

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Statement of Five Year Housing Land Supply (as at 1st April 2021)

1. Introduction	3
2. Housing Requirement	4
3. Housing Supply	8
4. Engagement	14
5. Conclusions	16
Appendix 1	17
Appendix 2	31
Appendix 3	37
Appendix 4	41
Appendix 5	42

1. Introduction

1.1 This Five Year Housing Land Supply Statement sets out Staffordshire Moorlands District Council's housing land supply position as at 1st April 2021. 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 housing needs. It requires Local Planning Authorities to identify sufficient specific deliverable sites to deliver the next five years of housing provision. The NPPF at paragraph 60 states that in order to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. Paragraph 74 states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. This paper provides a detailed assessment of Staffordshire Moorlands housing land supply for the period 1st April 2021 to 31st March 2026. It identifies specific sites which the council considers will deliver housing over this period. The five year land supply position is reviewed annually by the Council and the next review will reflect the position as of 1st April 2022.

2. Housing Requirement

2.1 The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.

2.2 Paragraph 73 of the NPPF states:

“Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need where the strategic policies, or against their local housing need where the strategic policies are more than five years old...”

2.3 The Council has a Local Plan which was adopted on 9 September 2020 that contains strategic policies for housing. The strategic policies are therefore less than five years old. Therefore it is appropriate to use the housing requirement in the Local Plan to assess the five year housing land supply against.

2.4 The housing requirement for the Plan period 2014 – 2033 is 6,080 dwellings. This target is based on the full objectively assessed need for the district as identified in the 2017 Strategic Housing Market Assessment (SHMA) Update which is expected to meet the projected household increase over this period as well as supporting jobs growth.

2.5 The objectively assessed need for housing as identified in the SHMA Update relates to the District as a whole. As such, this includes the parts of the District that lie within the Peak District National Park. The Peak District National Park Authority have their own adopted Core Strategy which governs development across the National Park. Due to the constraints and purposes of the National Park, the Core Strategy does not include housing requirements. However, in recognition of the fact that the identified housing requirements for Staffordshire Moorlands includes parts of the National Park, the National Park Authority has agreed to an allowance of 100 dwellings being identified in the housing land supply for the Staffordshire Moorlands Local Plan. Whilst the Peak District National Park does not allocate land for housing, the allowance will be factored in to the windfall allowance for the District and housing completions within the National Park will be monitored accordingly.

2.6 The annual housing target established in the Local Plan by Policy SS3 is **320 dwellings per annum**. The housing requirement for the purpose of the five year land supply is therefore 320 dwellings per annum.

Buffer and the Housing Delivery Test

2.7 The NPPF states at paragraph 74:

“...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year, or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

2.8 The Housing Delivery Test (HDT) is an assessment which indicates which buffer should be applied. The method for applying the Housing Delivery Test is set out in an accompanying publication, the Housing Delivery Test Measurement Rule Book (HDT Rule Book). The HDT Rule Book sets out in detail the method Government expects Local Authorities to apply in measuring housing delivery. The Government published in January 2021 the Housing Delivery Test: 2020 Measurement Technical note which sets out how the HDT results for 2020 were calculated.

2.9 The HDT Rule Book specifies that the requirement figure to be used is the lower of either the latest adopted housing requirement (i.e. the figure in the adopted Local Plan if the plan is less than five years old from its adoption) OR the minimum annual local housing need figure.

2.10 The HDT Rule Book includes transitional arrangements with respect to the calculation of the minimum annual local housing need figure whereby 2014 based household projections are used to calculate the housing need figures for test year 2017/18. The Housing Delivery Test: 2020 Measurement Technical note states that for the 2020 HDT results, test years 2018/19 and 2019/20 use local housing need instead of annual average household growth for the calculation of the housing requirement.

2.11 To clearly demonstrate, the details of what is used as the basis for measuring the housing need figures for each of the past three financial years is set out below in Table 2.1.

Previous three financial years included in HDT period	Measurement basis	Annual average taken of year
2017-18	2014-based household projections	2017-2027
2018-19	Local Housing Need	2018-2028
2019-20	Local Housing Need	2019-2029

Table 2.1 Measurement basis used each year for HDT results 2020

2.12 In the case of Staffordshire Moorlands the resultant calculations for the HDT 2020 minimum is set out in the table below (Table 2.2). Table 2.2 also includes the number of housing completions recorded in Staffordshire Moorlands and the resultant annual surplus or deficit in delivery compared to the requirement. In the case of Staffordshire Moorlands, it is clear that the household projections and local housing need are lower than the annual housing requirement as expressed in the Local Plan. The household projections and local housing need figure therefore replace the Local Plan housing requirement for the purposes of calculating the buffer.

Year	No of homes required	Number of homes delivered	Surplus/Deficit	Housing delivery test: 2020 measurement	Housing Delivery Test 2020 consequence
2017 - 20	546	529	-18	97%	5% Buffer

Table 2.2 HDT Calculation

2.13 The Housing Delivery Test results for 2020 were published by MHCLG on 20th January 2021 and Staffordshire Moorlands District Council has a HDT score of 97%. This means that the buffer that should be applied is therefore 5%. The results include those

dwellings delivered in the Peak District National Park that lie within the Staffordshire Moorlands boundary. This approach was confirmed by MHCLG in 2019 when it revised the Housing Delivery Test results for 2018 to take account of the Peak District National Park completions and is now the method used.

Shortfall

2.14 Paragraph 31 of the PPG deals with the matter of shortfall. The PPG states:

“...The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”

“Where strategic policy-making authorities are unable to address past shortfalls over a 5 year period due to their scale, they may need to reconsider their approach to bringing land forward and the assumptions which they make. For example, by considering developers’ past performance on delivery; reducing the length of time a permission is valid; re-prioritising reserve sites which are ‘ready to go’; delivering development directly or through arms’ length organisation; or sub-dividing major sites where appropriate, and where it can be demonstrated that this would not be detrimental to the quality or deliverability of a scheme.” Paragraph: 031 Reference ID: 68-031-20190722

2.15 The PPG recognises that a strategic policy-making authority may need to address past under delivery over a longer time period than five years. This matter was considered during the examination of the Staffordshire Moorlands Local Plan and following thorough consideration of all the issues regarding housing provision and delivery the Inspector concluded that in the Staffordshire Moorlands the Liverpool method was more appropriate. Therefore this is the approach that the Council continues to adopt.

2.16 Since the start of the Plan period the Council has accumulated a shortfall of undelivered units. Table 2.3 provides the details of the shortfall.

Year	Completions outside the Peak District National Park (net)	Peak Park Completions within Staffordshire Moorlands (net)	Adopted Local Plan Target	Shortfall Against Relevant Target
2014/15	278	4	320	-38
2015/16	99	6	320	-215
2016/17	128	17	320	-175
2017/18	142	11	320	-167
2018/19	165	3	320	-152
2019/20	203	5	320	-112
2020/21	201	0	320	-119

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Year	Completions outside the Peak District National Park (net)	Peak Park Completions within Staffordshire Moorlands (net)	Adopted Local Plan Target	Shortfall Against Relevant Target
Total	1216	46	2240	-978

Table 2.3 Completions (net) 2014 - 2021

Summary of housing land requirements

2.17 Table 2.4 below sets out how the requirement aspect of the five year housing land supply has been considered. This is based on the application of a buffer of 5% in line with the latest national policy and guidance.

A. Housing Target April 2021 – March 2026 (320*5)	1600
B. Housing Shortfall (April 2014 – 31 st March 2021)	978
C. Housing Shortfall to be met in next five years (Based on shortfall apportioned over remaining Local Plan period - Liverpool Method) (12 years)	408
D. Housing Requirement April 2021 – March 2026 (Housing Target + shortfall + 5% buffer) (A+C x 5%)	$1600 + 408 \times 5\%$ $1600 + 408 + 100 = 2108$
E. Annualised Housing Requirement (D/5)	422

Table 2.4 Requirement Summary at 1st April 2021

3. Housing Supply

3.1 Annex 2 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It states that in order for a site to be considered deliverable it should be:

“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.2 The Government in May 2020 confirmed in a consent order in *East Northamptonshire Council v Secretary of State for Housing Communities and Local Government* that the definition of “deliverable” in the NPPF is not a closed list. The Consent Order stated as follows in paragraph B:

“The Defendant has carefully considered the Inspector’s decision and the Claimant’s Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework (“NPPF”) as a ‘closed list’. It is not. The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”

3.3 In addition to the NPPF, the PPG under ‘Housing supply and delivery,’ para 007 states which types of sites will require further evidence to be considered deliverable. Paragraph 007 states what the evidence may include in order to demonstrate deliverability:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or

- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects".

Impact of COVID-19

3.4 The measures to extend unimplemented planning permissions as introduced by the Business and Planning Act 2020 ceased on 1 May 2021. This temporary legislation was to enable certain planning permissions and listed building consents in England which have lapsed or were due to lapse during 2020 to be extended as follows:

- Unimplemented permissions with time limits for implementation due to lapse between 19 August 2020 and 31 December 2020 were extended to 1 May 2021. This happened automatically with no requirement to obtain Additional Environmental Approval. Time limits relating to implementation of outline planning permissions were affected in the same way.
- Unimplemented planning permissions with time limits for implementation due to lapse between 23 March 2020 and 19 August 2020 were also restored and time limit extended to 1 May 2021 subject to Additional Environmental Approval. Time limits relating to implementation of outline planning permissions were affected in the same way.
- Any deadline for the submission of applications for the approval of reserved matters under an outline planning permission which would otherwise expire between 23 March 2020 and 31 December 2020 was extended to 1 May 2021.

3.5 The temporary legislation had a minimal effect on the amount of sites in Staffordshire Moorlands as only four sites of less than 10 units were affected. The Staffordshire Moorlands housing completion figures for 2020-21 indicate a similar level of completions to 2019-20. This is likely to reflect the impact the COVID-19 pandemic has had on the construction industry and it is considered that delivery rates may pick up during 2021-22 compared to the previous year, particularly with a newly adopted Local Plan. This is also recognised by MHCLG who have announced that it will substantially ease the next set of housing delivery test results by subtracting four months from councils' housing requirement figures for 2020/21 due to the disruption caused to homebuilding by the pandemic. Appellants have nationally contested Councils' housing land supply positions on the basis that the COVID-19 pandemic will have a significant effect on housing delivery. However the Inspector of an appeal between Hollins Strategic Land LLP v. Bedford Borough Council (APP/K0235/W/19/3243154) stated the following in September 2020:

"From the Appellant's evidence, I find that the Council's housing land supply has reduced to 5 years. This still leaves a five year supply and so, on this evidence, the tilted balance in paragraph 11(d) of the Framework would not be engaged."

"However, I also recognise that the Covid-19 pandemic has had implications for the housebuilding industry including lockdowns preventing work and customer confidence in buying and selling properties. Noting the Harrold and Wyre Annual Position Statement, that much construction work shut down for approximately 3 months, and the Compass letter and the latest position, I conclude that the pandemic resulted in the Council's housing land supply falling below 5 years, albeit marginally. Whilst a five year supply would not engage the tilted balance, anything below this, however slight, does engage paragraph 11 d) of the Framework and renders the most important policies for the supply of housing out of date."

"Whilst this may have the potential to impact on the Council's supply of housing land which is supported by the Compass Assessment identifying a 10% reduction in delivery, it appears that these impacts are likely to be short term. Indeed, the submitted Barratt letter confirms that sites are open again which I note, and which seems consistent with the suggested 3 – 6 month short term effects. I therefore find that although there is likely to have been a modest reduction in the housing land supply, this would be marginal and reasonably short term and with the potential for a reasonable rate of recovery."

3.6 The Inspector concluded:

"Furthermore, as a result of my conclusions on the reduction in the five year housing land supply based on the information before me and the implications of the Covid-19 pandemic, the provision of up to 81 dwellings towards the housing land supply carries weight and would be a benefit. However, whilst there is currently a shortfall in the five year housing land supply, and so the tilted balance should be applied, this is a marginal shortfall and is for a short period of time, which is through no fault of the Council. I find the weight I afford to this is less than if the shortfall were significant and/or the impacts of the pandemic were demonstrably long term."

"Weighing up all of the material considerations against the policies of the development plan which are not out of date, even though the tilted balance is applied, I have given more weight to the conflict with the policies of the recently adopted development plan and the substantial harm that I have identified in relation to character and appearance and location for housing and to a lesser extent the loss of agricultural land."

3.7 The appeal was dismissed by the Inspector and this case demonstrates that the Inspector considered the impact of the pandemic to only be short-term, and to not have a significant effect upon the housing land supply.

Staffordshire Moorlands Housing Land Supply Components

Small sites with planning permission

3.8 As stated by Annex 2 of the NPPF, smaller sites (i.e. sites that are not major development which are nine or fewer dwellings) and all sites with detailed planning permission should be considered deliverable until permission expires. Lapse rate data was provided as part of the local plan examination. Although the lapse rate varied from year to year, over the period 2015/16 to 2017/18 it was 5.3%. The Local Plan Inspector stated that 'in order for the delivery from commitments to be realistic, a precautionary lapse rate of 10% should be applied to commitments'. The lapse rate for sites in 2020/21 is 4.1% which is substantially below the 10% rate. Applying a 10% discount is therefore considered to be a robust approach to reflect potential lapses and slow build out.

3.9 A list of small sites with planning permission can be found in Appendix 1.

Large sites (non-allocations) with planning permission

3.10 As specified by Annex 2 of the NPPF all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will no longer be delivered within five years. Large sites with outline planning permission for major development should only be considered deliverable where there is clear evidence that there will be housing completions beginning on site within five years.

3.11 The Council has undertaken engagement with landowners and developers to support the delivery projections of those sites with outline permission and those with detailed planning permission (for completeness) included in the five year supply. The extent of this engagement is discussed later on in this statement.

3.12 A list of large sites (non- allocations) with planning permission can be found in Appendix 2.

Local Plan Allocations

3.13 The Local Plan makes provision for 2,574 additional dwellings on allocated sites over the plan period. The Council has undertaken engagement with landowners and developers to support the delivery projections of those allocated sites which the Council considers deliverable within the next five years. The extent of this engagement is discussed later on in this statement.

3.14 A list of local plan allocations can be found in Appendix 3.

Small and Large Site Windfall Allowances

3.15 The adopted Local Plan includes windfall allowances for small sites (less than 9 dwellings) and large sites (10+ dwellings). A small site allowance is included for 10 dwellings per annum in each of the towns; Leek, Biddulph and Cheadle and 30 dwellings per annum in the rural area. A large site windfall allowance is made for 15 dwellings per annum in Leek only and 20 dwellings in Biddulph over the whole plan period.

3.16 The windfall allowances are only counted in the final two years of the five year land supply to ensure double counting does not occur with extant permissions. The NPPF para 71 makes it clear that Councils may include a windfall allowance as part of their supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

3.17 This approach has also been recently confirmed by The Planning Inspectorate in the report to Sunderland City Council on it's 5 year Housing Land Supply Annual Position Statement on the 12 October 2021. The windfall allowance included in the Annual Position Statement was accepted by the Inspector as it accords with the approach taken in the adopted Sunderland Core Strategy and Development Plan which was accepted by the Local Plan Inspector in the examination of that plan.

3.18 The Staffordshire Moorlands Local Plan Inspector considered that compelling evidence supported the windfall allowances included in the Local Plan. The contribution of windfalls is being closely monitored to ensure that provision is meeting expected levels. Figures provided in Appendix 4 indicate that all allowances are being met except for small sites in Biddulph which have been slightly less at 7 dwellings per annum instead of 10 per annum. Despite this completions on large windfall sites in Biddulph have already well exceeded the 20 dwellings allowance over the plan period. Large windfall sites in Leek have also been significantly higher than the Local Plan allowance of 15 dwellings per annum contributing on average 44 dwellings per annum since the start of the plan period.

3.19 The Council is confident that windfall delivery will continue to provide a reliable source of supply in the next five year period. The current Local Plan provides scope for infill windfall delivery within the development boundaries of the towns and larger villages and limited infill residential development outside of the development boundaries provided it is of

an appropriate scale and character for the Spatial Strategy and meets the criteria in Policy H1: New Housing Development. Furthermore, flexibility afforded by policies in the NPPF, a more permissive stance regarding change of use from commercial to residential and changes to permitted development rights mean that windfall delivery is likely to continue.

Peak District National Park Allowance

3.20 The Council includes 100 dwellings over the plan period as a contribution from the Peak District National Park Authority (PDNPA) of which 26 dwellings are contained in the 5 year supply. The Local Plan Inspector's Report (June 2020) at paragraph 169 confirms that this is a reasonable approach:

"An allowance of 100 dwellings from the PDNP over the Plan period has been agreed by the National Park Authority. The figure is based on past completions in that part of the PDNP that lies within the District and appears reasonable. It does not infer a development requirement or target for the PDNP."

3.21 As previously explained in paragraph 2.13 of this report, MHCLG also acknowledged in July 2019 that completions in the Peak District National Park which fall within the Staffordshire Moorlands boundary should be counted in the District's annual completion figures.

3.22 Net completions data obtained from the PDNPA (see Table 2.3) demonstrates that 46 dwellings have been completed in the Staffordshire Moorlands area of the National Park over the past seven years (2014-2021). This indicates a higher average delivery rate (6.6 dwellings per annum) than the allowance included in the Local Plan (5.3 dwellings per annum).

Supporting Delivery

3.23 For some time the Council has recognised the barriers to housing delivery across the Staffordshire Moorlands area. In an attempt to drive development, the Council approved the Accelerated Housing Delivery Programme (AHDP) in April 2018.

3.24 The AHDP has two core aims:

- Drive forward the delivery of the Local Plan and maintain 5 year supply by proactive measures and Council led interventions where appropriate.
- Deliver community benefits in the form of increased income from council tax, business rates, New Homes Bonus for reinvestment in the community.

3.25 It also focuses on 4 key delivery areas:

- Open for Business approach to planning applications and the regulatory process
- Facilitating development on sites with unimplemented planning permission
- Accelerating delivery of emerging Local Plan sites
- Council-led proactive interventions

3.26 Promotion of the 'Open for business' approach is a key part of the accelerated housing delivery programme. Working with regulatory services, this is directed towards ensuring developers and house builders get appropriate planning advice and support at

relevant stages of development. Officers are also in regular contact with developers to understand barriers to delivery and prepare a package of incentives to support active conversion from sites with planning permissions to delivery of homes.

3.27 The Council is also working with landowners of allocated sites to quicken delivery now that the Local Plan is adopted. This includes cooperating with private sector landowners to prepare masterplans and delivery options for larger cluster sites identified in the Local Plan such as the Wharf Road and Tunstall Road sites in Biddulph. There is also a Council led intervention to prepare a masterplan for the co-ordinated delivery of The Mill Quarter in Leek.

4. Engagement

4.1 As previously stated, a framework of engagement has taken place to support the delivery projections for the next five years on those large sites with planning permission and those sites that are allocated in the Local Plan where the Council was aware of progress. Set out below are the methods of engagement that the Council has undertaken.

Correspondence

4.2 A covering letter and Statement of Common Ground was sent to the developer/landowner for all large sites with planning permission and allocations where the Council was aware of progress requesting the month and year that the site commenced, and expected delivery rates over the next five years. Any other additional information that the developer/landowner could tell us regarding site progress was also requested. Follow up emails were sent out where a response was not received. A copy of the covering letter and Statement of Common Ground is attached under Appendix 5 as well as a copy of those Statements of Common Ground that were completed by developers/landowners.

Site Visits

4.3 Visits were made to a limited number of larger sites where clarification was required to determine if sites were under construction or completed.

Building Control and Council Tax

4.4 Information on the timing of commencement and completions was gained through the Council's Building Control records. The Council's Council Tax section also provided clarification where necessary.

Development Management

4.5 The Council's Development Management Team deal with sites allocated through the Local Plan and developments that are submitted through the planning application process. Through the officers, information on the discharge of planning conditions and any other site progress information they may have through discussions with the developers is recorded to support the projected delivery rates.

4.6 The Council considers information on delivery provided by the landowner/developer as the most robust source and uses this information to inform the delivery projections over the five year period. In a limited number of cases this has been adjusted with the reasons for doing so included in the 5YHLS section for the site in Appendix 2 or 3.

4.7 Where the developer/landowner did not respond to approaches, the Council has assessed the delivery projections on a site by site basis, taking into consideration the site progress, and the average lead in, build time period and build out rates in Staffordshire Moorlands District for a site of that particular size. The average lead in, build time period and build out rates for Staffordshire Moorlands District are shown below and are based on the Housing Implementation Strategy (HIS) which the Council consulted on in January 2019 and was updated in response to comments received in July 2019. The HIS was also discussed in detail at an examination hearing session in February 2020 and the Inspector's report refers to the fact that the 'delivery assumptions were amended during the examination to more closely correlate with the work carried out on the delivery of large-scale housing sites, adjusted by local evidence, where this is available'.

4.8 For clarity purposes, the lead in times are recorded from the planning permission decision date to the first completions on the site. Year 1 is 1 to 12 months; year 2 is 13 to 24 months; and year 3 is 25 to 36 months recorded from the planning permission. The build out rate is average number of dwellings completed per annum, from the date of commencement to completion. The full analysis is shown in the table below.

Sites	Site size (dwellings)	Lead in times and build out rates (Dwellings per annum)
Allocated sites	0-50	7 in year 3 then 15 onwards
	51-199	15 in year 3 then 30 onwards
	200-499	25 in year 3 then 50 onwards
Sites with outline planning permission	0-50	7 in year 3 then 15 onwards
	51-199	15 in year 3 then 30 onwards
	200-499	25 in year 3 then 50 onwards
Sites with detailed planning permission	0-50	7 in year 2 then 15 onwards
	51-199	15 in year 2 then 30 onwards
	200-499	25 in year 2 then 50 onwards

Table 4.1 Average lead-in times and build out rates

4.9 Where a site is not considered deliverable within the five year period, it is excluded from the five year land supply calculation but may still be included at a later date.

5. Conclusions

5.1 Section 3 of this paper sets out the various components that make up the deliverable supply of dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations, the Peak District National Park allowance and windfall sites.

5.2 To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in Section 2 of this paper. Table 5.1 below sets out this calculation.

Annualised Housing Requirement	Total annual housing requirement (April 2021 – March 2026) including 5% buffer and meeting shortfall over the Local Plan period to 2033		2,108/5=422
Total Deliverable Housing Supply	Large sites with planning permission	382	1,777
	Small sites with planning permission	337	
	Local Plan allocations	880	
	Small sites windfall allowance	120	
	Large sites windfall allowance	32	
	Peak District National Park Allowance	26	
Total five year supply	Supply / Requirement/ (1,777/422)		4.21 years

Table 5.1

5.3 As can be seen from the calculations above using the annual housing requirement from the adopted Local Plan, including a 5% buffer and meeting the shortfall within the next five years using the Liverpool Method approach, the Council cannot demonstrate a five year supply of housing land.

5.4 This statement sets out the Council's position as at 1st April 2021.

Appendix 1 - Supply Details**Small sites with planning permission**

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2017/0648	Late shop 34-36 Picton Street Leek	9	9	0	0
SMD/2019/0126	Land adj to Rakeway Grange Rakeway Road Cheadle	6	6	0	0
SM11/0069	Land and Buildings at The Old School, off Mill Lane Wetley Rocks	6	6	0	0
SMD/2018/0387	Pride of the Moorlands Junction Road Leek	7	6	0	1
SMD/2014/0156	Land at Limes Mill Novi Lane Leek	4	4	0	0
SMD/2018/0232	The Monkhouse Prince George Street Cheadle	3	3	0	0
SMD/2018/0617	17 The Paddock Cheadle	3	2	0	0
SMD/2017/0540	Leek Cricket Club Macclesfield Road Leek	2	2	0	0
SMD/2018/0002	Cresswell Ford Farm Dilhorne Lane Dilhorne	2	2	0	0
SMD/2017/0713	Land off Churnet View Road Oakamoor	7	2	0	5
SMD/2016/0134	Land adjacent to The Orchard Springfield Drive Leek	7	2	5	5
SMD/2015/0288	Former St Johns School & School House Mill Lane Wetley Rocks	4	1	0	0
SMD/2018/0488	Land adj to Sycamores Hurstons Lane Alton	1	1	0	0
SMD/2014/0160	Ladyfields Cottage Mill Lane Wetley Rocks	1	1	0	0
SMD/2018/0321	Land on NE side of Rivendell Lane Leek	1	1	0	0
SMD/2017/0075	Land at Whymney Lodge Farm Godley Lane Dilhorne	1	1	0	0

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
DET/2018/0041	Barn at Sprinks Farm Blackwood House Lane Horton	1	1	0	0
DET/2018/0030	The Old Dairy Back Lane Farm Bottomhouse	1	1	0	0
SMD/2020/0487	Rockhaven Smithy Bank Alton	1	1	0	0
SMD/2020/0147	The Mill Ashbourne Road Winkhill	1	1	0	0
SMD/2020/0304	43 Chapel Street Cheadle	1	1	0	0
SMD/2015/0519	4 Lion House Russell Street Leek	1	1	0	0
SMD/2017/0850	4 Southern Lodge Leek Road Cheadle	1	1	0	0
DET/2016/0010	Little Blakelow Farm Bottom Lane Ipstones	1	1		0
DET/2016/0035	Birchenfields Farm Birchenfields Lane Dilhorne	1	1	0	0
SMD/2017/0005	Oak Barn Bagnall Road Bagnall	1	1	0	0
SMD/2017/0241	397 Cheadle Road Cheddleton	1	1	0	0
SMD/2016/0766	Dungraston 11 Donkey Lane Cheadle	1	1	0	0
SMD/2018/0009	51 St Edward Street Leek	1	1	0	0
SMD/2018/0129	Litley Farm New Haden Road Cheadle	1	1	0	0
SMD/2018/0710	Brookhouse Farm Brookhouse Lane Cheddleton	1	1	0	0
SMD/2018/0690	Windy Harbour House Ellastone Road Cauldon Low	1	1	0	0
SMIN/2020/0159	238 Uttoxeter Road Blythe Bridge	1	1	0	0
SM04-0526	Barn at Beckfields Farm Stanways Lane Biddulph Moor	1	1	0	0
SM06-0931	Porters Lane Bradnop	1	1	0	0
SM13-0586	Brooklands Sandybrook Lane Leek	1	1	0	0

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2013/0886	Hills Farm Green Road Basford	1	1	0	0
SMD/2016/0609	Land N/W/S of Wetley Rocks Methodist Church Leek Road Wetley Rocks	3	1	1	1
SMD/2016/0654	Land adjacent to Eden Bungalow Sandy Lane Brown Edge	3	1	1	1
SMD/2017/0099	Totmonslow Farm Draycott Road Upper Tean	3	1	0	2
SMD/2019/0338	27 Marbury Church Lane Ipstones	2	1	1	1
DET/2020/0012	Barn adjoining Leek Road Town End Lane Swinscoe	1	0	0	1
DET/2019/0006	Redundant Farm Buildings Blakeley Lane Kingsley	1	0	0	1
SMD/2019/0212	10 Battlesteads Alton	3	0	0	3
SMD/2018/0601	Land at 2 Hillswood Close Endon	1	0	0	1
SMD/2019/0342	Land adj to The Stone House Malthouse Road Alton	1	0	0	1
SMD/2019/0765	Darleyshire Farm Leek Road Wetley Rocks	1	0	0	1
SMD/2019/0735	New House Farm Barn Hulme Lane Werrington	1	0	0	1
SMD/2019/0427	1 High Street Cheadle	1	0	0	1
SMD/2020/0341	Bank View Draycott Road Upper Tean	1	0	0	1
SMD/2017/0542	Land adj to Bruland Clewlow Bank Bagnall	1	0	1	1
DET/2020/0027	Barn A Bagnall Grange Farm Tompkin Road Stanley	2	0	0	2
DET/2017/0035	Higher Whitemore Farm Barn Congleton Road Biddulph	2	0	0	2
DET/2018/0042	Shaw Walls Farm Shaw Wall Lane Whiston	2	0	0	2
DET/2019/0030	Cowshed Chatsworth Farm Lask Edge Leek	1	0	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
DET/2017/0040	Barn at Stone Wall Farm Whitehurst Lane Dilhorne	1	0	0	1
DET/2019/0022	Barn at Thorncliffe Lane Thorncliffe	1	0	0	1
DET/2020/0022	Bagnall Grange Farm Tompkin Road Stanley	1	0	0	1
DET/2017/0011	New Close Fields Barn Cheadle	1	0	0	1
DET/2016/0062	Springs Cottage Farm Thornyedge Road Bagnall	1	0	0	1
DET/2017/0022	Barn at Paynsley Hall Farm Sandon Road Cresswell	1	0	0	1
DET/2017/0021	New House Farm Barn Cotton Lane Cotton	1	0	0	1
DET/2017/0039	Stone Barn Chatsworth Farm Lask Edge Road Leek	1	0	0	1
DET/2017/0038	Burnfields Farm Hill Top Brown Edge	1	0	0	1
DET/2020/0044	Moorlands Farm Ellastone Road Cauldon Low	1	0	0	1
DET/2018/0025	Cockings Farm Sandy Lane Caverswall	1	0	0	1
DET/2018/0002	Hayes Gate Farm Star Bank Oakamoor	1	0	0	1
DET/2019/0018	Widowfields Farm Ford Hayes Lane Hulme	1	0	0	1
DET/2019/0028	Kerry Hill Farm Eaves Lane Armshead	1	0	0	1
DET/2019/0027	Ashes Farm Easing Lane Thorncliffe	1	0	0	1
DET/2019/0033	Longhurst Farm Oakamoor	1	0	0	1
DET/2018/0016	Cowshed and Implement Store Biddulph Park Road Rushton Spencer	1	0	0	1
SMD/2019/0378	Rear portion of pub Travellers Rest Inn Leek Road Leekbrook	9	0	0	9

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2020/0049	171 Biddulph Arms Congleton Road Biddulph	9	0	0	9
SMD/2018/0045	Tearne Quarry Main Road Hollington	9	0	0	9
SMD/2018/0153	The Crown Inn Tean Road Cheadle	5	0	0	5
SMD/2017/0335	The Old School Canteen Shepherd Street Biddulph	5	0	0	5
SMD/2018/0547	Land to the rear of Whyte Gate Breach Lane Upper Tean	5	0	0	5
SMD/2019/0005	Land off Black Lane Whiston	4	0	0	4
SMD/2019/0084	NE of Highfield House Highfield Leek	4	0	0	4
SMD/2019/0704	Black Head Inn High Street Upper Tean	4	0	0	4
SMD/2020/0379	The Top Pub Hill Top Brown Edge	4	0	0	4
SMD/2018/0511	Kingsley Youth Club Holt Lane Kingsley	4	0	0	4
SMD/2019/0720	Land off Woodhouse Lane Biddulph Moor	3	0	0	3
SMD/2020/0365	Land at Cheddleton Park Avenue Cheddleton	3	0	0	3
SMD/2017/0760	11A Market Place Leek	3	0	0	3
SMD/2017/0447	Lower Farm Consall Lane Consall	3	0	0	3
SMD/2019/0452	Land east of Sandfields Kingsley Road Werrington	2	0	0	2
SMD/2019/0382	Land Adjacent to Newfold Farm Sytch Road Brown Edge	2	0	0	2
SMD/2020/0268	Land adj to Whitehaven / Wyn Dene Leek Road Longsdon	2	0	0	2
SMD/2020/0218	Gorseydale Cheddleton Heath Road Leek	2	0	0	2
SMD/2019/0687	Apesford Farm Apesford Lane Bradnop	2	0	0	2
SMD/2018/0485	56A High Street Cheadle	2	0	0	2

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2019/0342	West winds Cheddleton Road Leek	2	0	0	2
SMD/2018/0507	19 / 21 St Edward Street Leek	2	0	0	2
SMD/2019/0253	Trent Head Farm Barrage Road Biddulph Moor	2	0	0	2
SMD/2019/0315	2 4 Warehouse Silk Street Leek	2	0	0	2
SMD/2019/0573	Priority Hotel Abbots Road Leek	2	0	0	2
SMD/2018/0107	Rear of 82-84 High Street Cheadle	2	0	0	2
SMD/2017/0145	Land South of High View Sutherland Road Longsdon	1	0	0	1
SMD/2017/0027	Land fronting Draycott Old Road Forsbrook	1	0	0	1
SMD/2021/0253, SMD/2019/0638	Land at Sandybrook Sandybrook Lane Leek	1	0	0	1
SMD/2019/0073	Land at Westfield Cottage Clay Lake Endon	1	0	0	1
SMD/2018/0719	Land adjacent to Green Acres Gun Battery Lane Biddulph Moor	1	0	0	1
SMD/2020/0290	Land adjacent Rose Hill Stoney Lane Endon	1	0	0	1
SMD/2019/0046	Land adj to 7 Hollinscroft Court Upper Tean	1	0	0	1
SMD/2020/0232	Garden of Greenacres Ash Bank Road Werrington	1	0	0	1
SMD/2020/0392	Barnes Lea Farm Reacliffe Road Rudyard	1	0	0	1
SMD/2018/0379	Barn conversion Harveys Lane Kingsley Moor	1	0	0	1
SMD/2019/0509	Rickyard Barn Bradley Lane Alton	1	0	0	1
SMD/2019/0553	9 Conway Grove Cheadle	1	0	0	1
SMD/2018/0522	Land at 2 Hillside Avenue Endon	1	0	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2018/0731	Land adj to Vivant Hazel Cross Road Kingsley	1	0	0	1
SMD/2019/0428	Land Adjacent to 20 Caverswall Road Blythe Bridge	1	0	0	1
SMD/2018/0334	Land SW of Brookview Tean Road Cheadle	1	0	0	1
SMD/2018/0140	Land rear of 11 Conway Grove Cheadle	1	0	0	1
SMD/2019/0345	Land at Cheadle Road Kingsley	1	0	0	1
SMD/2019/0522	Land adj to The Woodlands / Railway Cottages Leek Road Leekbrook	1	0	0	1
SMD/2020/0246	Land adj to Jennys Way Beech Avenue Cheddleton	1	0	0	1
SMD/2018/0285	Land adj to Deepdale Birchall Lane Leek	1	0	0	1
SMD/2020/0732	Land adj to 5 The Plain Whiston	1	0	0	1
SMD/2019/0397	Land adj to Prospect House Farm Sutherland Road Longsdon	1	0	0	1
SMD/2019/0513	Land adj to 66 Albert Street Biddulph	1	0	0	1
SMD/2019/0475	Land adj to Stonewall Foxt Road Foxt	1	0	0	1
SMD/2020/0034	Land adj to 401 Cheadle Road Cheddleton	1	0	0	1
SMD/2019/0469	Former Granary Ashenhurst Hall Farm Ashenhurst Lane Bradnop	1	0	0	1
SMD/2020/0723	Barn at Lyndhurst School Lane Bradnop	1	0	0	1
SMD/2020/0224	Brooks's Barn Hurst Road Biddulph	1	0	0	1
SMD/2020/0138	Land off Jubilee Terrace Leek	1	0	0	1
SMD/2019/0655	Barn off Mill Lane Rushton Spencer	1	0	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2019/0460	Land rear of 30-34 Church Lane Checkley	1	0	0	1
SMD/2020/0358	Four Meadows Farm Foxt Road Foxt	1	0	0	1
SMD/2020/0303	Little Moorville Farm Leek Road Cellarhead	1	0	0	1
SMD/2020/0310	63 High Street Biddulph	1	0	0	1
SMD/2020/0518	Ivy House Farm Tompkin Road Stanley	1	0	0	1
SMD/2019/0644	Woodhead Farm Top Road Biddulph Moor	1	0	0	1
SMD/2021/0038	Plot 4 Chapel Close Wetley Rocks	1	0	0	1
SMD/2020/0686	97 Charles Street Cheadle	1	0	0	1
SMD/2020/0729	17 Bee Cottage Saltersford Lane Alton	1	0	0	1
SMD/2018/0557	Meadow View Well Lane Biddulph	1	0	0	1
SMD/2019/0594	Coltslow Stanley Moss Lane Stockton Brook	1	0	0	1
SMD/2018/0070	Flat 7a Cross Street Cheadle	1	0	0	1
SMD/2018/0070	7a Cross Street Cheadle	1	0	0	1
SMD/2018/0133	1A & 1B High Street Biddulph	1	0	0	1
SMD/2018/0792	3 Woodhouse Green Farm Woodhouse Green Rushton Spencer	1	0	0	1
SMD/2017/0822	Rose Cottage Foxt Road Foxt	1	0	0	1
SMD/2017/0809	Heath House Farm Ostlers Lane Cheddleton	1	0	0	1
SMD/2018/0316	Lask Edge Methodist Church Lask Edge	1	0	0	1
SMD/2018/0216	13 Laburnum Close Blythe Bridge	1	0	0	1
SMD/2020/0106	Paradise Nurseries Cheadle Road Winnothdale	1	0	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2018/0535	71 Cellarhead Road Werrington	1	0	0	1
SMD/2017/0628	Lower Overton Farm Overton Road Biddulph	1	0	0	1
SMD/2018/0725	Wylde Goose Farm Ashbourne Road Bradnop	1	0	0	1
SMD/2018/0636	Whiston Barn Whiston Eaves Lane Whiston	1	0	0	1
SMD/2017/0191	Little Blythe Farm Leek Road Weston Coyney	1	0	0	1
SMD/2018/0572	Land off Back Lane, Belle Vue Road Leek	1	0	0	1
SMD/2019/0255	Blacksmiths Farm High Street Kingsley	1	0	0	1
SMD/2019/0235	The Royal Oak Cheadle Road Alton	1	0	0	1
SMD/2019/0092	2 Post Lane Endon	1	0	0	1
SMD/2019/0085	Hurst Bank Farm Hurst Road Biddulph	1	0	0	1
SMD/2019/0362	5 Draycott Old Road Forsbrook	1	0	0	1
SMD/2019/0370	7 Conway Grove Cheadle	1	0	0	1
SMD/2019/0369	1 Cresswell Old Lane Cresswell	1	0	0	1
SMD/2019/0319	100 Congleton Road Biddulph	1	0	0	1
SMD/2019/0489	Park Green Farm Foxt Road Foxt	1	0	0	1
SMD/2019/0483	Brandon House Farm Town End Road Foxt	1	0	0	1
SMD/2020/0495	Methodist Church School Lane Bradnop	1	0	0	1
SMD/2019/0721	Heather Hills Birchall Lane Leek	1	0	0	1
SMD/2019/0752	The Izaak Walton Inn Sandon Road Cresswell	1	0	0	1
SMD/2019/0673	55 Chorley Street Leek	1	0	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2019/0557	Tomfields Farm Kingsley Road Kingsley Moor	1	0	0	1
SMD/2019/0024	Land to the rear of 15 Thames Drive Biddulph	1	0	0	1
SMD/2019/0262	Land east of 1 Orchard Court Leek	1	0	0	1
SMD/2020/0565	152 Park Lane Biddulph	-1	0	0	-1
SMD/2018/0144	Croft House Station Road Alton	-1	0	0	-1
SMD/2018/0552	165 Cheadle Road Cheddleton	-1	0	0	-1
SMD/2019/0142	197 High Lane Brown Edge	8	0	0	8
SMD/2018/0528	Lock up garages Broad Street Leek	6	0	0	6
SMD/2020/0266	Land off Winterfield Lane Hulme	4	0	0	4
SMD/2019/0399	Brook Works Brook Street Biddulph	4	0	0	4
SMD/2020/0175	Dane Heights Clay Lake Endon	3	0	0	3
SMD/2019/0778	Woodland View Tenford Lane Upper Tean	3	0	0	3
SMD/2020/0105	Duart Dilhorne Road Cheadle	2	0	0	2
SMD/2017/0114	Land adjacent to 9 Blythe Road Blythe Bridge	1	0	0	1
SMD/2020/0594	Land adj Tollbar Cottage High Street Ipstones	1	0	0	1
SMD/2019/0117	Land adj to 44 Froghall Road Cheadle	1	0	0	1
SMD/2019/0749	Blakeley Farm Blakeley Lane Whiston	1	0	0	1
SMD/2018/0127	69 High Street Kingsley	1	0	0	1
SMD/2018/0244	White Oaks The Common Dilhorne	1	0	0	1
SMD/2019/0019	Kinnoull East Street Leek	1	0	0	1
SMD/2019/0441	Land off Smithy Lane Cheadle	1	0	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2017/0653	Land off Heath Street Biddulph	1	0	0	1
SMD/2016/0015	Land northwest of Royal Oak Pub Off Sugar Street Rushton Spencer	9	0	0	9
SMD/2014/0733	Weslyan Chapel Station Road Biddulph	7	0	0	6
SMD/2016/0322	Home Farm Bradshaw Lane Ipstones	4	0	4	4
SM06-0533	Barns at Reacliffe Farm Reacliffe Road Rudyard	4	0	4	4
SM10-0729	Roebuck Public House 12 Congleton Road Biddulph	4	0	4	4
SMD/2016/0429	Lightwood Farm Cheadle	3	0	1	1
DET/2015/0008	Lightwood Farm Ashbourne Road Cheadle	3	0	1	1
SM07-1367	Land at Back Lane Belle Vue Road Leek	3	0	2	3
SM11-0646	48 Ball Haye Road Leek	3	0	3	3
SM12-1353	77 Tunstall Road Biddulph	3	0	2	3
DET/2016/0002	Barn at rear of Middle Hulme Grange Blackshaw Lane Meerbrook	2	0	0	1
SMD/2019/0680	Land at Diglake Sunnyside Kingsley	2	0	2	2
SMD/2011/1193	New Buildings Farm Sandon Road Hilderstone	2	0	2	2
SM04-0724	Highfields Farm Riverside Road Upper Tean	2	0	1	1
SM10-0977	Land between Sandstones & Stonefields House Stanley Bank Stanley	2	0	1	1
SMD/2016/0605	Barns at Old Hall Farm The Green Bagnall	2	0	2	2
SMD/2018/0725	Wildgoose Farm Ashbourne Road Leek	2	0	2	2
SMD/2017/0725	Land in between 109 & 127 Station Road Cheddleton	1	0	1	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2013/1064	Land at Day House Farm Sarver Lane Dilhorne	1	0	1	1
SMD/2015/0260	Land adj to Ivy Wall Cottage Ladderedge Leek	1	0	1	1
SMD/2016/0169	Westfields Clay Lake Endon	1	0	1	1
SMD/2020/0117	Side/rear garden to Ridgeway House Leek Road Longsdon	1	0	1	1
DET/2015/0031	The Barn Upper House Farm Salters Lane Werrington	1	0	1	1
DET/2015/0034	Agricultural Building at Bentygrange Lane Winkhill	1	0	1	1
DET/2020/0042	Toft Lodge Farm Rudyard Road Heaton	1	0	1	1
SMD/2016/0150	Summerhill 1 Gallows Green Alton	1	0	1	1
SMD/2015/0753	Sutton Cottage Brook Lane Endon	1	0	1	1
SMD/2016/0371	Hurst Garages Hurst Road Biddulph	1	0	1	1
SMD/2016/0427	The Old Vicarage Dimble Lane Alton	1	0	1	1
SMD/2016/0347	Spring Bank Livery stables Congleton Road Biddulph	1	0	1	1
SMD/2016/0100	Lord Nelson Inn School Drive Oakamoor	1	0	1	1
SMD/2015/0798	Ivy Bank Windy Arbour Cheadle	1	0	1	1
SMD/2018/0018	Former Provender Mill Under the Hill Biddulph Moor	1	0	0	1
SMD/2020/0318	16 Oakdene Close Blythe Bridge	1	0	1	1
SMD/2018/0293	Land adj Smithy Farm Hill Top Close Brown Edge	1	0	1	1
SMD/2016/0770	The Lodge Mill Road Oakamoor	1	0	1	1
DET/2019/0037	Higher Parkhead Farm Dog Lane Ipstones	1	0	1	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SM02-1330	Heath House Hollington Road Winnothdale	1	0	1	1
SM03-0975	Building at Lane End Farm Beat Lane Rushton Spencer	1	0	1	1
SM03-1041	Sprinks Farm Under the Hill Biddulph Moor	1	0	1	1
SM04-1430	Barn Park Farm Shay Lane Ipstones	1	0	1	1
SM06-1253	Land south east of New Cottages Foxt Road Foxt	1	0	1	1
SM09-0165	Upper Heakley Farm Ball Lane Brown Edge	1	0	1	1
SMD/2011/0524	18 Rookery Crescent Cresswell	1	0	1	1
SMD/2015/0225	Land rear of 1 & 3 Holt Lane Kingsley	1	0	1	1
SMD/2020/0162	Land to the rear of 33 Halls Road Biddulph	1	0	1	1
SMD/2019/0249	Land at 185 Cheadle Road Cheddleton	1	0	1	1
SMD/2013/1024	Paynsley Hall Farm Sandon Road Cresswell	1	0	1	1
SMD/2013/1148	Dingle Brook Farm Dingle Lane Rushton Spencer	1	0	1	1
SM94-0748	Land adjacent Churnet Grange Farm Basford Lane Cheddleton	1	0	1	1
SM98-0230	Building at Springfield Farm Consall Lane Wetley Rocks	1	0	1	1
SM98-0646	Bank Side Farm Stile House Lane Bradnop	1	0	1	1
SM99-0841	Barn at Hermitage Farm Ipstones Bank Froghall	1	0	1	1
SMD/2017/0510	121 Tunstall Road Knypersley	6	0	5	5
SMD/2017/0458	181, The Holly Bush Inn, High Street, Brown Edge	3	0	0	3
SMD/2017/0041	Opposite Hill Top Cottage, Hill Top, Brown Edge	1	0	1	1

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	Total dwellings permitted	Completions 1st April 2020 - 31st March 2021	No of units under construction	No of units to be completed remaining as at 1st April 2021
SMD/2017/0091	Teanford Mill, Breach Lane, Upper Tean	1	0	0	1
SMD/2017/0478	Croxton 76 Tean Road, Cheadle	1	0	1	1
SMD/2017/0580	7 Watt Place, Cheadle	1	0	1	1
SMD/2017/0151	Land junction of Uttoxeter Rd & Heath House Lane, Lower Tean	6	0	6	6
SMD/2018/0448	112 Draycott Road Upper Tean	1	0	1	1
SMD/2017/0779	Holly Tree House School Lane Horton	1	0	1	1
SMD/2016/0520	Intake Farm Foxt Road Foxt	1	0	1	1
SMD/2017/0588	Brandon House, Town Head Road Foxt	1	0	1	1
SMD/2017/0313	Land adj to 40 The Green Kingsley	1	0	1	1
SMD/2017/0148	Land between Brook Cottage & Sneyd Arms Whiston	1	0	1	1
SMD/2017/0179	Meadow View Farm Eaves Lane Armshead Werrington	1	0	1	1
SMD/2017/0440	Barn, Benty Grange Lane Waterfall	1	0	1	1
SMD/2017/0361	Former Central Garage Foxt Road Foxt	3	0	0	3
	Total	463	74	97	374

Table 6.1

6.1 Total delivery within five years from small sites with planning permission with a 10% lapse rate applied: $374 - 10\% = 337$.

Appendix 2 - Large sites (non-allocations) with planning permission

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/3/21	Units remaining as at 01/04/21	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 Year Total
DET/2019/0024	County Services Building, Fountain Street, Leek	21	0	0	21	21	<p>Planning History</p> <p>A prior approval application DET/2019/0024 proposing the change of use of the building from B1 into 1 and 2 bedroom residential flats was approved on the 19th October 2019. A discharge of conditions application DOC/2021/0088 is currently awaiting decision.</p> <p>Current Position</p> <p>The building has prior approval for conversion and is awaiting discharge of conditions. Response from the agent to say that work has started on site and due to complete all flats during 2021/22.</p> <p>5YHLS Assessment</p> <p>A response has been received from the agent to say that work has started on site and is due to complete all flats during 2021/22.</p>	21	0	0	0	0	21
SMD/2016/0413 (OPP), SMD/2020/0730 (RM Pending)	Milltown Way, Leek	25	0	0	0	25	<p>Planning History</p> <p>An outline planning application SMD/2015/0407 for up to 90 dwellings with associated public open space was refused by the Council and subsequently dismissed at appeal on the 18th January 2016. A new outline application SMD/2015/0407 also for 90 houses was refused by the Council on 21st September 2015. An application for a reduced scheme SMD/2016/0413 for up to 25 houses with associated open space and community park, ecological management area etc was refused by the Council on 23 March 2017 and allowed at appeal on 19th December 2017. Reserved matters application SMD/2020/0730 was received on 23 December 2020 but not valid until 8th January 21 and is awaiting decision.</p> <p>Current Position</p> <p>The site has outline planning permission with a reserved matters application expected to be determined imminently.</p> <p>5YHLS Assessment</p> <p>A response has been received from the agent to say that work is expected to commence on the site in June 2022 with 10 completions expected in 2022/23 and the remaining 15 dwellings completed in 2023/24.</p>	0	10	15	0	0	25
SMD/2017/0083 (FPP)	Compton Mill, Leek	32 (57)	0	0	0	32	<p>Planning History</p> <p>Previous application SMD/2017/0083 for proposed residential accommodation with care, (use class C2) comprising 57 apartments for persons aged 55 and over with communal areas, associated landscaping, access roads, car parking, bin stores and services was approved on the 27th November 2017. Discharge of conditions applications DOC/2018/0039, DOC/2018/0040, DOC/2018/0042 and DOC/2018/0118 all discharged. A new full application SMD/2021/0441 for 57 retirement apartments was received on 1st July 2021 valid on 2nd August 21 and is awaiting decision.</p> <p>Current Position</p>	0	0	0	15	17	32

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/3/21	Units remaining as at 01/04/21	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 Year Total
							<p>The site has been cleared and there is an extant permission on the site. The site is included on the Council's brownfield land register.</p> <p>5YHLS Assessment</p> <p>As of July 2019, the PPG states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.</p> <p>Guidance under the Housing for older and disabled people section of the PPG advises that to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households. The average number of adults in all households is 1.8. Taking this into consideration, it is expected that the extant permission for the 57 extra care unit scheme will overall release 32 dwellings onto the housing market.</p>						
SMD/2017/0549, SMD/2019/0564 (FPP)	The Homestead, John Street, Biddulph	10	0	0	0	10	<p>Planning History</p> <p>An outline application SMD/2016/0395 for the conversion of the existing dwelling into 4 flats and the construction of 8 new dwellings was approved on 6th October 2016. A reserved matters application was approved on 20th December 2017 and a discharge of conditions application DOC/2018/0021 part approved on 17th July 2018. A new full application SMD/2019/0564 was submitted on the 13th September 2019 for an amended scheme which reduced the number of new build dwellings on the site to 6. A discharge of conditions application DOC/2020/0085 was approved on 16th January 2021.</p> <p>Current Position</p> <p>New application for 10 units permitted 28/04/2020.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	0	10	0	0	10
SMD/2016/0083 (OUT), SMD/2017/0586 (RM), SMD/2019/0169, SMD/2019/0310 SMD/2020/0319	Thorley Drive, Cheadle	57	0	15	42	42	<p>Planning History</p> <p>An outline application SMD/2014/0227 for residential development of up to 190 dwellings along with new access and associated works was refused on 30th January 2015. A new application for a smaller area SMD/2016/0083 for up to 60 dwellings was approved on the 11th of October 2016. Reserved Matters application SMD/2017/0586 was approved on 22nd February 2018. An application for a Variation of Condition 1 SMD/2019/0169 relating to some design changes to some of the house types was approved on 28th June 2019. A further application by Keepmoat Homes SMD/2019/0310 sought to reduce the amount of affordable housing provision and was approved on the 24th August 2020. A further application SMD/2020/0319 to vary condition 1 by revisions to plots 1 and 2 was refused on 27 August 2020.</p> <p>Current Position</p> <p>The site is being developed by Keepmoat Homes and is well underway. 15 plots were completed between 1st April 2020 and 31st March 2021 with all the other plots on the site under construction at 31st March 2021.</p> <p>5YHLS Assessment</p>	30	12	0	0	0	42

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/3/21	Units remaining as at 01/04/21	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 Year Total
							The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.						
SMD/2014/0655, SMD/2015/0781 SMD/2019/0662 (RM)	Brookhouse Way, Cheadle	36	0	0	0	36	<p>Planning History An outline planning application SMD/2014/0655 was approved on 17th November 2015 and a further outline application SMD/2015/0781 to vary the S106 relating to affordable housing was approved on 17th March 2016. A reserved matters application SMD/2019/0662 for 36 dwellings with associated landscaping and infrastructure was received on 23rd October 2019 and is awaiting decision. Discharge of conditions applications DOC/2019/0055 & DOC/2019/0089 are also pending decision.</p> <p>Current Position The site has an outline permission and a reserved matters application and discharge of conditions application has been submitted. Additional viability evidence has been submitted in support of the application and is being considered.</p> <p>5YHLS Assessment The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	0	15	21	0	36
SMD/2018/0234 (OPP) SMD/2021/0550 (RM) pending	Fole Dairy, Fole	56	0	0	0	56	<p>Planning History An outline scheme for mixed use development SMD/2013/0028 was approved in June 2014. A new outline application for residential development, access and site remediation was approved in October 2019. A reserved matters application SMD/2021/0550 was submitted on 18 August 2021 following pre-application advice and proposes 48 dwellings on the site.</p> <p>Current Position The site has an outline permission and a reserved matters application is currently pending. Former dairy buildings on the site have been cleared and the site is vacant. The site is included on the Council's brownfield land register.</p> <p>5YHLS Assessment The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	0	0	15	30	45
SMD/2016/0811, SMD/2021/0491 (RM) pending	Tenford Lane, Upper Tean	40	0	0	0	40	<p>Planning History An outline planning application SMD/2016/0200 for residential development of up to 49 houses with all matters reserved except for access was refused in November 2016. A new outline application with some matters reserved for a residential development of 40 houses was approved on 2nd August 2018. The new scheme included an area of public open space serving as a buffer between the residential properties and the kennels situated to the west of the site. An application for reserved matters was submitted to the Council on the 26th July 2021 and is currently awaiting decision.</p> <p>Current Position The site has an outline permission and a reserved matters application is currently pending.</p> <p>5YHLS Assessment The delivery projections are based upon a written response from Hewitt & Carr Architects on behalf of the landowner. It anticipates construction starting on the site in August 2023 and delivering 20 dwellings during 2023/24 and 20 units during 2024/25.</p>	0	0	20	20	0	40

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/3/21	Units remaining as at 01/04/21	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 Year Total
SMD/2019/0080 (FPP) SMD/2021/0105 (VAR) approved	Former Endon Riding School, Endon	10	0	0	0	10	<p>Planning History</p> <p>An outline planning application SMD/2014/0838 for part demolition of existing buildings and provision of up to 10 dwelling houses was refused by the council in September 2015 and subsequently allowed at appeal on 12 May 2016. SMD/2017/0470 proposed the variations of conditions including removing the reference to part demolition and retained buildings and was approved in December 2017. Reserved matters application SMD/2018/0373 was refused due to design issues. A following reserved matters SMD/2019/0080 was approved on 15th August 2019. Two discharge of conditions applications DOC/2019/0091 and DOC/2019/0102 and a variation of conditions application SMD/2021/0105 were approved on 3rd September 2021, 25th August 2021 and 25th June 2021 respectively.</p> <p>Current Position</p> <p>The site is included on the Council's brownfield land register. The discharge of conditions applications site have been approved and development is due to commence on site.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	0	10	0	0	10
SMD/2016/0515	Former Moss Feeds Site, Dilhorne	10	6	3	1	1	<p>Planning History</p> <p>An outline application SMD/2014/0143 for the clearance of all existing industrial buildings and structures, remediation of the site and the erection of 10 dwellings was approved on 10th June 2014. The reserved matters application SMD/2016/0515 was approved on 12 June 2017. Discharge of conditions applications DOC/2017/0068 and DOC/2017/0097 were approved on 11th September 2017 and 15th of May 2018 respectively.</p> <p>Current Position</p> <p>Only 1 plot left to complete at 31/3/21.</p> <p>5YHLS Assessment</p> <p>1 plot is due to complete by 31 March 2022.</p>	1	0	0	0	0	1
SMD/2019/0486	Salterford Lane, Alton	22	0	0	0	22	<p>Planning History</p> <p>An outline application SMD/2015/0435 for 23 residential dwellings was refused by the council on 17th June 2016 and was subsequently allowed at appeal on 14th June 2017. A reserved matters application SMD/2019/0486 was approved on 18 March 2020. Discharge of conditions applications DOC/2021/0023 and DOC/2021/0047 were approved on 17th August 2021 and 14th October 2021 respectively. DOC/2021/0012 is pending consideration.</p> <p>Current Position</p> <p>Two discharge applications have been approved with one other awaiting decision. The developer is anticipating commencement on the site by October 2021.</p> <p>5YHLS Assessment.</p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	15	7	0	0	22

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/3/21	Units remaining as at 01/04/21	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 Year Total
SMD/2004/0254 (FPP) SMD/2004/0255 (LBC) SMD/2019/0543 (LBC) Pending SMD/2019/0544 (FPP) pending.	Big Mill, Mill Street, Leek	79	35	0	0	44	<p>Planning History</p> <p>Full application SMD/2004/0254 for the conversion of Big Mill, Shade Mill and Wardle Mill into residential apartments was approved on 20th April 2004. Listed Building Consent SMD/2004/0255 approved on the same day. Shade Mill and Davenport Mill have now been converted into apartments and are occupied. The permission is therefore extant. A new listed building consent SMD/2019/0543 for Big Mill was received on the 4th September 2019 along with a full application SMD/2019/0544 for the change of use of the attic to 4 apartments and ground floor to 7 x 2 bedroom apartments and the creation of a car park.</p> <p>Current Position</p> <p>The 2019 planning applications are awaiting decision and discussions being held with the applicant.</p> <p>5YHLS Assessment.</p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	0	0	15	29	44
SMD/2014/0750 (OPP) SMD/2020/0552 (VAR) (pending) SMD/2021/0536 (RM) (pending) SMD/2021/0537 (VAR) (pending)	Land at Barnfield Road and Sunnyhills Road, Cornhill West, Leek	175	0	0	0	175	<p>Planning History</p> <p>An outline application SMD/2014/0048 for the demolition of former industrial buildings and redevelopment of the site including residential use with associated open space, play areas and cycle links; employment; tourism and leisure uses including a marina basin; railway station with associated heritage buildings; public house and associated car parking was refused on 6th October 2014. A revised application SMD/2014/0750 for the was approved on 17th August 2015. Pre-application advice was sought from the council and on the 28th September 2020 The Casey Group Ltd submitted a planning application (SMD/2020/0552) to vary the S106 relating to SMD/2014/0750. This is awaiting decision. On the 13th August 2021 The Casey Group Ltd submitted a reserved matters application SMD/2021/0536 which includes 157 residential dwellings; 6 live/work units; a public house; marina basin and associated boating facilities with 13 berths; associated open space, landscaping and cycle links; land reserved for future railway station and car parking. Also on the 13th August SMD/2021/0537 application for variation of conditions 4 & 13 and removal of conditions 10 & 19 relating to SMD/2014/0750 was submitted.</p> <p>Current Position</p> <p>The three pending applications are currently awaiting decision by Planning Committee on 16th December 2021.</p> <p>5YHLS Assessment.</p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	0	0	0	15	30	45
SMD/2019/0213	Kiln Lane, Leek	11	0	2	9	9	<p>Planning History</p> <p>Outline planning application SMD/2013/1201 for the erection of 11 dwellings was approved on 13th December 2016. A reserved matters application SMD/2018/0706 was refused on the 15th February 2019 due to design issues. A second reserved matters application was approved on 1st November 2019. A non-material amendment application NMA/2019/0096 was approved on 16th October 2019. Discharge of conditions application DOC/2019/0095</p>	9	0	0	0	0	9

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/3/21	Units remaining as at 01/04/21	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 Year Total
							<p>was part approved on 12th February 2020 and DOC/2019/0096 was approved on 2nd February 2020. A non-material amendment application NMA/2019/0096 was approved on 16th October 2019.</p> <p>Current Position</p> <p>The site is well underway. Two plots were completed by 31st March 2021 and the other 9 plots were under construction.</p> <p>5YHLS Assessment.</p> <p>The remaining plots are anticipated to be completed by 31 March 2022.</p>						
N/A	N/A	584	41	20	73	523	N/A	61	37	77	101	106	382

7.1 Outstanding large permissions (non-allocated) supply = 382.

Appendix 3 - Local Plan Allocations

Application No / Ref Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/03/21	Units remaining as at 01/04/21	Site comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total
SMD/20160510 / Local Plan Ref LE022	Ashbourne Road, Leek	16	12	0	10	2	2	<p>Planning History</p> <p>Planning application SMD/2016/0510 proposing 12 dwellings was approved on 30th November 2017. DOC/2018/0077 was approved on 8th October 2019. Two variation of conditions applications SMD/2019/0536 and SMD/202/0655 were approved on 2nd December 2019 and 2nd February 2021 respectively.</p> <p>Current Position</p> <p>Only 2 plots are left to complete at 31/3/21.</p> <p>5YHLS Assessment</p> <p>2 plots are due to be completed by 31 March 2022.</p>	2	0	0	0	0	2
SMD/20170660 (OPP), SMD/20190723 (RM) / Local Plan Ref CH024	Former Cecilly Mill, Cheadle	106	120	0	0	13	120	<p>Planning History</p> <p>The northern section of the site (CH024) is allocated in the Staffordshire Moorlands Local Plan for residential development. Policy DSC2 Cecilly Brook Strategic Development Area (CH002a, CH002b & CH024) sets out the site specific policy for the site. The former Cecilly Mill makes up the remainder of the site with planning permission. Outline planning permission SMD/2017/0660 for residential development of up to 121 dwellings was approved on 15th November 2019. A reserved matters application (SMD/2019/0723) was approved on 14th August 2020 for 120 dwellings. Discharge of conditions applications DOC/2020/0023 and DOC/2020/100 have been approved. DOC/2020/0079, DOC/2021/0072 & DOC/2021/0073 are awaiting decision. There have also been four non-material amendment applications NMA /2020/0016, NMA/2020/0046 & NMA/2021/0023 have been approved and NMA/2021/0025 is awaiting decision.</p> <p>Current Position</p> <p>The site is being developed by Bellway Homes Limited and is under construction with 13 plots started by 31/3/21.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.</p>	15	30	30	30	15	120
SMD/20180180 Hybrid application (FPP & OPP) / Local Plan ref CH001 & CH132	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 1)	320	125	0	0	0	125	<p>Planning History</p> <p>The site is allocated in Policy H2 of the Staffordshire Moorlands Local Plan for residential development. Policy DSC1 Cheadle north Strategic Development Area (CH001 & CH132) sets out the site specific policy for the site. An application by Persimmon Homes for an EIA screening opinion SMD/2017/0608 was submitted on 6th September 2017. An EIA was not required. Hybrid planning permission SMD/2018/0180 sought 1) full permission for 125 dwellings and access to proposed primary school and 2) outline permission for up to 135 dwellings and primary school and was approved on 1st December 2020. A variation of condition application SMD/2021/0456 is pending decision.</p> <p>Current Position</p> <p>Work on the site commenced in February 2021 by Persimmon Homes.</p>	0	15	40	40	30	125

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No / Ref Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/03/21	Units remaining as at 01/04/21	Site comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total
								<p>5YHLS Assessment</p> <p>The delivery projections for the site are based upon the average lead in times and the build out rates provided by Persimmon Homes in response to consultation on the Housing Implementation Strategy.</p>						
SMD/2018/0180 Hybrid application (FPP & OPP) / Local Plan ref CH001 & CH132	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 2)	See above	135	0	0	0	135	<p>Planning History</p> <p>See above.</p> <p>Current Position</p> <p>The site has outline planning permission and Phase 1 is currently under construction.</p> <p>5YHLS Assessment</p> <p>The delivery projections for the site are based upon the average lead in times and the build out rates provided by Persimmon Homes in response to consultation on the Housing Implementation Strategy.</p>	0	0	0	0	10	10
Policy H2 & DSC3 (CH085A, CH085B, CH085C, CH085D, CH128)	Mobberley Farm Strategic Development Area, Cheadle	320	N/A	0	0	0	320	<p>Planning History</p> <p>The Mobberley Strategic Development Area (CH085A, CH085B, CH085C, CH085D, CH128) is allocated in Policy H2 of the Staffordshire Moorlands Local Plan for residential development. Policy DSC3 sets out the site specific policy for the site.</p> <p>Current Position</p> <p>The land is allocated within the Staffordshire Moorlands Local Plan and a response from the agent on behalf of the landowner has been received.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon the response from the agent on behalf of the landowner which states that the site will start delivering in 2024/25.</p>	0	0	0	80	80	160
SMD/2017/0659, SMD/2021/0132 / Local Plan Ref Policy H2 (CH013)	Land to the rear of the Birches, Cheadle	51	39	0	0	5	39	<p>Planning History</p> <p>Land to the rear of the Birches (CH013) is allocated in Policy H2 of the Staffordshire Moorlands Local Plan for residential development. Full planning application SMD/2017/0659 by Moorland Homes (Cheadle) Ltd was approved on 19th June 2019 for 39 dwellings. SMD/2021/0132 variation of condition application is pending decision. Four discharge of condition applications DOC/2109/0105, DOC/2020/0016, DOC/2020/0028 & DOC/2021/0132 are also pending decision.</p> <p>Current progress</p> <p>The site is being developed by Walton Homes Ltd and is under construction with 5 plots started by 31/3/21.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon the response from the developer which states that the site will be complete by March 2023.</p>	21	18	0	0	0	39

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No / Ref Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/03/21	Units remaining as at 01/04/21	Site comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total
SMD/2017/0512 & SMD/2018/0790 / Local Plan ref Policy H2 & DSR1	Blythe Vale, Blythe Bridge (Phase 1)	300	146	0	33	22	113	<p>Planning History</p> <p>The Core Strategy previously supported the development of a Regional Investment Site for high quality, regional scale employment development. The Staffordshire Moorlands Local Plan takes the site forward for a mixed use development which includes residential development of approximately 300 houses. Policy H2 of the Staffordshire Moorlands Local Plan allocates the for residential development. Policy DSR1 sets out the site specific policy for the site. Detailed planning permission (SMD/2017/0512) for the development of 118 dwellings was approved on 10th May 2018. A revised scheme (SMD/2018/0790) for 146 dwellings was approved on 12th May 2020. Three applications for non material amendments have been approved NMA/2018/0028, NMA/2020/0044 & NMA/2020/0045. Discharge of conditions applications DOC/2020/0049, DOC/2020/0103 and DOC/2021/0004 are pending decision. DOC/2018/0138 has been part approved. DOC/2019/0030 and DOC/2019/0071 have been both approved.</p> <p>Current Position</p> <p>The site is being developed by St Modwen Homes and Phase 1 is under construction with 33 dwellings completed by 31/3/21.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based on the signed written agreement received from the agent having confirmed the delivery rates for the development with St Modwen Homes.</p>	50	50	13	0	0	113
SMD/2021/0418 (pending decision) Policy H2 & DSR1	Blythe Vale, Blythe Bridge (Phase 2)	See above	N/A	0	0	0	200	<p>Planning History</p> <p>The Core Strategy previously supported the development of a Regional Investment Site for high quality, regional scale employment development. The Staffordshire Moorlands Local Plan takes the site forward for a mixed use development which includes residential development of approximately 300 houses. Policy H2 of the Staffordshire Moorlands Local Plan allocates the for residential development. Blythe Vale Blythe Bridge is allocated in Policy H2 of the Staffordshire Moorlands Local Plan for residential development. Policy DSR1 sets out the site specific policy for the site. Full planning permission application for residential development of 200 dwellings (SMD/2021/0418) was submitted on 24th June 2021 and is awaiting decision. An application for an updated EIA screening opinion (SMD/2021/0584) was submitted on the 1st September 2021 and is awaiting decision.</p> <p>Current Position</p> <p>The site is being developed by St Modwen Homes and Phase 1 is under construction. Applications for Phase 2 and EIA screening are currently awaiting decision.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based on the signed written agreement received from the agent having confirmed the delivery rates for the development with St Modwen Homes.</p>	0	50	50	50	50	200
Policy H2 & DSR 3 (WE003 & WE052)	Land at Ash Bank Road, Werrington	75	N/A	0	0	0	75	<p>Planning History</p> <p>Land comprising two sites is allocated in Policy H2 of the Staffordshire Moorlands Local Plan for residential development. Policy DSR3 Land off Ash Bank Road, Werrington (WE003 & WE052) sets out the site specific policy for the site.</p> <p>Current Position</p>	0	34	41	0	0	75

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Application No / Ref Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/20	Comps 01/04/20 - 31/3/21	No under construction at 31/03/21	Units remaining as at 01/04/21	Site comments	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total
								<p>The site will be delivered by Homes England in partnership with Countryside Properties UK. As confirmed in the response from Homes England pre-application advice has been sought. A full planning application SMD/2021/0694 was received by the Council on 19th October 2021 for 75 dwellings and is awaiting decision.</p> <p>5YHLS Assessment</p> <p>A signed written agreement from Homes England states that development will commence in January 2022 with the development completed by March 2024. This has been pushed back by a year as the planning application wasn't received until October 2021.</p>						
Policy H2 & (WA004)	Land at Waterhouses Enterprise Centre, Leek Road, Waterhouses	36	N/A	0	0	0	36	<p>Planning History</p> <p>Land at Waterhouses Enterprise Centre, Leek Road is allocated for mixed use development including residential in the Staffordshire Moorlands Local Plan. The site includes an existing industrial estate which would have to be protected or reprovided within any scheme.</p> <p>Current Position</p> <p>The land is allocated within the Staffordshire Moorlands Local Plan and a response from the agent on behalf of the landowner has been received.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based on the signed written agreement received from the agent which anticipates completion of the residential element of the scheme by 2024.</p>	0	15	21	0	0	36
N/A	N/A	1224	577	0	43	42	1,165	N/A	88	212	195	200	185	880

Table 8.1

8.1 Allocations total outstanding supply = 880

Appendix 4 - Windfall Data

Leek	Local Plan Windfall Allowance	Actual (based on 7 year average 2014-2021)
Large sites	15 per annum	44 per annum
Small sites	10 per annum	14 per annum

Table 9.1 Leek Windfall

Biddulph	Local Plan Windfall Allowance	Actual (based on 7 year average 2014-2021)
Large sites	20 dwellings over plan period	23 per annum
Small sites	10 per annum	6 per annum

Table 9.2 Biddulph Windfall

Cheadle	Local Plan Windfall Allowance	Actual (based on 7 year average 2014-2021)
Large sites	No allowance included	15 per annum
Small sites	10 per annum	15 per annum

Table 9.3 Cheadle Windfall

Rural	Local Plan Windfall Allowance	Actual (based on 7 year average 2014-2021)
Large sites	No allowance included	16 per annum
Small sites	30 per annum	31 per annum

Table 9.4 Rural Windfall

Appendix 5 - Statements of Common Ground sent to landowners/developers regarding deliverability

10.1 This appendix provides a copy of the covering letter/email and Statement of Common Ground that was sent to landowners/developers for delivery from all sites where at least 10 dwellings were awaiting completion at 31 March 2021. The covering letters and Statements of Common Ground were sent prior to the 31st March 2021 with follow up emails sent in June 2021.

Statement of Five Year Housing Land Supply (as at 1st April 2021)



Dear XXXXXXX,

Projected delivery rates at XXXXXXXX (SMD/XXX/XXXX) from 1st April 2021 – 31st March 2026

As you may be aware, under the National Planning Policy Framework (NPPF), Local Planning Authorities should produce an annual Five Year Housing Land Supply Statement. The Five Year Housing Land Supply Statement must robustly demonstrate that there is a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against a Local Planning Authority's housing requirement. Staffordshire Moorlands District Council adopted its Local Plan in September 2020 and will use the housing requirement set out in the Local Plan to assess the five year housing land supply position.

The NPPF and National Planning Practice Guidance (NPPG) advises that Local Planning Authorities should engage with developers in order to gain an accurate account of projected delivery rates on sites. Written agreements between the local planning authority and site developers are advised to be used as a mechanism to confirm the developer's delivery intentions and anticipated start and build-out rates.

Please find attached to this email a blank written agreement between yourself as the developer for XXXXXX and Staffordshire Moorlands District Council concerning the projected housing delivery rates from 1st April 2021- 31st March 2026. Please could you fill out the table in the written agreement with the annual expected build out rates on your site. Could you also please provide and return any additional information fit to be released into the public domain that you may have on expected submission dates of applications and discharge of conditions applications, any site assessment work conducted, and any other details about site viability, ownership or infrastructure provision. Any additional information you can provide us with will be greatly appreciated and this information will be published in the Council's Five Year Housing Land Supply Statement alongside the given projected build out rates for your site.

We would be grateful if you could please reply by **Friday 30th April 2021**.

Should you have any queries, please do not hesitate to contact the Planning Policy Team at forward.plans@staffsmoorlands.gov.uk.

Yours sincerely,
Planning Policy Team
Staffordshire Moorlands District Council

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Written Agreement – XXXXXXXX (SMD/XXX/XXX)

XXXX and the Council agree the following:

Construction on XXXXX (SMD/XXXX/XXXX) will commence/ commenced

..... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for site (Ayr Road)

2021/22	2022/23	2023/24	2024/25	2025/26

Developer/Landowner signature

Signed..... Organisation..... Date.....

Print name.....

Written Agreement – Land at Milltown Way, Leek (SMD/2016/0413)

Gladman Developments Limited and the Council agree the following:

Construction on Land at Milltown Way, Leek (SMD/2016/0413)

will commence

June 2022..... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for Land at Milltown Way, Leek:

2021/22	2022/23	2023/24	2024/25	2025/26
0	10	15		

Developer/Landowner signature

Signed.....K Fitzgerald..... Organisation...Gladman Developments
Ltd..... Date...14/06/2021.....

Print name...Kate Fitzgerald.....

Statement of Five Year Housing Land Supply (as at 1st April 2021)

**Written Agreement – County Services Building, Fountain Street, Leek
(DET/2019/0024)**

The Property Factory and the Council agree the following:


Construction on County Services Building, Fountain Street, Leek (DET/2019/0024)
will commence/ commenced

APRIL 20... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for County Services Building, Fountain Street, Leek:

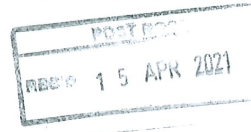
2021/22	2022/23	2023/24	2024/25	2025/26
21 x 1 bed flats				

Developer/Landowner signature

Signed.  Organisation..... Date: 14/10/21.

Print name: JULIE THICKMAN

Statement of Five Year Housing Land Supply (as at 1st April 2021)



Written Agreement – The Homestead, John Street, Biddulph (SMD/2019/0564)

Mr I Garcha and the Council agree the following:


Construction on The Homestead, John Street, Biddulph will commence

...JULY 2021... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for site (The Homestead)

2021/22	2022/23	2023/24	2024/25	2025/26
		10		

Developer/Landowner signature

Signed.  Organisation..... Date...10/04/21

Print name...I. GARCHA

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Written Agreement – Land off Tenford Lane, Upper Tean (SMD/2016/0811)

Ms Natalie Hewitt (on behalf of the landowner) and the Council agree the following:

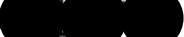
Construction on Land off Tenford Lane, Upper Tean will commence

August 2023 (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for site (Land off Tenford Lane, Upper Tean)

2021/22	2022/23	2023/24	2024/25	2025/26
		20	20	

Developer/Landowner signature

Signed:  Organisation: Hewitt&Carr Architects Date:09/06/2021

Print name: Natalie Hewitt

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Written Agreement – Mobberley Strategic Development Area, Cheadle (Policy DSC3)

Mr John Wren (on behalf of the landowner) and the Council agree the following:

Construction on Mobberley Strategic Development Area, Cheadle (Policy DSC3) will commence

AUGUST 2024 (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for site (Mobberley Strategic Development Area, Cheadle)

2021/22	2022/23	2023/24	2024/25	2025/26
<i>NIL</i>	<i>NIL</i>	<i>NIL</i>	<i>80</i>	<i>80</i>

Developer/Landowner signature

Signed  Organisation... *AGENT* Date... *17/6/21*

Printname... *J.M.WREN*

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Written Agreement – Land off The Birches, Cheadle (SMD/2017/0659, SMD/2021/0132)

Walton Homes and the Council agree the following:


Construction on Land off The Birches commenced

April 21..... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for site (Land off The Birches, Cheadle)

2021/22	2022/23	2023/24	2024/25	2025/26
21	18			

Developer/Landowner signature

Signed  Organisation WHL Date 25.06.21

Print name CLARE MELLOR

Written Agreement –Phase 1 Blythe Vale site in Blythe Bridge SMD/2018/0790

St Modwen Homes and the Council agree the following:

Construction on Blythe Vale site in Blythe Bridge SMD/2018/0790

commenced

March 2019 (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for Blythe Vale phase 1.

2021/22	2022/23	2023/24	2024/25	2025/26
50	46			

Developer/agent signature

Signed..........

Print name.....PETER HAYWARD.....

Organisation.....TURLEY.....

Date.....05/05/2021.....

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Written Agreement –Phase 2 Blythe Vale site in Blythe Bridge

St Modwen Homes and the Council agree the following:

Construction on Blythe Vale site in Blythe Bridge Local Plan allocation will commence

January 2022 (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for Blythe Vale phase 2.

2021/22	2022/23	2023/24	2024/25	2025/26
	50	50	50	50

Developer/agent signature

Signed..........

Print name..... PETER HAYWARD.....

Organisation..... TURLEY.....

Date.....05/05/2021.....

Written Agreement –Land at Ash Bank Road Werrington (WE003 & WE052)

Homes England and the Council agree the following:

Construction on land at Ash Bank Road Werrington (WE003 & WE052) will commence/ commenced

January 2022..... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for WE003 & WE052.

2021/22	2022/23	2023/24	2024/25	2025/26
0	34	38		

Developer/agent signature

Signed *Justin Howell*

Print name... Justin Howell

Organisation... Countryside Properties

Date... 30.04.2021

Statement of Five Year Housing Land Supply (as at 1st April 2021)

Written Agreement – WA004 Land at Waterhouses Enterprise Centre

Ian Buxton and the Council agree the following:

Construction on WA004 Land at Waterhouses Enterprise Centre, Leek Road will commence/ commenced

..... (*Month* *Year*)

The following housing trajectory is the expected rate of delivery for at WA004 Land at Waterhouses Enterprise Centre

2021/22	2022/23	2023/24	2024/25	2025/26
	X			

Expected delivery of the employment element of the allocation

.....(*Month* *Year*)

Signature



Signed.....

Print name.....

Organisation.....

Date.....

Statement of Five Year Housing Land Supply (as at 1st April 2021)
