

Council's response to Inspector's request regarding Housing Provision and Flexibility within Settlement Boundaries

Part 2 Examination Session – 20 July 2016

Section 1 – Current Supply Position within the Sustainable Settlement Hierarchy

The following tables set out the completions, commitments and additional provision from Strategic Development Locations relating to Stafford, Stone, the Key Service Villages and Rest of Borough area.

Stafford Position

SP4 figure based on SP2 (500 per year)	7,000
Completions since start of Plan period	973
Commitments with Planning Permission (Sites of more than 10 listed below)	2,204
Residual Site Provision (SDLs)	4,575
Total Provision	7,752

List of Stafford Site Commitments (greater than 10 dwellings – total site capacity)

Address	Application No	No. of units	Decision Date
1. LAND NORTH OF TIXALL ROAD	14/20318/REM	361	25/08/2013
2. LAND SOUTH OF TIXALL ROAD	13/18697/OUT	261	12/08/2013
3. LAND NORTH OF BEACONSIDE	13/18533/REM	257	01/08/2013
4. AREVA, FAIRWAY	15/22735/REM	194	02/12/2015
5. LAND SOUTH OF DOXEY ROAD	14/20425/FUL	170	14/07/2015
6. LAND NORTH OF BEACONSIDE & EAST OF A34 STONE ROAD	14/20781/REM	152	24/09/2014
7. FORMER ST GEORGES HOSPITAL, CORPORATION STREET	08/09788/FUL	119	10/10/2008
8. FORMER ST GEORGES HOSPITAL, SITE 2 CORPORATION STREET	10/13691/FUL	113	07/11/2010
9. FORMER CASTLEWORKS , CASTLE STREET, STAFFORD, STAFFORDSHIRE	15/22596/REM	80	20/11/2015
10. LAND AT PANACHE RESTAURANT, STONE ROAD	13/18402/FUL	70	17/06/2013
11. FORMER ST GEORGES HOSPITAL, SITE 3 CORPORATION STREET	10/13692/REM	68	07/11/2010
12. LAND NORTH OF BEACONSIDE & EAST OF A34 STONE ROAD	14/21007/FUL	66	09/09/2015
13. 38-146 HESKETH ROAD, RISING BROOK	14/21465/FUL	63	23/07/2015
14. FORMER BROOKLANDS SCHOOL, 167-169 ECCLESHALL ROAD, STAFFORD	14/21101/FUL	51	06/11/2015

Address	Application No	No. of units	Decision Date
15. STAFFORDSHIRE COUNTY COUNCIL, GREENHALL, LICHFIELD ROAD, STAFFORD	14/19967/FUL	45	22/12/2014
16. FORMER LIBRARY HEADQUARTERS & CAR PARK, FRIARS TERRACE	14/21079/REM	43	11/12/2014
17. DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 41 DWELLINGS	15/22692/FUL	41	29/02/2016
18. LAND AT STONE ROAD, SOUTH OF CO-OPERATIVE STREET, MARSTON ROAD	14/21478/FUL	36	04/02/2013
19. LAND OFF EXTER STREET, STAFFORD	14/20544/FUL	35	19/06/2015
20. THE WEST WAY, WEST WAY, HIGHFIELDS, STAFFORD. ST17 9YF	15/21949/FUL	32	19/11/2015
21. WESTHORPE AND THE LAURELS, ROWLEY AVENUE	12/17776/REM	27	27/09/2012
22. SANDON ROAD MOTORS SANDON ROAD	14/20683/OUT	26	15/12/2014
23. GLEBELANDS COURT, PENKVALE ROAD	13/19568/FUL	26	19/06/2014
24. LAND AT GEORGE STREET PRESS AND CAR PARK, FANCY WALK, STAFFORD, STAFFORDSHIRE	15/22060/FUL	20	29/02/2016
25. LAND AT FORMER ST GEORGES	15/22296/FUL	18	11/01/2016
26. 2-18 PRINCES STREET AND 1-3 MOUNT STREET, STAFFORD, STAFFORDSHIRE. ST16 2BN	15/23410/POR	17	09/03/2016
27. LAND SCC DEVELOPMENT SERVICES PARCEL, RIVERWAY, STAFFORD	14/20954/FUL	15	23/12/2014
28. LAND SCC DEVELOPMENT SERVICE PARCEL 4, RIVERWAY, STAFFORD	15/23103/FUL	15	03/02/2016
29. LAND ADJACENT TO WOOTTON DRIVE	13/19001/FUL	14	02/04/2015
30. TRUVIEW, 12 SANDON ROAD	13/19614/OUT	14	17/03/2014
31. FORMER ST CHADS UNIT, ST GEORGES HOSPITAL	13/18805/FUL	12	18/08/2013
32. LAND AT NESBITT PH, CHURCHILL WAY	14/20001/FUL	11	15/08/2014
33. STAFFORDSHIRE COUNTY COUNCIL, GREENHALL, LICHFIELD ROAD, STAFFORD	14/19967/FUL	11	22/12/2014
34. RICKERSCOTE ARMS, RICKERSCOTE ROAD, STAFFORD. ST17 4EX	14/21159/OUT	11	07/10/2015
35. 9-10 SALTER STREET, STAFFORD, STAFFORDSHIRE. ST16 2IU	15/22732/FUL	11	09/12/2015

Stone Position

SP4 figure based on SP2 (500 per year)	1,000
Completions since start of Plan period	279
Commitments with Planning Permission (Sites of more than 10 listed below)	859
Total Provision	1,138

List of Stone Site Commitments (greater than 10 dwellings – total site capacity)

Address	Application No	No. of units	Decision Date
1. STONE SDL, WALTON HILL	13/19002/OUT	500	08/01/2014
2. BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	14/20602/REM	120	18/07/2014
3. LAND BETWEEN COMMON LANE AND ECCLESHALL ROAD, STONE	15/22862/REM	92	06/01/2016
4. FORMER STONE RUGBY CLUB	14/20190/REM	73	29/08/2014
5. LAND AT TRENT ROAD, STONE, STAFFORDSHIRE	14/21338/FUL	33	02/02/2015
6. LAND AT MANOR RISE, WALTON, STONE, STAFFORDSHIRE	13/19114/FUL	25	15/08/2014
7. MEDICARE HOUSE, BROOMS ROAD, STONE, STAFFORDSHIRE.	15/22740/POR	24	23/09/2015
8. LAND AT UK BOXER PROPCO, TILLING DRIVE	14/20191/REM	22	28/05/2013
9. LAND AT THE OLD VICARAGE, RADFORD STREET	12/18095/FUL	13	16/05/2013
10. WHITEBRIDGE LANE, STONE, STAFFORDSHIRE	13/18706/EXTO	11	03/12/2015

Key Service Villages Position

SP4 figure based on SP2 (500 per year)	1,200
Completions since start of Plan period	498
Commitments with Planning Permission (Sites of more than 10 listed below)	860
Total Provision	1,358

List of Key Service Villages Site Commitments (greater than 10 dwellings – total site capacity)

Address	Application No	No. of units	Decision Date
ECCLESHALL			
1. LAND AT STAFFORD ROAD, ECCLESHALL	15/22533/REM	130	25/11/2015
2. BISHOP LONSDALE SCHOOL, SHAWS LANE	10/14168/OUT	82	25/04/2013
GNOSALL			
3. LAND - SITE 2 ADJACENT TO LAND OFF LOWFIELD LANE, GNOSALL	14/21315/REM	68	29/11/2013
4. LAND BETWEEN QUARRY COTTAGE TO NORTH AND HEALTH CENTRE TO SOUTH, KNIGHTLEY ROAD	15/23105/REM	55	15/01/2016
5. LAND NORTH OF KNIGHTLEY ROAD	14/20018/FUL	24	31/03/2014
GREAT HAYWOOD			
6. LAND OFF LITTLE TIXALL LANE, LICHFIELD ROAD, GREAT HAYWOOD	14/20886/OUT	77	13/03/2015
7. LAND ADJ JUBILEE PLAYING FIELDS	15/22347/REM	76	09/11/2015
8. LAND OFF LITTLE TIXALL LANE, GREAT HAYWOOD,	15/22756/REM	45	23/12/2015
9. LAND ADJ GREENACRES, MAIN ROAD	14/20666/REM	32	03/06/2013
HIXON			
10. LAND ADJ NEW ROAD, HIXON	14/21267/REM	76	13/03/2014
11. LAND ADJACENT TO 24 THE CROFT, OFF (SITE 2) CHURCH LANE, HIXON	14/20548/FUL	30	22/09/2015
12. LAND NORTH OF HALL FARM CLOSE, HIXON	14/20072/OUT	12	26/09/2014
13. LAND ADJACENT TO YEW TREE HOUSE, EGG LANE, HIXON	14/20711/OUT	10	22/06/2015
LITTLE HAYWOOD			
14. LAND WEST OF COLEY LANE	13/19631/OUT	20	11/07/2014
YARNFIELD			
15. YARNFIELD PARK	15/21797/FUL	191	13/06/2013
16. YARNFIELD PARK	13/19196/REM	56	05/12/2013
17. LAND AT YARNFIELD PARK, YARNFIELD	15/21721/OUT	45	11/06/2015
18. WALNUT TREE FARM, ASH LANE,	14/20464/REM	10	24/09/2014

Rest of Borough Position

SP4 figure based on SP2 (500 per year)	800
Completions since start of Plan period	508
Commitments with Planning Permission (Sites of more than 10 listed below)	351
Total Provision	859

Total

SP4 figure based on SP2 (500 per year)	10,000
Completions since start of Plan period	2,258
Commitments with Planning Permission (Sites of more than 10 listed below)	4274
Residual Site Provision (SDL + NP)	4,575
Total Provision	11,107

Section 2 – Potential Future Supply within Settlement Boundaries

The following list of sites at Stafford, Stone and the Key Service Villages are currently without planning consent but are subject to pre-application discussions or are lapsed permissions. In addition sites identified within the Eccleshall Neighbourhood Plan settlement boundary are included together with Strategic Housing Land Availability Assessment sites.

Stafford

- a. Land between Beaconside & B5066 – planning application pending consideration
Potential capacity = 125
- b. Land at former Police HQ, Cannock Road – previous application expired, currently being actively marketed Potential capacity = 180
- c. Land at Alstom, Fairway – pre-application discussions infill site alongside existing consent
Potential capacity = 50
- d. Land south of Weston Road & Fire Station – part of Eastern Strategic Development Location
Potential capacity = 10

Stone

No sites of more than 10 dwellings identified with potential capacity.

Key Service Villages

- Barlaston a. Memorial College and Estoril House sites – pre-application discussion and Part 2 representation Potential capacity = 40

Eccleshall	b.	Land south of Cross Butts – granted consent since 31 st March 2016. Potential capacity = 30
	c.	Land north of The Burgage – Neighbourhood Plan allocation Potential capacity = 67
Great Haywood	d.	Land at Nursery, Main Road – Neighbourhood Plan allocation Potential capacity = 15
Tittensor	e.	Land south of Tree tops, Winghouse Lane – pre- application discussion Potential capacity = 20
	f.	Land at Bassetts Transport Ltd – previously identified through adopted Plan process through representations Potential capacity = 45
Woodseaves	g.	Land south of B5405, New Farm - SHLAA site Potential capacity = 10
Yarnfield		No sites of more than 10 dwellings identified with potential capacity
Gnosall		No sites of more than 10 dwellings identified with potential capacity
Haughton		No sites of more than 10 dwellings identified with potential capacity
Hixon		No sites of more than 10 dwellings identified with potential capacity
Little Haywood		No sites of more than 10 dwellings identified with potential capacity
Weston		No sites of more than 10 dwellings identified with potential capacity

Total – Potential Capacity (sites over 10 units)

Stafford	365
Stone	0
Key Service Village	227
Total Provision	592