

# Stafford Borough Council 5- year Housing Land Statement 2013

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## Stafford Borough Council

### Statement of five year supply of Housing Land (as at 31 March 2013)

#### Introduction

- 1.1 The National Planning Policy Framework (NPPF) was published in March 2012 and therefore supersedes previous Government guidance set out in Planning Policy Statement 3 (PPS3) published in November 2010. The 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.
- 1.2 This document addresses the following key questions:
- What is the 5 year housing land requirement?
  - How much deliverable housing land is in Stafford Borough?
  - How many years of housing land supply exists?
- 1.3 This 5 year supply of housing land statement sets out Stafford Borough Council's residential land supply position as at 31st March 2013, and considers the likelihood of that supply constituting a five year supply of housing land. The identified supply includes sites already under construction but not yet complete, those with planning permission but where work is yet to commence, and sites that have potential to come forward for development based on a realistic expectation that development will occur within the next five years.

#### NPPF Requirements

- 1.3 The NPPF states that Local Plans are required to set out the policies and strategies for delivering housing provision. The NPPF specifies that authorities should identify suitable 'deliverable sites' to deliver housing in the next five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15.
- 1.4 Local Planning Authorities need to demonstrate an up-to-date five year supply of "deliverable" sites and an additional buffer of 5%. Where authorities cannot demonstrate adequate housing delivery, NPPF states that local planning authorities should increase this buffer to 20%, to provide a realistic prospect of achieving the required supply and to ensure adequate market choice and competition for land.
- 1.5 For sites to be considered deliverable, NPPF states they should be:-
- available - the site is available now
  - suitable - the site offers a suitable location for development now
  - achievable - there is a reasonable prospect that housing will be delivered on the site within five years.

- 1.6 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.

### **What is the 5 year housing land requirements?**

- 1.8 The introduction of the NPPF in 2012 has resulted in a greater emphasis being placed on Local Authorities to determine their own housing requirements using the most up to date evidence base. In the case of Stafford Borough, it is considered that 11,000 new houses over the Plan period 2006 – 2026 (550 dwellings per annum) should be taken as the most up-to-date housing requirement as this provision was tested through the West Midlands Regional Spatial Strategy – Phase Two Revision Examination and published in the Panel Report (September 2009). However, since September 2009, household projection figures have been produced, which will be considered through the new Local Plan Examination process later this year. The outcome of the Local Plan Examination may result in a different annual housing target. It should be noted that in May 2013 the West Midlands Regional Spatial Strategy was formally abolished, which had identified housing provision for Stafford Borough of 5,602 homes for the period 2001-2021.

<p><b>Annual Target (RSS Phase II Revision Panel Report)</b> <b>= 550 dwellings per annum</b></p>
<ul style="list-style-type: none"><li>• <b>2006 - 2013 requirement = 3,850 Dwellings</b></li><li>• <b>Net Completions 2006 - 2013 = 2,692 Dwellings</b></li></ul>
<p><b>Shortfall (2006 – 2013) 3,850 - 2,692 = 1,158 Dwellings</b></p>



### **Five Year Land Supply Buffer**

- 1.9 The NPPF requires that Local Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. It further states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. The table below sets out the total completions for the past 7 years. Given the current economic climate, the levels of completions have decreased significantly relative to the target of 550 dwellings per annum. Therefore, it is considered that given the historic rates of under delivery of housing, it is necessary to apply a 20% buffer.

<b>Year</b>	<b>Completions</b>	<b>Target</b>	<b>Shortfall</b>
2006/07	449	550	101
2007/08	581	550	-31
2008/09	518	550	32
2009/10	193	550	357
2010/11	220	550	330
2011/12	425	550	125
2012/13	306	550	244
<b>Total</b>	<b>2,692</b>	<b>3,850</b>	<b>1,158</b>
Average	385	550	165

### Calculating the Five year Requirement of Deliverable Housing

1.10 There are two principal methods used to derive the 5 year housing land supply position. The Sedgefield method of calculating land supply involves adding any shortfall of housing from previous years within the first 5 years, whereas the Liverpool method spreads the shortfall over the whole Plan period. The Sedgefield method is set out below, based on the Plan period 2006 – 2026 in accordance with the West Midlands RSS – Phase Two Revision.

<b>Dwelling Requirement (Sedgefield method)</b>	
<b>Local Housing Target 2013 – 2018 (@550 DPA)</b>	2,750
<b>Local Housing Target 2013 – 2018 (with 20% buffer applied)</b>	3,300
<b>Housing Shortfall (2006 - 2013)</b>	1,158
<b>Total Housing Requirement 2013 -2018</b>	4,458 (3,300 + 1,158)
<b>Housing shortfall spread across the first 5 years (2013 - 2018)</b>	232 (1,158 / 5 years)
<b>Annualised total Housing Requirement 2013 -2018</b>	892 (550 + 20%buffer + 232)

### How much deliverable housing land exists in Stafford Borough?

1.11 The Borough Council updates and publishes, on an annual basis, a Housing Land Availability monitor entitled “Land for New Homes”. This sets out details of all sites with planning permission within Appendix A to that document, whilst Appendix B lists the status of all the residential allocations included within the adopted Stafford Borough Local Plan. It is the 2013 Land for New Homes Monitor that constitutes the statistical database insofar as establishing the number of planning permissions in the Borough as at 31st March 2013 is concerned, and reference should be made to that document for details of the committed residential land supply. The 2013 Land for New Homes Monitor indicates the following information concerning planning permissions for residential units that are available:-

<b><i>Outline Planning Permission</i></b>	1,712
<b><i>Full Planning Permission</i></b>	938
<b><i>Extensions of Time</i></b>	94
<b><i>In-principle approvals (Subject to S106 Agreements)</i></b>	37
<b>Total</b>	<b>2,781</b>
<b><i>Unimplemented residential allocations in Stafford Borough Local Plan</i></b>	659
<b>Overall Total</b>	<b>3,440</b>

### **Site Deliverability**

1.12 This section considers the extent - if any - of adjustments that need to be made to the above figures having analysed the “deliverability” of the various components of the residential land supply. The 3,440 houses with planning permission is broken down into 621 units on smaller sites of less than 10 units, 2,160 units on sites of greater than 10 dwellings, and 659 units from unimplemented allocations in the Stafford Borough Local Plan, 2001. As detailed below the actual number of residential consents is anticipated to deliver 1,991 new houses in the next five years. Therefore when compared to the total housing requirement for 2013 – 2018 of 4,458 dwellings the number of unconsented shortfall is 2,467 new houses (i.e. 4,458 – 1,991).

#### **(a) Small sites with Planning Permission**

These are sites where there are less than 10 dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent. The full list of all sites with planning permission are included at the back of the Land for New Homes 2013 Monitor.

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.

Accordingly the committed figure regarding smaller sites of **621** units is consequently reduced by **62** units to give a revised total of **559** units.

#### **(b) Large sites with Planning Permission**

These are sites where there are more than 10 dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent. The full list of all sites of greater than

10 dwellings with planning permission are included within Appendix 1 of this document.

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. Following these discussions, the committed figure from larger development sites of **2,160** units is consequently reduced to **1,432** units.

### **(c) Unallocated Sites without Permission**

It is considered that the housing allocations without planning permission in the Stafford Borough Local Plan 2001 will not be considered as delivering housing within a 5 year period, until planning permission is secured.

### **How many years of housing land exists?**

#### **5 Year Land Supply Calculation (Sedgefield)**

Small Sites with Planning Permission –	<b>559 Dwellings</b>
Large Sites with Planning Permission –	<b>1,432 Dwellings</b>
Total Deliverable sites (2013-18)	<b>1,991 Dwellings</b>
<i>Total annualised Housing Requirement (2013 – 18) including 20% buffer</i>	<b>892 Dwellings</b>
<b>Total 5 year supply</b>	<b>2.23 Years</b>

### **Conclusion**

1.13 Based on the Sedgefield approach the Borough Council has demonstrated the following calculations of residential land supply to meet objectively assessed need as required by the National Planning Policy Framework:-

- Based on Deliverable Supply: **2.23 years**

The Borough Council considers that the necessary annual average level of housing completions (892 per year) for the duration of the five year period under consideration (i.e. up to 31<sup>st</sup> March 2018) will not be met through current deliverable planning permissions and allocated sites. However, the new Plan for Stafford Borough has recently been published and is subject to Examination in Autumn 2013 which promotes development in sustainable locations.

## **Monitoring the Five Year Supply**

- 1.14 New residential planning permissions and any amendments to consents are recorded on an ongoing basis, whilst dwelling completions are recorded annually. In this respect, the Borough Council is particularly mindful of the need to closely monitor the “expiry date” of residential planning approvals given that both outline and full planning permissions currently have a three year life. Together this information is published in the annual housing monitor entitled “Land for New Homes”. The Borough Council is committed to monitoring the five year supply of deliverable sites on an annual basis, linked both to the publication each year of the Land for New Homes monitor and also to the Annual Monitoring Report. However, this position statement may be updated in the intervening period to take account of any significant changes.
- 1.15 The Borough Council is committed to adopting the use of good practice examples of Five Year Land Supply studies, in endeavouring to achieve the best possible information concerning the availability and deliverability of sites. With this in mind, the Borough Council has been in dialogue with local developers and other stakeholders who are key to the deliverability of large scale housing developments, as part of the move towards the overall implementation and monitoring of the Local Plan.



## Appendix A

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
18 - 20A BROWNING STREET	DEMOLITION OF EXISTING BUILDINGS AND REBUILD OF TWO STOREY BLOCK OF FLATS	05/04389/OUT	10	10	0
WHARF ROAD SURGERY, WHARF ROAD, GNOSALL	PART DEMOLITION, EXTENSION AND CONVERSION CREATE 10 RETIREMENT FLATS	11/15509/EXTF	10	10	10
LAND AT THE VINE INN OULTON ROAD STONE	DEMOLITION OF THE VINE INN & CONSTRUCTION OF 10 NEW HOUSES	12/17530/FUL	10	10	10
ABBAYLANDS, STAFFORD ROAD, WESTON, STAFFORD.	TEN, TWO- AND THREE-BEDROOMED DWELLINGS; ACCESS DRIVE; PARKING SPACE	09/12049/FUL	10	10	4
LAND AT 299 STONE ROAD, STAFFORD, STAFFORDSHIRE, ST16 1LB	DEMOLITION OF EXISTING BUILDINGS; CONSTRUCT TWO BUILDINGS CONTAINING 10 FLATS; VEHICULAR ACCESS; CAR PARKING	11/16313/FUL	10	10	10
16 & 17 LICHFIELD ROAD, STAFFORD	CONVERSION TO FIVE APARTMENTS & ERECTION OF SIX NEW APARTMENTS	10/14787/EXT	11	11	11
MONSOON RESTAURANT, UTTOXETER ROAD, BLYTHE BRIDGE.	DEMOLITION OF EXISTING RESTAURANT AND CONSTRUCT 11 DWELLINGS	11/15378/FUL	11	1	1

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
LAND AT RETAIL DELIVERY DEPOT STONE ROAD STAFFORD STAFFORDSHIRE	DEMOLITION OF EXISTING BUILDINGS	12/16667/OUT	11	11	11
LAND AT STONE RD/MARSH ST, STAFFORD	REMOVAL OF REDUNDANT INDUSTRIAL BUILDINGS AND ERECTION OF ELEVEN TWO STOREY HOUSES	12/17724/FUL	11	11	11
WESTHORPE AND THE LAURELS, ROWLEY AVENUE, STAFFORD	RESIDENTIAL DEVELOPMENT	11/15799/EXTO	12	12	12
LAND AT NEWCASTLE ROAD STONE STAFFORDSHIRE	TWELVE DWELLINGS, GARAGES AND ACCESS ROADS. DEMOLITION OF BUILDING NO. 93 NEWCASTLE ROAD WITHIN CONSERVATION AREA.	10/14329/FUL	12	1	1
LAND AT THE WINGHOUSE, TITTENSOR, STOKE ON TRENT	DEMOLITION OF PUBLIC HOUSE; CONSTRUCT 13 HOUSES (OUTLINE)	12/17172/OUT	13	13	13
20 SANDON ROAD, STAFFORD, ST16 3ES	CONVERSION INTO 14 APARTMENTS, EXTERNAL STAIRCASES, PARKING SPACES	12/16840/FUL	14	14	14
LAND OFF PRIORY ROAD, STONE	ERECTION OF 14 NEW BUILD AFFORDABLE APARTMENTS	12/18129/FUL	14	14	14
30 CASTLE STREET, ECCLESHALL	NEW FIFTEEN APARTMENT BUILDING	09/13100/FUL	15	4	4

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
THE FORMER BED CENTRE, ROWLEY STREET, STAFFORD	RESIDENTIAL DEVELOPMENT	06/06910/FUL	15	15	0
P E HINES & SONS LIMITED, WHITEBRIDGE LANE, STONE	RESIDENTIAL DEVELOPMENT	10/13514/EXT	16	16	0
LAND AT PANACHE RESTAURANT STONE ROAD	DEMOLITION OF EXISTING RESTAURANT; RESIDENTIAL DEVELOPMENT CONSISTING OF TWO STOREY DWELLINGS (OUTLINE)	10/14090/OUT	16	16	0
88 WOLVERHAMPTON ROAD, FOREBRIDGE	DEMOLISH GARAGES AND REBUILD TWO STOREY APARTMENTS	06/06067/OUT	18	18	0
LAND OFF EARLY LANE, SWYNNERTON	RESIDENTIAL DEVELOPMENT	04/03141/FUL	22	22	22
COLD NORTON FARM, ECCLESHALL ROAD, COLD NORTON	RESIDENTIAL DEVELOPMENT	09/12790/REM	22	22	22
ST THOMAS PRIORY, BASWICH LANE, BASWICH	CONVERT TWO FARM BUILDINGS INTO FIVE DWELLINGS AND BUILD 20 NEW DWELLINGS	04/02841/FUL	25	3	3
SANDON ROAD MOTORS, SANDON ROAD, ST16 3ES	RESIDENTIAL REDEVELOPMENT WITH APARTMENTS (OUTLINE)	08/11170/OUT	25	25	10

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
LAND AT LOWFIELD LANE, STAFFORD ROAD GNOSALL	30 HOUSES, VEHICULAR ACCESS	12/17041/FUL	30	30	30
LAND TO EAST OF STONE ROAD, SOUTH OF COOPERATIVE STREET AND WEST OF MARSTON ROAD, STAFFORD	NEW DWELLINGS INCLUDING SUPPORTED HOUSING.	12/17900/FUL	36	36	36
FORMER LIBRARY HEADQUARTERS & CAR PARK, FRIARS TERRACE, STAFFORD	RESIDENTIAL DEVELOPMENT FOR 40-45 DWELLINGS	12/18013/EXTO	45	45	0
TILLING DRIVE, WALTON,STONE	RESIDENTIAL DEVELOPMENT OF 73 DWELLINGS	12/16981/OUT	73	73	73
FORMER CASTLEWORKS, CASTLE STREET, STAFFORD, STAFFORDSHIRE	RESIDENTIAL DEVELOPMENT, PUBLIC OPEN SPACE, PARKING	11/15998/OUT	80	80	80
BISHOP LONSDALE SCHOOL, SHAWS LANE, ECCLESHALL.	OUTLINE PLANNING APPLICATION FOR EIGHTY TWO HOUSES	10/14168/OUT	82	82	30
BIBBY SCIENTIFIC LTD/SCILABWARE/STERILIN LTD DRIVE/BEACON ROAD/ WALTON	OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT	10/14117/OUT	125	125	125
UCM GROUP PLC, DOXEY ROAD, DOXEY, STAFFORD	RESIDENTIAL DEVELOPMENT	10/13470/REM	145	57	57

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
POLICE HEADQUARTERS, CANNOCK ROAD, STAFFORD	RESIDENTIAL REDEVELOPMENT	09/12369/OUT	191	191	90
FORMER ST GEORGES HOSPITAL, CORPORATION STREET, STAFFORD	REUSE OF FORMER HOSPITAL TO FORM 254 DWELLINGS	10/13692/REM	254	183	183
AREVA AND ADJOINING LAND, FAIRWAY, STAFFORD	MIXED USE DEVELOPMENT	09/12207/OUT	270	270	0
YARNFIELD PARK, YARNFIELD, ST15 0NL	REDEVELOPMENT PROVIDING UP TO 300 NEW HOMES (CURRENT CONFERENCE FACILITIES TO REMAIN)	09/12911/OUT	300	300	136
LAND TO NORTH OF A513 (BEACONSIDE), AND EAST OF A34 (STONE ROAD)	RESIDENTIAL DEVELOPMENT - 409 DWELLINGS (OUTLINE)	10/13362/OUT	409	409	409
<b>Totals</b>			<b>2373</b>	<b>2160</b>	<b>1432</b>

