

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 March 2018)

Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31st March 2018, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed needs. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the next five years of housing provision.

This document addresses the following key questions:

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

Five Year Requirement

The introduction of the NPPF in 2012 has resulted in a greater emphasis being placed on Local Planning Authorities to determine their own housing requirements using the most up-to-date evidence base. This is continued through the Draft NPPF (March 2018) and Draft PPG (March 2018).

Objectively assessed need

In producing the Plan for Stafford Borough an extensive amount of work has been carried out to establish the objectively assessed housing needs of the Borough. This includes a Strategic Housing Market Assessment and a Strategic Housing Land Availability Assessment.

The Plan for Stafford Borough 2011-2031 (Part 1) was adopted on the 19th June 2014. It sets a requirement for 500 dwellings per annum, to be delivered over the Plan period. The Inspector's Final Report concluded that *"When all the evidence on the overall housing requirement for Stafford is examined, I am satisfied that SBC has made an objective assessment of the need for market and affordable housing in the Borough in a thorough and proportionate manner, having regard to a wide variety of relevant factors and recent household / population projections, building on existing information sources and having regard to the wider housing market. Furthermore, it has expressly identified a proposed level of housing provision in the PSB which fully meets those needs"*.

It is considered that a requirement of 500 dwellings per annum is the most up-to-date, objectively assessed, independently examined figure available.

Buffer

Draft Planning Practice Guidance (March 2018) advocates a 5% buffer to ensure choice and competition in the market, a 10% buffer where the Local authority wishes to demonstrate the supply through an Annual Position Statement and a 20% buffer where the planning delivery test falls below 85% of the requirement. In the light of significant over-delivery in the last 3 years and consideration of the new guidance a 10% buffer has been applied.

The table below sets out the total completions for the past 7 years (the adopted Plan period) and the significant over-delivery in the last 3 years.

Year	Completions	Target	Shortfall
2011/12	425	500	75
2012/13	306	500	194
2013/14	411	500	89
C2 completions ¹ 2011 - 2014	69	n/a	- 69
2014/15 ²	428	500	72
2015/16 ³	688	500	-188
2016/17 ⁴	1010	500	-510
2017/18 ⁵	863	500	-363
Total	4,200	3,500	-700

Shortfall

The Plan for Stafford Borough, and the associated evidence base, identifies the objectively assessed housing need across the Borough. As stated in the National Planning Practice Guidance “*Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates*”. Since the start of the Plan period there has been over-provision against the Plan target of 700 dwellings. Therefore, there is no need to allow for a shortfall in the calculations, nor to consider how any shortfall should be addressed.

Requirement per annum	500
Requirement 1 st Apr 2011 – 31 st Mar 2018	3,500
Net Completions 1 st Apr 2011 – 31 st Mar 2018	4,200
Shortfall 1st Apr 2011 – 31st Mar 2018	-700

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

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

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

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

⁵ This includes C2 and C3 completions for the monitoring year 2017/18.

Housing Land Requirements

The Housing Land Requirements are set out below including a 10% buffer allowance.

Housing Target 2018 - 2023 (500 dwellings p/a)	2,500
Housing Target 2018 - 2023 (10% buffer applied)	2,750
Total Housing Requirement 1st April 2018 – 31st March 2023	2,750
Annualised Housing Requirement 2018 - 2023	550

Housing Land Supply

Sites with Planning Permission

As indicated in the national Planning Practice Guidance (PPG) sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years.

Small sites with Planning Permission (Appendix 3) - These are sites where there are less than 10 dwellings, which the Council considers to be deliverable in the next five years as they have the benefit of residential consent granted in the last 5 years. There are a number of small sites with a valid permission that were granted prior to March 2013. 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” is quite commonly applied to smaller sites to reflect the likelihood that some of the sites will not come forward during the five year period.

Therefore the committed figure of 261 units is reduced by 26 units, to give a revised total of 235 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. 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 836 units.

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

The Council considers it prudent to differentiate between the different types of accommodation classed as C2. Where all the facilities for each unit (dwelling) are behind a separate door, these units will be counted in full towards the supply. However, where a development is a “bedroomed” development, such as a care home, the number of bedrooms provided cannot simply be used as a proxy for the number of dwellings that will be released to the market, thus contributing to a net increase in supply. The Council considers it reasonable to apply a 25% reduction to reflect the fact that a proportion of bed spaces in residential homes are likely to be taken up by individuals who do not release their previous dwelling for occupation by a separate householder⁶.

⁶ This differentiation between different types of C2 accommodation and the associated application of a discount to “bedroomed” development applies to both completions and commitments. The C2 completions figures on page 2 reflect this approach.

The committed figure from self-contained units is 82. The committed figure from bedroomed developments of 126 units is reduced by 32 units to give a revised total of 94 committed units. Therefore the total committed figure from C2 uses is 176 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 2,014 houses in the five year period (Appendix 6).

Un-built housing allocations that were previously listed in the Stafford Borough Local Plan 2001 are not considered deliverable, unless they have planning permission, in which case they have been counted under Sites with Planning Permission.

Comparing Requirements with Supply – Five Year Supply Summary

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

The information in this report shows that the Council has a total supply of 5.93 year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2018 - 2023) including 10% buffer	550
Total five year supply breakdown	Small Sites with Planning Permission	235
	Large Sites with Planning Permission	836
	Sites with Planning Permission for C2 residential accommodation	176
	Strategic Development Locations	2014
	Total Deliverable sites (2018 - 2023)	3261
Total five year supply	Supply / Requirement (3261 / 550)	5.93

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 – 2017/18 Completions information

Completion Type	Completions
Market and affordable permissions	490
SDL	309
C2 permissions (bedroom developments discounted by 25%)	64
Total	863

The total number of completions for the monitoring year 2017/18 is 863. 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	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
COTON WOOD FARM, RADMORE LANE	GNOSALL	06/08/2013	13/18721/EXTF	3	1	1	1
GROVE FARM, STONE ROAD	YARLET	21/09/2013	13/18299/FUL	1	1	1	1
HAND & CLEAVER INN	RANTON	21/11/2013	13/19088/FUL	1	1	1	1
LITTLE FIELDS, FULFORD ROAD	SPOT ACRE	11/12/2013	13/18164/FUL	0	1	0	0
WARREN HOUSE FARM, STONE ROAD	MEAFORD	18/12/2013	13/19375/FUL	1	1	1	1
LAND AT WALFORD HALL FARM, BACK LANE	STANDON	18/03/2014	13/19009/FUL	4	4	4	4
LAND AT THE GRANARY, TELEGRAPH STREET	STAFFORD	15/04/2014	14/20080/FUL	2	2	2	2
LAND AT 16-18 PARK AVENUE	STAFFORD	22/05/2014	14/20084/REM	4	6	4	4
LAND AT ELMHURST FARM, GREEN LANE	WHITGREAVE	04/07/2014	14/20420/NOTH	2	2	2	2
PLOT AT BELHAVEN, LONG LANE	DERRINGTON	16/07/2014	13/18728/FUL	0	1	0	0
THE ALBION PH MARSTON ROAD	STAFFORD	06/08/2014	14/20565/FUL	2	3	2	2
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
LAND AT ELMS BUSINESS CENTRE MAIN ROAD GREAT HAYWOOD, STAFFORD	STAFFORD	31/03/2015	15/21841/FUL	6	6	6	6
REAR OF 5 GOLBORN AVENUE STOKE ON TRENT ST3 7LT	MEIR HEATH	08/04/2015	16/23948/FUL	3	3	3	3
LAND ADJACENT NESBITT ARMS, MORTON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	24/04/2015	14/21313/OUT	2	2	2	2
2 AIRDALE ROAD	STONE	30/04/2015	15/21939/FUL	2	2	2	2

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
36 ROWLEY STREET, STAFFORD, STAFFORDSHIRE. ST16 2RH	STAFFORD	27/05/2015	15/21724/COU	7	8	7	7
LAND ADJACENT TO 10 WOODLAND AVENUE, STONE, STAFFORDSHIRE	STONE	04/06/2015	15/22091/OUT	1	1	1	1
OFFLEY MILL, OFFLEY BROOK, ECCLESHALL, STAFFORD	BISHOPS OFFLEY	10/06/2015	14/21551/FUL	1	1	1	1
LAND ADJACENT TO WELLINGTON HOUSE, LONGTON ROAD, STONE, STAFFORDSHIRE	STONE	17/06/2015	15/21804/FUL	1	1	1	1
LAND CORNER OF AND ADJACENT TO PLOT AT MEADOW RIDGE, BASWICH, STAFFORD	STAFFORD	17/06/2015	15/22142/FUL	1	1	1	1
LAND AT OULTON CROFT, NICHOLLS LANE, STONE, STAFFORDSHIRE	STONE	20/07/2015	15/21994/FUL	3	4	3	3
OUTBUILDING AT 38 GRINDLEY LANE, MEIR HEATH, STOKE ON TRENT, STAFFORDSHIRE	MEIR HEATH	21/07/2015	15/22030/FUL	1	1	1	1
LAND AT 42 SANDON ROAD, STAFFORD	STAFFORD	23/07/2015	15/22108/FUL	1	2	1	1
OUTBUILDINGS. THE CROFTHALL LANE, COTES HEATH, STAFFORD, STAFFORDSHIRE	COTES HEATH	13/08/2015	15/22507/PAR	1	1	1	1
11 FLAX CROFT, STONE, STAFFORDSHIRE. ST15 8PL	STONE	19/08/2015	14/20832/FUL	1	1	1	1
LAND REAR OF FERNWOOD, HIGHLOWS LANE, YARNFIELD, STONE, STAFFORDSHIRE	YARNFIELD	03/09/2015	15/22298/FUL	1	1	1	1
DEVELOPMENT AT GEORGE HOTEL, REAR OF CASTLE STREET, ECCLESHALL, STAFFORD	ECCLESHALL	07/09/2015	15/22051/FUL	6	3	3	3
ANCIENT HOUSE, MARTINS WAY, HIXON, STAFFORD. ST18 0PS	HIXON	18/09/2015	15/22471/OUT	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
DEVELOPMENT AT SPRING COTTAGE, NEWCASTLE ROAD, KNOWL WALL, STOKE ON TRENT	BEECH	25/09/2015	13/18213/FUL	0	1	0	0
LAND REAR OF 76 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	STONE	21/10/2015	15/22693/OUT	1	1	1	1
WLMETS LTD, STONE ROAD, TITTENSOR, STOKE ON TRENT, STAFFORDSHIRE. ST12 9HA	TITTENSOR	21/10/2015	15/22695/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 FORMER CARERS CENTRE, AUSTIN FRIARS, STAFFORD, STAFFORDSHIRE	STAFFORD	27/10/2015	15/22789/OUT	8	8	8	8
CONVERSION OF BUILDINGS AT ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON. ST21 6LX	SLINDON	28/10/2015	15/22834/FUL	1	1	1	1
LOWER COOKSLAND FARM BARN, COOKSLAND LANE, SEIGHFORD, STAFFORD. ST18 9PP	SEIGHFORD	23/11/2015	15/22230/FUL	2	2	2	2
LAND AT WOOD EATON MANOR, BROAD LANE, CHURCH EATON, STAFFORD. ST20 0BB	CHURCH EATON	23/11/2015	15/22997/FUL	0	1	0	0
CONVERSION OF BARN TO FORM DWELLING 160 MARSTON ROAD, STAFFORD, STAFFORDSHIRE. ST16 3BS	STAFFORD	30/11/2015	15/23118/COU	1	1	1	1
LAND AT 51 ALEXANDRA STREET	STONE	02/12/2015	15/23122/OUT	3	3	3	3
ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON, STAFFORD. ST21 6LX	SLINDON	04/12/2015	15/22736/FUL	2	2	2	2
LAND ON THE SITE OF THE OLD COTTAGE, ALMSHOUSE CROFT, BRADLEY, STAFFORD. ST18 9DZ	BRADLEY	08/12/2015	15/22840/LDCP	1	1	1	1
HUNTERS MOON	FULFORD	15/12/2015	15/23155/REM	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
CONVERSION AT 95 AND 95A WOLVERHAMPTON ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	21/12/2015	15/22933/FUL	4	4	4	4
LAND AT ORCHARD HOUSE HIGHLOWS LANE	SEIGHFORD	22/12/2015	15/23224/FUL	1	1	1	1
ASPLEY HOUSE FARM, ASPLEY LANE, SLINDON, STAFFORD. ST21 6LX	SLINDON	05/01/2016	15/22348/FUL	2	2	2	2
LAND ADJACENT TO WHITE COTTAGE, CROSS STREET GNOSALL, STAFFORD.	GNOSALL	19/01/2016	15/23283/OUT	1	1	1	1
LAND ADJACENT TO 8 MARTINS WAY, HIXON, STAFFORD, STAFFORDSHIRE	HIXON	26/01/2016	15/23294/FUL	1	1	1	1
THE FLUTE, A519	MILL MEECE	08/02/2016	15/23379/FUL	1	1	1	1
TUNSTALL BARN, TUNSTALL ROAD, TUNSTALL, STAFFORD. ST20 0NH	ADBASTON	16/02/2016	15/23477/COU	1	1	1	1
LAND AT MOUNT FARM, STOWE LANE	HIXON	29/02/2016	15/23424/FUL	2	2	2	2
16 CHURCHILL ROAD, STONE, STAFFORDSHIRE. ST15 0DY	STONE	02/03/2016	15/23461/FUL	1	2	1	1
LAND REAR OF 80 MANOR RISE, WALTON, STONE, STAFFORDSHIRE	STONE	09/03/2016	15/23313/OUT	1	1	1	1
BARN AT THE HOLLIES, STATION ROAD, COTES HEATH, STAFFORD. STAFFORDSHIRE	COTES HEATH	11/03/2016	16/23573/PAR	1	1	1	1
LAND ADJACENT TO 27 RADFORD BANK, STAFFORD, STAFFORDSHIRE	STAFFORD	30/03/2016	16/23574/OUT	1	1	1	1
LAND AT WINDMILL LANE CROXTON STAFFORD STAFFORDSHIRE	CROXTON	26/04/2016	15/23268/FUL	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	11/05/2016	16/23880/FUL	0	1	0	0
LAND ADJACENT 156 RISING BROOK, STAFFORD, STAFFORDSHIRE. ST17 9DH	STAFFORD	20/05/2016	17/26210/FUL	1	1	1	1
LAND BETWEEN BARKERS LANE AND MOOR LANE GAYTON STAFFORD STAFFORDSHIRE	STAFFORD	24/05/2016	16/23990/PAR	1	1	1	1
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

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
STANDON HALL RESIDENTIAL HOME MAER LANE STANDON STAFFORD STAFFORDSHIRE ST21 6RA	STANDON	15/08/2016	16/24336/COU	-24	1	-24	-24
LAND ADJACENT TO OAK BARTON THE GREEN BARLASTON STOKE ON TRENT STAFFORDSHIRE	BARLASTON	16/08/2016	16/24310/OUT	1	1	1	1
THE PADDOCK, TO THE REAR OF OLD HALL & OLD HALL COTTAGE OUTBUILDINGS, OFF BILLINGTON LANE	DERRINGTON	17/08/2016	16/24394/REM	1	1	1	1
39 GREENGATE STREET STAFFORD STAFFORDSHIRE ST16 2JA	STAFFORD	24/08/2016	15/23051/FUL	2	2	2	2
LAND REAR OF 207 NEWCASTLE ROAD, STONE, STAFFORDSHIRE	STONE	24/08/2016	16/24090/FUL	1	1	1	1
LAND AT CHETWYND HALL FARM SHAY LANE FORTON NEWPORT STAFFORDSHIRE	LOWER SUTTON	30/08/2016	16/24457/REM	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND BETWEEN 77-79 MERRIVALE ROAD, RISING BROOK, STAFFORD, STAFFORDSHIRE	STAFFORD	30/08/2016	15/22251/FUL	3	3	3	3
FIRST FLOOR THE BANKHOUSE SALTER STREET STAFFORD STAFFORDSHIRE ST16 2JU	STAFFORD	07/09/2016	16/24515/COU	2	2	2	2
LAND REAR OF 82 MANOR RISE WALTON STONE STAFFORDSHIRE	STONE	14/09/2016	16/24436/OUT	2	2	2	2
25 CHURCH STREET STONE STAFFORDSHIRE ST15 8BW	STONE	10/10/2016	16/24713/FUL	2	3	2	2
LAND OFF SUTTON LANE AND GUILD LANE, AQUALATE, NEWPORT	SUTTON	12/10/2016	15/22374/FUL	1	1	1	1
SUMMERHILL FARM SUMMERHILL MILWICH STAFFORD STAFFORDSHIRE ST18 0EL	MILWICH	25/10/2016	16/24770/FUL	-9	2	-9	-9
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
ADJACENT TO 18 HUNTERS RIDE, MOSSPIT, STAFFORD, STAFFORDSHIRE	MOSS PIT	17/11/2016	16/24517/OUT	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
THE BUNGALOW, ROTHERWOOD DRIVE, STAFFORD, ST17 9AF	STAFFORD	30/11/2016	16/24554/OUT	2	3	2	2
LAND AT WALTON GARAGE CAR PARK, MILFORD ROAD	WALTON ON THE HILL	02/12/2016	16/24687/REM	7	7	7	7
11 LICHFIELD STREET, STONE, ST15 8NA	STONE	13/12/2016	16/24492/FUL	3	3	3	3
LAND REAR OF THE FERNS, WHARF ROAD, GNOSALL, STAFFORD, STAFFORDSHIRE	GNOSALL	13/12/2016	16/24969/OUT	1	1	1	1
10 OAKRIDGE CLOSE, WEEPING CROSS, STAFFORD, STAFFORDSHIRE, ST17 0PT	STAFFORD	19/12/2016	16/25110/FUL	0	1	0	0
LAND REAR OF GRAYRIGG, RADFORD RISE, STAFFORD	STAFFORD	21/12/2016	16/24986/FUL	1	1	1	1
THE ALBRIDGE HOTEL, 72-73 WOLVERHAMPTON ROAD, STAFFORD, ST17 4AW	STAFFORD	13/01/2017	16/24928/FUL	9	9	9	9
HOME FARM COTWALTON ROAD COTWALTON STONE STAFFORDSHIRE	STONE	14/02/2017	16/25503/PAR	1	1	1	1
1A EDWARD STREET STONE STAFFORDSHIRE ST15 8HN	STONE	14/02/2017	16/25261/FUL	2	2	2	2
BARN 2 LEA FARMHOUSE TUNSTALL LANE BISHOPS OFFLEY STAFFORD STAFFORDSHIRE	HIGH OFFLEY	08/03/2017	16/25153/FUL	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND SOUTH OF SHIRLEYWICH LONDON ROAD PASTUREFIELDS STAFFORD STAFFORDSHIRE	HIXON	20/03/2017	15/22518/FUL	1	1	1	1
GLENWOOD HARTWELL LANE ROUGH CLOSE STOKE ON TRENT STAFFORDSHIRE ST3 7NG	ROUGH CLOSE	28/03/2017	17/25700/FUL	0	1	0	0
GLEBELANDS COURT PENKVALE ROAD MOSSPIT STAFFORD STAFFORDSHIRE ST17 9EY	STAFFORD	05/04/2017	17/25676/FUL	3	3	3	3
LAND ADJ TO NIRVANA STAFFORD ROAD GNOSALL STAFFORD STAFFORDSHIRE	GNOSALL	12/04/2017	17/25764/OUT	1	1	1	1
ALEXANDRA JOINERY YARD, 82 ALEXANDRA ROAD	STAFFORD	28/04/2017	17/25956/FUL	4	4	4	4
UNIT 4 LAND AT LOWER GORSTY BIRCH FARM STALLINGTON ROAD BLYTHE BRIDGE STOKE ON TRENT STAFFORDSHIRE	STALLINGTON	02/05/2017	17/25913/PAR	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
PARK FARM, UTTOXETER ROAD, MILWICH, STAFFORD, STAFFORDSHIRE. ST18 0EH	MILWICH	03/05/2017	16/25003/FUL	4	4	4	4
REPLACEMENT DWELLING FIELD FARM MOSS LANE MOSS GATE STONE STAFFORDSHIRE	FULFORD	04/05/2017	17/25908/FUL	0	1	0	0
LAND ADJACENT 50 YORK STREET STONE STAFFORDSHIRE	STONE	04/05/2017	17/25823/FUL	1	1	1	1
TRACK OFF ASTON LANE ASTON BY STONE STONE STAFFORDSHIRE	ASTON BY STONE	22/05/2017	16/25106/FUL	1	1	1	1
SAXONS HOLLOW, 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
PLOT 2 LAND REAR OF 1 THE FERNS WHARF ROAD GNOSALL STAFFORD STAFFORDSHIRE	GNOSALL	26/06/2017	17/26171/FUL	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
YEW TREE FARM MAIN ROAD SEIGHFORD STAFFORD STAFFORDSHIRE ST18 9PQ UNIT 5	SEIGHFORD	29/06/2017	17/25914/PAR	1	1	1	1
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
AGRICULTURAL BUILDING ADJACENT TO TOLL HOUSE FARM LICHFIELD ROAD SANDON STAFFORD STAFFORDSHIRE	SALT	12/07/2017	17/26164/FUL	1	1	1	1
LAND AT REAR OF 26 NEWPORT ROAD STAFFORD STAFFORDSHIRE	STAFFORD	12/07/2017	17/26361/FUL	1	1	1	1
HIGH ONN FARM HIGH ONN CHURCH EATON STAFFORD STAFFORDSHIRE ST20 0AX	CHURCH EATON	14/07/2017	17/25878/COU	-1	0	-1	-1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
YEW TREE FARM MAIN ROAD SEIGHFORD STAFFORD STAFFORDSHIRE ST18 9PQ UNITS 1-4	SEIGHFORD	18/07/2017	17/25912/FUL	4	1	1	1
LAND AT 2-5 MARSTON ROAD STAFFORD STAFFORDSHIRE	STAFFORD	26/07/2017	17/25965/FUL	1	1	1	1
BROMSTEAD HILL FARM, CHURCH EATON ROAD	MORETON	01/08/2017	17/26138/FUL	-2	0	-2	-2
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

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND BEHIND 1 OAK AVENUE WALTON ON THE HILL STAFFORD	STAFFORD	14/08/2017	17/26109/FUL	1	1	1	1
ST DOMINICS PRIORY BOARDING SCHOOL HALLAHAN HOUSE MOUNT ROAD STONE STAFFORDSHIRE ST15 8LJ	STONE	18/08/2017	17/26439/FUL	7	7	7	7
THE SPRINGS, 38 THE VILLAGE, WALTON ON THE HILL, STAFFORD. ST17 0LQ	WALTON ON THE HILL	22/08/2017	17/26037/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
LAND REAR OF 17 STONE ROAD TITTENSOR STOKE ON TRENT STAFFORDSHIRE	TITTENSOR	18/09/2017	17/26781/OUT	1	1	1	1
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 HALSTEDS UTTOXETER ROAD	FRADSWELL	03/10/2017	17/26358/FUL	0	1	0	0

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
MILWICH STAFFORD ST18 0HB							
CASTLE VIEW PLACE CASTLE VIEW CASTLETOWN STAFFORD STAFFORDSHIRE	STAFFORD	03/10/2017	16/24973/FUL	2	2	2	2
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 BEEHCROFT 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

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
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
LAND AT DISUSED MILITARY BUILDING NEW ROAD LITTLE ONN STAFFORD STAFFORDSHIRE	LITTLE ONN	06/11/2017	17/26698/FUL	6	6	6	6
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
CC4 GREENGATE STREET, STAFFORD, STAFFORDSHIRE. T16 2HN	STAFFORD	16/11/2017	17/27079/FUL	9	9	9	9
LAND ADJACENT 47	STAFFORD	17/11/2017	17/26699/FUL	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
RISING BROOK STAFFORD STAFFORDSHIRE							
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
29 ALEXANDRA ROAD, STAFFORD , ST17 4DE	FOREBRIDGE	16/01/2018	17/27558/COU	1	2	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
WHITE COTTAGE FARM, LANGOT LANE, FAIR OAK , STAFFORD, STAFFORDSHIRE, ST21 6PR	FAIR OAK	29/01/2018	17/27561/FUL	1	1	1	1
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
17 HIGH STREET, GNOSALL, STAFFORD, ST20 0EX	GNOSALL	14/03/2018	18/27890/COU	1	1	1	1
LAND ADJACENT TO 3 AIRDALE ROAD STONE STAFFORDSHIRE	STONE	26/03/2018	18/28034/FUL	1	1	1	1

Address (House & Road)	Settlement	Date Decision Issued	Planning Application Number	Total Capacity of Site (Net)	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
74 AUDMORE ROAD	GNOSALL	27/03/2018	18/27984/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
THE CONGREGATIONAL CHURCH, MAIN ROAD, GREAT HAYWOOD, STAFFORD, STAFFORDSHIRE, ST18 0SU	GREAT HAYWOOD	19/21/2016	16/24976/FUL	1	1	1	1
CONVERSION SITE AT VICARAGE LANE BARLASTON STOKE ON TRENT STAFFORDSHIRE	BARLASTON	05/04/2017	17/25867/LDCP	-1	1	-1	-1
Totals				271	333	261	261
Totals including 10% lapse rate				235			

Appendix 4 - Large Sites with Planning Permission (greater 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	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 confirmation
LAND ADJACENT TO WOOTTON DRIVE	STAFFORD	02/04/2015	13/19001/FUL 16/24006/FUL	14	14	14	14	Developer confirmation
69-70 FOREGATE STREET, STAFFORD, STAFFORDSHIRE	STAFFORD	05/03/2018	18/27848/POR	18	18	18	16	10% discount
LAND AT GEORGE STREET PRESS AND CAR PARK, FANCY WALK, STAFFORD, STAFFORDSHIRE	STAFFORD	11/04/2016	15/22060/FUL	20	20	20	20	Developer confirmation
BRITANNIA HOUSE, 6 - 7 EASTGATE STREET, STAFFORD, STAFFORDSHIRE, ST16 2NQ	STAFFORD	16/03/2018	17/27773/POR	23	23	23	23	Developer confirmation
LAND AT VALERIAN DRIVE STAFFORD STAFFORDSHIRE	STAFFORD	21/06/2017	16/25348/FUL	24	24	24	24	Developer confirmation
LAND ADJACENT TO 24 THE CROFT, OFF (SITE 2) CHURCH LANE, HIXON, STAFFORD	HIXON	22/09/2015	14/20548/FUL	30	30	30	27	10% discount
LAND OFF LITTLE TIXALL LANE, LICHFIELD ROAD, GREAT HAYWOOD	GREAT HAYWOOD	03/07/2017	17/25920/REM	77	77	77	77	Developer confirmation
AREVA, FAIRWAY	STAFFORD	03/12/2015	15/22735/REM	194	194	194	194	Developer confirmation

WHITEBRIDGE LANE, STONE, STAFFORDSHIRE	STONE	03/12/2015	13/18706/EXTO	11	11	11	11	Developer confirmation
TRUVIEW, 12 SANDON ROAD, STAFFORD, STAFFORDSHIRE, ST16 3ES	STAFFORD	22/08/2017	17/25523/OUT	11	11	11	10	10% discount
LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	STONE	06/01/2016	15/22862/REM	92	40	40	40	Developer confirmation
LAND WEST OF COLEY LANE	LITTLE HAYWOOD	28/06/2017	17/25898/REM	11	11	11	11	Developer confirmation
LAND BETWEEN RUGELEY EASTERN BYPASS & A460 LICHFIELD ROAD	WOLSELEY BRIDGE	17/02/2017	16/24861/REM	11	11	11	11	Developer confirmation
RICKERSCOTE ARMS, RICKERSCOTE ROAD, STAFFORD. ST17 4EX	STAFFORD	22/09/2017	17/26277/FUL	11	6	6	5	10% discount
BLYTHE LODGE, GRINDLEY LANE, BLYTHE BRIDGE, STOKE ON TRENT, STAFFORDSHIRE, ST11 9JP	BLYTHE BRIDGE	01/03/2018	16/25404/FUL	13	13	13	13	Developer confirmation
OULTON ABBEY, KIBBLESTONE ROAD, OULTON, STONE, STAFFORDSHIRE. ST15 8UP	OULTON	21/10/2013	13/18947/FUL	15	15	15	15	Developer confirmation
THE WHITEHOUSE, CHAPEL STREET, STAFFORD STAFFORDSHIRE	STAFFORD	29/03/2018	17/27302/POR	16	16	16	16	Developer confirmation
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 confirmation
16 MARTIN STREET, STAFFORD, STAFFORDSHIRE. ST16 2LB.	STAFFORD	08/05/2017	16/24887/FUL	17	17	17	11	Developer confirmation
LAND AT FORMER ST GEORGES	STAFFORD	11/01/2016	15/22296/FUL	18	13	13	13	Developer confirmation
GLEBELANDS COURT, PENKVALE ROAD	STAFFORD	19/06/2014	13/19568/FUL	23	23	23	23	Developer confirmation
ST THOMAS PRIORY, BASWICH LANE	BASWICH	20/10/2006	04/02841/FUL	25	10	10	9	10% discount

LAND OFF CROSS BUTTS, ECCLESHALL, STAFFORD, STAFFORDSHIRE	ECCLESHALL	22/09/2016	15/22311/FUL	31	27	27	27	Developer confirmation
LAND AT CRESWELL MANOR, ECCLESHALL ROAD, STAFFORD	STAFFORD	04/05/2016	15/22692/FUL	40	6	5	5	Developer confirmation
LAND OFF LITTLE TIXALL LANE, GREAT HAYWOOD, STAFFORD	GREAT HAYWOOD	23/12/2015	15/22756/REM	45	6	6	6	Developer confirmation
LAND BETWEEN QUARRY COTTAGE TO NORTH AND HEALTH CENTRE TO SOUTH, KNIGHTLEY ROAD	GNOSALL	15/01/2016	15/23105/REM	55	1	1	1	Developer confirmation
FORMER STONE RUGBY CLUB	STONE	29/08/2014	14/20190/REM	73	58	58	58	Developer confirmation
BISHOP LONSDALE SCHOOL, SHAWS LANE	ECCLESHALL	14/10/2016	15/23396/FUL	81	33	33	33	Developer confirmation
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	10/10/2008	08/09788/FUL	102	24	24	24	Developer confirmation
LAND AT STAFFORD ROAD, ECCLESHALL	ECCLESHALL	25/11/2015	15/22533/REM	138	62	62	56	10% discount
YARNFIELD PARK	YARNFIELD	13/06/2013	12/17632/REM	194	16	16	16	Developer confirmation
Total				1460	857	856	836	

Appendix 5 - Sites with Planning Permission for C2 Residential Accommodation

Applying the 25% discount to the bedroomed development commitments reduces the contribution from this type of development to 94. The total C2 commitments figure is 176.

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Proposal	Bedroomed Development Commitments (Net Gain)	Self-Contained Unit Commitments (Net Gain)
LAND SCC DEVELOPMENT SERVICE PARCEL 4, RIVERWAY, STAFFORD	STAFFORD	08/02/2016	15/23103/FUL	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	16/24877/REM	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
LAND AT SILKMORE LANE STAFFORD STAFFORDSHIRE ST17 4JD	STAFFORD	25/05/2016	15/23463/FUL	REDIDENTIAL CARE HOME (USE CLASS C2). 76 BEDROOM UNITS WITH EN-SUITE FACILITIES.	76	0

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Proposal	Bedroomed Development Commitments (Net Gain)	Self-Contained Unit Commitments (Net Gain)
THE OLD POST OFFICE, 1 CHURCH EATON ROAD, HAUGHTON, STAFFORD, STAFFORDSHIRE, ST18 9JH	HAUGHTON	21/09/2016	16/24547/FUL	PROPOSED SINGLE-STOREY EXTENSION TO PROVIDE ADDITIONAL APARTMENT FOR SUPPORTIVE LIVING AND A NEW CONSERVATORY FOR THE RESIDENTS	0	1
PLAYING FIELD ADJ CASTLEFIELDS SURGERY, NEWPORT ROAD, STAFFORD, STAFFORDSHIRE	STAFFORD	26/02/2018	17/26180/FUL	ERECTION OF ASSISTING LIVING AND EXTRA CARE RETIREMENT LIVING ACCOMMODATION	0	63
OULTON ABBEY, KIBBLESTONE	OULTON	22/10/2013	14/20156/FUL	PARTIAL DEMOLITION, INTERNAL RE-MODELLING TO FORM TEN, TWO-BEDROOM APARTMENTS AND TWO, ONE BED APARTMENTS; CONVERSION OF LAUNDRY BUILDING TO PLAYGROUP AND SITE MANAGERS FLAT; CONVERSION OF WEST BARN TO TWO DWELLINGS (C3A) ; CONSTRUCTION OF CARE HOME 49 BED CARE HOME INCLUDING 8 BED DEMENTIA UNIT AND 3 ONE-BED ASSISTED LIVING UNITS (INCLUDED IN C2)	0	3

Address (House & Rd)	Settlement (Village)	Date Decision Issued	Planning Application Number	Proposal	Bedroomed Development Commitments (Net Gain)	Self-Contained Unit Commitments (Net Gain)
BLACKLAKE LODGE RESIDENTIAL HOME, LAKE CROFT DRIVE, MEIR HEATH, STOKE ON TRENT, ST3 7SS	MEIR HEATH	22/01/2015	14/21163/FUL	SINGLE STOREY EXTENSION TO THE REAR OF BLACKLAKE LODGE RESIDENTIAL HOME TO PROVIDE AN ADDITIONAL 10 NO. BEDROOMS FOR SPECIALIST DEMENTIA CARE	10	0
Totals					126	82
Totals discounted by 25%					94	

Appendix 6 - Strategic Development Location Trajectories

Summary table:

SDL	5 year supply
Northern SDL	911
Western SDL	498
Eastern SDL	259
Stone SDL	346
Total	2,014

Northern SDL

Land North of Beconside

1. Outline Planning permission granted for 409 houses (10/13362/OUT)
2. Reserved matters consent granted for 257 dwellings (13/18533/REM)
3. Reserved matters application granted for 152 dwellings (14/20781/REM)
4. Full application granted for 66 dwellings (14/21007/FUL)
5. Outline Planning permission granted for 700 houses, subject to Section 106 agreement (16/24595/OUT)
6. Outline Planning permission granted for 100 houses (16/25260/OUT)

Northern Stafford SDL Total	3,100																	
Year	14/15 Comple tions	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
LAND NORTH OF BEACONSIDE (13/18533/REM)	44	56	72	43	42													257
LAND NORTH OF BEACONSIDE (14/20781/REM)					8	50	50	44										152
LAND NORTH OF BEACONSIDE (14/21007/FUL)								16	50									66
LAND NORTH OF BEACONSIDE (16/24595/OUT)							30	60	60	75	75	75	75	75	75	75	25	700
LAND NORTH OF BEACONSIDE (16/25260/OUT)					8	50	42											100
Remaining Allocation					0	0	81	140	180	180	180	180	180	180	180	180	164	1825
5 Year Supply Total					58	100	203	260	290									911

Western Stafford SDL

Former Castleworks

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

Land South of Doxey Road

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

Land at former Rugby practice pitches

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

Western Stafford SDL Total	2,193																	
Year	14/15	15/16	16/17 Completions	17/18 Completions	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
FORMER CASTLEWORKS (15/22595/REM)				4	30	30	16											80
LAND SOUTH OF DOXEY ROAD (14/20425/FUL / 16/24740/FUL)			17	105	52													174
FORMER RUGBY PRACTICE PITCHES (16/26061/FUL)					20	30	20											70
Remaining Allocation					0	0	100	100	100	100	210	210	210	210	210	210	209	1,869
5 year Supply Total					102	60	136	100	100									498

Eastern Stafford SDL

Land South of Tixall Road

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

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

Land North of Tixall Road

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

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

Eastern Stafford SDL Total	653																
Year	15/16 Comple tions	16/17 Comple tions	17/18 Comple tions	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
LAND SOUTH OF TIXALL ROAD (13/18697/OUT)			67	65	65	65											262
LAND NORTH OF TIXALL ROAD (14/20318/REM)	93	144	90	34													361
REMAINING ALLOCATION							30										30
5 year Supply Total				99	65	65	30										259

Stone SDL

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

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

Reserved matters for appearance, landscaping, layout and scale for Phase 1 (17/27052/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	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					45	55	55	55	55	55	55	44						419
Anwyl element					30	21	30											81
5 year Supply Total					75	76	85	55	55									346