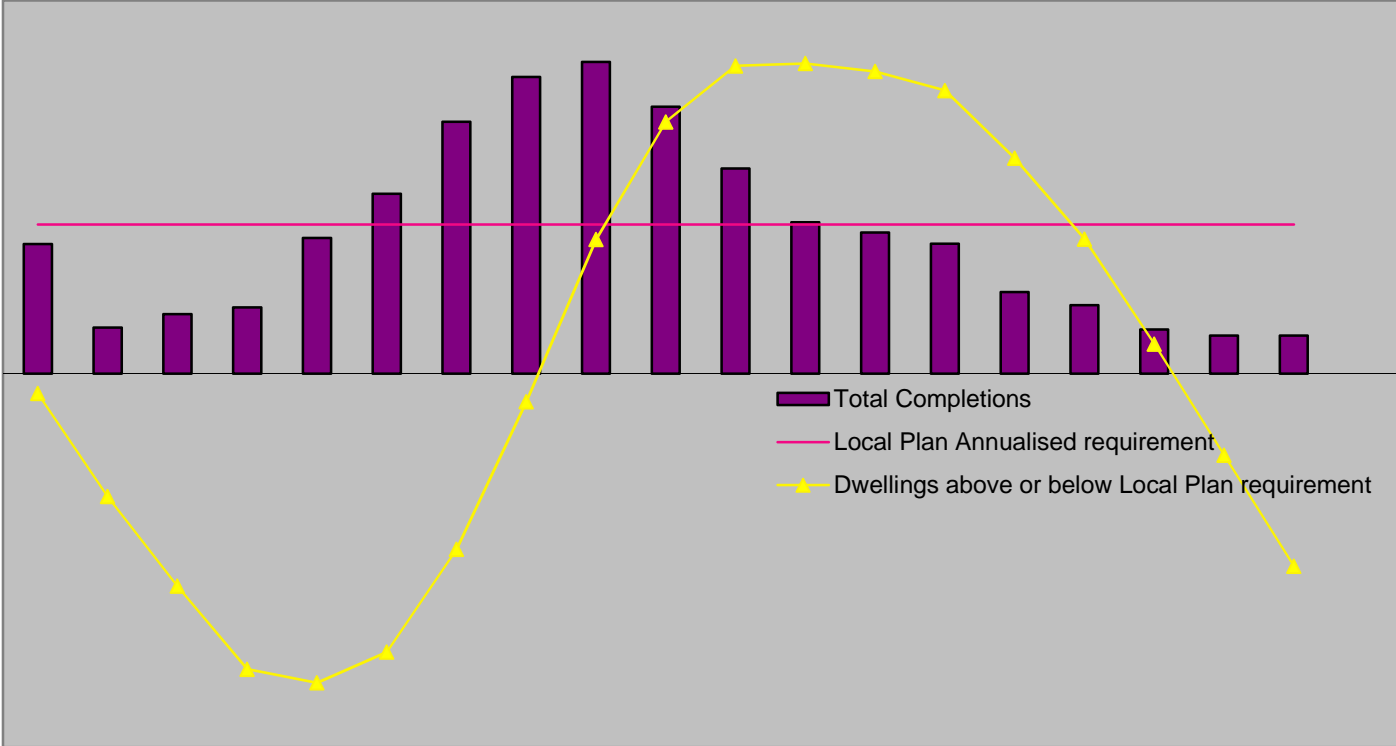


	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	
<b>COMPLETIONS</b>																					
Past completions	278	99	128	142																	647
<b>COMMITMENTS</b>																					
Sites under construction (199)					67	66	66														199
<b>Large sites with FPP</b>																					
Leek (Ref 2806) Queen Street (8)					8																8
Biddulph (Ref 130) Forge Colour Works (19)					15	4															19
Biddulph (ref 1782) John Street (12)						6	6														12
Biddulph (ref 2872) Woodland St (14)						7	7														14
Cheadle (Ref 641) Hurst's Yard (42)					30	12															42
Cheadle (Ref 824) Thorley Drive (60)						15	30	15													60
Cheadle (692) Ness Grove (36)					15	21															36
Cheadle (2746) Leek Road (10)					10																10
Cheadle (2760) High Street (10)					10																10
Rushton (202) Sugar Street (9)					9																9
Kingsley (1653) Shawe Park Rd (7)						7															7
<b>Large sites with OPP</b>																					
Leek (Ref 1810) London Mill (93)						15	30	30	18												93
Leek (Ref 2339) Barnfields (175)						15	30	30	30	30	30	10									175
Leek (14) Kiln Lane (10)							5	5													10
Leek (16) Macclesfield rd (11)							5	6													11
Leek (83) Milltown Way (25)							10	15													25
Leek ((85) High St (27)							15	12													27
Cheadle (Ref 1664) Brookhouse Way (43)						7	15	15	6												43
Rural (Ref 2649) Fole Dairy (60)						15	30	15													60
Rural (Ref 2793) Cresswell (168)						15	30	30	30	30	30	3									168
Rural (Ref 2845) Endon Riding School (10)						7	3														10
Rural (Ref 1121) Moss Feeds, Dilhorne (10)						7	3														10
Rural ( Ref 2200) Saltersford Lane Alton (22)							7	15													22
Rural Upper Tean (27)N Cheadle rd (67)								15	30	22											67
Other committed sites (286)					95	95	96														286
<b>Total Deliverable supply (1234)</b>																					1234
<b>ALLOCATIONS</b>																					
Leek Ashbourne Road LE022 (488) (12)							6	6													12
Leek Newton House (179)								15	30	30	30	30	30	14							179
Leek Cornhill (50)									15	30	5										50
Leek Horsecroft Farm ADD01 (15)							7	8													15
Leek Macclesfield Road LE102 (25)							7	15	3												25
Leek The Mount (345)								25	50	50	50	50	50	50	20						345
Large windfall allowance (15 per year)								15	15	15	15	15	15	15	15	15	15	15	15	15	180
Small sites allowance (10 per year)								10	10	10	10	10	10	10	10	10	10	10	10	10	120
																					926
Biddulph The Mills (57)								15	30	12											57
Biddulph Wharf Road (333)								25	50	50	50	50	50	50	8						333
Biddulph Tunstall Road BD117 (85)								15	30	30	10										85
Large windfall allowance (20 overall)								1	1	1	1	1	1	1	1	1	1	1	1	1	12
Small sites allowance (10 per year)								10	10	10	10	10	10	10	10	10	10	10	10	10	120
																					607
Cheadle North (320)						15	40	40	40	40	40	40	40	25							320
Cheadle Cecilly Brook (106)								15	30	30	30	1									106
Cheadle Froghall Road (45)									15	24				7	15	15	8				45
Cheadle rear of the Birches (39)									15	24											39
Cheadle Stoddards (32)							7	15	10												32
Cheadle The Green (42)							7	15	15	5											42
Cheadle Mobblerley (430)								25	50	50	50	50	50	50	50	50	5				430
Small sites allowance (10 per year)								10	10	10	10	10	10	10	10	10	10	10	10	10	120
																					1134
Alton, Capri (ref 241)(13)							7	6													13
Blythe Vale (300)					25	50	50	50	50	50	25										300
Endon, Stoney Lane EN128 (22)							7	15													22
Upper Tean, St Thomas's Road (15)											7	8									15
Waterhouses, Leek Road (36)							7	15	14												36
Werrington, YO1 (75)								15	30	30											75
small sites allowance (420)								30	30	30	30	30	30	30	30	30	30	30	30	30	360
																					821
PDNPA (100)					7	7	7	7	7	7	7	7	7	7	6	6	6	6	6	6	100
<b>Total Completions</b>	278	99	128	142	291	386	540	636	668	572	440	325	303	279	175	147	95	82	82		
Projected completions	278	99	128	142	291	386	540	636	668	572	440	325	303	279	175	147	95	82	82		
Cumulative Completions	278	377	505	647	938	1324	1864	2500	3168	3740	4180	4505	4808	5087	5262	5409	5504	5586	5668		
Local Plan Annualised requirement	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320		
Cumulative requirement	320	640	960	1280	1600	1920	2240	2560	2880	3200	3520	3840	4160	4480	4800	5120	5440	5760	6080		
Dwellings above or below Local Plan requirement	-42	-263	-455	-633	-662	-596	-376	-60	288	540	660	665	648	607	462	289	64	-174	-412		



	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL
■ Total Completions	278	99	128	142	291	386	540	636	668	572	440	325	303	279	175	147	95	82	82	
— Local Plan Annualised requirement	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	
▲ Dwellings above or below Local Plan requirement	-42	-263	-455	-633	-662	-596	-376	-60	288	540	660	665	648	607	462	289	64	-174	-412	

**Staffordshire Moorlands District Council**  
**5 Year Land Supply Assessment March 2018 (320) Liverpool inc 20% buffer**

<b>A.</b>	<b>Completions from April 2014 to 30 March 2018</b>	<b>=</b>	<b>647</b>
<b>B.</b>	Sites in the trajectory including under construction 10% lapse rate on commitments	=	2521 -108
	<b>Sites in the trajectory including under construction</b>		<b>2413</b>
<b>C.</b>	Housing Requirement (2014-2033) 320x19	=	6080
<b>D.</b>	Annual Requirement [C/19]	=	320
<b>E.</b>	Target Completions (April 2014 to March 2018) [Dx4]	=	1280
<b>F.</b>	Current shortfall [E-A]	=	633
<b>G.</b>	<b>5 year requirement with shortfall [(Dx5) + ((F/15) x5)) x1.2]</b> <b>(1600 + (633/15x5=211) x1.2</b>	<b>=</b>	<b>2174</b>
<b>H.</b>	Annual 5 year requirement with shortfall [G/5]	=	435
<b>I.</b>	<b>No. of years supply [B/H]</b>	<b>=</b>	<b>5.55 years</b>

## Supporting Information for Housing Trajectory Sites

The assumptions behind the trajectory can be found in the Policy & Strategy Topic Paper page 17 onwards (Document 13.5 in the Examination library)

In March 2017 – emails and letters sent to landowners & developers to ask:

- expected start date
- build out rates
- constraints

The responses to this communication have been used to inform the trajectory.

Additional information on the work being done by the District Council to facilitate the delivery of sites with unimplemented planning approvals can be found in Appendix 6 of the response to the Inspector following the Hearing Sessions.

Large Sites with FPP	Expected Start	Build out rate	Supporting information relating to Trajectory
Leek (Ref 2806) Queen Street (8)	2018/19	1 year	
Biddulph (Ref 130) Forge Colour Works (19)	2018/19	15 pa	Discussions with landowner took place in January 2018. Keen to delivery the site but no timescales given. DOC/2018/0020 pending
Biddulph (ref 1782) John St (12)	2019/20	2 years	Current pending planning application (NMA/2018/0006) for non-material amendments and DOC/2018/0021 also pending for discharge of conditions which shows that the site is being progressed.
Biddulph (ref 2872) Woodland St (14)	2019/20	2 years	No response regarding delivery or start times
Cheadle (Ref 641) Hursts Yard (42)	2018/19	15 pa	42 dwellings estimated completion date January 2019
Cheadle (Ref 824) Thorley Drive (60)	2019/20	30pa	Reserved matters granted approval February 2018. Currently in discussion with housebuilder and registered provider over possible DOV to amend minor changes to S106.
Cheadle (Ref 692) Ness Grove Turners	2019/20	2 years	No response regarding delivery or start times

Pasture(36)			
Cheadle (Ref 2746) Leek Road Former Council Offices(10)	2018/19	1year	No response regarding delivery or start times
Cheadle (Ref 2760) High Street (10)	2018/19	1 year	No response regarding delivery or start times
Rushton (202) Sugar Street (9)	2018/19	1 year	No response regarding delivery or start time DOC/2017/0107 approved January 2018
Kingsley (1653) Shawe Park Rd	2018/19	1 year	No response regarding delivery or start times

<b>Large Sites with OPP</b>	<b>Expected Start</b>	<b>Build out rate</b>	<b>Supporting information relating to Trajectory</b>
Leek (Ref 1810) London Mill (93)	2019/20	30pa	
Leek (Ref 2239) Barnfields (175)	2019/20	30pa	Joint masterplan has been commissioned with developer including adjacent Cornhill site.
Leek (ref 14) Kiln Lane (10)	2020/21	2 years	
Leek (re f16) Macclesfield Rd (11)	2020/21	2 years	
Leek (ref 83) Milltown Way (25)	2020/21	2 years	Site on the market
Leek (ref 85) High St (27)	2020/21	2 years	
Cheadle (Ref 1664) Brookhouse Way (43)	2019/20	15pa	
Rural (Ref 2649) Fole Dairy (60)	2019/20	30pa	Reserved matters SMD/2018/0234 for 56 dwellings pending.
Rural (Ref 2793) Cresswell (168)	2019/20	30pa	Discussions with house builder regarding delivery. Keen to move site forward and submit pre-app for reserved matters. Registered provider selected to delivery affordable units
Rural (Ref 2845) Endon Riding School (10)	2019/20	2 years	SMD/2018/0373 reserved matters pending
Rural (Ref 1121) Moss Feeds, Dilhorne (10)	2019/20	2 years	DOC approved April 2018
Rural ( Ref 2000) Salterford Lane Alton ( 22)	2020/21	2 years	
Rural (ref 27) Cheadle Rd Upper Tean (67)	2021/22	30pa	

<b>Allocations - Leek</b>	<b>Expected Start</b>	<b>Build out rate</b>	<b>Supporting information relating to Trajectory</b>
Leek Ashbourne Road (LE022) (12)	2020/21	2 years	PP granted for 12 Nov 2017
Leek Newton House (179) (LE150)	2021/22	30pa	
Leek Cornhill (50) (LE235)			No private owners
Leek Horsecroft Farm ADD01 (15)	2021/22	2 years	Short term 1-5 years discussions with landowner and school
Leek Macclesfield Road LE102 (25)	2020/21	15pa	SHLAA indicated owned by the Cricket Club who are supportive of residential development
Leek The Mount (345) (LE66, LE128a,b, LE140, LE142a,b)	2021/22	50pa	LE142b short term delivery, within 2 years

<b>Allocations - Biddulph</b>	<b>Expected Start</b>	<b>Build out rate</b>	<b>Supporting information relating to Trajectory</b>
Biddulph The Mills (57) (BD101, BD102)	2021/22	30pa	<ul style="list-style-type: none"> <li>When contacted in 2017, one of landowners said expected start date within 1-5 years, build out rate of 20 pa, no constraints.</li> <li>Another owner re-confirmed interest in releasing land in 2017 but no details re delivery or start times.</li> </ul>
Biddulph Wharf Road (588) (BD55, BD71, a, BD106, BD156, BD76, a, BD108, BD16, BD104, BDNEW)	2020/21	50pa	<ul style="list-style-type: none"> <li>Four owners re-confirmed interest in releasing land in 2017 but no details re delivery or start times.</li> <li>Another re-confirmed interest stating a local developer would be interested in developing their parcel of land at a build out rate of approx.. 80 houses per year starting within 5 years.</li> <li>Masterplan commissioned with engagement from all 11 landowners</li> </ul>
Biddulph Tunstall Road BD117 (85)	2021/22	30pa	<ul style="list-style-type: none"> <li>Five owners re-confirmed interest in releasing land in 2017 and anticipated expected start date to be short – medium term.</li> <li>Masterplan commissioned with engagement from all landowners</li> </ul>

<b>Allocations - Cheadle</b>	<b>Expected Start</b>	<b>Build out rate</b>	<b>Supporting information relating to Trajectory</b>
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Cheadle North (320) (CH001, CH132)	2019/20	40pa as confirmed during the examination by the agent	SMD/2018/0180 – hybrid application currently under consideration. Developer confident that the site will deliver new homes in accordance with this trajectory. (See examination docs EL2.41a-c)
Cheadle Cecilly Brook (106) (CH002a,b, CH024)	2021/22	30pa	<b>CH024</b> - SMD/2018/0660 – outline permission approved for 121 dwellings subject to S106 at Planning Committee Sept 18. (Note this is larger than allocated site and 76 more dwellings). <b>CH002a/CH002b</b> – Landowner re-confirmed availability of site 2017 but no details regarding delivery or start times.
Cheadle Froghall Road (45) (CH004)	2027/28	15pa	Landowner re-confirmed availability of site at Submission Version stage (Feb 18). Specified that this should be in the trajectory mid to latter part of the plan period. This has been reflected in the trajectory.
Cheadle Rear of the Birches (51) (CH013)	2021/22	15pa	Planning permission granted for 39 dwellings (SMD/2017/0659) Awaiting S106 agreement. (Note that this is 12 less than 51 dwelling allocation. Previous application was for 51 dwellings)
Cheadle Stoddards (32) (CH015)	2020/21	15pa	Agent for landowner – site will be available with immediate effect upon adoption of the plan. (Examination library doc – EL2.022). Site built out within 2 years.
Cheadle The Green (42) (CH020)	2020/21	15pa	No response regarding delivery or start times.
Cheadle Mobberley (430) (CH085a,b,c,d,CH128)	2021/22	50pa	<b>CH85a-CH85d</b> Agent for landowner - states that family in final stages of signing a contract with householder/developer capable of developing the allocated land quickly. (Examination library doc - EL2.020).  <b>CH128</b> – agent expects construction to start between 1 to 5 years following permission and notes that site is gateway to access land to the west. (March 2017)

<b>Allocations – Rural Area</b>	<b>Expected Start</b>	<b>Build out rate</b>	<b>Supporting information relating to Trajectory</b>
Alton, Capri (13) (AL012)	2020/21	2 years	Planning permission granted Dec 2017
Blythe Vale (300)	2018/19	50pa	approval for 118 dwellings, access, cycle linkages, car/cycle parking,

			<p>play/open space, landscaping on land to the south east of A521/A50 Blythe Bridge Bypass Blythe Bridge. Relates to part of the allocated site. Approved 10/5/2018</p> <p>Reserved matters application for the phase 2 for access road and associated infrastructure, including drainage to serve the road, tree removal, levels, landscaping, safeguarding area, great crested newt mitigation, pursuant to planning application ref SMD/2011/0304. Resolution to approve confirmed delivery rates with St Modwen's during the examination</p>
Endon, Stoney Lane EN128 (22)	2020/21	15pa	Start within 1-5 years, build out within 2 years
Upper Tean, St Thomas's Road (15) (UT019)	2020/21	2 years	Landowner re-confirmed availability of site in 2017. Stated that the anticipated and the expected start date could be 1-10 years. The build out rate would be approximately 15-20 houses again, depending on the design and the style according to the need at the specific time.
Waterhouses, Leek Road (36) (WA004)	2020/21	15pa	<p>Landowner re-confirmed availability of site in 2017. Expected start date would be within in six months of planning permission approval and conditions being met. A planning application would be prepared and submitted within four/six months of notification of the site being available for residential development. 'Therefore we are looking at a short term development.</p> <p>we would look at completing the site infrastructure in year one together with ten houses and then completion over the next two years of the remainder.'</p>
Werrington YOI (75) (WE003, WE052)	2020/22	30pa	Short term, part of Homes England Accelerated Delivery programme