

Council Response to Current Supply Position submitted by Milwood Ltd (P2-N37)

Whilst the Council recognise that Taylor Wimpey own a proportion of housing land supply in the Borough, particularly in the Stafford Strategic Development Locations (SDLs), the Council considers there is currently a healthy mix of housebuilders (including Taylor Wimpey) and land promoters operating across the SDLs and other sites. Housebuilders are likely to have a longer term interest in developing their sites whereas promoters are more likely to offer land to the open market (i.e. to a range of housebuilders) in the short-medium term. This mix will likely mean that development sites on the SDLs will be brought forward in different stages.

Taylor Wimpey has two different subsidiaries currently operating on sites in Stafford Borough (see table below).

Site Name	Application Number	Site Capacity	Taylor Wimpey Subsidiary
LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	15/22862/REM	92	Taylor Wimpey West Midlands
LAND OFF TILLING DRIVE, STONE	14/20602/REM	120	Taylor Wimpey North Midlands
	14/20190/REM	73	
	14/20191/REM	22	
BISHOP LONSDALE SCHOOL, SHAWS LANE, ECCLESHALL	10/14168/OUT	82	Taylor Wimpey North Midlands
LAND ADJ NEW ROAD, HIXON	14/21267/REM	76	Taylor Wimpey West Midlands
LAND NORTH OF BEACONSIDE, STAFFORD	13/18533/REM	257	Taylor Wimpey North Midlands
	14/20781/REM	152	
	14/21007/FUL	66	

It is likely that sites owned by Taylor Wimpey on the Stafford SDLs will be brought forward by the different subsidiaries, meaning they will be developed more quickly than if a single subsidiary was in control of all the sites.

It is also important to note that housebuilders sell land to other housebuilders on large sites, an example being Bovis Homes selling part of their site on the Eastern SDL to David Wilson Homes (Land North of Tixall Road, Stafford 14/20318/REM). Therefore it is reasonable to assume that Taylor Wimpey will sell a proportion of their sites on the Western SDL to other housebuilders, increasing the build out rates in those areas.

Correspondents with Taylor Wimpey (and/or their representatives), other housebuilders and land promoters (see P2-O1) show that they are intending to build out at the trajectories shown in the 2016 Five Year Housing Land Supply Statement (P2-L1).

For the above reasons Council is satisfied that having a mixture of land promoters and house builders owning or having options on land in the SDLs will not cause delay in the trajectories put forward by the Council.