11/2011	07/12/2011	01/05/2013	12	1.2	1.4	8.6
12/17768/FUL	Land Between Green Farm and White Cottage, Main Road, Seighford	G	17/10/2012	18/09/2013	11/11/2014	08/03/2019	12	2.1	4.3	2.8
12/18095/FUL, 16/23523/FUL	Land At Old Vicarage House, Radford Street, Stone	PDL	17/12/2012	16/05/2013	01/06/2013*	31/03/2017*	12	0.5	3.8	3.2

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
16/25404/FUL	Blythe Lodge, Grindley Lane, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9JP	Mixed	03/01/2017	01/03/2018	07/06/2018	29/03/2019	13	1.4	0.8	16.3
12/18129/FUL	Land Off Priory Road, Stone	PDL	04/01/2013	22/02/2013	04/04/2013	19/03/2014	14	0.2	1	14
13/18298/FUL	38 Gaolgate Street, Stafford	PDL	19/02/2013	23/04/2013	01/05/2013*	10/03/2014	14	0.2	0.9	15.6
13/19001/FUL 16/24006/FUL	Land Adjacent to Wootton Drive	G	07/08/2013	02/04/2015	01/04/2018*	27/01/2020	14	4.7	1.8	7.8
08/10313/FUL, 09/13100/FUL	30 Castle Street, Eccleshall	PDL	23/05/2008	15/08/2008	01/04/2010*	05/12/2012	15	1.9	2.7	5.6
17/25983/FUL	Land At Portal Road, Beaconside, Stafford, Staffordshire	PDL	29/06/2017	06/08/2018	01/09/2018*	28/02/2020	16	1.2	1.5	10.7
15/22296/FUL	Land at Former St Georges	PDL	09/06/2015	20/07/2016	01/08/2016*	31/03/2019*	18	1.1	2.7	6.7
16/23648/FUL	Land At Former St Georges Hospital Corporation Street Stafford Staffordshire	PDL	11/03/2016	13/03/2017	01/04/2017*	31/03/2018*	18	1.1	1	18
05/03889/OUT, 09/12790/REM	Cold Norton Farm, Eccleshall Road, Cold Norton	G	14/02/2005	11/10/2006	01/04/2012*	31/03/2017*	19	7.1	5	3.8
06/07411/FUL	Underwoods Garage, Oulton Road, Stone	G	27/11/2006	13/02/2007	01/04/2007*	31/03/2012*	19	0.3	5	3.8
19/30859/POR	Second Floor 4 Chapel Street Stafford Staffordshire	PDL	11/07/2019	10/09/2019	01/10/2019*	31/03/2020*	19	0.2	0.5	38
14/19944/FUL	Land opposite Woodlands Grove Junction, Hilderstone Road, Meir Heath	PDL	21/02/2014	16/07/2014	04/08/2015	14/06/2016	20	1.4	0.9	22.2

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
15/22060/FUL	Land At George Street Press and Car Park, Fancy Walk, Stafford, Staffordshire	PDL	01/05/2015	29/02/2016	01/04/2018*	06/07/2021	20	2.9	3.3	6.1
04/03141/FUL	Land Off Early Lane, Swynnerton	G	08/09/2004	25/06/2008	20/08/2012	13/03/2014	22	8	1.6	13.8
07/07830/FUL	Salter Street/Malt Mill Lane, Stafford	PDL	03/04/2007	06/01/2010	01/04/2010*	31/03/2013	22	3	3	7.3
13/18283/OUT, 14/20191/REM	Land at UK Boxer Propco, Tilling Drive, Stone	PDL	26/02/2013	28/05/2013	01/06/2013*	31/03/2017*	22	0.3	3.8	5.8
18/27978/FUL	Land Rear of Former Browse Antique 15 Sandon Road, Stafford, Staffordshire	PDL	26/02/2018	10/09/2018	29/03/2019	25/03/2022	23	1.1	3	7.7
14/20018/FUL	Land North of Knightley Rd, Gnosall	G	20/02/2014	31/03/2014	01/04/2014*	11/04/2016	24	0.1	2	12
16/25348/FUL	Land At Valerian Drive Stafford Staffordshire	PDL	09/12/2016	21/06/2017	05/02/2020	22/12/2020	24	3.2	0.9	26.7
17/27766/FUL	Land North of The Burgage	G	19/01/2018	25/07/2018	19/06/2019	09/07/2020	24	1.4	1.1	21.8
19/30343/FUL	Former Castleworks, Castle Street, Stafford, Staffordshire	PDL	23/05/2019	28/04/2020	01/05/2020*	31/03/2021*	24	0.9	0.9	26.7
04/02841/FUL	St Thomas Priory, Baswich Lane	G	22/09/2004	20/10/2006	01/11/2006*	31/03/2019*	25	2.1	12.4	2
13/19114/FUL	Land at Manor Rise, Walton, Stone, Staffordshire	PDL	30/09/2013	07/04/2014	07/11/2014	27/11/2015	25	1.1	1.1	22.7
06/06948/OUT, 11/15799/EXTO, 12/17776/REM	Westhorpe and The Laurels, Rowley Avenue, Stafford	PDL	07/09/2006	18/08/2008	01/08/2013*	04/09/2015	27	6.9	2.1	12.9
19/31675/POR	69-72 Foregate Street Stafford Staffordshire	PDL	23/12/2019	11/02/2020	01/03/2020*	07/04/2021	27	0.2	1.1	24.5

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
12/17041/FUL	Land At Lowfield Lane, Stafford Road Gnosall ST20 0EU	G	24/04/2012	17/07/2012	05/03/2013	17/12/2013	30	0.9	0.8	37.5
14/20548/FUL	Land adjacent to 24 The Croft, off (Site 2) Church Lane, Hixon, Stafford	G	07/07/2014	22/09/2015	26/03/2020	14/07/2021	30	5.7	1.3	23.1
15/22311/FUL	Land Off Cross Butts, Eccleshall, Stafford, Staffordshire	G	05/06/2015	22/09/2016	06/11/2017	05/07/2019	31	2.4	1.7	18.2
13/18382/OUT, 14/20666/REM	Land adjacent Greenacres, Main Road, Great Haywood	G	04/03/2013	03/06/2013	01/12/2014*	31/03/2017*	32	1.7	2.3	13.9
15/21949/FUL	The West Way, West Way, Highfields, Stafford. ST17 9YF	PDL	01/05/2015	19/11/2015	01/12/2015*	14/02/2019	32	0.6	3.2	10
18/28212/POR	Britannia House, 6 - 7 Eastgate Street, Stafford, Staffordshire, ST16 2NQ	PDL	06/04/2018	22/05/2018	21/06/2018	03/12/2019	32	0.2	1.5	21.3
14/21338/FUL	Land At Trent Road, Stone, Staffordshire	G	07/11/2014	02/02/2015	23/02/2016	04/10/2017	33	1.3	1.6	20.6
14/20544/FUL	Land Off Exeter Street, Stafford	G	18/09/2014	18/03/2015	02/04/2015	20/10/2016	35	0.5	1.6	21.9
16/25385/FUL	Land At Woodlands Road, Trinity Fields, Stafford	PDL	21/12/2016	31/05/2017	16/01/2018	08/08/2019	40	1.1	1.6	25
15/22692/FUL	Land At Creswell Manor, Eccleshall Road, Stafford	G	10/09/2015	04/05/2016	01/06/2016*	31/03/2019*	41	0.7	2.8	14.6
07/07607/OUT, 12/18013/EXTO, 14/21079/REM	Former Library Headquarters and Car Park, Friars Terrace, Stafford	PDL	02/01/2007	23/12/2009	13/08/2015	14/07/2016	43	8.6	0.9	47.8
09/12519/FUL, 13/19688/FUL	Derelict Land at Foregate Street, Stafford	PDL	10/08/2009	30/04/2010	28/01/2014	01/04/2015	45	4.5	1.2	37.5

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
14/21135/OUT, 15/22756/REM	Land Off Little Tixall Lane, Great Haywood, Stafford	G	17/10/2014	07/01/2015	01/01/2016*	06/03/2019	45	1.2	3.2	14.1

Site size: 50 to 99 dwellings

13 in total

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
13/19051/OUT, 15/23105/REM	Land Between Quarry Cottage to North and Health Centre to South, Knightley Road	G	06/08/2013	24/10/2014	01/04/2016*	08/01/2019	55	2.7	2.8	19.6
14/21465/FUL	38-146 Hesketh Road, Rising Brook, Stafford. ST17 9NF	PDL	10/02/2015	23/07/2015	01/08/2015*	31/03/2017*	63	0.5	1.7	37.1
10/13362/OUT, 14/21007/FUL (Phase 3)	Land North of Beaconside and East of A34 Stone Road	G	12/04/2010	31/08/2012	01/04/2019*	31/03/2022*	66	9	3	22
13/18821/OUT, 14/21315/REM	Land site 2 adjacent to land off Lowfield Lane, Gnosall	G	14/06/2013	29/11/2013	01/04/2015*	31/08/2017	68	1.8	2.4	28.3
17/26061/FUL	Playing Field, South of Mansell Close, Stafford	G	10/04/2017	13/09/2017	01/02/2018*	21/10/2020	70	0.8	2.7	25.9
12/16981/OUT, 14/20190/REM	Former Stone Rugby Club	PDL	02/05/2012	21/11/2012	01/04/2015*	31/03/2020*	73	2.9	5	14.6
13/19249/OUT, 14/21267/REM	Land adjacent New Road, Hixon, Staffs	G	06/09/2013	13/03/2014	01/04/2015*	17/11/2017	76	1.6	2.6	29.2
13/19534/OUT, 15/22347/REM	Land adjacent Jubilee Playing Fields, Great Haywood	G	11/11/2013	21/08/2014	01/12/2015*	18/07/2018	76	2.1	2.6	29.2
18/28138/FUL	Land At Riverway/Lamascote Road	PDL	07/03/2018	01/11/2018	26/03/2019	06/10/2021	80	1.1	2.5	32
10/14168/OUT, 15/23396/FUL	Bishop Lonsdale School, Shaws Lane	G	02/09/2010	25/04/2013	01/11/2016*	31/03/2019*	81	6.2	2.4	33.8

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
13/19002/OUT, 18/28191/REM (Phase 1b)	Stone SDL, Walton Hill	G	25/07/2013	02/02/2015	10/12/2019	17/06/2022	81	6.4	2.5	32.4
14/20854/OUT, 15/22862/REM	Land Between Common Lane and Eccleshall Road, Stone	G	29/07/2014	08/10/2014	01/04/2016*	02/10/2019	92	1.7	3.5	26.3
05/05368/OUT, 07/08370/REM, 09/11814/FUL	Land At Salt Works Lane, Weston	PDL	21/10/2005	01/11/2006	01/04/2008*	31/03/2012*	99	2.4	4	24.8

Site size: 100 to 499 dwellings

15 in total.

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
16/25260/OUT, 18/28182/REM	Land North of Beaconside, North of Marstongate Farm	G	25/11/2016	17/01/2018	18/07/2018	22/09/2021	100	1.6	3.2	0.5
05/05039/OUT, 08/09788/FUL	Former St Georges Hospital, Corporation Street	PDL	08/09/2005	06/11/2007	01/04/2013*	31/03/2019*	102	7.6	6	1.3
13/19002/OUT, 17/27052/REM (Phase 1a)	Stone SDL, Walton Hill	G	25/07/2013	02/02/2015	01/01/2018*	15/12/2021	117	4.4	4	1.1
03/00609/OUT, 06/05985/REM	Land at The Fillybrooks, Walton, Stone	PDL	28/05/2003	30/06/2004	01/04/2007*	23/10/2012	120	3.8	5.6	0.7
10/14117/OUT, 14/20602/REM	Bibby Scientific Ltd / Scilabware / Sterilin Ltd Land at Tilling Drive / Beacon Road / Stafford Road Walton Stone ST15 OSA	PDL	27/08/2010	17/06/2011	01/04/2013*	31/03/2018*	120	2.6	5	0.5
14/20665/OUT, 15/22533/REM, 16/23729/FUL	Land At Stafford Road, Eccleshall	G	25/06/2014	14/11/2014	01/12/2015*	31/03/2021*	138	1.4	5.3	0.3
05/04931/OUT, 10/13470/REM	UCM Group Plc, Doxey Road, Doxey, Stafford	PDL	02/08/2005	22/01/2008	01/04/2011*	31/03/2015*	145	5.7	4	1.4
10/13362/OUT, 14/20781/REM (Phase 2)	Land North of Beaconside and East of A34 Stone Road	G	12/04/2010	31/08/2012	01/04/2018*	31/03/2022*	152	8	4	2
05/04506/FUL, 09/12460/FUL	Land off Alstom (The Crossings), Main Site, Lichfield Road, Stafford	PDL	25/05/2005	29/11/2006	01/04/2007*	02/09/2011	169	1.9	4.4	0.4

Application(s) Reference	Address	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Completion Date	Number of Units	Lead- in time (years)	Build out time (years)	Build rate (dpa)
14/20425/FUL, 16/24740/FUL	Land South of Doxey Road	G	22/05/2014	14/07/2015	01/08/2015*	16/06/2020	174	1.2	4.9	0.2
09/12911/OUT, 12/17632/REM, 13/19196/REM	Yarnfield Park	PDL	25/11/2009	24/02/2011	08/07/2013	13/09/2018	247	3.6	5.2	0.7
05/05488/OUT, 10/13690/REM, 10/13691/FUL, 10/13692/REM	Former St Georges Hospital, site 1 Corporation Street	PDL	06/04/2006	14/01/2008	01/04/2011*	31/03/2018*	254	5	7	0.7
10/13362/OUT, 13/18533/REM (Phase 1)	Land North of Beaconside	G	12/04/2010	31/08/2012	01/04/2014*	31/03/2020*	257	4	6	0.7
13/18697/OUT, 16/24075/REM	Land South of Tixall Road	G	13/05/2013	12/08/2013	01/09/2016*	09/04/2021	262	3.3	4.6	0.7
13/18698/OUT, 14/20318/REM	Land North of Tixall Road	G	21/05/2013	20/08/2013	01/04/2015*	27/06/2019	361	1.9	4.2	0.5

Appendix 2 - In-progress applications for the strategic development locations

The below table shows the details of the 5 active applications for the strategic development locations (SDLs) which were allocated in the Plan for Stafford Borough 2011-2031.

They are listed below in order of which application commenced on site first.

Any start dates which have an asterisk (*) next them means that this date has been estimated using the annual monitoring.

Application(s) Reference	Address	Site Status	Greenfield (G) or PDL	Date Validated	Decision Date	Start Date	Number of Units	Completions as of 31/03/2022	Lead-in time (years)	Build out time as of 31/03/2022 (years)	Build rate (dpa)
18/29160/FUL	Former Castleworks Castle Street, Stafford, Staffordshire	Under construction	PDL	31/08/2018	24/12/2018 (Issued 08/03/2019)	01/04/2019*	80	56	0.6	3.0	18.7
17/27731/FUL	Land At Burleyfields	Under construction	G	12/01/2018	10/12/2018 (Issued 22/05/2019)	01/06/2019*	1,500 total, 442 Phase 1	147	1.4	2.8	52.5
13/19002/OUT, 19/30440/REM	Stone SDL, Walton Hill	Under construction	G	25/07/2013	02/02/2015	01/12/2019*	302	156	6.4	2.3	67.8
16/24595/OUT, 20/32039/REM	Land North of Beaconside - Marston Grange	Under construction	G	17/11/2016	10/10/2018	01/04/2021*	700	0	4.4	1.0	N/A
16/25450/OUT	Land North of Beaconside, Stafford	Site not yet started	G	20/12/2016	13/01/2020 (Issued 30/05/2022)	N/A	2,000	N/A	N/A	N/A	N/A

Appendix 3 - Source documents for other local authorities

Shropshire Council Five Year Housing Land Supply Statement (2022):

<https://shropshire.gov.uk/media/22391/local-plan-five-year-housing-land-supply-statement-2021.pdf>

Telford and Wrekin Housing Land Supply Statement 2021-2026:

https://www.telford.gov.uk/downloads/file/21121/telford_and_wrekin_council_housing_land_supply_statement_2021_-_2026

Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Strategic Housing and Land Availability Assessment Methodology July 2017:

<https://www.newcastle-staffs.gov.uk/downloads/file/763/joint-shlaa-methodology>

Lichfield District Council Strategic Housing Land Availability Assessment 2021:

<https://www.lichfielddc.gov.uk/downloads/file/2022/strategic-housing-land-availability-assessment-2021>

Cannock Chase District Strategic Housing Land Availability Assessment 2021:

https://www.cannockchasedc.gov.uk/sites/default/files/cannock_chase_shlaa_2021_0_0.pdf

South Staffordshire Council SHELAA Build-out rates and lead-in times Update Note
March 2022