

The Plan for Stafford Borough - Evidence Base: Strategic Housing Land Availability Assessment - Review 2013



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1 Introduction

1 Introduction

What is a Strategic Housing Land Availability Assessment?

1.1 The Stafford Borough Strategic Housing Land Availability Assessment (SHLAA) identifies potential housing sites in the area, at this particular point in time and is a key element of the evidence base for the Local Plan. The SHLAA Review 2013 has assessed information on sites submitted to Stafford Borough Council up to 31st March 2013. The Government requires every local planning authority through the NPPF to prepare a Strategic Housing Land Availability Assessment to ensure that sufficient land is made available to deliver housing, to meet future needs. Therefore a top priority for the Government is to ensure that land availability is not a constraint on the delivery of new homes.

- **The Strategic Housing Land Availability Assessment (SHLAA) does not make policy decisions on future housing allocations. Such decisions will take place through the Local Plan and the Site-specific Allocations document.**
- The SHLAA is a technical study as part of the evidence base. It is not development policy within the new Local Plan
- A site's inclusion in the SHLAA does not imply that it will be allocated for housing or granted planning permission
- The SHLAA identifies a list of possible housing sites and assesses the overall housing potential of those sites
- Future decisions on sites allocated for future development will take place through the new Local Plan process and planning applications based on the currently adopted Stafford Borough Local Plan 2001
- The SHLAA does not distinguish between sites for market or affordable housing

1.2 The National Planning Policy Framework (NPPF) requires the identification of land for housing with sites having been assessed for deliverability and developability. In particular the NPPF requires local planning authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development and a five year buffer to ensure choice and competition in the market;
- identify specific, developable sites or broad locations for years 6-10, and where possible years 11-15; and
- Include an allowance for windfalls in the five year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

1.3 The Stafford Borough Strategic Housing Land Availability Assessment has been prepared in line with the Government's *Strategic Housing Land Availability Assessments: Practice Guidance* (known hereafter as the Practice Guidance) which was published by the Department for Communities and Local Government in July 2007. In particular the Practice Guidance states that "As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period". Therefore the primary role of the Strategic Housing Land Availability Assessment is to enable a local planning authority to:

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- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

Progress To Date

1.4 This years' SHLAA Final Report was produced based on the Government's Practice Guidance, and decisions made by the Stafford Borough Strategic Housing Land Availability Assessment Partnership. The SHLAA has been reviewed each year since the initial report was undertaken in 2009 to take account of new information on existing sites and the provision of additional sites from members of the public, landowners and agents.

1.5 In summary the Strategic Housing Land Availability Assessment documentation provides:

- The context for potential regional housing requirements and the scale, and nature of recent housing development within Stafford Borough
- A summary of sites, cross referenced to on-line maps showing their locations and boundaries
- An assessment table highlighting the deliverability / developability of identified sites (in terms of suitability, availability and achievability)
- An estimate of the potential quantity of housing that could be delivered
- The constraints on the delivery of sites
- Recommendations on how these constraints could be overcome and when

1.6 The Strategic Housing Land Availability Assessment (SHLAA) is part of the Local Plan's evidence base and therefore does not determine the development strategy for the Borough nor does it allocate land for housing. These decisions will be considered as part of the Local Plan process, which has the role of allocating strategic housing sites and identifying broad areas or types of land for new housing. However, the SHLAA does provide an indication of potential future housing land that can be delivered across the Borough, following an assessment of all possible sources of housing supply. Therefore the SHLAA identifies as many potential housing sites as possible across the Borough area to ensure a comprehensive assessment process.

1.7 In terms of ongoing monitoring and review, the SHLAA Review 2013 for Stafford Borough Council provides for a five-year housing supply of specific deliverable sites. New sites provided to the Council by 31st March each year will be included in subsequent SHLAA reviews, which will align with the Council's continued commitment to publish the annual [Housing Monitor: Land for New Homes](#), providing more information about housing delivery. It is currently anticipated that the SHLAA will only be fully re-surveyed when the Local Plan is reviewed and rolled forward beyond 2031 or if the local planning authority is no longer able to demonstrate a five year supply of specific deliverable sites for housing.

Stafford Borough Context

1.8 In June 2004 the Regional Plan, known as the West Midlands Regional Spatial Strategy (RSS) was published setting out development requirements through until 2021. The RSS was being revised to 2026 to provide new development requirements, including housing provision, for Districts across the region through a document entitled 'West Midlands Regional Spatial Strategy Phase Two Revision',

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will not now be implemented due to a change in Government policy on Regional Planning. In addition Stafford was chosen by the Government as a Growth Point, in July 2008, to deliver new development growth objectives and infrastructure, subject to development plan policies.

Housing Information

1.9 In Stafford Borough housing figures (completions and commitments) for each year are compiled and presented in a document called [The Housing Monitor: Land for New Homes](#). As at the end of March 2013, a total of 2,692 completions had taken place in the Borough since 1st April 2007. As of the 31st March 2013, 2,781 dwellings have planning permission. Table 1.1 set out below, provides annual completions for this period with the average being 385.

1.10 In terms of geographical breakdown, by the end of March 2013, approximately 62% of total completions took place in the urban areas of Stafford and Stone whilst rural completions have accounted for approximately 38%.

Table 1.1 Number of houses completed since 2007

Year	Number of dwellings completed
2007	449
2008	581
2009	518
2010	193
2011	220
2012	425
2013	306
Total	2,692
Average for period 2007 - 2013	385

1.11 Commitment sites are those sites which have a planning consent or a consent subject to the completion of a Section 106 Agreement and does include those units that were actually under construction. Table 1.2 below shows, for each type of planning consent, the number of committed dwellings and the Borough total to 31st March 2013. Over 34% of the outstanding commitments have full planning or reserved matters consent and therefore have no planning constraints to prevent their full implementation.

1.12 For outstanding commitments, 64% are on previously developed land whilst, the remaining 36% are on greenfield sites. These figures can be compared with actual completions where 20% were on greenfield sites whilst 80% were on previously developed land between April 2012 and March 2013. For more information please refer to [The Housing Monitor: Land for New Homes](#) document.

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Table 1.2 Number of commitments as at 31st March 2013

Consent Type	Total Number of Committed Units	Percentage of Total
Full / Reserved Matters	938	34
Outline	1,712	3
Extensions of Time	94	62
Pending (s 106)	37	1
Total	2,781	100

2 Core Requirements of a SHLAA

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2.1 The Government's Practice Guidance for preparing the Strategic Housing Land Availability Assessment (SHLAA) sets out minimum requirements, as defined in Table 2.1 - SHLAA Process Core Outputs and Table 2.2 - SHLAA Process Checklist below.

Table 2.1 SHLAA Process Core Outputs

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability / developability of each site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

Table 2.2 SHLAA Process Checklist

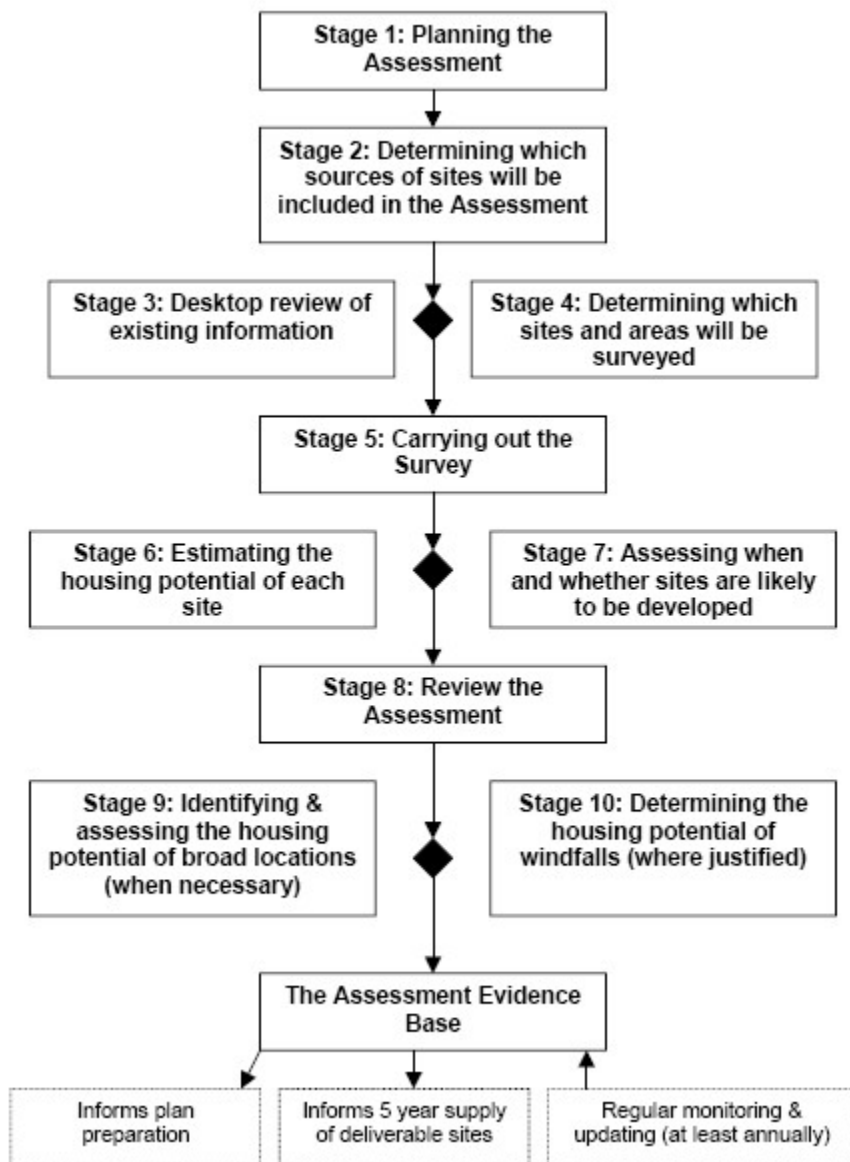
1	The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Homes and Community Agency (HCA)
2	The methods, assumptions, judgments and findings should be discussed and agreed upon throughout the process in an open and transparent way, explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment

2.2 The Practice Guidance states that if the standard methodology shown in Figure 2.1 below is followed, the Local Planning Authority should not need to justify the methodology used in preparing the SHLAA. Stafford Borough Council published the SHLAA Methodology in February 2008 based on the Practice Guidance and also prepared the SHLAA Review 2013 following the Government's approach.

2.3 The methodology set out in the Government's Practice Guidance is divided into 10 key stages. The Stafford Borough SHLAA Review 2013 addresses all the key stages and in particular Stages 1 - 8. Following Stage 8 a 'Review of the Assessment' has identified that there are sufficient sites identified to meet the housing requirements in Stafford Borough and therefore further work is not required through Stages 9 and 10.

Core Requirements of a SHLAA 2

Picture 2.1 SHLAA Methodology



2.4 The remainder of this SHLAA Review 2013 describes the work carried out in accordance with the Government's Practice Guidance and provides further information about the availability and deliverability of potential future housing sites.

2.5 It should be noted that the identification of a site at this particular point in time within the SHLAA Review 2013 and associated material does not necessarily mean that the site will be allocated for housing or any other use, or that planning permission will be granted for residential development. These decisions will be determined through preparation of the Local Plan and / or through the normal planning application process. Similarly the non-inclusion of a site may not preclude future housing development.

3 SHLAA Methodology and Process

3 SHLAA Methodology and Process

Stafford Borough Context

3.1 Stafford Borough Council's area is located geographically between the West Midlands / Birmingham conurbation to the south and the North Staffordshire / Stoke-on-Trent conurbation to the north, which both have an influence on the demand for housing within the Borough based on in / out migration. Stafford Borough is positioned within the West Midlands North Housing Market Area.

3.2 Stafford Borough's Local Plan process is based on a work programme set out in the Local Development Scheme. As a result of the specific work programme for the Local Plan and to ensure the evidence is delivered to relevant timescales it was considered appropriate to produce the Strategic Housing Land Availability Assessment for the Stafford Borough area. Whilst the SHLAA has not been carried out with other local planning authorities in the wider West Midlands North Housing Market Area full consultation with neighbouring authorities has taken place as part of the process.

3.3 Stafford Borough Council has facilitated the establishment of the Strategic Housing Land Availability Assessment Partnership of key local stakeholders including house builders, housing providers, local property agents, local community representatives, regional planning partners and statutory agencies to prepare the SHLAA, to ensure a joined-up and robust approach is delivered. The Partnership therefore provides evidence for the Stafford Borough housing market area and has monitored the composition and skills of the project team, managed and scrutinised decisions as part of the SHLAA process, ensured quality work was delivered in accordance with the work programme and agreed the sites required to secure the potential future housing supply.

Sources of Sites

3.4 The Government's Practice Guidance for preparing Strategic Housing Land Availability Assessments identifies the following sources of sites to be considered for potential future housing delivery, as set out below.

Sites in the Planning Process

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses
- Existing housing allocations and site development briefs
- Unimplemented / outstanding planning permissions for housing
- Planning permissions for housing that are under construction

Sites not Currently in the Planning Process

Examples:

- Vacant and derelict land and buildings
- Surplus public sector land
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development

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- Additional housing opportunities in established residential areas, such as under-used garage blocks
- Large scale redevelopment and re-design of existing residential areas
- Sites in rural settlements and rural exception sites
- Urban extensions
- New free standing settlements

3.5 For the categories identified under the 'Sites in the planning process' element the following information was utilised. The Stafford Borough Council annual Employment Land Review, including outstanding employment allocations contained within the Stafford Borough Local Plan 2001. The conclusions of the Employment Land Review were that no sites could be made available as potential future housing uses. Within the Stafford Borough Local Plan 2001 the remaining housing allocations without planning permission have been included in the SHLAA. Furthermore all unimplemented / outstanding planning permissions for housing and those under construction have been included in the SHLAA. Further details are contained in the Council's annual [Land for New Homes: The Housing Monitor](#) and site details can be viewed [on-line](#).

3.6 For the categories identified within the 'Sites not Currently in the Planning Process' element two principal sources exist. For those sites outside of settlement boundaries, defined in the Stafford Borough Local Plan 2001 as Residential Development Boundaries, the Council has now been presented with a large quantity of sites from locations across the Stafford Borough area for consideration in the Local Plan process including within Green Belt areas. All sites presented by the development industry and landowners to the Council by 31st March 2013 have been mapped and assessed through the SHLAA Review 2013. To view the sites outside of Residential Development Boundaries please click [here](#).

3.7 The second source of sites in the 'Sites not Currently in the Planning Process' element come from detailed site surveys identifying land and buildings with potential housing development within Residential Development Boundaries, listed below, carried out by Stafford Borough Council officers from the Forward Planning section. To view the sites within the Residential Development Boundaries please click [here](#). Settlements with an * identifies areas within or adjacent to the West Midlands Green Belt or the North Staffordshire Green Belt where peripheral expansion may be limited by national planning policies on Green Belt designations.

Adbaston	Aston by Stone	Barlaston*	Barlaston Park*
Blythe Bridge*	Bradley	Brocton*	Brocton A34*
Church Eaton	Clayton*	Cotes Heath*	Creswell
Croxton	Derrington	Eccleshall	Fulford*
Gnosall	Great Bridgeford	Great Haywood	Haughton
Hilderstone*	Hixon	Hopton	Hyde Lea
Little Haywood & Colwich	Meir Heath & Rough Close*	Milford*	Milwich

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Norbury	Oulton*	Ranton	Salt
Seighford	Stafford	Stone	Swynnerton*
Tittensor*	Trentham / Dairyfields*	Weston	Woodseaves
Yarnfield*			

3.8 All of the 'Sites currently outside of the Planning Process' have been assessed for site characteristics, site suitability, site availability and site achievability based on additional information provided by landowners and the development industry where available. Information is recorded on proformas viewable through the on-line mapping system. The SHLAA Review 2013 has identified as many potential sources as possible.

The Housing Challenge

3.9 Due to the nature of the housing challenge for Stafford Borough, the assessment has been comprehensive and intensive to meet the anticipated level of housing delivery required. Furthermore the SHLAA separates out the Stafford town figures from the total Stafford Borough housing requirements to reflect the approach taken in the new Local Plan. The West Midlands North Housing Market Area - Strategic Housing Market Assessment, 2008 and its 2012 update has also identified significant affordability issues in the Stafford Borough area.

3.10 In terms of Stafford and Stone's Residential Development Boundaries all potential future housing sites of **10** or more houses have been identified, whilst in Residential Development Boundaries outside of Stafford and Stone all potential future housing sites of **5** or more houses have been included in the SHLAA.

Site Surveys

3.11 To ensure consistent practice in identifying sites and recording information, the site surveys within existing Residential Development Boundaries have been carried out by Officers in the Forward Planning team of Stafford Borough Council.

3.12 The following information was recorded whilst the site survey work was being completed:

- site size
- site boundaries
- current use(s)
- surrounding land use(s)
- character of surrounding area
- physical constraints, e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons
- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

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3.13 The issue of development progress, e.g. ground works completed, number of homes started and number of homes completed is recorded through the Stafford Borough Council annual [Land for New Homes: The Housing Monitor](#).

3.14 When assessing the deliverability and developability of the sites identified, those submitting sites have been asked to provide as much information as possible on the availability of the site and any constraints, to assist with the Assessment process. It was considered that the most effective way of engaging with the expertise and knowledge of the local property agents and developers was through the provision of industry shared information. This enabled further details to be provided as well as possible agreements between interested parties on establishing the availability of potential future housing sites across the Stafford Borough area.

Housing Densities

3.15 The Practice Guidance suggests establishing the housing potential for sites by using existing or emerging local plan policies. No density policies exist in the Stafford Borough Local Plan 2001, adopted in October 1998, nor at National level, but the 2013 SHLAA will continue to use 30 dwellings per hectare (net) to maintain continuity with previously published SHLAA's. Where sites are outside a Residential Development Boundary a net density of 30 dwellings per hectare has continued to be applied throughout the assessment.

3.16 For sites within Residential Development Boundaries of the Stafford Borough Local Plan local judgements on site densities have been applied using the criteria set out previously in terms of site visits including existing character, physical constraints and similar completed housing schemes in the area.

Assessing when and whether sites are likely to be developed

3.17 In assessing when and whether sites are likely to be developed the Practice Guidance highlights that economic viability is a significant factor affecting potential future housing developments. The key purpose of the Strategic Housing Land Availability Assessment is to present all sites with housing potential, in order to establish housing delivery. The Stafford Borough SHLAA Partnership is made up of key local stakeholders, including representatives of the development industry and landowners, and has the role of determining which sites are likely to deliver future housing and over what time frame.

3.18 To achieve an assessment of when and whether a site can be delivered the following four stages were used, as set out in the Government's Practice Guidance:

- Stage A: Assessing suitability for housing;
- Stage B: Assessing availability for housing;
- Stage C: Assessing achievability for housing; and
- Stage D: Overcoming constraints.

3.19 The above process was used to determine whether a site is deliverable, developable or not currently developable for housing development. A site that is considered:

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- **Deliverable** - must be available now; offer a suitable location for housing development now and would contribute to the creation of sustainable communities and there is a reasonable prospect that housing can be delivered on the site within five years from the adoption date of the plan.
- **Developable** - must be in a suitable location for housing development and would contribute to the creation of sustainable communities; there is a reasonable prospect that it will be available and it could be developed in the future once any constraints have been overcome.
- **Not Currently Developable** - If it is not known whether a site could be developed because of severe constraints, for example, and it is not known how to overcome the issues or the site would not contribute to sustainable communities.

3.20 The Stafford Borough Strategic Housing Land Availability Assessment Partnership has determined which sites are deliverable, developable or not currently developable as well as the degree of availability, suitability and achievability for housing potential. The Partnership agreed the following general approach for 'Sites which are currently not in the Planning Process':

- **Deliverable sites** includes: Sites in the Planning Process 'Commitment Sites with planning permission', Outstanding housing allocations from the Stafford Borough Local Plan 2001, and all sites identified within Residential Development Boundaries (unless key constraints are raised by representations to the SHLAA).
- **Developable sites** will include:
 1. Constrained sites within Residential Development Boundaries (RDBs) such as those partly in the floodplain, nature conservation areas, Sites of Biological Importance (SBIs) or Local Nature Reserves including sites identified with key constraints by SHLAA representations.
 2. Sites that directly abut RDBs of sustainable settlements⁽¹⁾ that will contribute to the formation of sustainable communities including those partly affected by the floodplain, nature conservation areas, Sites of Biological Importance (SBIs), Local Nature Reserves or sites adjacent to Green Belt including sites identified with key constraints by SHLAA representations.
- **Not Currently Developable sites** will include: Sites located outside of Residential Development Boundaries that do not directly abut the settlement boundary and sites with policy constraints (Green Belt, Cannock Chase Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Special Areas of Conservation, Ramsar sites, Sites wholly affected by the floodplain, national or international nature conservation sites).

1 Stafford, Stone, Eccleshall, Gnosall, Great Haywood, Haughton, Hixon, Little Haywood, Weston and Woodseaves

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Stage A: Assessing Suitability for Housing

3.21 For a location to be considered suitable for housing, it must offer a suitable location for development that would 'contribute to the creation of sustainable, mixed communities' (*Practice Guidance, p16*). The Borough Council has undertaken a [Settlement Assessment](#) which assessed each settlement with a Residential Development Boundary on accessibility factors and availability of key services and facilities. The Settlement Assessment was used to provide the context for a scoring system of settlements carried out by Stafford Borough Council through the [Principles for Settlement Development document](#).

3.22 In the context of Stafford Borough, the following settlements have been identified as key service villages with a significant number of key services and facilities:

- Stafford
- Stone
- Eccleshall
- Gnosall
- Great Haywood
- Haughton
- Hixon
- Little Haywood & Colwich
- Weston
- Woodseaves
- Barlaston
- Tittensor

3.23 If a potential housing site is located within or adjacent to a Residential Development Boundary it is generally considered to contribute to sustainable mixed communities. However if a site is located away from a settlement then generally it will not be considered as contributing to a sustainable mixed community. Therefore if a site is considered not to make a contribution to sustainable mixed communities it has been classified as not suitable.

3.24 The Strategic Housing Land Availability Assessment Review 2013 has identified sites allocated in the Stafford Borough Local Plan 2001 for housing and sites with planning permission for housing as being suitable for residential development. However it may be necessary to assess whether circumstances have changed which would alter their suitability for housing development in subsequent reviews of the SHLAA.

3.25 The sites identified within Residential Development Boundaries and presented to the Council by the development industry and landowners have been assessed through the Strategic Housing Land Availability Assessment process. The Stafford Borough Strategic Housing Land Availability Assessment Partnership considered sites using the following factors:

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- **policy restrictions** - such as designations, protected areas, existing planning policy and corporate, or community strategy policy;
- **physical problems or limitations** - such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. For example the Partnership will consider physical and environmental constraints such as areas of flood risk, the Green Belt areas, Tree Preservation Orders, the utilities network, the historic environment and contaminated land where known;
- **potential impacts** - including effect on landscape features and conservation; and
- **the environmental conditions** - which would be experienced by prospective residents.

Stage B: Assessing Availability for Housing

3.26 A site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. Therefore a site may be considered available if there is an extant unimplemented planning permission on the site or if the landowner has expressed an interest in developing the site through the planning process. However it should be noted that the existence of a planning permission does not necessarily mean the site is available because planning applications can be made by people who do not have an interest in the land.

Stage C: Assessing Achievability for Housing

3.27 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site. Therefore this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

3.28 The sites identified within the Stafford Borough Residential Development Boundaries and presented to the Council by the development industry and landowners have been assessed through the Strategic Housing Land Availability Assessment process in terms of economic viability. Whilst the SHLAA has not carried out an economic viability assessment for each individual site an assumption has been made throughout the process that landowners and the development industry would not promote sites which would lead to limited or no financial gain. In this context rather than using residual valuation models the Partnership has considered sites using the following factors:

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- **market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- **cost factors** - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- **delivery factors** - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Stage D: Overcoming Constraints

3.29 The Stafford Borough Strategic Housing Land Availability Assessment (SHLAA) Partnership have considered sites where constraints were identified and established whether constraints can be overcome. This included the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement or a need to amend planning policy which is currently constraining housing development. Discussions are ongoing with infrastructure providers, statutory agencies and local stakeholders to evaluate how constraints can be overcome through investment.

Strategic Housing Land - Site Yield

3.30 The SHLAA Partnership agreed the following parameters for site yields to be included in the SHLAA document:

- Sites outside of Residential Development Boundaries of the Stafford Borough Local Plan 2001 to be assigned a density of 30 dwelling per hectare (dph).
- Sites of 10 or more dwellings within Residential Development Boundaries of Stafford and Stone, and 5 or more dwellings in other settlements with Residential Development Boundaries have been included in the SHLAA document.

3.31 Each site in the SHLAA is assessed using the criteria specified by the SHLAA Partnership, which categorises sites into deliverable, developable and not currently developable. The methodology for assessing each site into the aforementioned categories is described earlier in this report.

3.32 As previously stated the yield of sites within Residential Development Boundaries has been assessed by examining the existing character of area, physical features / constraints of the site and similar completed housing schemes in the locality. For larger sites additional infrastructure may act as a constraint to the delivery timescale.

3.33 Each site has been assessed primarily for housing. However other uses may be more appropriate on some of the sites. Stafford Borough Council updated its Employment Land Review in 2012, which identified a number of sites and locations across the Borough area to be assessed for alternative uses. Following the completion of this Review no sites or locations were identified as

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being surplus for employment requirements. Therefore these areas have been excluded from the SHLAA Review 2013. More information about the Employment Land Review can be found on the Borough Council's [website](#).

4 Findings

4.1 The yield of sites are set out in the following series of tables, which have been presented as 'Sites in the Planning Process' and 'Sites not Currently in the Planning Process' as previously defined in this SHLAA Review 2013. For 'Sites in the Planning Process' there is an assumption that housing development will take place.

4.2 For 'Sites not Currently in the Planning Process', sites have been identified through submissions to the Council by the development industry and landowners, as well as through a site survey exercise carried out by Stafford Borough Council's officers. For sites within Residential Development Boundaries the Stafford Borough Local Plan 2001 supports the delivery of housing in these areas. Therefore there is an assumption that housing development could take place on these sites following consideration of responses to the information gathering exercise, constraints, suitability and availability. For sites outside of Residential Development Boundaries there is an assumption that sites are deliverable subject to the policy constraints highlighted by the SHLAA Partnership, as explained previously. Sites have been identified by settlement's Residential Development Boundaries and also into Wards for ease of reference. Where a site covers more than one ward, the central point of the site has been used to identify ward.

It is important to emphasise that a site's inclusion or non-inclusion in the SHLAA assessment does not imply that it will or will not be made available for housing or granted planning permission for development. The SHLAA is a technical study and not a policy document. It identifies a repository of possible housing sites and assesses the overall housing potential of those sites. Decisions on sites allocated for future development, including sites identified within the SHLAA, will take place through the Development Plan / Local Development Framework process and planning applications based on the adopted Stafford Borough Local Plan 2001.

4.3 The following table includes all sites as at 31st March 2013 with a planning commitment for housing development, with further details set out in the annual [Housing Monitor: Land for New Homes](#) with sites available to view [on-line](#). Although some sites only have outline planning permission, whilst others are pending Section 106 Agreements, it is considered that these sites are deliverable within five years of the Plan being adopted.

4 Findings

Sites in the Planning Process

Table 4.1 Outstanding Commitment Sites with planning permission

Location	Deliverable Sites		Developable Sites	
	Yield	Area	Yield	Area
Stafford	1,069		474	
Stone	273		16	
Rural Area	649		238	
Total	1,991		728	

4.4 The following table sets out the outstanding housing allocations from the Stafford Borough Local Plan 2001 which have not been granted planning permission as at 31st March 2013. At this stage it is considered that two housing allocations are developable, rather than deliverable, within the first five years of the Plan being adopted.

Table 4.2 Outstanding housing allocations from the Stafford Borough Local Plan 2001

Location	Deliverable Sites			Developable Sites		
	Yield	Area	No of Sites	Yield	Area	No of Sites
Stafford	-	-	-	675	40.64	4 [†]
Stone	-	-	-	39	1.7	1
Total	-	-	-	714	42.34	5

[†] One site, HP11, has been partially developed and this has been taken into account when calculating yields*

[‡] The areas are taken as the sum of the total area given planning permission which may include a number of completed dwellings and / or other land uses.

Sites not in the Planning Process

4.5 The following series of tables identifies 'Sites not Currently in the planning process' divided into sites identified through the site survey process and landowners / developers within and outside of Residential Development Boundaries, and categorised as deliverable, developable and not currently developable. Please note that yield figures have been rounded down and based on the approach set out earlier in this document. Some landowners and developers have provided alternative yields for some sites. Please refer to the detailed responses for more information.

Table 4.3 Sites identified by settlement within Residential Development Boundaries

Location	Deliverable Sites			Developable Sites		
	Yield	Area	No of Sites	Yield	Area	No of Sites
Aston by Stone	-	-	-	10	-	1
Barlaston	74	-	4	8	-	1
Barlaston Park	25	-	3	-	-	-
Blythe Bridge	-	-	-	75	-	4
Brocton and Brocton A34	6	-	1	-	-	-
Church Eaton	-	-	-	8	-	1
Croxton	-	-	-	12	-	1
Eccleshall	14	-	2	60	-	4
Gnosall	-	-	-	5	-	1
Great Haywood	8	-	1	12	-	1
Haughton	-	-	-	-	-	-
Hilderstone	-	-	-	-	-	-

4 Findings

Location	Deliverable Sites			Developable Sites		
	Yield	Area	No of Sites	Yield	Area	No of Sites
Hixon	10	-	1	-	-	-
Hyde Lea	-	-	-	5	-	1
Little Haywood & Colwich	-	-	-	5	-	1
Meir Heath & Rough Close	15	-	2	6	-	1
Milford	8	-	1	6	-	1
Norbury	5	-	1	-	-	-
Oulton	-	-	-	5	-	1
Salt	6	-	1	-	-	-
Seighford	12	-	3	-	-	-
Stafford	302	-	16	319	-	18
Stone	127	-	5	83	-	3
Swynnerton	-	-	-	8	-	1
Tittensor	48	-	2*	-	-	-
Woodseaves	12	-	1	-	-	-
Total	672	-	44	627	-	41

Table 4.4 Sites identified within Residential Development Boundaries by ward

Location	Deliverable Sites				Developable Sites			
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	No of Sites
Barlaston and Oulton	99	-	7	13	-	2	-	2
Baswich	-	-	-	27	-	1	-	1
Chartley	6	-	1	-	-	-	-	-
Church Eaton	-	-	-	8	-	1	-	1
Common	100	-	5	20	-	1	-	1
Eccleshall	14	-	2	72	-	5	-	5
Forebridge	80	-	3	122	-	8	-	8
Fulford	15	-	2	81	-	5	-	5
Gnosall and Woodseaves	17	-	2	5	-	1	-	1
Haywood and Hixon	18	-	2	17	-	2	-	2
Highfields and Western Downs	-	-	-	10	-	1	-	1
Holmcroft	28	-	2	35	-	1	-	1
Littleworth	10	-	1	-	-	-	-	-
Manor	39	-	3	-	-	-	-	-
Milford	14	-	2	26	-	2	-	2
Milwich	-	-	-	10	-	1	-	1

4 Findings

Location	Deliverable Sites			Developable Sites		
	Yield	Area	No of Sites	Yield	Area	No of Sites
Penkside	-	-	-	30	-	2
Rowley	10	-	1	80	-	3
Seighford	12	-	3	5	-	1
St Michael's	-	-	-	83	-	3
Stonefield and Christchurch	127	-	5	-	-	-
Swynnerton	48	-	2*	8	-	1
Tillington	35	-	1	10	-	1
Total	672		44	627		41

*

For the purpose of the Strategic Housing Land Availability Assessment (SHLAA), site 84 at Titensor has been split into two components. Within and outside the Residential Development Boundary (RDB) a calculation of 30 dwellings per hectare is applied.

The following table identifies sites outside of Residential Development Boundaries. It should be noted that the land south of Stafford (South Stafford) refers to land in South Staffordshire Council's administrative area.

Table 4.5 Sites outside of Residential Development Boundaries by settlement

Location	Deliverable Sites				Developable Sites			
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	No of Sites
Baswich	-	-	-	1,530	51.01	3		
Eccleshall	-	-	-	1,435	47.89	12		
Gnosall	-	-	-	1,517	51.71	13		
Great Haywood	-	-	-	600	20.06	8		
Houghton	-	-	-	410	13.75	12		
Hixon	-	-	-	770	25.38	12		
Little Haywood & Colwich	-	-	-	890	29.68	4		
Stafford	-	-	-	16,471	548.32	27		
Stone	-	-	-	12,501	416.97	22		
Weston	-	-	-	158	5.28	2		
Woodseaves	-	-	-	1167	39.03	14		
Total	-	-	-	37,449	1,249.08	129		

4 Findings

Table 4.6 Sites outside Residential Development Boundaries by ward

Location	Deliverable Sites				Developable Sites			
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	No of Sites
Chartley	-	-	-	158	5.28	2		
Church Eaton	-	-	-	410	13.75	12		
Common	-	-	-	43	1.45	2		
Eccleshall	-	-	-	1,435	47.89	12		
Forebridge	-	-	-	351	11.7	1		
Gnosall and Woodseaves	-	-	-	2,684	90.84	27		
Haywood and Hixon	-	-	-	2,260	75.12	24		
Holmcroft	-	-	-	6	0.2	1		
Littleworth	-	-	-	105	3.5	1		
Manor	-	-	-	354	11.81	3		
Milford	-	-	-	8,157	272	12		
Milwich	-	-	-	10,299	343.33	4		
Penkside	-	-	-	147	4.9	2		
Rowley	-	-	-	2,187	72.9	2		
Seighford	-	-	-	6,473	215.08	3		
St Michael's	-	-	-	909	30.4	3		
Stonefield and Christchurch	-	-	-	221	7.4	8		

Location	Deliverable Sites				Developable Sites			
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	No of Sites
Tillington	-	-	-	178	5.79	3		
Walton	-	-	-	1,072	35.84	7		
Total	-	-	-	37,449	1,249.08	129		

* For the purpose of the Strategic Housing Land Availability Assessment (SHLAA), site 84 at Tittensor has been split into two components. Within and the outside the Residential Development Boundary (RDB) a calculation of 30 dwellings per hectare is applied.

Table 4.7 Sites in Stafford Town within the Residential Development Boundary

Location	Deliverable Sites				Developable Sites			
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	No of Sites
Stafford Town	302	-	16	319	-	18		

Table 4.8 Sites in, and adjacent to, Stafford Town outside the Residential Development Boundary

Location	Deliverable Sites				Developable Sites			
	Yield	Area	No of Sites	Yield	Area	No of Sites	Yield	No of Sites
Stafford Town	-	-	-	16,471	548.32	27		

5 Review of the Assessment

5 Review of the Assessment

5.1 As at March 2013 the SHLAA Review shows that the Council has identified a supply of deliverable sites for the first 5 years of the plan period and from years 6-10 from all sources. Additionally there is a reservoir of developable sites that may come forward after 2017 until the end of the plan period to fulfil Stafford Borough's housing requirements.

5.2 The Stafford Borough Strategic Housing Land Availability Assessment is being carried out as part of a plan review where sites sufficient for the first 10 years of the plan (and ideally for longer than the whole 15 year plan period) are required. A significant level of housing demand is present in Stafford Borough which means it is important to prepare the annual [Land for New Homes: The Housing Monitor](#), to assess development of sites and ensure that the five year supply of specific deliverable sites can be maintained.

5.3 Having considered the current economic climate and the state of the housing market, based on a strategic risk assessment, the Partnership concludes that there are sufficient sites identified to meet the Borough's future housing needs and therefore further sites do not need to be found. However it should be noted that existing commitments may not be delivered within three years of receiving planning permission.

5.4 The Strategic Housing Land Availability Assessment process does not show evidence that there are insufficient sites available so it is not necessary to investigate whether to identify broad locations for future housing growth (step 9), and / or the use of a windfall allowance (step 10). For information these final steps are described below.

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary) 6

6 Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

6.1 Should evidence identify that insufficient sites are identified to meet housing requirements for the Stafford Borough area in subsequent reviews of the SHLAA it will be necessary to identify and assess the housing potential of broad locations. The Practice Guidance states that broad locations are areas where housing development is considered feasible and will be encouraged, but where sites cannot yet be identified. Examples of broad locations include:

- Within and adjoining settlements - for example, areas where housing development is or could be encouraged and small extensions to settlements; and
- Outside settlements - for example in major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns.

6.2 Where broad locations are to be identified, estimates of potential housing supply should be developed with regards to:

- any evidence underpinning the West Midlands Regional Spatial Strategy;
- the nature and scale of potential opportunities within the broad location; and
- market conditions.

6.3 The options for, and housing potential of, broad locations could be focused through a search established by a set of criteria. For example in terms of broad locations adjoining settlements criteria may include development in areas where significant infrastructure exists or is planned; or to avoid the coalescence of settlements. Due to the comprehensive nature of the Stafford Borough Strategic Housing Land Availability Assessment to date no broad locations have been identified within the Residential Development Boundaries.

6.4 The housing potential of broad locations in Stafford Borough will be identified and assessed through the consultation process for the Local Plan in the context of representation sites identified by the development industry and landowners through the Strategic Housing Land Availability Assessment.

7 Stage 10: Determining the housing potential of windfalls (where justified)

7 Stage 10: Determining the housing potential of windfalls (where justified)

7.1 The National Planning Policy Framework (NPPF) sets out a clear expectation that the supply of land for housing should be based upon specific sites and, where necessary, broad locations. An allowance may be made for windfall sites provided that there is compelling evidence that such sites have consistently come forward; however, at present it is not considered appropriate to determine the housing potential from windfall sites in the Stafford Borough area.

8 Conclusion

8.1 In conclusion the Strategic Housing Land Availability Assessment process shows evidence that there are sufficient potential housing sites to meet the Stafford Borough's requirements of 10,000 (net) new houses over the Plan period to 2031. Therefore it is not necessary to investigate whether to identify broad locations for future housing growth (step 9), and / or the use of a windfall allowance (step 10). It is important to emphasize that the SHLAA process is part of the evidence base for the new Local Plan. Decisions in terms of sites allocated to meet the housing requirements for Stafford Borough will take place through the Local Plan and not through the Strategic Housing Land Availability Assessment. For further information on the Local Plan please refer to the [Stafford Borough web-site](#).

8.2 In total the SHLAA Review 2013 identifies sites within Residential Development Boundaries (RDBs) can provide a yield of 672 deliverable homes within the first five years of the Plan period. Sites within RDBs have a developable yield of 627 homes over the next 10 years whilst sites that directly abut and are outside current RDBs provide a yield of 37,449 developable homes in the next ten years of the Plan period.

8.3 In terms of 'Sites in the Planning Process', The total deliverable yield from sites with planning commitments is 1,991 homes whilst the yield from developable sites is 728 homes. The developable yield from outstanding Stafford Borough Local Plan 2001 allocations is 714 homes.

9 Next Steps

9 Next Steps

9.1 The Strategic Housing Land Availability Assessment Review 2013 draws to a close the production of the Assessment for 2013. As stated earlier in this Report the SHLAA Review process will continue to use 31st March as a base date to reflect the [Land for New Homes: The Housing Monitor](#) and other relevant evidence for the Local Plan. Therefore all sites presented to the Council from landowners and the development industry by 31st March of each year will be included in the subsequent SHLAA Review process.

9.2 In terms of preparing the Stafford Borough Local Plan the key strategic policy document is the 'The Plan for Stafford Borough'. The Local Plan is currently being prepared and it is anticipated to be independently examined during 2013 before being adopted as the new Development Plan for the area.

9.3 Further information about the Stafford Borough Local Plan is available at the Stafford Borough Council [Forward Planning Website](#). In addition the Strategic Housing Land Availability Assessment are available to view during normal office hours at Stafford Borough Council's offices. Please contact a member of the Forward Planning team. Online maps are available to view [on-line](#).

Summary of sites i

Appendix i Summary of sites

The following set of tables lists the SHLAA sites used to provide the total yield in the 'Summary of Current Findings' section earlier in this document. To provide an analysis of the sites, these have been grouped by settlement and whether the sites is deliverable, developable or not currently developable. If sites fall within a settlement boundary (Residential Development Boundary) or adjacent to a settlement the site has been assigned to the nearest settlement.

Table i.1 Deliverable Sites identified within Residential Development Boundaries

Settlement	Site ID
Stafford	148a, 151a, 152a, 153a, 154a, 163a, 200a, 220, 227, 214a, 217a, 222a, 232, 227a, 258a, 267a
Stone	112a, 123a, 126a, 132a, 134a
Barlaston	6a, 7a, 8a, 9a,
Barlaston Park	11a, 13a, 14a
Brocton	23a
Eccheshall	37a, 38a
Great Haywood	55a
Hixon	57a
Meir Heath and Rough Close	65a, 66a
Milford	72a
Norbury	73a
Salt	76a
Seighford	72, 201, 46a
Tittensor	75a, 84 ²
Woodseaves	82a
	² For the purpose of the Strategic Housing Land Availability Assessment (SHLAA), site 84 at Tittensor has been split into two components. Within and outside the Residential Development Boundary (RDB) a calculation of 30 dwellings per hectare is applied.

i Summary of sites

Table i.2 Developable Sites identified within Residential Development Boundaries

Settlement	Site ID
Stafford	147a, 168a, 172a, 173a, 183a, 189a, 190a, 193a, 201a, 210a, 233a, 240a, 242a, 245a, 247a, 249a, 250a, 259a, 263a, 271a, 280a,
Stone	84a, 86a, 96a, 325 part b
Aston by Stone	3a
Barlaston	10a
Blythe Bridge	15a, 16a, 17a, 20a
Croxton	192
Church Eaton	24a
Eccleshall	36a, 39a, 43a, 44a
Gnosall	29a
Great Haywood	50a
Hyde Lea	58a
Little Haywood and Colwich	59a
Meir Heath	64a
Milford	71a
Oulton	78a
Swynnerton	80a

Table i.3 Not currently Developable Sites identified within Residential Development Boundaries

Settlement	Site ID
Stafford	135a, 145a, 149a, 281a, 283a, 167a, 170a, 174a, 175a, 177a, 178a, 179a, 182a, 188a, 209a, 216a, 224a, 237a, 239a, 285a, 248a, 251a, 260a, 262a, 269a, 270a, 284a, 273a, 274a
Stone	92a
Barlaston Park	12a
Blythe Bridge	18a, 21a

Summary of sites i

Settlement	Site ID
Cotes Heath	34a
Eccleshall	41a
Gnosall	26a, 28a, 31a
Great Haywood	53a,
Hopton	45a
Little Haywood	60a, 63a
Swynnerton	79a
Yarnfield	67a, 68a

Table i.4 Deliverable Sites identified outside Residential Development Boundaries

Settlement	Site ID
Stone	359

Table i.5 Developable Sites identified outside Residential Development Boundaries

Settlement	Site ID
Stafford	22, 23, 40, 49, 61, 71, 95, 98, 105, 153,157, 158, 159, 173, 177, 187, 214, 217, 238, 251, 258, 276, 311, 336, 342, 349, 353
Baswich	271, 272, 352
Stone	31, 37, 44, 45, 64, 73, 119, 133, 156, 222, 243, 269, 285, 308, 309, 314, 325, 326, 335, 351, 356, 359, 364
Eccleshall	47, 79, 80, 190,195, 250, 264, 286, 288, 289, 290, 300, 334
Gnosall	3, 18, 24, 25, 52, 59, 116, 235, 247, 252, 341, 343, 346
Great Haywood	75, 104, 128, 174, 241, 259, 278, 315
Haughton	55, 56, 57, 58, 99, 115, 211, 244, 301, 316, 317, 363
Hixon	17, 21, 39, 51, 92, 93, 122, 125, 137, 155, 160, 206
Little Haywood	5, 15, 36, 274
Weston	132, 284
Woodseaves	33, 107, 121, 146, 147, 148, 149, 162, 163, 205, 245, 249, 279, 345

i Summary of sites

Table i.6 Not Currently Developable Sites identified outside Residential Development Boundaries

Settlement	Site ID
Stafford	26, 38, 43, 60, 65, 97, 106, 127, 178, 179, 184, 185, 186, 204, 223, 239, 273, 292, 344, 354, 357, 365
Stone	30, 67, 112, 182, 233
South of Stafford	312
Adbaston	196
Amerton	329, 358
Aston by Stone	102, 126, 242, 348
Barlaston	6, 63, 76, 77, 78, 118, 142, 176, 224, 310, 339
Blythe Bridge	350, 360
Barlaston Park	154, 338
Bradley	114, 294
Brocton and Brocton A34	12, 68, 69, 123, 124, 143, 256, 268, 283
Burston	219, 347
Chebsey	91, 260, 261, 302
Church Eaton	20, 189
Clayton	306, 307, 355
Coldmeece	254, 257
Colwich	298
Cotes Heath	228, 66, 361
Creswell	255
Croxton	11, 81, 82, 88, 267, 299
Derrington	136, 207, 215, 236, 237,
Eccleshall	9, 96, 103, 117, 145, 150, 209, 210, 287, 291
Fulford	165, 166, 167

Summary of sites i

Settlement	Site ID
Gnosall	42, 234, 293
Great Bridgeford	74, 193, 208, 113, 168, 169, 172, 180, 181, 203, 253
Great Haywood	305, 318, 340
Hopton	35, 53, 89, 161, 175, 246, 297, 328, 330
Haughton	131, 244, 262
Hilderstone	10, 13, 34, 46, 101, 263
Hixon	94, 129, 141, 164, 218, 362
Hyde Lea	2, 1, 85, 86, 87, 270
Little Haywood	7, 50
Meir Heath	100, 138, 139, 140, 191, 322,333, 337
Millmeece	120, 327
Milwich	16, 32, 48, 183, 319
Moreton	41
Norbury	144
Norton Bridge	332
Oulton	108, 109
Ranton	135, 170, 212, 296, 331
Rugeley	19, 216, 304
Salt	14, 28, 130, 194, 240
Seighford	90, 171, 197, 198, 199, 200, 202, 323
Slindon	83, 134, 281, 282
Stallington	266
Stowe by Chartley	62, 213, 303
Sutton	27
Tittensor	84 ² , 280
Trentham	70

i Summary of sites

Settlement	Site ID
Weston	188
Whitgreave	295
Wolseley Bridge	265
Yarnfield	4, 110, 324
	² For the purpose of the Strategic Housing Land Availability Assessment (SHLAA), site 84 at Tittensor has been split into two components. Within and outside the Residential Development Boundary (RDB) a calculation of 30 dwellings per hectare is applied.

Assessment Proforma ii

Appendix ii Assessment Proforma

Table ii.1

Site Details	
Site No.	
Site location	
Name of Land Owner (s)	
Name of developer(s)/ Agent promoting the site	
Site Characteristics	
Site size	
Surrounding land use(s)	
Site Suitability	
Is the site within the residential development boundary.	
Estimated number of houses	
Current land uses	
Greenfield/ Brownfield	
Is there access to key local services and facilities (i.e. Post office, health centre, schools, supermarket and library)? If yes, please specify, together with approximate distances.	
Is the site accessible by public transport	
Is the site within, adjacent to , or have an impact on the green belt	
Does the site fall within the flood plain (zone 1,2,3)?	
Does the site impact on the cultural / built heritage (e.g. Conservation areas, listed buildings)	

ii Assessment Proforma

Site Details	
Does the site impinge on any protected environmental designation (e.g. SSSI, AONB, SBI)	
Does the site fall within any areas of Landscape value (e.g. SLA)?	
Is the site considered contaminated ?	
Site Availability	
Anticipated Time Scale (Estimated)	
Is the necessary infrastructure available to facilitate development on the site (i.e. Water supply, electricity)	
Does the site have legal/ ownership issues?	
Other issues regarding availability	
Site Achievability	
Is there known developer interest	
Is the site constrained by market factors? (i.e. Economic viability of the site, level of potential market demand and attractiveness of the site)	
Is the site constrained by financial/ cost factors?	
Is the site financially viable	
<u>Final Conclusion</u>	

Appendix iii Glossary

Achievability	A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.
Affordable Housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.</p> <p>Eligibility is determined with regard to local incomes and local house prices.</p> <p>Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p>
Annual Monitoring Report (AMR)	A report assessing Local Plan policy effectiveness against defined targets.
Availability	A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships, or operational requirements of landowners. This means that is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.
Brownfield	See 'previously developed land'
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Deliverability	A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
Density	Measure of the number of dwellings which can be accommodated on a site or in an area.

iii Glossary

Developable	A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.
Flood plain	Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
Green Belt (not to be confused with 'greenfield')	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.
Greenfield Land or Site	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.
Intermediate Housing	Housing at prices and rents above those of social rent, but below market price or rents, and which meet the affordable housing criteria. These can include shared equity, other low cost homes for sale and intermediate rent.
Listed Building	A building of special architectural or historic interest. Graded I (highest quality), II* or II.
Local Development Documents (LDDs)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Scheme (LDS)	The Local Development Scheme (LDS) is a timetable setting out which Local Development Documents (LDDs) will be produced by Stafford Borough Council, in what order and when.
Local Plan	A suite of plans and policies that will deliver sustainable development that reflects the vision and aspirations of the Borough's residents.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local district or borough council.
Low Cost Market Housing	Small housing units provided without subsidy to meet the needs of households with income levels just adequate to access the housing market.
Mixed Use (or mixed use development)	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Planning Policy Framework (NPPF)	This sets out the Government's requirements on planning policy for England and how it expects them to be applied.

Glossary iii

Previously Developed Land (PDL)	Previously developed land is that which is or was occupied by a permanent structure (excluding agriculture, forestry buildings and garden land), and associated fixed surface infrastructure. The definition covers the curtilage of the development. NPPF has a detailed definition.
Residential Development Boundary (RDB)	Residential development boundaries are defined boundaries around settlements that provide a clear indication where residential development will and will not be acceptable to both the public and developers.
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The West Midlands Regional Planning Guidance (RPG 11), approved June 2004, is now considered RSS and forms part of the development plan.
Saved Policies	Policies within Unitary Development Plans, Local Plans and Structure Plans that are saved for a time period during replacement through the production of Local Development Documents.
Shared/ Intermediate Housing	Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
Social Rented Housing	Social rented housing is owned by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Strategic Flood Risk Assessment (SFRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Statement of Community Involvement (SCI)	Statement of Community Involvement (SCI) sets out how the local community and stakeholders can get involved in the planning process with particular attention given to community involvement in the preparation of Local Development Documents (LDD).
Suitability	Whether the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites

iii Glossary

	allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental conditions should be considered.
Supplementary Planning Documents (SPDs)	SPDs are Local Development Documents that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainable Communities	DCLG has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Yield	The potential total number of dwellings that can be delivered on a site including houses and flats.