

**MATTER 2**

**Housing Land Supply Update**

**Issue 1 – Housing Supply Position**

**1.1 Does MM9 reflect the up-to-date housing supply position for the Plan period (31 March 2019)?**

1.1.1 The Inspector has asked for the housing land supply position to be updated to the 31st March 2019 [EL9.001] and this has been reflected in Policy SS4 and **MM9**. However, a site at Brookhouse Way, Cheadle (SMD/2014/0655) which had Outline Planning Permission (43 dwellings) at 31<sup>st</sup> March 2019 and now has a Reserved Matters application (SMD/2019/0662) pending consideration has been omitted from the list of commitments at 31<sup>st</sup> March 2019. It is proposed to amend the figures in Policy SS4 and **MM9** to reflect this additional commitment. See proposed modification in Appendix A to this statement.

**1.2 Are any further modifications required to Policy SS4 and MM9 e.g. in relation to the application of the 10% lapse rate?**

1.2.1 Table 7.2 within **MM9** Policy SS4 shows that a 10% lapse rate was applied to the unimplemented commitments in the trajectory however this will need to be updated to reflect the additional site above at Brookhouse Way. The 10% lapse rate amounts to a reduction of -123 dwellings in the supply.

1.2.2 The 10% lapse rate was also reflected in the 5 year land supply calculation in the Housing Implementation Strategy (HIS). It should be noted that the 10% lapse rate figure included in the 5 year land supply calculation in the HIS is different to the 10% lapse rate figure included in **MM9** Policy SS4 as not all the committed sites in the trajectory will be delivered within 5 years and therefore the figures reflect different timescales. A 10% lapse rate of -123 is added to the whole plan period and a 10% lapse rate of -102 is added to the 5 year land supply calculation.

1.2.3 In response to the Persimmon Homes response to the Main Modifications consultation (MMC24) the 10% lapse rate (-123 dwellings) does not appear as a separate line in the actual housing trajectory table which should be added. Appendix A to this statement provides an updated housing trajectory which shows this. **MM72** Appendix 7 includes the housing trajectory graph and therefore a modification will be required to reflect this update.

**1.3 Is the likely shortfall in supply against the overall requirement justified taking into account paragraph 47 of the Framework?**

1.3.1 Based on the updated figures (due to the addition of Brookhouse Way) Policy SS4 as modified by **MM9** shows a net requirement of at least 3763 dwellings whereas total potential provision is shown as 3419 dwellings.

1.3.2 The likely shortfall in supply is considered to be justified. Paragraph 47 of the Framework does not provide an absolute requirement to identify sites for the full plan period. It states that specific, developable sites or broad locations for growth are required for years 6-10 and, where possible, for

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years 11 – 15. The total potential provision would provide for at least 13 years based on the Local Plan annualised requirement by which time a review of the plan would have taken place.

1.3.3 The Inspector's post hearing advice [Examination Docs EL6.004 & EL6.006] acknowledges that the Framework does not require the identification of specific sites for the whole of the Plan period and that there is a requirement to review plans every five years to see if they need updating.

**1.4 How would the Council envisage that the shortfall would be made up over the Plan period?**

1.4.1 Policy SS4 sets out how the release of land for housing and employment across the District will be managed in order to deliver the level and distribution of development required in the Plan and states that 'if necessary the Council will review the Local Plan to bring forward additional sites for development'.

1.4.2 The Council will continue to monitor housing delivery in line with the criteria listed in Chapter 10 Implementation and Monitoring of the Local Plan. Where it is established that there has been under delivery against the policy requirements consideration will be given to reviewing the relevant section of the Local Plan in line with the policy requirements.

1.4.3 The Housing Implementation Strategy (HIS) [EL10.004] sets out information on how the housing requirement in the Local Plan will be monitored and managed over the lifetime of the plan, including the Council's proactive approach to housing delivery and the delivery mechanisms and actions proposed.

<b>Issue 2 – Housing Implementation Strategy (HIS)</b>
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**2.1 Are the assumptions which underpin the housing trajectory justified, taking into account:**

a) Past performance in terms of completions;

2.1.1 Housing completions since 2014 are as follows:

2014/15	2015/16	2016/17	2017/18	2018/19
278	99	128	142	165

2.1.2 The adopted Core Strategy (2014) set an average annual development rate of 300 dwellings per annum but did not contain housing allocations and stated that these would be allocated as part of the Site Allocations DPD and the review of the Core Strategy, which became the new Local Plan. As a result there have not been any housing allocations in the Staffordshire Moorlands since the adoption of the 1998 Local Plan and as a result the district has been reliant on windfall sites for a number of years.

2.1.3 Following the hearing sessions in late 2018 the Inspector asked the Council to produce a HIS and consult on it. Consultation was undertaken in early 2019 and responses considered by the Council [EL8.001 & EL8.002]. Through this process amendments have been made to the assumptions regarding lead in times and build out rates in the trajectory and also to reflect the housing land

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supply position at the 31 March 2019 at the request of the Inspector [EL9.001]. The HIS also informed part of the Main Modifications Consultation [EL10.004].

b) Anticipated lead-in times, start dates and build-out rates on sites to be allocated.

Site size	Lead in times / start dates / build out rates
0 - 50	7 in year 3 then 15 onwards
50 -199	15 in year 3 then 30 onwards
200 - 499	25 in year 3 then 50 onwards

c) Anticipated lead-in times, start dates and build-out rates on sites with outline planning permission;

Site size	Lead in times / start dates / build out rates
0 - 50	7 in year 3 then 15 onwards
50 -199	15 in year 3 then 30 onwards
200 - 499	25 in year 3 then 50 onwards

d) Anticipated lead-in times, start dates and build-out rates on sites with detailed permission;

Site size	Lead in times / start dates / build out rates
0 - 50	Start in year 2 then 15 onwards
50 -199	15 in year 2 then 30 onwards
200 - 499	25 in year 2 then 50 onwards

e) build-out rates on sites which have commenced; and,

The Blythe Vale site is now under construction and it is acknowledged that the site is being built out by a single developer. The site is split up and included twice in the trajectory to reflect the planning permission (at 31st March 2019) and the remainder of the site is included as an allocation. As raised by Emery Planning (MMC178 & MMC144) it is considered that the site should be treated as a single large site instead of two smaller sites in terms of build out rates.

St Modwen Homes responded to the HIS consultation (see doc EL8.001) and expected that the site would be built out at 25 dpa (year 1) and 50 dpa thereafter meaning that up to 225 dwellings would be built within the 5 years. This was re-confirmed in their response to the Main Modifications consultation (MMC189). This is slightly more than the 193 dwellings previously included in the 5 year supply in the HIS. The site is now under construction with dwellings being built out which is consistent with St Modwen Homes anticipated delivery. A proposed amendment is made to change the overall dwelling number in the 5 year supply (Yr1+Yr2+Yr3+Yr4+Yr5=5 Year supply) from 15+30+45+60+43 = 193 to 25+50+50+50+50 = 225. This would reduce the figure in year 4 from 60 to 50 which would more closely reflect the expected St Modwen Homes build out rates and the assumptions in the HIS and would increase the five year supply on this site by + 32 units.

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Appendix A provides an updated 5 year land supply calculation and housing trajectory which reflects this amendment. This will also affect **MM72** Appendix 7 which is the housing trajectory graph.

f) Site specific evidence (or lack of it) about particular sites.

Site specific evidence about particular sites is included below.

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Large Sites with Full Planning Permission in the Trajectory at 31<sup>st</sup> March 2019

<b>Site (no of dwellings)</b>	<b>Site Specific Evidence</b>
Leek, Well Street (14)	Discharge of conditions application DOC/2018/0111 pending decision.
Leek, Ashbourne Rd (12)	Site now under construction.
Leek, Macclesfield Road (11)	Reserved Matters application SMD/2017/0696 approved.
Biddulph, John Street (12)	Discharge of conditions application DOC/2018/0021. Part discharged.
Biddulph, Woodland Street (14)	Discharge of conditions applications DOC/2019/0052 & DOC/2019/0034 pending decision.
Cheadle, Thorley Drive (60)	Developer is now on site. Discharge of conditions applications DOC/2019/0039 & DOC/2019/0049 pending decision.
Rural, Blythe Vale (118)	Site being built out. Discharge of conditions applications DOC/2018/0138 part discharged. DOC/2019/0030 & DOC/2019/0071 pending decision. Planning application SMD/2018/0790 for revised scheme for 146 dwellings resolution to approve by Planning Committee April 2019 subject to S106 agreement. This is the same area and would result in a net increase of 28 dwellings.
Rural, Tearne Quarry (9)	No update.

Large Sites with Outline Planning Permission in the Trajectory at 31<sup>st</sup> March 2019

<b>Site (dwellings)</b>	<b>Site Specific Evidence</b>
Leek, London Mill (93)	No update.
Leek, Barnfields (175)	Reserved Matters application (employment) submitted for part of site SMD/2019/0502 and approved Nov 2019 which keeps the planning permission alive. Developer has successfully completed an EOI to Homes England for funding from its Small Sites Fund and been invited to make a full application. Recent discussions with developer.
Leek, Kiln Lane (11)	Reserved Matters application approved Nov 2019. Discharge of conditions applications DOC/2019/0095 & DOC/2019/0096 pending decision.
Leek, Milltown Way (25)	Recent discussions with developer taken place.
Leek, High Street (27)	Site has been cleared and being actively promoted.
Cheadle, Tenford Lane (40)	Site is being actively promoted.
Cheadle, Brookhouse Way (43)	Reserved Matters application SMD/2019/0662 pending consideration.
Rural, Cresswell (168)	Reserved Matters application (warehouse) SMD/2017/0722 approved for part of site which keeps the planning permission alive. Discharge of conditions application DOC/2017/0088 approved. Growth Fund Deal 3 successful £1,250,000 grant for

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	infrastructure works. Recent discussions with developer.
Rural, Endon Riding School (10)	Reserved Matters application SMD/2019/0080 approved Aug 2019. Discharge of conditions applications DOC/2019/0091 & DOC/2019/0102 pending decision.
Rural, Moss Feeds, Dilhorne (10)	Full Planning Permission approved. Discharge of conditions application DOC/2017/0097 approved.
Rural, Saltersford Lane, Alton (22)	Reserved Matters application SMD/2019/0486 pending decision.
Rural, Gallows Green, Alton (13)	Local plan allocation. No update.
Rural, Cheadle Rd, Upper Tean (67)	Site is being actively promoted and recent discussions taken place.

Site Specific Evidence regarding Allocated Sites

<b>Leek</b>	
Newton House (179)	Agent support on behalf of landowner (2017).
Cornhill (50)	Recent discussions with Homes England for funding from its Small Sites Fund. Developer has been invited to make a full application.
Horsecroft Farm ADD01 (15)	Strategic discussions have taken place with landowner and school.
Macclesfield Road LE102 (25)	The site is owner by the Cricket Club who are supportive of residential development.
The Mount (345)	The Mount - Leek Neighbourhood Plan Steering Group consulting on draft masterplan and design briefs for Mount Road Nov 19.
Land west of Ashbourne Road (0)	See Full Planning Permission list above
<b>Biddulph</b>	
The Mills (57)	Both owners confirmed interest in releasing the sites (2017).
Wharf Road (442)	The Council is committed to delivering the Wharf Road allocation through the Accelerated Housing Delivery Programme. Masterplan prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site. The Masterplan considered by the Council in October 2019 provides a strategic vision for the site, brings landowners together, provides next steps and assists in the delivery of the allocation. Further works proposed awaiting adoption of the Local Plan.
Tunstall Road (105)	The Council is committed to delivering the Tunstall Road allocation through the Accelerated Housing Delivery Programme. Masterplan prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site. The Masterplan considered by the Council in October 2019 provides a strategic vision for the site, brings landowners together, provides next steps and assists in the delivery of the allocation. Further works

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	proposed awaiting adoption of the Local Plan.
<b>Cheadle</b>	
Cheadle North (320)	Hybrid planning application SMD/2018/0180 on land east of Froghall Road and north of Ayr Road/Cheltenham Avenue, Cheadle seeking 1) full permission for 125 dwellings and access to proposed primary school and 2) outline permission for up to 135 dwellings and primary school resolution to approve by Planning Committee Nov 19 subject to S106 Agreement.
Cecilly Brook (106)	Outline application SMD/2017/0660 for up to 121 dwellings approved Nov 2019. Reserved Matters application SMD/2019/0723 is pending consideration. Note that this is larger than the allocated site and 76 more dwellings.
Froghall Road (45)	Landowner re-confirmed availability of site at Submission Version stage (Feb 18). Unknown whether there is a housebuilder actively interested in the site.
Rear of the Birches (51)	Full permission SMD/2017/0659 approved June 2019. Discharge of conditions application DOC/2019/0105 pending consideration.
Stoddards (32)	Agent has confirmed that the site will be available with immediate effect upon adoption of the plan.
The Green (42)	Unknown whether there is a housebuilder actively interested in the site.
Mobberley (430)	Agent for landowner responded to Main Modifications to re-confirm support for the allocation of the site (MMC35). Site identified in the Accelerated Housing Delivery Programme. Council to work with landowners to prepare a masterplan for the site.
<b>Rural</b>	
Gallows Green, Alton (0)	See Outline Planning list above.
Blythe Vale, Blythe Bridge (182)	See Full Planning list above. Support for the allocation of Blythe Vale re-confirmed at Main Modifications stage (MMC188)
Stoney Lane, Endon (22)	Agent for landowner re-confirmed inclusion of allocation at Main Modifications stage (MMC50)
Upper Tean, St Thomas's Road (15)	Landowners have confirmed the availability of the site. Unknown whether the site is being actively marketed at the moment.
Leek Road, Waterhouses (36)	Landowner re-confirmed availability of the site in 2017.
Land adj to YOI, Werrington (75)	Applicant now seeking pre-application advice. The site is part of the Homes England Accelerated Delivery programme. Main modification (MM49) amends the extent of the allocation to include existing land within prison grounds as option for access.

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**2.2 Does the HIS demonstrate that a five-year supply of housing land is likely to be maintained through the Plan period?**

2.2.1 Paragraph 47 of the Framework does not provide an absolute requirement to identify sites for the full plan period. It states that specific, developable sites or broad locations for growth are required for years 6-10 and, where possible, for years 11 – 15.

2.2.2 The HIS sets out how housing will be delivered and how the 5 year supply will be monitored and maintained during the plan period. **MM9** and Policy SS4 sets out how the release of land for housing across the District will be managed in order to deliver the level and distribution of development required in the Plan. Notwithstanding the requirement to review the plan at least every five years, Policy SS4 states that 'if necessary the Council will review the Local Plan to bring forward additional sites for development'.

<b>Issue 3 – Five-year housing land supply</b>
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**3.1 Will there be a five-year supply of deliverable housing sites on adoption of the LP?**

3.1.1 Yes, on adoption of the Local Plan there will be a 5.32 years supply of deliverable housing sites. This reflects the adjustments made in relation to Brookhouse Way and Blythe Vale as identified above. Appendix A provides an updated 5 year land supply calculation and housing trajectory. The Council has factored in a 10% lapse rate on unimplemented housing commitments and also a 20% buffer to improve the prospect of achieving the planned supply. The Inspector has confirmed that the Liverpool approach is realistic and reasonable.

**3.2 What are the implications, if any, of the revised definition of 'deliverable' within the 2019 Framework for the five-year supply?**

3.2.1 The Local Plan is being prepared under the transitional arrangements set out in para 214 of the 2019 Framework which states that the policies in the previous Framework published in 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019.

3.2.2 Footnote 38 of the 2019 Framework also states that for the purposes of paragraphs 73b and 74a plans adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

3.2.3 Following adoption of the Local Plan the Council will work with landowners, developers and agents to facilitate development on sites with unimplemented planning approvals and accelerating the delivery of Local Plan sites in order to provide clear evidence required to meet the revised definition. These mechanisms are set out in the HIS and the Council's Housing Delivery Test Action Plan. There are also signs of improvements to the housing market in the District. All but one of the sites with Full Planning Permission are now either under construction or have submitted Discharge of Conditions applications. The south of the District and particularly Cheadle has seen a number of large sites approved for housing since 31<sup>st</sup> March 2019.



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- 3.2.4 The absence of an up to date plan with allocations is one of the key reasons for the poor housing delivery in the District and it is considered imperative that the Council adopt the Local Plan as soon as possible in order to improve delivery. The Local Plan will be reviewed in the light of the new Framework and an updated evidence base, including a new housing requirement. The current Local Plan requirement for the District meets the objectively assessed need for housing as determined under the 2012 Framework. However, applying the new methodology for calculating Local Housing Need from the 2019 Framework and guidance indicates that the housing requirement for the District would decrease to around 169 homes per year (excluding any uplift to support jobs growth).

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**Appendix A**

**MM9 (Policy SS4 and supporting text)**

A1.1 Modifications are proposed to Tables 7.2, 7.3 and 7.6 below to reflect the additional commitment at Brookhouse Way which was previously omitted from the list of committed sites at 31<sup>st</sup> March 2019.

Gross housing requirement (2014 - 2033) (2012 – 2031)	6080 dwellings
Total district-wide completions (2014 – 2019) (2012 – 2017)	<u>812 679</u>
Total district-wide commitments	<del>1528 1442</del>
Total district-wide commitments minus 10% lapse rate on unimplemented commitments in trajectory (- 123)	<u>1405</u>
Peak District National Park allowance	100
Net housing requirement (2019 – 2033) (2017 – 2031)	<u>3,763 3859</u>

Table 7.2 District net housing requirement

Area	%	Gross requirement Minus National Park allowance	Completions	Commitments	-10% lapse rate on unimplemented commitments	2019 2017 net requirement
Leek	30%	1794	<u>276 241</u>	<u>618 538</u>	<u>45</u>	<u>945 1015</u>
Biddulph	20%	1196	<u>167 205</u>	<u>72 106</u>	<u>5</u>	<u>962 885</u>
Cheadle	25%	1495	<u>145 85</u>	<u>210 244</u>	<u>18</u>	<u>1158 1166</u>
Rural	25%	1495	<u>224 148</u>	<u>628 554</u>	<u>55</u>	<u>698 793</u>
Total	100%	5980	<u>812 679</u>	<u>1528 1442</u>	<u>123</u>	<u>3763 3859</u>

Table 7.3 Net housing requirement by area

Policy SS4 Table 7.6

Area	% of District Total	Net housing requirement
Leek	30%	<u>945 1015</u>
Biddulph	20%	<u>962 885</u>
Cheadle	25%	<u>1158 1166</u>
Rural	25%	<u>698 793</u>
Total	100%	<u>3763 3859</u>

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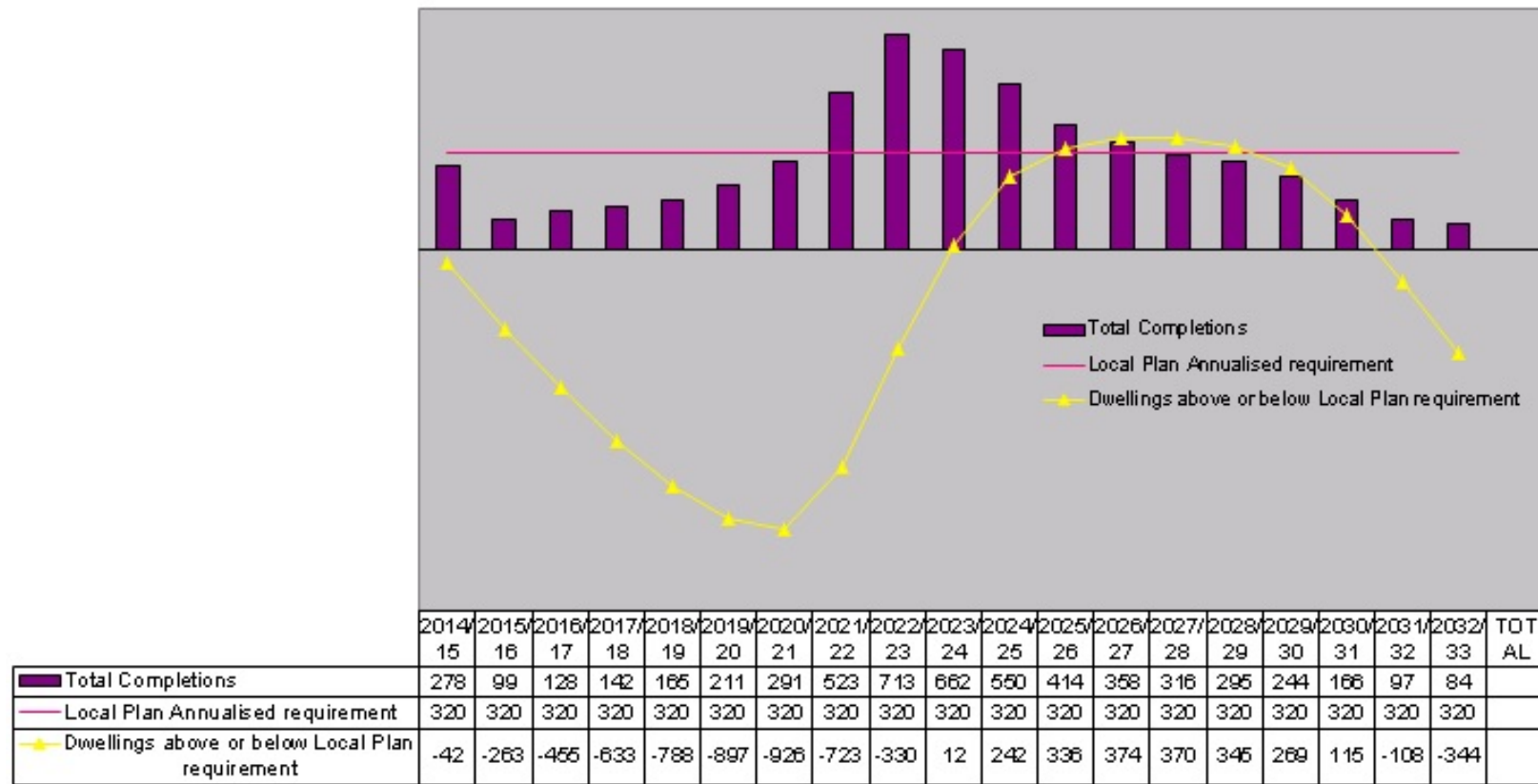
**MM72 (Appendix 7) Housing Trajectory Graph**

A1.2 Modifications are proposed the updated trajectory at 31st March 2019 to reflect the following:

- Amendment to include the Brookhouse Way, Cheadle site in the list of commitments (+43 dwellings).
- In response to Persimmon Homes (MMC24) an amendment to the trajectory table to show that the 10% lapse rate (-123) has been deducted (see line under total deliverable supply).
- In response to Emery Planning (MMC178 & MMC144) and Turley on behalf of St Modwen Homes (MMC189) an amendment to Blythe Vale site in the trajectory to reflect that this is a single site which will be delivered by a single developer and the evidence provided by the developer resulting in an increase of + 32 dwellings within the 5 year supply.

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## Trajectory Graph – MM72 Appendix 7



## Housing Trajectory Table

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	2014/15	2015/16	2016/17	2017/18	2018/19	1 2019/20	2 2020/21	3 2021/22	4 2022/23	5 2023/24	6 2024/25	7 2025/26	8 2026/27	9 2027/28	10 2028/29	11 2029/30	12 2030/31	13 2031/32	14 2032/33	TOTAL	
<b>COMPLETIONS</b>																					
Past completions		278	99	128	142	165															812
<b>COMMITMENTS</b>																					
Sites under construction (294)						98	98	98													294
Large sites with FPP																					
Leek (Ref 2930) Well Street (14)							14														14
Leek (Ref 488) Ashbourne Rd (12)							12														12
Leek (Ref 16) Macclesfield Rd (11)								5	6												11
Biddulph (Ref 1782) John Street (12)							6	6													12
Biddulph (Ref 2872) Woodland St (14)							7	7													14
Cheadle (Ref 824) Thorley Drive (60)							15	30	15												60
Rural (Ref 2918) Blythe Vale (118)						25	50	43													118
Rural (Ref 2942) Tearne Quarry (9)							9														9
Large sites with OPP																					
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 (Ref 14) Kiln Lane (11)								5	6												11
Leek (Ref 83) Milltown Way (25)								10	15												25
Leek (Ref 85) High St (27)								15	12												27
Cheadle (Ref 2399) Tenford Lane(40)								15	25												40
Cheadle (Ref 1664) Brookhouse Way (43)								15	28												43
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) Salterford Lane Alton (22)								7	15												22
Rural (Ref 241) Gallows Green Alton (13)								7	6												13
Rural Upper Tean (Ref 27) N Cheadle rd (67)								15	30	22											67
Other committed sites (287)						93	93	94													280
Total Deliverable supply (1234)																					1234
Minus 10% lapse rate (-123)							-12	-20	-33	-26	-11	-8	-6	-6	-1						-123
<b>ALLOCATIONS</b>																					
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	50	20					345
Leek, Land west of Ashbourne Rd, Leek (0) [see FPP above]																					0
Large windfall allowance (15 per year)								15	15	15	15	15	15	15	15	15	15	15	15	15	165
Small sites allowance (10 per year)								10	10	10	10	10	10	10	10	10	10	10	10	10	899
Biddulph The Mills (57)									15	30	12										57
Biddulph Wharf Road (442)								25	50	50	50	50	50	50	50	17					442
Biddulph Tunstall Road BD117 (105)									15	30	30	30									105
Large windfall allowance (20 overall)								2	2	2	2	2	2	2	2	2	2	2	2	2	20
Small sites allowance (10 per year)								10	10	10	10	10	10	10	10	10	10	10	10	10	110
Cheadle North (320)									15	40	40	40	40	40	40	25					320
Cheadle Cecilly Brook (106)									15	30	30	30	1								106
Cheadle Froggall Road (45)								7	15	15					7	15	15	8			45
Cheadle rear of the Birches (51)								7	15	10	14										51
Cheadle Stoddards (32)								7	15	10											32
Cheadle The Green (42)								7	15	15	5										42
Cheadle Moberley (430)								25	50	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	110
Gallows Green, Alton (0) [see OPP above]																					0
Blythe Vale (182) [see FPP for 118 above]								7	50	50	50	25									182
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 (330)								30	30	30	30	30	30	30	30	30	30	30	30	30	330
PDNPA (100)						7	7	7	7	7	7	7	7	7	7	7	7	7	8	8	100
<b>Total Completions</b>	<b>278</b>	<b>99</b>	<b>128</b>	<b>142</b>	<b>165</b>	<b>211</b>	<b>291</b>	<b>523</b>	<b>713</b>	<b>662</b>	<b>550</b>	<b>414</b>	<b>358</b>	<b>316</b>	<b>295</b>	<b>244</b>	<b>166</b>	<b>97</b>	<b>84</b>	<b>100</b>	
Projected completions	278	99	128	142	165	211	291	523	713	662	550	414	358	316	295	244	166	97	84		
Cumulative Completions	278	377	505	647	812	1023	1314	1837	2550	3212	3762	4176	4534	4850	5145	5389	5555	5652	5736		
Local Plan Annualised requirement	320	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	-788	-897	-926	-723	-330	12	242	336	374	370	345	269	115	-108	-344		

## Five year housing land supply calculation

A1.3 The updated five year housing land supply calculation at 31<sup>st</sup> March 2019 is as follows:

- a. Completions from April 2014 to 31 March 2019 = 812
- b. Site in the trajectory including under construction = 2502  
10% lapse rate on commitments -102  
  
**Sites in the trajectory including under construction = 2400**
- c. Housing Requirement (2014-2033)  $320 \times 19 = 6080$
- d. Annual Requirement [C/19] = 320
- e. Target Completions (April 2014 to March 2019) [D x5] = 1600
- f. Current shortfall [E-A] = 788
- g. 5 year requirement with shortfall  $[(D \times 5) + ((F/14 \times 5)) \times 1.2] = 2257$
- h. Annual 5 year requirement with shortfall [G/5] = 451
- i. **No of years supply [B/H] (2400/451) = 5.32 Years**