

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 March 2019)

Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31st March 2019, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. This document addresses the following key questions:

- What is the five-year housing land requirement?
- How much deliverable housing land is there in Stafford Borough?
- How many years of housing land supply exist?

Five Year Requirement

Housing Requirement

The introduction of the NPPF in 2012 resulted in a greater emphasis being placed on Local Planning Authorities to determine their own housing requirements. An extensive amount of work was undertaken in the preparation of the Plan For Stafford Borough 2011-2031 to establish the objectively assessed housing need.

The Plan for Stafford Borough (Part 1) was adopted on the 19th June 2014. It sets out a requirement for 500 dwellings per annum, to be delivered over the Plan period; this reflects the objectively assessed need.

The way in which housing need is calculated has been amended in the revised NPPF. The NPPF 2019 expresses the need to undertake a local housing needs assessment using the standard method to inform policy making.

In order to inform the New Local Plan an independent assessment of local housing need, using the standard method, was commissioned by the Council in June 2019 resulting in a figure of 408 dwellings per annum.

Paragraph 73 of the NPPF stipulates that if a Plan is more than 5 years old the local housing need figure should be used in the 5 year land supply calculation.

The strategic policies of the plan were more than 5 years old on 19th June 2019. Therefore the housing requirement for the purposes of the 5 year land supply statement defaults to the local housing need figure after this date.

The housing requirement will therefore utilise the adopted plan target of 500 dwellings per annum up to 19th June 2019 and 408 dwellings thereafter.

Buffer

The NPPF sets out in paragraph 73 that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choices and competition on the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planning supply. This is measured through the Planning Delivery Test (a 20% buffer is applied when delivery is below 85% of the housing requirement).

In the light of the local planning authority passing the housing delivery test and significantly exceeding delivery in the last 4 years a 5% buffer has been applied.

The table below sets out the total completions for the past 8 years (the adopted Plan period) and the significant over-delivery in the last 4 years.

Year	Completions	Target	Shortfall ¹
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions ² 2011 - 2014	69	n/a	- 69
2014/15 ³	428	500	72
2015/16 ⁴	688	500	-188
2016/17 ⁵	1010	500	-510
2017/18 ⁶	863	500	-363
2018/19 ⁷	699	500	-199
Total	4,899	4,000	-899

¹ Where a negative number is shown this denotes an over-provision above the target.

² Between the years 2011 – 2014 the Council did not count C2 residential accommodation as contributing towards the 5 Year Land Supply. As there were 69 previously uncounted C2 completions between 2011 and 2014, the shortfall from these years should be reduced by 69. Appendix 1 sets out completions data for all C2 dwellings that have been recorded as completions between 2011 and 2014.

³ This includes C2 and C3 completions for the monitoring year 2014/15.

⁴ This includes C2 and C3 completions for the monitoring year 2015/16.

⁵ This includes C2 and C3 completions for the monitoring year 2016/17.

⁶ This includes C2 and C3 completions for the monitoring year 2017/18.

⁷ This includes C2 and C3 completions for the monitoring year 2018/19.

Shortfall

The Plan for Stafford Borough, and the associated evidence base, identifies the objectively assessed housing need across the Borough. As stated in the National Planning Practice Guidance (PPG) paragraph 44 “The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)”. Since the start of the Plan period there has been over-provision against the Plan target of 899 dwellings. Therefore, there is no need to allow for a shortfall in the calculations, nor to consider how any shortfall should be addressed.

Requirement per annum	500
Requirement 1 st April 2011 – 31 st March 2019	4,000
Net Completions 1 st April 2011 – 31 st March 2019	4,899
Shortfall 1st April 2011 – 31st March 2019	-899 (i.e. over-provision)

Housing Land Requirements

The Housing Land Requirements are set out below including a 5% buffer allowance.

Housing Target 2019 - 2024 ⁸	2,061
Housing Target 2019 - 2024 (5% buffer applied)	2,164
Total Housing Requirement 1st April 2019 – 31st March 2024	2,164
Annualised Housing Requirement 2019 - 2024	433

⁸ 500 dwellings per annum up to 19th June 2019 and 408 dwellings per annum thereafter (up to 31st March 2024); 2019/20 = 429, 2020/21 = 408, 2021/22 = 408 2022/23 = 408 2023/24 = 408

Housing Land Supply

Sites with Planning Permission

The NPPF requires that there should be a 'supply of specific deliverable sites'. The definition of deliverable can be found on page 66 of the NPPF Glossary.

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

Essentially all sites with detailed planning permission and all small sites with planning permission are considered deliverable. For major sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register then clear evidence on deliverability will need to be provided.

Small sites with Planning Permission (Appendix 3) - These are sites where there are less than 10 dwellings, which the Council considers to be deliverable in the next five years as they have the benefit of residential consent granted in the last 3 years or development has commenced.

There are a number of small sites with a valid permission that were granted prior to March 2014. The Council considers that small sites which have either been under-construction or have not started for over 5 years are not a reliable source of supply, so they have been removed from the calculation. A 10% "lapse rate" has been applied to smaller sites to reflect the likelihood that some of the sites will not come forward during the five year period.

Therefore the committed figure of 254 units from small sites is reduced by 25 units, to give a revised total of 229 committed units.

Large sites with Planning Permission (Appendix 4) - These are sites of 10 or more dwellings, which the Council considers to be deliverable in the next five years as they have the benefit of residential consent. To assess the deliverability of these larger sites, the Council has contacted the relevant developers to determine the progress of each site and when it is likely to be delivered. A statement of common ground has been signed between the Council and the developer where delivery has been confirmed. Where confirmation of delivery has not been received a 10% discount has been applied.

Following these discussions, the committed figure from larger development sites is 621 units.

Sites with Planning Permission for C2 residential accommodation (Appendix 5) - the PPG makes it clear that certain types of C2 residential accommodation can be counted towards the housing requirement.

The Council considers it prudent to differentiate between the different types of accommodation classed as C2. Where all the facilities for each unit (dwelling) are behind a separate door, these units will be counted in full towards the supply. However, where a development is a “bedroomed” development, such as a care home, the number of bedrooms provided cannot simply be used as a proxy for the number of dwellings that will be released to the market, thus contributing to a net increase in supply. In accordance with the PPG (paragraph 43) the Council has applied a ratio of 1.8 adults per household to each C2 bedroomed establishment, meaning that for each 1.8 bedrooms in a care home 1 dwelling is released into the market.

The committed figure from self-contained units is 105. The committed figure from bedroomed developments of 199 units is divided by 1.8 to give a revised total of 111 committed units. Therefore the total committed figure from C2 uses is 216 units.

Allocated sites

It is considered that the Strategic Development Locations (SDLs) identified in the adopted Plan for Stafford Borough are deliverable. The Inspector’s Report concluded in paragraphs 85 and 100 that the development strategy, including the SDLs, was appropriate, effective, deliverable, sustainable, justified and soundly based. The Council has regular contact with the developers of these sites and is confident in their deliverability.

The SDL allocations will deliver 1,891 houses in the five year period (Appendix 6).

Comparing Requirements with Supply – Five Year Supply Summary

The calculations of residential requirement and land supply, as set out below, show how the Borough will meet its objectively assessed need, as required by the National Planning Policy Framework.

The information in this report shows that the Council has a total supply of 6.83 year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2019 - 2024) including 5% buffer	433
Total five year supply breakdown	Small Sites with Planning Permission	229
	Large Sites with Planning Permission	621
	Sites with Planning Permission for C2 residential accommodation	216
	Strategic Development Locations	1,891
	Total Deliverable sites (2019 - 2024)	2,957
Total five year supply	Supply / Requirement (2,957 / 433)	6.83

Appendix 1 – Use Class C2 Completions 2011 - 2014

Address	Settlement	Planning Application No.	Proposal	Date Decision Issued	Bedroomed Development Completions (net gain)	Self-Contained Unit Completions (net gain)
Burley Heights	Seighford	13/18902/COU	Change of use of existing residential dwelling to Class C2 Use - Residential Institution with associated car and cycle parking, boundary treatments, refuse point and provision of a secure therapeutic garden	09/08/2013	5	0
Land At No. 25 Hilderstone Road	Meir Heath	11/15248/FUL	Demolition of bungalow and construction of a Mini Extra Care Scheme comprising 7 No one bedroom flats, staff accommodation and communal facilities, with associated car parking.	13/10/2011	0	6
Heyfields House	Tittensor	12/16561/OUT	Proposed specialist continuing care nursing home	22/02/2012	11	0
Land South Of Cooperative Street	Stafford	12/17900/FUL	Demolition of buildings; replacement with Health and Well Being Centre, Extracare, Community Hub, Energy Centre and Dementia Care buildings with public space; new dwellings including supported housing.	04/02/2013	59	0
Land At 22 The Crescent, Doxey	Stafford	12/17703/FUL	Demolition of existing building & construction of a mini extra care scheme comprising of 8 no. one bedroom flats with independent supported living for people with learning disabilities, staff accommodation and communal facilities with associated parking	20/02/2013	0	7
				Totals	75	13
				25% discount	56	

Applying the 25% discount to the bedroomed development completions reduces the contribution from this type of development to 56. The total C2 completions figure for 2011-2014 is 69.

Appendix 2 – 2018/19 Completions information

Completion Type	Completions
Market and affordable permissions	378
SDL	313
C2 permissions (ratio of 1:8 applied to bedroom developments)	8
Total	699

The total number of completions for the monitoring year 2018/19 is 699. A full breakdown of the completions is provided in the housing land monitor – Land for New Homes.

Appendix 3 - Small Sites with Planning Permission (less than 10 Dwellings)

Address (House & Road)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND AT 16-18 PARK AVENUE	STAFFORD	22/05/2014	14/20084/REM	4	6	4	4
LAND AT AVONDALE, THE GREEN	BROCTON	15/08/2014	14/20649/FUL	0	1	0	0
BUILDINGS AT UPPER ENSON FARM, ENSON LANE	MARSTON	03/09/2014	14/20648/FUL	3	2	2	2
LAND AT ROCK HOUSE DRIVE	BARLASTON	26/09/2014	14/20374/FUL	5	5	5	5
OUTBUILDING AT YEW TREE FARM, WOOTTON LANE, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	15/01/2015	14/21320/POTH	1	1	1	1
REAR OF 5 GOLBORN AVENUE STOKE ON TRENT ST3 7LT	MEIR HEATH	16/09/2016	16/23948/FUL	3	3	3	3
2 AIRDALE ROAD	STONE	30/04/2015	15/21939/FUL	2	1	1	1
36 ROWLEY STREET, STAFFORD, STAFFORDSHIRE. ST16 2RH	STAFFORD	27/05/2015	15/21724/COU	7	8	7	7

OFFLEY MILL, OFFLEY BROOK, ECCLESHALL, STAFFORD	BISHOPS OFFLEY	10/06/2015	14/21551/FUL	1	1	1	1
OUTBUILDING AT 38 GRINDLEY LANE, MEIR HEATH, STOKE ON TRENT, STAFFORDSHIRE	MEIR HEATH	21/07/2015	15/22030/FUL	1	1	1	1
LAND ADJACENT 8 RADFORD BANK	STAFFORD	20/08/2015	15/22513/REM	1	1	1	1
LAND REAR OF FERNWOOD, HIGHLOWS LANE, YARNFIELD, STONE, STAFFORDSHIRE	YARNFIELD	03/09/2015	15/22298/FUL	1	1	1	1
DEVELOPMENT AT SPRING COTTAGE, NEWCASTLE ROAD, KNOWL WALL, STOKE ON TRENT	BEECH	25/09/2015	13/18213/FUL	0	1	0	0
SPRING COTTAGE FARM, MOUNT ROAD, MEAFORD, STONE, STAFFORDSHIRE	MEAFORD	26/10/2015	15/22812/FUL	0	1	0	0
LAND AT WOOD EATON MANOR, BROAD LANE, CHURCH EATON, STAFFORD. ST20 0BB	CHURCH EATON	23/11/2015	15/22997/FUL	0	1	0	0
HUNTERS MOON	FULFORD	15/12/2015	15/23155/REM	1	1	1	1
THE FLUTE, A519	MILL MEECE	08/02/2016	15/23379/FUL	1	1	1	1

LAND AT WINDMILL LANE, CROXTON STAFFORD, STAFFORDSHIRE	Croxton	26/04/2016	15/23268/FUL	1	1	1	1
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	11/05/2016	16/23880/FUL	0	1	0	0
LAND BETWEEN BARKERS LANE AND MOOR LANE, GAYTON, STAFFORD, STAFFORDSHIRE	STAFFORD	24/05/2016	16/23990/PAR	1	1	1	1
LAND REAR 32 QUEENSVILLE, STAFFORD, STAFFORDSHIRE	Stafford	02/06/2016	16/23705/FUL	1	1	1	1
LAND ADJACENT TO 32A MILL BANK	STAFFORD	20/06/2016	15/22795/FUL	1	1	1	1
14 BELLASIS STREET, STAFFORD, STAFFORDSHIRE, ST16 3DD	Stafford	08/07/2016	16/24228/FUL	1	2	1	1
MORETON FARM, BISHTON LANE, WOLSELEY BRIDGE, STAFFORD, STAFFORDSHIRE, ST18 0XD	Coley	03/08/2016	15/21698/FUL	0	1	0	0

LAND AT SUNNYSIDE COTTAGE, HIGH STREET, HIXON	Hixon	04/08/2016	15/22623/OUT	1	1	1	1
UPPER MORETON FARMHOUSE, BISHTON LANE, WOLSELEY BRIDGE, STAFFORD, STAFFORDSHIRE, ST18 0XD	WOLSELEY BRIDGE	09/08/2016	16/24367/PAR	3	3	3	3
STANDON HALL RESIDENTIAL HOME, MAER LANE, STANDON, STAFFORD, STAFFORDSHIRE, ST21 6RA	Standon	15/08/2016	16/24336/COU	1	1	1	1
39 GREENGATE STREET, STAFFORD, STAFFORDSHIRE, ST16 2JA	Stafford	24/08/2016	1518/28830/cou/23051/FUL	2	2	2	2
LAND REAR OF 207 NEWCASTLE ROAD, STONE, STAFFORDSHIRE	Stone	24/08/2016	16/24090/FUL	1	1	1	1
LAND BETWEEN 77-79 MERRIVALE ROAD, RISING BROOK, STAFFORD, STAFFORDSHIRE	Stafford	30/08/2016	15/22251/FUL	3	3	3	3

LAND AT CHETWYND HALL FARM, SHAY LANE, FORTON, NEWPORT, STAFFORDSHIRE	Lower Sutton	30/08/2016	16/24457/REM	1	1	1	1
LAND REAR OF 82 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	Stone	14/09/2016	16/24436/OUT	2	2	2	2
LAND OFF SUTTON LANE AND GUILD LANE, AQUALATE, NEWPORT	Sutton	12/10/2016	15/22374/FUL	1	1	1	1
128 NORTH WALLS, STAFFORD, ST16 3AD	Stafford	01/11/2016	16/24628/FUL	3	5	3	3
LAND BETWEEN CHASE VIEW FARM & ALMONBURY, PUDDLE HILL	HIXON	02/11/2016	16/24280/FUL	2	1	1	1
THE BUNGALOW, ROTHERWOOD DRIVE, STAFFORD, ST17 9AF	Stafford	30/11/2016	16/24554/OUT	2	3	2	2
11 LICHFIELD STREET, STONE, ST15 8NA	Stone	13/12/2016	16/24492/FUL	3	3	3	3
1A EDWARD STREET, STONE, STAFFORDSHIRE, ST15 8HN	Stone	14/02/2017	16/25261/FUL	2	2	2	2

LAND SOUTH OF SHIRLEYWICH, LONDON ROAD, PASTUREFIELDS, STAFFORD, STAFFORDSHIRE	Hixon	20/03/2017	15/22518/FUL	1	1	1	1
GLEBELANDS COURT, PENKVALE ROAD, MOSSPIT, STAFFORD, STAFFORDSHIRE, ST17 9EY	Stafford	05/04/2017	17/25676/FUL	3	3	3	3
CONVERSION SITE AT VICARAGE LANE, BARLASTON, STOKE ON TRENT, STAFFORDSHIRE	Barlaston	05/04/2017	17/25867/LDCP	-1	1	-1	-1
PARK FARM, UTTOXETER ROAD, MILWICH, STAFFORD, STAFFORDSHIRE. ST18 0EH	MILWICH	03/05/2017	16/25003/FUL	4	4	4	4
SAXONS HOLLOWS, BURY BANK, MEAFORD, STONE, STAFFORDSHIRE, ST15 0QA	Meaford	13/06/2017	17/26072/FUL	0	1	0	0
LAND REAR OF 152 RICKERSCOTE ROAD	STAFFORD	21/06/2017	17/25872/FUL	4	4	4	4

BARN ADJACENT TO GRANARY COTTAGE, CHARTLEY MANOR MEWS, UTTOXETER ROAD, CHARTLEY, STAFFORD, STAFFORDSHIRE	Chartley	30/06/2017	17/25651/FUL	2	2	2	2
LAND ADJACENT TO NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD	WOODSEAVES	10/07/2017	16/24501/FUL	9	9	9	9
LAND AT REAR OF 26 NEWPORT ROAD, STAFFORD, STAFFORDSHIRE	Stafford	12/07/2017	17/26361/FUL	1	1	1	1
LAND AT 2-5 MARSTON ROAD, STAFFORD, STAFFORDSHIRE	Stafford	26/07/2017	17/25965/FUL	1	1	1	1
LAND NEXT TO 7 EMBRY AVENUE, STAFFORD, STAFFORDSHIRE	Stafford	08/08/2017	17/26107/FUL	1	1	1	1
FLEDGLING FARM, OLD HALL ROAD, MILL MEECE, STAFFORD, ST21 6QT	MILL MEECE	09/08/2017	17/26393/FUL	1	1	1	1

ST JOHN'S CHURCH, GRANVILLE TERRACE, STONE, STAFFORDSHIRE ST15 8DF	Stone	10/08/2017	16/23671/FUL	9	9	9	9
LAND ADJACENT 1 EMBRY AVENUE, STAFFORD, STAFFORDSHIRE	Stafford	11/08/2017	17/26084/FUL	1	1	1	1
LAND BEHIND 1 OAK AVENUE, WALTON ON THE HILL, STAFFORD	Stafford	14/08/2017	17/26109/FUL	1	1	1	1
LAND AT SAW MILL, FERNHILL ROAD	SUTTON	23/08/2017	17/26644/FUL	1	1	1	1
HAND AND CLEAVER INN, BUTT LANE, RANTON, STAFFORD	Ranton	30/08/2017	17/26272/FUL	2	2	2	2
LAND ADJACENT 2 CLAREMONT GROVE, CLAREMONT GROVE, WESTERN DOWNS, STAFFORD, STAFFORDSHIRE	Stafford	04/09/2017	17/27175/FUL	1	1	1	1
15 AUDMORE ROAD, GNOSALL, STAFFORD, ST20 0HA	Gnosall	14/09/2017	17/26557/REM	5	5	5	5

FORMER SANDON SCHOOL, CHURCH LANE, SANDON, STAFFORD, STAFFORDSHIRE, ST18 0DB	Sandon	26/09/2017	17/26693/FUL	2	2	2	2
LAND OFF WOODSIDE ROAD GNOSALL	Gnosall	02/10/2017	16/25263/OUT	1	1	1	1
THE HALSTEADS UTTOXETER ROAD MILWICH STAFFORD ST18 0HB	Fradswell	03/10/2017	17/26358/FUL	0	1	0	0
LAND ADJACENT 104 LONGTON ROAD BARLASTON STOKE ON TRENT STAFFORDSHIRE	Barlaston	05/10/2017	17/26237/OUT	1	1	1	1
CLAREMONT GARAGE STAFFORD ROAD ECCLESHALL STAFFORD STAFFORDSHIRE ST21 6JP	Eccleshall	05/10/2017	17/26714/OUT	9	9	9	9
LAND SITUATED OFF BEECHCROFT AVENUE	STAFFORD	06/10/2017	17/26746/FUL	4	4	4	4

BRITISH TRUST OF CONSERVATION VOLUNTEERS FRIARS MILL FRIARS TERRACE STAFFORD STAFFORDSHIRE	Stafford	11/10/2017	17/26535/POTH	2	2	2	2
BARN ADJACENT FLATTS FARM BALAAMS LANE MOSS GATE STONE STAFFORDSHIRE	FULFORD	25/10/2017	17/26757/FUL	1	1	1	1
BRANCOTE FARM TIXALL ROAD TIXALL STAFFORD STAFFORDSHIRE ST18 0XX	Tixall	25/10/2017	17/26837/PAR	2	2	2	2
WALTON HEATH FARM COMMON LANE STONE STAFFORDSHIRE ST15 0BX	Stone	10/11/2017	17/26687/FUL	2	2	2	2
43 ECCLESHALL ROAD STAFFORD ST16 2SL	Stafford	15/11/2017	17/26235/OUT	6	7	6	6

M MCDERMOT SALT WORKS FARM SALT WORKS LANE WESTON STAFFORD STAFFORDSHIRE	Weston	21/11/2017	17/26105/OUT	5	5	5	5
3 THE FILLYBROOKS STONE STAFFORDSHIRE ST15 0DH	Stone	11/12/2017	17/27300/FUL	2	2	2	2
FRISBY AND COMPANY SOLICITORS 28 EASTGATE STREET STAFFORD STAFFORDSHIRE ST16 2LZ	Stafford	22/12/2017	17/25962/COU	1	1	1	1
WOODVILLE, 158 OULTON ROAD, STONE, STAFFORDSHIRE, ST15 8DR	Stone	12/01/2018	17/27337/FUL	5	6	5	5
FARM BUILDINGS, RADMORE LANE FARM, RADMORE LANE, GNOSALL, STAFFORD, STAFFORDSHIRE	Gnosall	08/02/2018	17/27659/FUL	2	2	2	2
HOME FARM, COTWALTON ROAD, COTWALTON, STONE, STAFFORDSHIRE, ST15 8TA	Cotwalton	09/02/2018	17/27532/PAR	1	1	1	1

33A HIGH STREET STONE ST15 8AJ	Stone	14/02/2018	17/27496/FUL	1	2	1	1
20 STAFFORD STREET, STONE, ST15 8QW	Stone	02/03/2018	17/27657/COU	0	1	0	0
LAND ADJACENT TO 3 AIRDALE ROAD STONE STAFFORDSHIRE	Stone	26/03/2018	18/28034/FUL	1	1	1	1
ULTIMATE INTERIORS , THE OLD BOILER HOUSE , 165 MARSTON ROAD , STAFFORD, STAFFORDSHIRE , ST16 3BS	Stafford	28/03/2018	18/28021/POTH	1	1	1	1
OUTBUILDING AT BRIDGE LANE, STOWE BY CHARTLEY	AMERTON	06/04/2018	18/27820/PAR	1	1	1	1
LAND ADJ TO NIRVANA STAFFORD ROAD GNOSALL STAFFORD STAFFORDSHIRE	Gnosall	23/04/2018	17/27461/FUL	1	1	1	1
20 BEVERLEY DRIVE, TRINITY FIELDS, STAFFORD, STAFFORDSHIRE, ST16 1RR	STAFFORD	01/05/2018	18/27967/OUT	1	1	1	1

LONG LANE HEAD FARM, LONG LANE, STOKE ON TRENT, ST15 8SN	FULFORD	01/05/2018	18/28141/FUL	1	1	1	1
65 TYLECOTE CRESCENT, GREAT HAYWOOD, STAFFORD, STAFFORDSHIRE, ST18 0TA	GREAT HAYWOOD	09/05/2018	18/28090/OUT	2	2	2	2
LYNTON, CHURCH LANE, BRADLEY, STAFFORD, ST18 9DY	BRADLEY	29/05/2018	18/27827/FUL	0	1	0	0
BLACKLAKE FARM, 85 HILDERSTONE ROAD, MEIR HEATH, STOKE ON TRENT, STAFFORDSHIRE, ST3 7NS	MEIR HEATH	01/06/2018	18/28033/FUL	0	1	0	0
24A MARSTON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	15/06/2018	18/28411/FUL	2	2	2	2
MONSOON ACCESSORIZE, 14 GAOLGATE STREET, STAFFORD, ST16 2BQ	STAFFORD	18/06/2018	18/28353/LDCP	2	2	2	2
20 PRINCES STREET, STAFFORD, ST16 2BT	STAFFORD	10/07/2018	18/28638/FUL	3	3	3	3

PLOT TO REAR 75 LONGTON ROAD, BARLASTON, STOKE ON TRENT, ST12 9AU	BARLASTON	11/07/2018	18/28514/OUT	1	1	1	1
LAND AT 51 ALEXANDRA STREET	STONE	16/07/2018	18/27927/FUL	1	1	1	1
BARN, SUNNYSIDE, BUTTERHILL BANK, BURSTON, STAFFORD, STAFFORDSHIRE, ST18 ODT	BURSTON	19/07/2018	17/27668/FUL	1	1	1	1
LAND ADJACENT TO OAK BARTON THE GREEN BARLASTON STOKE ON TRENT STAFFORDSHIRE	Barlaston	24/07/2018	18/28598/REM	1	1	1	1
NATIONAL WESTMINSTER BANK, 75 HIGH STREET, STONE, STAFFORDSHIRE, ST15 8AD	STONE	30/07/2018	18/28418/FUL	6	6	6	6
PROPOSED FLAT 11 BRIDGE STREET, STAFFORD, STAFFORDSHIRE	STAFFORD	06/08/2018	18/28830/COU	4	6	4	4
THE WHITEHOUSE CHAPEL STREET STAFFORD STAFFORDSHIRE	Stafford	14/08/2018	18/28695/POR	9	9	9	9

LAND REAR OF THE FERNs, WHARF ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	14/08/2018	18/28668/REM	1	1	1	1
FORMER BT PREMISES, CLAREMONT ROAD	ECCLESHALL	17/08/2018	18/28628/FUL	1	1	1	1
GARAGES, WEST WAY, HIGHFIELDS, STAFFORD, STAFFORDSHIRE	STAFFORD	17/08/2018	18/28296/FUL	7	7	7	7
AGRICULTURAL BUILDING ADJACENT TO TOLL HOUSE FARM LICHFIELD ROAD SANDON STAFFORD STAFFORDSHIRE	Salt	21/08/2018	18/28438/FUL	1	1	1	1
ST DOMINICS PRIORY BOARDING SCHOOL HALLAHAN HOUSE MOUNT ROAD STONE STAFFORDSHIRE ST15 8LJ	Stone	10/10/2018	18/28808/FUL	4	4	4	4
LAND ADJACENT TO 378 SANDON ROAD, MEIR HEATH, STOKE-ON-TRENT, STAFFORDSHIRE	MEIR HEATH	17/10/2018	18/28721/OUT	1	1	1	1

74 AUDMORE ROAD	GNOSALL	24/10/2018	18/29172/FUL	1	1	1	1
THE OLD SMITHY, HARTLEY GREEN ROAD, GAYTON, STAFFORD, ST18 0HJ	GAYTON	25/10/2018	18/28930/FUL	1	1	1	1
LAND AT 56 LONGTON ROAD, BARLASTON, STOKE-ON-TRENT, STAFFORDSHIRE	BARLASTON	05/11/2018	18/28472/FUL	0	1	0	0
LITTLE ANKERTON FARM, ANKERTON LANE, STURBRIDGE, ST21 6LZ	STURBRIDGE	13/11/2018	18/29052/FUL	1	1	1	1
LAND AT ELMS BUSINESS CENTRE MAIN ROAD GREAT HAYWOOD, STAFFORD	STAFFORD	21/11/2018	18/28018/FUL	6	6	6	6
HIGHFIELDS, STAFFORD ROAD, ECCLESHALL, STAFFORD, ST21 6JP	ECCLESHALL	03/12/2018	18/29410/FUL	1	1	1	1
IVY COTTAGE CARAVAN PARK WITHIN LANE HOPTON STAFFORD STAFFORDSHIRE ST18 0AP	HOPTON	03/12/2018	18/29280/FUL	3	3	3	3

LAND AT RAILWAY COTTAGES, BADNALL WHARF, COLDMEECE, STAFFORD, STAFFORDSHIRE	COLDMEECE	04/12/2018	18/28413/FUL	1	1	1	1
HARLEYTHORN HOUSE, HARLEY THORN LANE, BEECH, STOKE ON TRENT, ST4 8SL	BEECH	05/12/2018	18/29366/FUL	0	1	0	0
7 SUTHERLAND CRESCENT BLYTHE BRIDGE STOKE ON TRENT ST11 9JT	BLYTHE BRIDGE	05/12/2018	18/29497/LDCP	-1	-1	-1	-1
DOXEYWOOD FARM, THORNEYFIELDS LANE, HYDE LEA, STAFFORD, ST18 9BY	HYDE LEA	07/12/2018	18/28983/FUL	0	1	0	0
LAND AT FORMER DERRINGTON GARAGE, LONG LANE, DERRINGTON, STAFFORD, ST18 9LL	DERRINGTON	12/12/2018	18/29001/REM	2	2	2	2
LAND AT NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD, STAFFORDSHIRE	WOODSEAVES	14/12/2018	18/29455/FUL	1	1	1	1
5 LICHFIELD STREET, STONE, ST15 8NA	STONE	17/12/2018	18/28268/FUL	1	1	1	1

99 & 101 WESTON ROAD, STAFFORD, STAFFORDSHIRE, ST16 3RS	STAFFORD	17/12/2018	18/29173/FUL	-2	2	-2	-2
LAND AT FORMER CARERS CENTRE, AUSTIN FRIARS, STAFFORD, STAFFORDSHIRE	STAFFORD	21/12/2018	18/29526/OUT	8	8	8	8
ADJACENT TO 18 HUNTERS RIDE, MOSSPIT, STAFFORD, STAFFORDSHIRE	Moss Pit	07/01/2019	18/29429/FUL	1	1	1	1
LAND TO THE REAR OF THE LITTLE GEORGE CHERRY TREE CLOSE ECCLESHALL STAFFORD STAFFORDSHIRE	ECCLESHALL	18/01/2019	18/29004/FUL	1	1	1	1
THE VILLAS 149-151 WESTON ROAD, STAFFORD, STAFFORDSHIRE, ST16 3RS	STAFFORD	18/01/2019	18/29288/FUL	1	2	2	2
STONE TOWN COUNCIL CAR PARK, CROWN STREET, STONE, ST15 8QN	STONE	21/01/2019	18/28965/FUL	1	1	1	1

<p> GROUNDS MANS HOUSE, STALLINGTON, SPORTS CLUB, FULFORD LANE, BLYTHE BRIDGE, STOKE ON TRENT, STAFFORDSHIRE, ST11 9BF </p>	STALLINGTON	23/01/2019	18/29693/FUL	1	1	1	1
<p> THE FERNS, GINGER LANE, CROXTON, STAFFORD, STAFFORDSHIRE, ST21 6NF </p>	CROXTON	28/01/2019	18/28792/LDCP	1	1	1	1
<p> DRUMBLE HOUSE, SCHOOL LANE, CHEBSEY, STAFFORD, STAFFORDSHIRE, ST21 6JU </p>	CHEBSEY	01/02/2019	18/29507/FUL	1	1	1	1
<p> CC4 GREENGATE STREET, STAFFORD, STAFFORDSHIRE. T16 2HN </p>	STAFFORD	13/02/2019	18/29731/FUL	8	8	8	8
<p> 63 ROWLEY STREET, STAFFORD, STAFFORD, ST16 2RH </p>	STAFFORD	18/02/2019	18/29448/COU	0	1	0	0
<p> 23 ADAMTHWAITE DRIVE, BLYTHE BRIDGE, STOKE ON TRENT, ST11 9HL </p>	FULFORD	18/02/2019	18/29822/LDCP	0	1	0	0

OUTLINE APPLICATION FOR TWO NEW DETACHED DWELLINGS INCLUDING DETAILS OF ACCESS AND LAYOUT. ALL OTHER MATTERS RESERVED	BLYTHE BRIDGE	22/02/2019	18/28825/OUT	2	2	2	2
THE OLD SCHOOL HOUSE, 13 LICHFIELD STREET, STONE, ST15 8NA	STONE	22/02/2019	18/29622/COU	-1	-1	-1	-1
ROSE COTTAGE, THE HORSESHOE, AUDMORE, STAFFORD, STAFFORDSHIRE, ST20 0HF	GNOSALL	27/02/2019	18/29811/FUL	0	1	0	0
GANNETT 29 AIRDALE ROAD, STONE, ST15 8DP	STONE	04/03/2019	18/29307/FUL	0	1	0	0
WHITE HART FARM, ECCLESHALL ROAD, GREAT BRIDGEFORD, STAFFORD, ST18 9QB	GREAT BRIDGEFORD	04/03/2019	18/29821/FUL	0	1	0	0
44 WOODSIDE DRIVE, MEIR HEATH, ST3 7JW	MEIR HEATH	06/03/2019	19/29869/FUL	0	1	0	0
HIGHFIELDS FARM, THE GREEN, BARLASTON, STOKE ON TRENT, STAFFORDSHIRE, ST12 9AF	BARLASTON	06/03/2019	19/29898/FUL	0	1	0	0

FLASHBROOK MANOR FARM, BEARS LANE, FLASHBROOK, NEWPORT	FLASHBROOK	12/03/2019	18/28846/FUL	2	2	2	2
LAND AT PENFOLD FARM, TRENTAM ROAD, STOKE ON TRENT, STAFFORDSHIRE	STOKE ON TRENT	12/03/2019	18/29447/FUL	1	1	1	1
74 CO OPERATIVE STREET, STAFFORD, ST16 3DA	STAFFORD	15/03/2019	18/29036/FUL	3	3	3	3
LAND AT 32 ADAMTHWAITE DRIVE, BLYTHE BRIDGE, STOKE ON TRENT, STAFFORDSHIRE	BLYTHE BRIDGE	27/03/2019	19/29913/FUL	1	1	1	1
BLORE PIPE COTTAGE, LANGOT LANE, FAIR OAK, STAFFORD, ST21 6PR	FAIR OAK	29/03/2019	18/29783/FUL	1	1	1	1
Totals:				256	293	254	254
Total supply with 10% lapse rate applied:				229			

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

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development Started, Developer Confirmation or 10% Discount
CHETWYND CENTRE, 10 NEWPORT ROAD, STAFFORD	STAFFORD	18/10/2018	18/28342/FUL	32	32	32	32	Developer Confirmed
LAND REAR OF FORMER BROWSE ANTIQUE 15 SANDON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	10/09/2018	18/27978/FUL	23	23	23	23	Developer Confirmed
LAND NORTH OF THE BURGAGE	ECCLESHALL	06/09/2018	17/27766/FUL	24	24	24	24	Developer Confirmed
LAND AT PORTAL ROAD, BEACONSIDE, STAFFORD, STAFFORDSHIRE	STAFFORD	09/08/2018	17/25983/FUL	16	16	16	16	Developer Confirmed
69-70 FOREGATE STREET, STAFFORD, STAFFORDSHIRE	STAFFORD	13/07/2018	18/28687/POR	20	20	20	18	10% Discount
STAFFORDSHIRE POLICE HEADQUARTERS	STAFFORD	20/06/2018	18/27849/FUL	141	118	118	118	Developer Confirmed

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development Started, Developer Confirmation or 10% Discount
, CANNOCK ROAD, STAFFORD								
WHITEBRIDGE LANE, STONE, STAFFORDSHIRE	STONE	15/06/2018	17/27651/REM	11	11	11	10	10% Discount
BRITANNIA HOUSE, 6 - 7 EASTGATE STREET, STAFFORD, STAFFORDSHIRE , ST16 2NQ	STAFFORD	16/03/2018	18/28212/POR	32	32	32	32	Developer Confirmed
LAND AT WOODLANDS ROAD, TRINITY	STAFFORD	10/11/2017	16/25385/FUL	24	16	16	16	Developer Confirmed
RICKERSCOTE ARMS, RICKERSCOTE ROAD, STAFFORD. ST17 4EX	STAFFORD	22/09/2017	17/26277/FUL	11	4	4	4	Developer Confirmed
TRUVIEW, 12 SANDON ROAD, STAFFORD, STAFFORDSHIRE , ST16 3ES	STAFFORD	22/08/2017	17/25523/OUT	11	11	11	10	10% Discount

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development Started, Developer Confirmation or 10% Discount
LAND AT ELMS BUSINESS CENTRE PHASE 2 MAIN ROAD GREAT HAYWOOD	GREAT HAYWOOD	11/08/2017	15/23140/FUL	10	10	10	10	Developer Confirmed
LAND OFF LITTLE TIXALL LANE, LICHFIELD ROAD, GREAT HAYWOOD	GREAT HAYWOOD	04/07/2017	17/25920/REM	77	77	77	77	Developer Confirmed
LAND AT VALERIAN DRIVE STAFFORD STAFFORDSHIRE	STAFFORD	21/06/2017	16/25348/FUL	24	24	24	24	Developer Confirmed
16 MARTIN STREET, STAFFORD, STAFFORDSHIRE . ST16 2LB.	STAFFORD	08/05/2017	16/24887/FUL	17	17	17	15	10% Discount
LAND AT GEORGE STREET PRESS AND CAR PARK, FANCY WALK, STAFFORD, STAFFORDSHIRE	STAFFORD	11/04/2016	15/22060/FUL	20	20	20	18	10% Discount

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development Started, Developer Confirmation or 10% Discount
2-18 PRINCES STREET AND 1-3 MOUNT STREET, STAFFORD, STAFFORDSHIRE . ST16 2BN	STAFFORD	09/03/2016	15/23410/POR	17	17	17	17	Developer Confirmed
LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	STONE	06/01/2016	15/22862/REM	92	2	2	2	Developer Confirmed
LAND AT STAFFORD ROAD, ECCLESHALL	ECCLESHALL	25/11/2015	15/22533/REM	138	27	27	24	10% Discount
LAND ADJACENT TO 24 THE CROFT, OFF (SITE 2) CHURCH LANE, HIXON, STAFFORD	HIXON	22/09/2015	14/20548/FUL	30	30	30	30	Developer Confirmed
LAND ADJACENT TO WOOTTON DRIVE	STAFFORD	02/04/2015	13/19001/FUL 16/24006/FUL	14	5	5	5	Developer Confirmed
FORMER STONE RUGBY CLUB	STONE	29/08/2014	14/20190/REM	73	1	1	1	10% Discount
GLEBELANDS COURT, PENKVALE	STAFFORD	19/06/2014	13/19568/FUL	23	23	23	23	Developer Confirmed

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Development Started, Developer Conformation or 10% Discount
ROAD								
LAND AT RIVERWAY / LAMMASCOTE ROAD	STAFFORD	01/11/2018	18/28138/FUL	80	80	80	72	10% Discount
Total:				960	640	560	621	

Appendix 5 - Sites with Planning Permission for C2 Residential Accommodation

Applying the 1.8 ratio to the bedroomed development commitments reduces the contribution from this type of development to 296. The total C2 commitments figure is 384.

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
LAND SCC DEVELOPMENT SERVICE PARCEL 4, RIVERWAY, STAFFORD	STAFFORD	08/02/2016	15/23103/FUL	15	ERECTION OF THREE STOREY BLOCK OF SUPPORTED LIVING UNITS WITH ASSOCIATED OPEN SPACE AND CAR PARKING	0	15
LAND AT THE MANOR HOUSE NURSING HOME, BURTON MANOR ROAD, STAFFORD. ST18 9AT	HYDE LEA	30/03/2017	18/28160/FUL	40	OUTLINE CONSENT FOR THE ERECTION OF 3 NO. BUILDINGS TO PROVIDE SUPPORTED CARE ACCOMMODATION (ACCESS TO) BE CONSIDERED), RESERVED MATTERS RELATING TO APPLICATION 15/22084/OUT	40	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
LAND AT SILKMORE LANE STAFFORD STAFFORDSHIRE ST17 4JD	STAFFORD	25/05/2016	15/23463/FUL	76	REDIDENTIAL CARE HOME (USE CLASS C2). 76 BEDROOM UNITS WITH EN-SUITE FACILITIES.	76	0
THE OLD POST OFFICE, 1 CHURCH EATON ROAD, HAUGHTON, STAFFORD, STAFFORDSHIRE, ST18 9JH	HAUGHTON	21/09/2016	16/24547/FUL	1	PROPOSED SINGLE-STOREY EXTENSION TO PROVIDE ADDITIONAL APARTMENT FOR SUPPORTIVE LIVING AND A NEW CONSERVATORY FOR THE RESIDENTS	0	1
PLAYING FIELD ADJ CASTLEFIELDS SURGERY, NEWPORT ROAD, STAFFORD , STAFFORDSHIRE	STAFFORD	26/02/2018	17/26180/FUL	63	ERECTION OF ASSISTING LIVING AND EXTRA CARE RETIREMENT LIVING ACCOMMODATION	0	63

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
SISTER DORA REST HOME, BROCTON ROAD, MILFORD, STAFFORD, ST17 0UH	STAFFORD	20/06/2018	17/26941/FUL	24	DEMOLITION OF EXISTING CARE HOME; CONSTRUCT NEW CARE HOME (USE CLASS C2); NEW ACCESS AND CAR PARK	24	0
HEYFIELDS RESIDENTIAL HOME, TITTENSOR ROAD, TITTENSOR, STOKE ON TRENT, STAFFORDSHIRE, ST12 9HG	STAFFORD	19/04/2018	17/27453/FUL	12	PROPOSED EXTENSION TO EXISTING PALLIATIVE CARE UNIT TO PROVIDE 12 ADDITIONAL BEDROOMS, IN PLACE OF EXISTING VACANT BARN AND STABLES	12	0
ST JOSEPHS CONVENT NURSING HOME, LICHFIELD ROAD, STAFFORD, ST17 4LG	STAFFORD	07/09/2018	17/27577/COU	11	CHANGE OF USE TO RESIDENTIAL CARE HOME (C2) WITH INTERNAL WORKS (ALSO SEE 17/27578/LBC)	11	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Proposal	Bedroomed Development Remaining Capacity (Net Gain)	Self-Contained Unit Remaining Capacity (Net Gain)
94 STONE ROAD, STAFFORD	STAFFORD	26/02/2019	17/26110/FUL	26	SHELTERED APARTMENT SCHEME FOR RETIREMENT LIVING	0	26
STANDON HALL RESIDENTIAL HOME MAER LANE STANDON STAFFORD STAFFORDSHIRE ST21 6RA	STANDON	15/08/2016	16/24336/COU	-24	CHANGE OF USE FROM C2 RESIDENTIAL INSTITUTION TO C3 FOR USE AS A DWELLING	-24	0
LAND NORTH OF MARSTON GRANGE - CARE FACILITY	STAFFORD	10/10/2018	16/24595/OUT	60	1 (60 BED) ELDERLY LIVING FACILITY (C2)	60	0
Totals:						199	105
Overall total with 1.8 ratio applied to bedroomed developments:						216	

Appendix 6 - Strategic Development Location Trajectories

Summary Table

SDL	5 Year Supply
Northern SDL	926
Western SDL	452
Eastern SDL	172
Stone SDL	341
Total	1,891

Northern SDL

Land North of Beconside

1. Outline Planning permission granted for 409 houses (10/13362/OUT)
2. Reserved matters permission granted for 257 dwellings (13/18533/REM)
3. Reserved matters permission granted for 152 dwellings (14/20781/REM)
4. Full Planning permission granted for 66 dwellings (14/21007/FUL)
5. Outline Planning permission granted for 700 houses, (16/24595/OUT)
6. Reserved matters permission granted for 100 houses (18/28182/REM)

Northern Stafford SDL Total	3,100																	
Year	14/15 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
LAND NORTH OF BEACONSIDE (13/18533/REM)	44	56	72	43	31	11												257
LAND NORTH OF BEACONSIDE (14/20781/REM)					13	52	63	24										152
LAND NORTH OF BEACONSIDE (14/21007/FUL)								26	40									66
LAND NORTH OF BEACONSIDE (16/24595/OUT)						60	60	60	60	60	60	60	60	60	60	60	40	700
LAND NORTH OF BEACONSIDE (18/28182/REM)					10	41	49											100
LAND NORTH OF BEACONSIDE (Remaining allocation with application submitted)						0	20	60	120	120	120	120	120	120	120	120	120	1,825
5 Year Supply Total						164	192	170	220	180								926

Western Stafford SDL

Former Castleworks

Reserved matters permission granted for 80 dwellings (18/29160/FUL).

Land South of Doxey Road

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

Land at former Rugby practice pitches

Full planning permission for 70 dwellings granted (17/26061/FUL)

Land at Burleyfields

Outline planning permission for 1,500 dwellings with 442 having full permission (17/27731/FUL)

Western Stafford SDL Total	2,193																	
Year	14/15 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
FORMER CASTLEWORKS (18/29160/FUL)				4	29	30	17											80
LAND SOUTH OF DOXEY ROAD (14/20425/FUL / 16/24740/FUL)			17	105	22	30												174
FORMER RUGBY PRACTICE PITCHES (17/26061/FUL)					45	25												70
LAND AT BURLEYFIELDS (17/27731/FUL)						0	50	100	100	100	162	162	162	162	162	162	178	1,500
REMAINING ALLOCATION											100	100	100	69				369
5 year Supply Total						85	67	100	100	100								452

Eastern Stafford SDL

Land South of Tixall Road

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

Reserved matters permission granted for 262 dwellings (16/24075/REM)

Land North of Tixall Road

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

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

Eastern Stafford SDL Total	653																
Year	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19 Comple tions	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
LAND SOUTH OF TIXALL ROAD (16/24075/REM)			67	53	105	37											262
LAND NORTH OF TIXALL ROAD (14/20318/REM)	93	144	90	34													361
REMAINING ALLOCATION							30										30
5 year Supply Total					105	37	30										172

Stone SDL

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

Reserved matters permission for access and landscaping for 200 dwellings (16/25155/REM)

Reserved matters permission for appearance, landscaping, layout and scale for 198 dwellings (17/27052/REM)

Reserved matters permission for 81 dwellings (18/28191/REM)

Two housebuilders are currently progressing with the delivery of this site – Persimmon Homes and Anwyl Homes

Stone SDL Total	500																		
Year	14/15	15/16	16/17	17/18	18/19 Completi ons	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total	
Persimmon element (17/27052/REM)					56	55	6												117
Anwyl element (18/28191/REM)					21	30	30												81
Persimmon element (13/19002/OUT)							55	55	55	55	55	27							302
5 year Supply Total						85	91	55	55	55									341