

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 March 2015)

1. Introduction

This five year housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31st March 2015, 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?

2. 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.

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. The Council now has an up-to-date Strategic Housing Market Assessment (SHMA) and a Strategic Housing Land Availability Assessment (SHLAA) published in 2015.

The Plan for Stafford Borough 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

The NPPF requires that Local Planning 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. 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 required supply, and to ensure adequate market choice and competition for land.

The table below sets out the total completions for the past 4 years (the adopted Plan period). Given the recent past economic climate, the levels of completions have not always met the target of 500 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.

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
Total	1,639	2,000	361

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*”. Therefore the Council considers that only shortfall accrued since 2011, the start of the Plan period should be addressed.

Requirement per annum	500
Requirement 2011 – 31 st Mar 2015	2,000
Net Completions 2011 – 31 st Mar 2015	1,639
Shortfall 1st Apr 2011 – 31st Mar 2015	361

¹ Between the years 2011 – 2014 the Council did not count C2 residential accommodation for older people as contributing towards the 5 Year Land Supply. However, the NPPG makes it clear that Local Planning Authorities should count housing provided for older people (including C2 residential institutions) against their housing requirement (Ref Id 3-037-20140306). 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. Section 3 of this document explains in more detail how the completions and commitments from C2 uses have been counted.

² This includes C2 and C3 completions for the monitoring year 2014/15, as set out in Appendix 2.

Housing Land Requirements

In the 5 year land supply statement of March 2014, the Council used the Sedgefield approach to make up the accumulated shortfall in the next five years. This methodology aims to address any accumulated shortfall within 5 years. The national Planning Practice Guidance (PPG) states that Local Planning Authorities should aim to deal with any undersupply of housing within the first five years of the plan period where possible (the Sedgefield approach).

However, the Sedgefield approach is not the only legitimate methodology for addressing any accumulated shortfall. The Liverpool method is an alternative approach which should be considered. The Liverpool approach spreads the accumulated shortfall across the Plan period, resulting in a more measured housing delivery trajectory.

The appropriateness of each approach has been debated in and out of the courts over the past few years.

Due to the uncertainty over which approach is preferable with regards to annual monitoring (as opposed to Plan making as referred to in the PPG), this 5 year land supply statement presents two options for the 5 year land supply calculation.

Liverpool:

Housing Target 2015 - 2020 (500 dwellings p/a)	2,500
Housing Target 2015 - 2020 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2015)	361
Shortfall spread across remaining plan period (2015 - 2031)	23 (361 / 16 years)
Total Housing Requirement 1st April 2015 – 31st March 2020	3,115 (3,000 + 115)
Annualised Housing Requirement 2015 - 2020	623 (500 + 20% buffer + 23)

Sedgefield:

Housing Target 2015 - 2020 (500 dwellings p/a)	2,500
Housing Target 2015 - 2020 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2015)	361
Shortfall spread across next 5 years (2015 - 2020)	72 (361 / 5 years)
Total Housing Requirement 1st April 2015 – 31st March 2020	3,361 (3,000 + 361)
Annualised Housing Requirement 2015 - 2020	672 (500 + 20% buffer + 72)

3. Housing Land Supply

Sites with Planning Permission

As indicated in the national Planning Practice Guidance 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 are 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 2010. The Council considers that small sites which have been under construction 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 429 units is reduced by 43 units, to give a revised total of 386 committed units.

- Large sites with Planning Permission (Appendix 4) - These are sites of 10 or more dwellings, which the Council considers are 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 1,645 units.

- Sites with Planning Permission for C2 residential accommodation (Appendix 5) – the PPG clearly states that housing provided for older people, including residential institutions in Use Class C2, can be counted against the housing requirement.

The Council considers it prudent to differentiate between the different types of accommodation for older people 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 householder³.

The committed figure from self-contained units is 199. The committed figure from bedroomed developments of 118 units is reduced by 30 units to give a revised total of 88 committed units. Therefore the total committed figure from C2 uses is 287 units.

Allocated sites

It is considered that the Strategic Development Locations (SDLs) identified in the Plan for Stafford Borough are deliverable. The Inspector's Report concluded at 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 2,026 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.

Windfalls

Paragraph 48 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites⁴ in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply.

An appeal decision in the Borough last year stated that "*it seems irrational not to include a windfall element [in the supply] given the Council's track record in that respect*"⁵.

In the last year the Council has also updated its Strategic Housing Land Availability Assessment (SHLAA). The SHLAA includes a section on calculating a potential windfall supply. The analysis in the SHLAA considers past windfall delivery, and potential future deliverable sites identified in the SHLAA. The conclusion is that a windfall allowance of 50 units per annum should be adopted.

³ 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.

⁴ Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

⁵ APP/Y3425/A/14/2217578

4. 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.

As discussed in section 2 of this document, the Council is presenting two options for the 5 year land supply calculation, one based on the Liverpool approach and one based on the Sedgefield approach.

Liverpool:

Using the Liverpool approach the information in this report shows that the Council has a total supply of **7.37** year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2015 - 2020) including 20% buffer and meeting shortfall over the plan period	623
Total five year supply breakdown	Small Sites with Planning Permission	386
	Large Sites with Planning Permission	1,645
	Sites with Planning Permission for C2 residential accommodation	287
	Strategic Development Locations	2,026
	Windfall allowance (50 p/a)	250
	Total Deliverable sites (2015 - 2020)	4,594
Total five year supply	Supply / Requirement (4,594 / 623)	7.37

Sedgefield:

Using the Sedgefield approach the information in this report shows that the Council has a total supply of **6.84** year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2015 - 2020) including 20% buffer and meeting shortfall in first five years	672
Total five year supply breakdown	Small Sites with Planning Permission	386
	Large Sites with Planning Permission	1,645
	Sites with Planning Permission for C2 residential accommodation	287
	Strategic Development Locations	2,026
	Windfall allowance (50 p/a)	250
	Total Deliverable sites (2015 - 2020)	4,594
Total five year supply	Supply / Requirement (4,594 / 672)	6.84

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 is 69.

Appendix 2 – 2014/15 Completions information

Completion Type	Completions
Market and Affordable permissions	374
SDL	44
C2 permissions (bedroomed developments discounted by 25%)	10
Total	428

The total number of completions for the monitoring year 2014/15 is **428**. 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 & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
BIRD IN HAND PH, CRESWELL ROAD	HILDERSTONE	26/04/2010	09/11677/FUL	6	6	5	5
LAND OFF LOVELACE CLOSE	STAFFORD	13/08/2012	09/12477/OUT	8	8	8	8
SUNNYSIDE	BURSTON	09/03/2010	10/13152/EXT	1	1	1	1
SHREDICOTE HALL FARM, SHREDICOTE LANE	SHREDICOTE	19/04/2010	10/13153/EXT	4	1	1	1
NO. 55 HOLDING, YARLET LANE	MARSTON	14/05/2010	10/13471/FUL	1	1	1	1
WASTE BARN COTTAGE, HARTWELL LANE	BARLASTON	26/07/2010	10/13681/FUL	1	1	0	0
ELLERTON GRANGE FARM	ELLERTON	05/07/2010	10/13859/AMN	6	6	6	6
WHITEMOOR FARM, YARNFIELD LANE	STONE	30/11/2010	10/14033/FUL	1	1	1	1
BANK FARM HOUSE	SUGNALL	01/10/2010	10/14099/FUL	1	1	1	1
GEORGE AND DRAGON PH, STONE ROAD	ROUGH CLOSE	16/12/2010	10/14268/FUL	7	7	7	7
RED HOUSE FARM LITTLE ONN LANE	LITTLE ONN	12/05/2011	10/14351/FUL	3	3	3	3
JESMONDE SANDON ROAD HILDERSTONE	HILDERSTONE	26/09/2011	10/14363/FUL	1	1	1	1
FORMER BT SUB STATION, STONE ROAD	STAFFORD	09/12/2010	10/14492/EXT	1	1	1	1
SHREDICOTE FARM, SHREDICOTE LANE	BRADLEY	14/02/2011	10/14503/EXT	4	4	4	4
LAND AT WALTONHURST FARM, WALTON HURST LANE	ECCLESHALL	21/01/2011	10/14723/FUL	3	2	2	2
LAND SITUATED OFF BEEHCROFT AVENUE	STAFFORD	06/02/2012	10/14738/EXT	4	4	4	4
LAND TO THE REAR OF BRADLEY NURSERIES & GARDEN CENTRE, OAK LANE	BRADLEY	17/03/2011	11/14832/REM	1	1	1	1
LAND AT WOODSIDE FARM	GNOSALL	26/05/2011	11/14905/FUL	4	4	4	4
LAND AT WARTON GRANGE	WARTON	08/08/2012	11/14957/FUL	9	9	9	9
LAND AT ELMHURST FARM, GREEN LANE	WHITGREAVE	04/07/2014	14/20420/NOH	3	3	3	3

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
THE CROWN INN STAFFORD ROAD (A34)	ASTON BY STONE	19/05/2011	11/15086/FUL	3	2	1	1
LAND AT LITTLE SUGNALL FARM	SUGNALL	23/08/2012	11/15099/FUL	1	1	1	1
LAND AT HIGHFIELDS, STAFFORD ROAD	WOODSEAVES	27/10/2014	14/20137/OUT	7	7	7	7
ALEXANDRA JOINERY YARD, 82 ALEXANDRA ROAD	STAFFORD	16/06/2011	11/15215/FUL	3	3	3	3
LAND AT FORMER PH, SANDON ROAD	STAFFORD	12/09/2014	14/20114/FUL	8	8	8	8
178 DOXEY	STAFFORD	30/05/2012	11/15418/FUL	7	7	6	6
LAND TO THE REAR OF RICKERSCOTE AVENUE	STAFFORD	16/09/2011	11/15467/EXTF	3	3	3	3
LAND ADJOINING REFORM HOUSE	WOODSEAVES	16/01/2013	14/20946/REM	9	9	9	9
LAND TO REAR OF THE GABLES	GREAT BRIDGEFORD	16/05/2012	11/15586/OUT	1	1	1	1
THE ALBION PH MARSTON ROAD	STAFFORD	06/08/2014	14/20565/FUL	3	3	2	2
LAND AT MARSTON LANE	STAFFORD	20/07/2012	11/15661/FUL	1	1	1	1
OUTBUILDINGS AT GREEN FARM LOWER ROAD KNIGHTLEY	KNIGHTLEY	23/12/2011	11/15667/FUL	1	1	1	1
LAND AT FULFORD MANOR FARM	FULFORD	17/02/2012	11/15765/FUL	1	1	1	1
1 & 2 WARTON GRANGE COTTAGE	WARTON	01/11/2011	11/15996/FUL	2	2	2	2
24A & 25 WOLVERHAMPTON ROAD	STAFFORD	18/10/2011	11/16007/FUL	3	3	2	2
LAND ADJ TO 10 TENBY DRIVE	STAFFORD	20/04/2012	11/16134/OUT	1	1	1	1
LAND AT SAW MILL, FERNHILL ROAD	SUTTON	04/04/2013	11/16169/OUT	2	2	2	2
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	30/06/2012	11/16218/EXTF	2	2	1	1
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	30/06/2012	11/16218/EXTF	2	2	2	2
CONVERSION OF BARN TO FORM DWELLING	SWYNNERTON	23/01/2012	11/16407/FUL	1	1	1	1
LAND TO REAR OF 150 RICKERSCOTE ROAD	STAFFORD	27/03/2012	11/16416/OUT	2	2	2	2
LAND AT ORCHARD HOUSE HIGHLOWS LANE	SEIGHFORD	04/05/2012	11/16433/EXTF	1	1	1	1

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	13/05/2012	11/16461/FUL	1	1	1	1
LAND AT ALSTONE FARM, ALSTONE LANE	HAUGHTON	17/06/2013	12/16586/FUL	4	4	4	4
LAND AT MIDDLE BANK	YARLET	20/07/2012	12/16680/FUL	1	1	1	1
BARN AT CASTLE VIEW FARM, OFF BILLINGTON BANK	BILLINGTON	28/03/2012	12/16700/EXTF	1	1	1	1
LAND ADJ TO 54 AUDMORE ROAD	GNOSALL	30/05/2012	12/16736/EXTF	1	1	1	1
SHINGLES, WALTON LANE	BROCTON	17/04/2012	12/16795/EXTF	3	3	2	2
LAND ADJACENT, 1 ROTHERWOOD DRIVE, STAFFORD	STAFFORD	17/12/2012	12/16857/FUL	1	1	1	1
FOXLEY FARM BARN ASPLEY LANE	CHATCULL	21/05/2012	12/16902/FUL	1	1	1	1
74 AUDMORE ROAD	GNOSALL	28/06/2012	12/16972/FUL	1	1	1	1
LAND AT HILL FARM	BRADLEY	12/07/2012	12/16994/FUL	1	1	1	1
LAND AT HOLLY BANK	RANTON	03/10/2012	12/17073/FUL	1	1	1	1
LOWER COOKSLAND FARM	GREAT BRIDGEFORD	28/08/2012	12/17115/FUL	2	2	2	2
1 FRIARS TERRACE	STAFFORD	12/10/2012	12/17136/COU	1	1	1	1
2 AIRDALE ROAD	STONE	14/08/2012	12/17141/FUL	2	2	2	2
ARANJUEZ	SHARPLEY HEATH	13/12/2013	12/17151/FUL	1	1	0	0
LAND ADJ ABBEYLANDS, STAFFORD ROAD	WESTON	01/06/2013	12/17152/FUL	4	4	4	4
LITTLE CROFT, BROOK LANE	BROCTON	26/07/2012	14/21394/FUL	4	2	1	1
LAND OPP THE GREEN	SEIGHFORD	21/12/2012	12/17192/EXTF	2	1	1	1
HILL & SWIFT WAREHOUSE	STONE	15/02/2013	12/17205/FUL	3	3	3	3
HILL & SWIFT WAREHOUSE	STONE	15/02/2013	12/17205/FUL	5	5	5	5
LAND AT IVY COTTAGE	SALT	12/11/2014	15/21681/FUL	1	1	1	1
LAND AT 51 ALEXANDRA STREET	STONE	14/11/2012	12/17310/OUT	3	3	3	3
LAND AT FIELD HOUSE FARM	ASTON BY STONE	21/09/2012	12/17356/FUL	1	1	1	1

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
19 CHERRY TREE CRESCENT	GREAT BRIDGEFORD	31/08/2012	12/17401/FUL	1	1	1	1
LAND REAR OF 17 STONE ROAD	TITTENSOR	04/04/2013	12/17532/OUT	1	1	1	1
MANOR HOUSE FARM	MODDERSHALL	28/11/2012	12/17561/FUL	3	3	3	3
2 SAWPIT LANE	BROCTON	06/11/2012	12/17603/FUL	1	1	1	1
THE FLUTE, A519	MILL MEECE	11/03/2013	12/17611/FUL	1	1	1	1
LAND AT UPPER FARM	DROINTON	06/11/2012	12/17613/FUL	2	2	2	2
SUTTON BANK GARAGE	SUTTON	31/10/2012	12/17691/EXTO	2	2	2	2
1 SHREWSBURY ROAD	STAFFORD	31/10/2012	12/17695/EXTF	2	2	0	0
LAND AT 33 STONE ROAD	ECCLESHALL	19/12/2012	12/17742/FUL	1	1	1	1
LAND AT WALTON GARAGE CAR PARK, MILFORD ROAD	WALTON ON THE HILL	01/11/2014	12/17747/OUT	8	8	8	8
100 NEWCASTLE ROAD	STONE	16/12/2012	12/17784/EXTF	5	5	5	5
LAND AT GRANARY COTTAGE, 1 CHARTLEY MANOR MEWS	CHARTLEY	27/03/2013	12/17864/FUL	2	2	2	2
LAND AT THE OLD RECTORY	TIXALL	23/04/2013	12/17876/FUL	3	3	3	3
LAND AT SHUSHIONS MANOR	CHURCH EATON	08/01/2013	12/17894/FUL	1	1	1	1
1 & 2 HORSESHOE COTTAGES	HILDERSTONE	08/01/2013	12/17920/FUL	1	1	1	1
LAND AT 16-18 PARK AVENUE	STAFFORD	22/04/2013	12/17928/OUT	6	6	6	6
YEW TREE RESTAURANT	RANTON	13/03/2013	12/17993/COU	4	4	4	4
HUNTERS MOON	FULFORD	21/01/2013	12/18016/OUT	1	1	1	1
PLOT ADJ 4 THE MOUNT	CRESWELL	31/01/2013	12/18063/FUL	1	1	1	1
LAND AT KNENHALL HOUSE FARM	KNENHALL	20/02/2013	12/18096/FUL	3	3	3	3
LINDORE HALL FARM	GNOSALL	27/02/2013	12/18106/FUL	1	1	1	1
HARTWELL COTTAGE, HARTWELL LANE	BARLASTON	07/03/2013	13/18143/EXTF	1	1	0	0
REAR GARDEN OF 77 SILKMORE CRESCENT	STAFFORD	07/05/2013	13/18160/FUL	2	2	2	2

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LITTLE FIELDS, FULFORD ROAD	SPOT ACRE	11/12/2013	13/18164/FUL	1	1	0	0
LAND REAR OF 47 STONE ROAD	ECCLESHALL	30/05/2013	13/18217/FUL	1	1	1	1
2 FRIARS TERRACE	STAFFORD	08/05/2013	13/18264/COU	1	1	1	1
LAND TO REAR OF THE CEDARS, RADFORD RISE	STAFFORD	07/01/2014	13/18293/OUT	1	1	1	1
ELFORD HILL FARM	ECCLESHALL	18/09/2014	14/20475/FUL	1	1	0	0
GROVE FARM, STONE ROAD	YARLET	21/09/2013	13/18299/FUL	1	1	1	1
LAND ADJACENT TO TIXALL COURT	TIXALL	19/09/2013	13/18414/COU	1	1	1	1
SMALL FARM, GRINDLEY LANE	GRINDLEY	18/06/2013	13/18428/FUL	1	1	0	0
LAND AT FORMER GARDEN CENTRE, OLD ROAD	BARLASTON	25/04/2014	14/20926/REM	8	8	8	8
FOX & HOUNDS, MAIN ROAD	GREAT HAYWOOD	04/11/2013	13/18478/FUL	4	2	1	1
LOWER BRIDGE FARM	HOPTON	10/06/2013	13/18493/FUL	1	1	1	1
PLOT AT YELD BANK FARM, GRANGE ROAD	KNIGHTLEY	17/05/2013	13/18495/FUL	1	1	1	1
17 STATION ROAD	STONE	06/06/2013	13/18528/FUL	2	2	2	2
18 SALTER STREET	STAFFORD	08/07/2013	13/18536/FUL	2	2	2	2
LAND ADJ TO 19 BERKERLEY STREET	STONE	17/06/2013	13/18603/FUL	1	1	1	1
THE PADDOCK, TO THE REAR OF OLD HALL & OLD HALL COTTAGE OUTBUILDINGS, OFF BILLINGTON LANE	DERRINGTON	24/06/2013	13/18631/EXTO	1	1	1	1
LAND ADJACENT 8 RADFORD BANK	STAFFORD	08/08/2014	14/20195/REM	1	1	1	1
12 CRAB LANE	STAFFORD	26/06/2013	13/18657/OUT	1	1	1	1
WORKS UNIT, CHAPEL STREET	STAFFORD	09/07/2013	13/18705/FUL	5	5	5	5
COTON WOOD FARM, RADMORE LANE	GNOSALL	06/08/2013	13/18721/EXTF	3	2	2	2
361 SANDON ROAD	MEIR HEATH	22/07/2013	13/18759/FUL	1	1	0	0
LAND AT FORMER BONNIE GEM, PIREHILL LANE	STONE	02/08/2013	13/18762/FUL	7	2	2	2

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
HANCHURCH MANOR	SWYNNERTON	30/10/2013	13/18768/FUL	2	2	2	2
HANCHURCH MEWS	SWYNNERTON	30/10/2013	13/18770/FUL	1	1	1	1
THE OLD VICARAGE	WALTON ON THE HILL	07/08/2013	13/18814/FUL	1	1	1	1
OLDFIELDS HOUSE, SCHOOL LANE	STAFFORD	13/01/2014	13/18827/FUL	1	1	1	1
LAND AT MOUNT FARM, STOWE LANE	HIXON	26/09/2013	13/18866/OUT	3	3	3	3
LAND AT WOLSELEY GARDEN PARK ORCHARD LANE	WOLSELEY BRIDGE	06/09/2013	13/18883/FUL	1	1	1	1
255 OXFORD GARDENS	STAFFORD	09/10/2013	13/18889/FUL	2	2	1	1
2 MEYRICK ROAD	STAFFORD	09/09/2013	13/18911/FUL	2	2	1	1
24 CHARLES COTTON STREET	STAFFORD	04/09/2013	13/18982/EXTF	2	2	2	2
LAND AT WALFORD HALL FARM, BACK LANE	STANDON	18/03/2014	13/19009/FUL	4	4	4	4
PLOT AT MEADOWS FARM, BROCTON GATE	BROCTON	19/11/2013	13/19043/FUL	1	1	0	0
LAND ADJ TO 7 GREEN CLOSE	BLYTHE BRIDGE	09/12/2013	13/19050/FUL	3	2	2	2
HAND & CLEAVER INN	RANTON	21/11/2013	13/19088/FUL	3	3	2	2
LAND AT FORMER BONNIE GEM, PIREHILL LANE	STONE	09/02/2014	13/19139/FUL	5	5	5	5
ADJACENT TO 35 PITT STREET	STAFFORD	13/12/2013	13/19160/FUL	1	1	1	1
LAND ADJACENT 186 MAIN ROAD	MILFORD	17/10/2013	13/19183/OUT	1	1	1	1
LAND TO THE REAR OF 118 NEWPORT ROAD	STAFFORD	06/02/2014	13/19185/FUL	1	1	1	1
GLAZELEY FIELDS, BARLASTON ROAD	COCKNAGE	30/10/2013	13/19259/FUL	1	1	0	0
LAND AT WALTON WAY, WALTON	STONE	04/11/2013	13/19274/FUL	3	3	3	3
ASPLEY HOUSE FARM, ASPLEY LANE	SLINDON	26/08/2014	14/20532/FUL	4	4	4	4
LAND AT AVONDALE, THE GREEN	BROCTON	15/08/2014	14/20649/FUL	1	1	0	0
WARREN HOUSE FARM, STONE ROAD	MEAFORD	18/12/2013	13/19375/FUL	1	1	1	1

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND AT 9A GLEBE LANE 5 EDWARD STREET	GNOSALL	08/01/2014	13/19451/OUT	3	3	2	2
INGLEWOOD, HARGREAVES LANE	STONE	03/12/2013	13/19488/FUL	5	5	4	4
337 STONE ROAD	STAFFORD	20/01/2014	13/19632/FUL	2	2	2	2
LINDOW, 27 OLD ROAD	STAFFORD	20/02/2013	13/19648/FUL	1	1	1	1
LAND ADJACENT TO 4-6 COLLEGE FIELDS	BARLASTON	30/01/2014	13/19697/REM	1	1	1	1
LAND BETWEEN CHASE VIEW FARM & ALMONBURY, PUDDLE HILL	YARNFIELD	23/04/2014	13/19757/FUL	1	1	1	1
DEVELOPMENT OFF CHANDLERS WAY	HIXON	31/03/2014	13/19764/OUT	2	2	2	2
HIGH FOREST FARM, SHARPLEY HEATH ROAD	STONE	12/03/2014	13/19771/FUL	9	9	9	9
LAND ADJ BROOKLANDS, DOXEY	HILDERSTONE	31/03/2014	13/19774/FUL	1	1	1	1
17 LICHFIELD ROAD	DOXEY	21/08/2014	14/20561/FUL	1	1	1	1
LAND AT WALTON WAY	STAFFORD	15/04/2014	14/19982/NOTH	1	1	1	1
LAND AT THE GRANARY, TELEGRAPH STREET	STONE	14/05/2014	14/20073/FUL	1	1	1	1
56 WESTON ROAD	STAFFORD	15/04/2014	14/20080/FUL	2	2	2	2
LAND TO THE NORTH OF THE FARM, STONE ROAD	STAFFORD	19/06/2014	14/20232/FUL	2	2	1	1
265 STONE ROAD	TITTENSOR	03/06/2014	14/21549/FUL	1	1	1	1
CHASE VIEW DARM, PUDDLE HILL	STAFFORD	18/06/2014	14/20275/COU	2	2	1	1
LAND ADJACENT TO 32A MILL BANK	HIXON	17/06/2014	14/20291/OUT	1	1	1	1
LOWER FARM	STAFFORD	25/06/2014	14/20306/OUT	1	1	1	1
PLOT 1 ADJACENT TO 57 LONGTON ROAD	DROINTON	26/06/2014	14/20415/FUL	4	4	4	4
PLOT AT BELHAVEN, LONG LANE	BARLASTON	15/07/2014	14/20305/OUT	1	1	1	1
LAND AT FORMER BONNIE GEM, PIREHILL LANE	DERRINGTON	16/07/2014	13/18728/FUL	1	1	0	0
	STONE	31/07/2014	14/20029/FUL	2	2	2	2

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
OFFLEY GROVE FARM, WHARF ROAD	ADBASTON	31/07/2014	14/20627/NOTH	1	1	1	1
THE HOLLIES, SALT ROAD	SALT	13/08/2014	14/20647/COU	1	1	0	0
LAND ADJACENT TO 10 DENZIL GREEN	STAFFORD	18/08/2014	14/20487/OUT	3	3	3	3
211 STALLINGTON ROAD	BLYTHE BRIDGE	27/08/2014	14/20126/FUL	1	1	0	0
LYNS HAIR FASHIONS, 35 OULTON ROAD	STONE	27/08/2014	14/20639/FUL	4	4	4	4
BUILDINGS AT UPPER ENSON FARM, ENSON LANE	MARSTON	03/09/2014	14/20648/FUL	3	2	2	2
BARN AT UNDERHILLS FARM, HANCHURCH LANE	HANCHURCH	05/09/2014	14/20598/FUL	1	1	1	1
LAND ADJ 51 MARSTON ROAD	STAFFORD	18/09/2014	14/20766/FUL	2	2	2	2
LAND AT ROCK HOUSE DRIVE	BARLASTON	26/09/2014	14/20374/FUL	5	5	5	5
ELLENHALL PARK FARM, LODGE FARM LANE	ELLENHALL	18/09/2014	14/20817/FUL	1	1	1	1
LINDORE FARM, BROAD HILL	GNOSALL	29/09/2014	14/20634/FUL	1	1	1	1
THE SPRINGS, 38 THE VILLAGE, WALTON ON THE HILL	WALTON ON THE HILL	22/10/2014	14/19812/REM	1	1	1	1
REAR OF ELMHURST WAY, STONE	STONE	29/10/2014	14/20885/FUL	9	9	9	9
16 LICHFIELD ROAD, STAFFORD	STAFFORD	24/10/2014	14/20868/POTH	1	1	1	1
GOOSEMOOR SMITHY, GOOSEMOOR LANE, GOOSEMOOR, CHURCH EATON	CHURCH EATON	14/11/2014	14/21013/FUL	1	1	1	1
LAND TO REAR OF 209 NEWCASTLE ROAD	STONE	12/11/2014	14/21068/FUL	1	1	1	1
LAND ADJACENT TO NEW FARM, STAFFORD ROAD, WOODSEAVES	WOODSEAVES	07/11/2014	14/21034/OUT	9	9	9	9
UPPER FLOOR 38 MILL STREET	STAFFORD	07/02/2015	14/21369/COU	1	1	1	1
LAND ADJACENT 156 RISING BROOK	STAFFORD	19/12/2014	14/19805/FUL	1	1	1	1
LAND BETWEEN FANCY WALK AND ROWLEY STREET, STAFFORD	STAFFORD	05/12/2014	14/21003/FUL	7	7	7	7
87-89 NEWCASTLE ROAD, STONE	STONE	01/12/2014	14/21126/FUL	2	2	1	1

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
1-4 RAILWAY STREET, CASTLETOWN	STAFFORD	15/12/2104	14/21198/FUL	3	3	3	3
ASTON POOL FARM, STAFFORD ROAD	ASTON BY STONE	04/12/2014	14/21245/FUL	5	5	5	5
62 LONGTON ROAD, BARLASTON, STOKE ON TRENT	BARLASTON	11/12/2014	14/21303/OUT	2	2	1	1
LAND AT ELLENHALL GRANGE FARM, ELLENHALL ROAD	ELLENHALL	05/12/2014	14/21294/AMN	2	1	1	1
BUTTERLEY HEYES FARM, GARMELOW LANE, HORSLEY, STAFFORD.	ECCLESHALL	08/01/2015	14/21367/PAR	1	1	1	1
LAND OFF CHURCH LANE, ADJACENT TO 24 THE CROFT, HIXON	HIXON	21/01/2015	13/19784/FUL	7	7	7	7
LAND ADJACENT TO 1 MEADOW RIDGE, BASWICH, STAFFORD	STAFFORD	08/01/2015	14/20590/FUL	1	1	1	1
NEW FARM, STAFFORD ROAD, WOODSEAVES, STAFFORD.	WOODSEAVES	22/01/2015	14/21035/OUT	1	1	1	1
BEECHCLIFFE FARM, BEECH LANE, BEECH, STOKE ON TRENT	BEECH	23/01/2015	14/21086/FUL	1	1	1	1
RESIDENTIAL DEVELOPMENT OFF CHANDLERS WAY	STONE	07/01/2015	14/21102/FUL	1	1	1	1
LAND AT LODGE FARM, LODGE FARM LANE, ELLENHALL	ELLENHALL	22/01/2015	14/21270/FUL	2	2	2	2
HUNTERS COTTAGE, STONE ROAD	MEAFORD	05/01/2015	14/21349/FUL	3	3	2	2
LAND AT EDISON ROAD, STAFFORD	STAFFORD	29/01/2015	14/21468/FUL	1	1	1	1
OUTBUILDING AT YEW TREE FARM, WOOTTON LANE	ECCLESHALL	15/01/2015	14/21320/POTH	1	1	1	1
CALF SHED, PERSHALL FARM, PERSHALL LANE	ECCLESHALL	14/02/2015	15/21578/PAR	2	2	2	2
69-70 FOREGATE STREET	STAFFORD	23/02/2015	15/21611/POTH	2	2	2	2
STONY LOW HOUSE, OULTON	OULTON	19/02/2015	14/20972/FUL	3	3	2	2

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years
LAND AT ELLENHALL GRANGE FARM, ELLENHALL ROAD	ELLENHALL	20/02/2015	14/21176/FUL	2	2	2	2
LAND AT 47 AUDMORE ROAD	GNOSALL	10/02/2015	14/21520/OUT	1	1	1	1
LAND AT HARGREAVES LANE	STAFFORD	11/02/2015	14/21526/FUL	2	2	1	1
LAND ADJACENT TO ROSE COTTAGE, ECCLESHALL ROAD	WOODSEAVES	04/03/2015	14/21389/OUT	1	1	1	1
LAND AT OULTON ROAD	STONE	20/03/2015	14/21492/OUT	4	4	4	4
LAND REAR OF 5 STOCKTON LANE, WEEPING CROSS, STAFFORD	STAFFORD	20/03/2015	15/21705/FUL	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
LAND AT CHAPEL HOUSE FARM OFF EABON LANE, OFFLEY MARSH	ECCLESHALL	27/03/2015	15/21689/PAR	1	1	1	1
LAND AT FIELD HOUSE FARM, SLINDON ROAD	SLINDON	18/06/2014	13/19225/FUL	1	1	1	1
SITE AT 158 OULTON ROAD, STONE	STONE	14/07/2014	13/19192/FUL	4	4	4	4
HIGHFIELDS, STAFFORD ROAD	ECCLESHALL	29/07/2014	13/19392/OUT	1	1	1	1
Totals				484	465	429	429

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

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Developer confirmation or 10% discount
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	10/10/2008	08/09788/FUL	113	113	113	102	Email 13.05.15
SANDON ROAD MOTORS SANDON ROAD	STAFFORD	15/12/2014	14/20683/OUT	26	26	26	26	Email 18.05.15
AREVA, FAIRWAY	STAFFORD	18/03/2010	09/12207/OUT	270	270	270	0	Email 13.05.15
COLD NORTON FARM, ECCLESHALL ROAD	COLD NORTON	26/11/2009	09/12790/REM	22	12	12	12	Email 20.05.15
FORMER ST GEORGES HOSPITAL, SITE 2 CORPORATION STREET	STAFFORD	07/11/2010	10/13691/FUL	113	36	36	36	Email 13.05.15
FORMER ST GEORGES HOSPITAL, SITE 3 CORPORATION STREET	STAFFORD	07/11/2010	10/13692/REM	68	33	33	33	Email 13.05.15
BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	STONE	18/07/2014	14/20602/REM	116	116	116	116	Email 19.05.15
FORMER STONE RUGBY CLUB	STONE	29/08/2014	14/20190/REM	73	73	73	73	Email 19.05.15
LAND AT UK BOXER PROPCO, TILLING DRIVE	STONE	28/05/2013	14/20191/REM	22	22	22	22	Email 19.05.15
BISHOP LONSDALE SCHOOL, SHAWS LANE	ECCLESHALL	25/04/2013	10/14168/OUT	82	82	82	82	Email 13.05.15
YARNFIELD PARK	YARNFIELD	13/06/2013	12/17632/REM	194	149	149	149	Email 12.05.15
LAND BETWEEN GREEN FARM & WHITE COTTAGE, MAIN ROAD	SEIGHFORD	18/09/2013	12/17768/FUL	12	10	10	10	Email 13.05.15
WESTHORPE AND THE LAURELS, ROWLEY AVENUE	STAFFORD	27/09/2012	12/17776/REM	27	4	4	4	Email 14.05.15
LAND AT STONE ROAD, SOUTH OF CO-OPERATIVE STREET, MARSTON ROAD	STAFFORD	04/02/2013	12/17900/FUL	36	30	30	30	Email 13.05.15
FORMER LIBRARY HEADQUARTERS & CAR PARK, FRIARS TERRACE	STAFFORD	11/12/2014	14/21079/REM	43	43	43	43	Email 19.05.15
LAND AT THE OLD VICARAGE, RADFORD STREET	STONE	16/05/2013	12/18095/FUL	13	13	12	11	10% discount

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Developer confirmation or 10% discount
LAND ADJ GREENACRES, MAIN ROAD	GREAT HAYWOOD	03/06/2013	14/20666/REM	32	32	32	32	Email 13.05.15
FORMER ST CHADS UNIT, ST GEORGES HOSPITAL	STAFFORD	18/08/2013	13/18805/FUL	12	3	3	3	Email 13.05.15
LAND - SITE 2 ADJACENT TO LAND OFF LOWFIELD LANE, GNOSALL	GNOSALL	29/11/2013	14/21315/REM	68	68	68	68	Email 13.05.15
LAND ADJACENT TO WOOTTON DRIVE	STAFFORD	02/04/2015	13/19001/FUL	14	14	14	14	Email 13.05.15
YARNFIELD PARK	YARNFIELD	05/12/2013	13/19196/REM	56	36	36	36	Email 13.05.15
WALNUT TREE FARM, ASH LANE	YARNFIELD	24/09/2014	14/20464/REM	10	9	8	8	Email 13.05.15
LAND ADJ NEW ROAD	HIXON	13/03/2014	14/21267/REM	76	76	76	76	Email 13.05.15
LAND ADJACENT TO THE RECTORY	HAUGHTON	16/12/2013	13/19305/OUT	11	11	11	11	Email 13.05.15
LAND ADJ JUBILEE PLAYING FIELDS	GREAT HAYWOOD	21/08/2014	13/19534/OUT	76	76	76	76	Email 14.05.15
GLEBELANDS COURT, PENKVALE ROAD	STAFFORD	19/06/2014	13/19568/FUL	26	26	26	26	Email 19.05.15
TRUVIEW, 12 SANDON ROAD	STAFFORD	17/03/2014	13/19614/OUT	14	14	14	14	Email 19.05.15
29 FRIARS ROAD	STAFFORD	31/03/2014	13/19767/FUL	10	10	10	9	10% discount
LAND NORTH OF KNIGHTLEY ROAD	GNOSALL	31/03/2014	14/20018/FUL	24	9	9	9	Email 14.05.15
LAND NORTH OF HALL FARM CLOSE	HIXON	26/09/2014	14/20072/OUT	12	12	12	0	Email 13.05.15
LAND WEST OF COLEY LANE	LITTLE HAYWOOD	11/07/2014	13/19631/OUT	20	20	20	20	Email 19.05.15
LAND OPP WOODLANDS GROVE JUNCTION, HILDERSTONE ROAD	MEIR HEATH	16/07/2014	14/19944/FUL	20	20	20	20	Email 19.05.15
LAND AT NESBITT PH, CHURCHILL WAY	STAFFORD	15/08/2014	14/20001/FUL	11	11	10	10	Email 13.05.15
LAND BETWEEN RUGELEY EASTERN BYPASS & A460 LICHFIELD ROAD	WOLSELEY BRIDGE	16/09/2014	14/20197/OUT	11	11	11	11	Email 14.05.15
LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	STONE		14/20854/OUT	92	92	92	90	Email 25.05.15

Address (House & Rd)	Settlement	Date Decision Issued	Planning Application No.	Total Capacity of Site	Remaining Capacity (Gross)	Remaining Capacity (Net)	Deliverable within 5 years	Developer confirmation or 10% discount
LAND AT STAFFORD ROAD, ECCLESHALL	ECCLESHALL	14/11/2014	14/20665/OUT	130	130	130	130	Email 03.06.15
OULTON ABBEY, KIBBLESTONE ROAD, OULTON, STONE	OULTON	21/10/2013	13/18947/FUL	15	15	15	13	10% discount
LAND AT MANOR RISE, WALTON, STONE	STONE	15/08/2014	13/19114/FUL	25	12	12	12	Email 13.05.15
STAFFORDSHIRE COUNTY COUNCIL, GREENHALL, LICHFIELD ROAD, STAFFORD	STAFFORD	22/12/2014	14/19967/FUL	11	11	11	10	10% discount
LAND ADJACENT TO 24 THE CROFT, OFF (SITE 2) CHURCH LANE	HIXON		14/20548/FUL	30	30	30	30	Email 20.05.15
LAND OFF LITTLE TIXALL LANE, GREAT HAYWOOD, STAFFORD	GREAT HAYWOOD	07/01/2015	14/21135/OUT	45	45	45	45	Email 20.05.15
LAND AT TRENT ROAD, STONE	STONE	02/02/2015	14/21338/FUL	33	33	33	33	Email 13.05.15
LAND OFF EXTER STREET, STAFFORD	STAFFORD	18/03/2015	14/20544/FUL	35	35	35	35	Email 20.05.15
LAND BETWEEN QUARRY COTTAGE TO NORTH AND HEALTH CENTRE TO SOUTH, KNIGHTLEY ROAD	GNOSALL	24/10/2014	13/19051/OUT	55	55	55	55	Email 15.05.15
LAND OFF LITTLE TIXALL LANE, LICHFIELD ROAD	GREAT HAYWOOD	13/03/2015	14/20886/OUT	77	77	77	0	Email 26.05.15
Totals				2,306	2,050	2,047	1,645	

Appendix 5 - Sites with Planning Permission for C2 Residential Accommodation

Address	Settlement	Date Decision Issued	Planning Application No.	Proposal	Bedroomed Development Commitments (net gain)	Self-Contained Unit Commitments (net gain)
STONE CROWN GREEN BOWLING CLUB, CROWN STREET	STONE	06/01/2012	11/16366/EXTF	Residential development of apartments	0	33
SEIGHFORD HALL NURSING HOME	SEIGHFORD	30/09/2011	10/13214/EXT	16 Independent living dwellings	8	0
LAND AT RIVERWAY	STAFFORD	05/10/2012	11/15302/OUT	Demolish existing buildings, mixed use development of 118 apartments, the provision of care for the elderly and associated communal facilities.	0	118
OULTON ABBEY, KIBBLESTONE	OULTON	21/10/2013	14/20156/FUL	Partial demolition and remodelling to form 12 apartments, conversion of laundry building to playgroup and site managers flat, conversion of West barn to 2 dwellings, construction of 49 bed care home, including 8 bed dementia unit and 3 assisted living units.	23	3
STAFFORDSHIRE COUNTY COUNCIL, GREENHALL, LICHFIELD ROAD, STAFFORD	STAFFORD	22/12/2014	14/19967/FUL	Partial demolition and change of use/conversion to residential and erection of retirement living housing for the elderly, communal facilities, landscaping and car parking and erection of car park.	0	45

Address	Settlement	Date Decision Issued	Planning Application No.	Proposal	Bedroomed Development Commitments (net gain)	Self-Contained Unit Commitments (net gain)
BLACKLAKE LODGE RESIDENTIAL HOME, LAKE CROFT DRIVE, MEIR HEATH	STOKE ON TRENT	22/01/2015	14/21163/FUL	Extension to the rear of Blacklake Lodge residential home to provide an additional 10 bedrooms for specialist dementia care.	10	0
ROSE VILLA NURSING HOME, 148-150 ECCLESHALL ROAD	STAFFORD	07/02/2015	14/20591/FUL	Extension to existing nursing home to form 7 bedrooms and 1 bathroom.	7	0
LAND AT PANACHE RESTAURANT, STONE ROAD	STAFFORD	17/06/2013	13/18402/FUL	70 Bedroom care home.	70	0
				Totals	118	199
				25% discount	88	

Applying the 25% discount to the bedroomed development commitments reduces the contribution from this type of development to 88. The total C2 commitments figure is 287.

Appendix 6 - Strategic Development Location Trajectories

Summary table:

SDL	5 year supply
Northern SDL	635
Western SDL	550
Eastern SDL	571
Stone SDL	270
Total	2,026

Northern Stafford SDL

Land North of Beaconside

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 under consideration for an extra 66 dwellings (14/21007/FUL)

Northern Stafford SDL Total	3,100																	
Year	14/15 Completions	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
LAND NORTH OF BEACONSIDE (13/18533/REM)	44	50	50	50	50	13												257
LAND NORTH OF BEACONSIDE (14/20781/REM)						37	50	50	15									152
Remaining Allocation		0	40	65	120	160	210	210	210	210	210	210	210	210	210	210	206	2,691
5 Year Supply Total		50	90	115	170	210												635

Western Stafford SDL

Former Castleworks

Outline Planning permission granted for 80 houses (11/15998/OUT). An allowance in the year 2019/20 has not been made due to uncertainty over delivery.

Land South of Doxey Road

Full Planning permission for 170 dwellings granted (14/20425/FUL).

Western Stafford SDL Total	2,200																		
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	
FORMER CASTLEWORKS (11/15998/OUT)							40	40											80
LAND SOUTH OF DOXEY ROAD (14/20425/FUL)		15	40	40	40	35													170
Remaining Allocation			50	105	110	115	150	150	150	150	150	150	150	150	150	125	95		1,950
5 year Supply Total		15	90	145	150	150													550

Eastern Stafford SDL

Land South of Tixall Road

Outline Planning permission granted for up to 261 dwellings (13/18697/OUT)

Land North of Tixall Road

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

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

Eastern Stafford SDL Total	634																		
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	
LAND SOUTH OF TIXALL ROAD (13/18697/OUT)			30	60	60	60	51												261
LAND NORTH OF TIXALL ROAD (14/20318/REM)		60	75	75	75	76													361
5 year Supply Total		60	105	135	135	136													571

Stone SDL

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

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	
Stone SDL (13/19002/OUT)			30	80	80	80	80	80	70										500
5 year Supply Total			30	80	80	80													270