

Statement of Five Year Housing Land Supply (as at 1st April 2023)

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1. Introduction	3
2. Housing Requirement	4
3. Housing Supply	7
4. Engagement	11
5. Conclusions	13
Appendix 1	14
Appendix 2	27
Appendix 3	30
Appendix 4	32

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 2023. 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 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. It also 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 2023 to 31st March 2028. 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 2024.

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 74 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 annual 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 Requirement

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 most recent Housing Delivery Test (HDT) results were published in January 2022 and reveal that Staffordshire Moorlands has delivered 120% of the required number of homes over the previous 3 years. The results include those dwellings delivered in the Peak District National Park that lie within the Staffordshire Moorlands District 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. Therefore a 5% buffer is applied to the supply of deliverable sites.

Past Delivery and Shortfall

2.9 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

2.10 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.

2.11 Since the start of the Plan period the Council has accumulated a shortfall of undelivered units. Table 2.2 provides the details of the shortfall.

Year	Staffordshire Moorlands Completions (outside the Peak District National Park) (net)	Peak Park Completions (within Staffordshire Moorlands District) (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

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Year	Staffordshire Moorlands Completions (outside the Peak District National Park) (net)	Peak Park Completions (within Staffordshire Moorlands District) (net)	Adopted Local Plan Target	Shortfall Against Relevant Target
2019/20	203	5	320	-112
2020/21	201	0	320	-119
2021/22	177	3	320	-140
2022/23	242	3	320	-75
Total	1,635	52	2,880	-1,193

Table 2.1 Completions (net) 2014 - 2023

Summary of housing land requirements

2.12 Table 2.3 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 2023– March 2028 (320*5)	1,600
B. Housing Shortfall (April 2014 – 31 st March 2023)	1,193
C. Housing Shortfall to be met in next five years (Based on shortfall apportioned over remaining Local Plan period - Liverpool Method) (10 years)	597
D. Housing Requirement April 2023 – March 2028 (Housing Target + shortfall + 5% buffer) (A+C x 5%)	1,600 + 597 x 5% 1,600 + 597 + 110 = 2,307
E. Annualised Housing Requirement (D/5)	461

Table 2.2 Requirement Summary at 1st April 2023

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".

Staffordshire Moorlands Land Supply Components

Small sites with planning permission

3.4 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. 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 2022/23 is 3.3% which is below the 10% rate. Applying a 10% discount is therefore considered to be a robust approach to reflect potential lapses and slow build out.

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

Large sites (non-allocations) with planning permission

3.6 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. 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.

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

Local Plan Allocations

3.8 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.

3.9 A list of local plan allocations where delivery is expected within the next five years can be found in Appendix 3.

Small and Large Site Windfall Allowances

3.10 The adopted Local Plan includes windfall allowances for small sites (9 or less 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.

3.11 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.

3.12 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 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 39 dwellings per annum since the start of the plan period.

3.13 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

3.14 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."

3.15 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.

3.16 Net completions data obtained from the PDNPA (see Table 2.3) demonstrates that 52 dwellings have been completed in the Staffordshire Moorlands area of the National Park over the past nine years (2014-2023). This indicates a higher average delivery rate (5.8 dwellings per annum) than the allowance included in the Local Plan (5.3 dwellings per annum).

Supporting Delivery

3.17 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).

3.18 The AHDP has two core aims:

- Drive forward the delivery of the Local Plan and a 5 year supply of deliverable sites 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.

3.19 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 adopted Local Plan sites
- Council - led proactive interventions

3.20 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.

3.21 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.

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 Letters and emails were sent to developers/ landowners for of large sites with planning permission and allocations requesting the month and year that the site is likely to commence (if not already done so), 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.

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 plot commencements and completions was gained through the Council's Building Control records. Council Tax records 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.

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. The final calculation is set out below.

Annualised Housing Requirement	Total annual housing requirement (April 2023 – March 2028) including 5% buffer and meeting shortfall over the Local Plan period to 2033		2,307/5=461
Total Deliverable Housing Supply	Large sites with planning permission	517	1,651
	Small sites with planning permission	382	
	Local Plan allocations	574	
	Small sites windfall allowance	120	
	Large sites windfall allowance	32	
	Peak District National Park Allowance	26	
Total five year supply	Supply / Requirement/ (1,651/461)		3.58 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 2023.

Appendix 1 - Supply Details

Small sites with planning permission

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2020/0162	Land to the rear of 33 Halls Road Biddulph	1	1	1
SMD/2018/0719	Land adjacent to Green Acres, Gun Battery Lane Biddulph Moor	1	0	1
SMD/2016/0015	Land northwest of Royal Oak Pub Off Sugar Street Rushton Spencer	9	0	9
SMD/2016/0134	Land adjacent to The Orchard Deebank Heights Springfield Drive Leek	7	3	3
SMD/2018/0731	Land adj to Vivant Hazel Cross Road Kingsley	1	1	1
SM10-0977	Land between Sandstones & Stonefields House Stanley Bank Stanley	2	1	1
SMD/2017/0313	Land adjacent to 40 Kingsley	1	1	1
SMD/2016/0609	Land N/W/S of Wetley Rocks Methodist Church Leek Road Wetley Rocks	3	1	1
SMD/2021/0814	Land adjacent to 9 Blythe Road Blythe Bridge	1	0	1
SMD/2017/0151	Land junction of Uttoxeter Rd & Heath House Lane Lower Tean	6	6	6
SMD/2021/0253, SMD/2019/0638	Land at Sandybrook Sandybrook Lane Leek	1	1	1
SMD/2017/0542	Land adj to Bruland Clewlovs Bank Bagnall	1	1	1
SMD/2013/1064	Land at Day House Farm Sarver Lane Dilhorne	1	1	1
SMD/2022/0487	Land adj to 83 Lilac Grove Farm Folly Lane Cheddleton	7	0	7
SMD/2021/0839	Land to the side and rear of Lansdowne Station Road Cheddleton	1	1	1
SMD/2017/0148	Land between Brook Cottage and Sneyd Arms Whiston	1	1	1
SMD/2017/0713	Land off Churnet View Road Oakamoor	7	2	3

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SMD/2021/0153	Land adj Tollbar Cottage High Street Ipstones	1	1	1
SMD/2016/0429	Lightwood Farm Cheadle	3	1	1
SMD/2017/0275	Bank House Foxt Road Foxt	1	0	1
SMD/2018/0725	Wildgoose Farm Ashbourne Road	2	2	2
SM98-0230	Building at Springfield Farm Consall Lane	1	1	1
SM94-0748	Land adjacent Churnet Grange Farm Basford Lane	1	1	1
SMD/2016/0605	Barns at Old Hall Farm The Green Bagnall	2	2	2
SM98-0646	Bank Side Farm Stile House Lane	1	1	1
SMD/2021/0290	Nab Hill House Nab Hill Avenue Leek	-1	0	-1
SM04-0724	Highfields Farm Riverside Road	2	1	1
SM03-0975	Building at Lane End Farm Beat Lane	1	1	1
SM03-1041	Sprinks Farm Under the Hill Biddulph Moor	1	1	1
SM06-1253	Land south east of New Cottages Foxt Road Foxt	1	1	1
SMD/2019/0024	Land to the rear of 15 Thames Drive Biddulph	1	0	1
SM06-0533	Barns at Reacliffe Farm Reacliffe Road	4	4	4
SM94-0961	Land immediately East of Tittesworth Estate Blackshaw Moor	2	0	2
SM07-1367	Land at Back Lane Belle Vue Road Leek	3	2	3
SMD/2020/0175	Dane Heights Clay Lake Endon	3	0	3
SMD/2015/0225	Land rear of 1 & 3 Holt Lane Kingsley	1	1	1
SM99-0841	Barn at Hermitage Farm Ipstones Bank	1	1	1
SM02-1330	Heath House Hollington Road	1	1	1
SMD/2013/1148	Dingle Brook Farm Dingle Lane Rushton Spencer	1	1	1

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SM10-0729	Roebuck Public House 12 Congleton Road Biddulph	4	4	4
SM12-1353	77 Tunstall Road Biddulph	3	2	3
SMD/2022/0313	Land Adjacent to Newfold Farm Sytch Road Brown Edge	1	1	1
SM04-1430	Barn Park Farm Shay Lane Ipstones	1	1	1
SMD/2014/0748	west of Wyn Dene Silverwood Leek Road Longsdon	1	1	1
SMD/2020/0117	Side/rear garden to Ridgeway House Leek Road Longsdon	1	1	1
SMD/2019/0378	Rear portion of pub Travellers Rest Inn Leek Road Leekbrook	9	6	9
SMD/2017/0678	14 Market Place Leek	3	1	1
SM11-0646	48 Ball Haye Road Leek	3	3	3
SMD/2011/0736	6 West Street Leek	1	1	1
SM09-0165	Upper Heakley Farm Ball Lane Brown Edge	1	1	1
SMD/2020/0392	Barnes Lea Farm (Barn 1) Reacliffe Road Rudyard	1	0	1
SMD/2013/1024	Paynsley Hall Farm Sandon Road Cresswell	1	1	1
SMD/2017/0792	Coregreen Yard Tenford Lane	6	6	6
SMD/2020/0290	Land adjacent Rose Hill Stoney Lane Endon	1	0	1
SMD/2022/0344	Gravel Bank Farm Caverswall Common Stoke on Trent	4	0	4
SMD/2014/0733	Wesleyan Chapel Station Road Biddulph	7	0	2
SMD/2015/0260	Land adj to Ivy Wall Cottage Ladderedge Leek	1	1	1
DET/2015/0031	The Barn Upper House Farm Salters Lane Werrington	1	1	1
SMD/2017/0458	181, The Holly Bush Inn High Street Brown Edge	3	3	3
DET/2015/0034	Agricultural Building at Bentygrange Lane Winkhill	1	1	1

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DET/2015/0008	Lightwood Farm Ashbourne Road Cheadle	3	1	1
SMD/2011/1193	New Buildings Farm Sandon Road	2	2	2
DET/2016/0002	Barn at rear of Middle Hulme Grange Blackshaw Lane Meerbrook	2	0	1
SMD/2016/0150	Summerhill 1 Gallows Green Alton	1	1	1
SMD/2016/0321	14-18 Russell Street Leek	5	5	5
SMD/2021/0053	Cloud Wood End Farm Toft Green Lane Congleton	2	0	2
SMD/2016/0427	The Old Vicarage Dimble Lane Alton	1	1	1
SMD/2021/0406	The Crown Inn Tean Road Cheadle	5	5	5
SMD/2016/0322	Home Farm Bradshaw Lane Ipstones	4	4	4
SMD/2018/0557	Meadow View Well Lane Biddulph	1	1	1
SMD/2016/0347	Spring Bank Livery stables Congleton Road Biddulph	1	1	1
SMD/2016/0100	Lord Nelson Inn School Drive Oakamoor	1	1	1
SMD/2015/0798	Ivy Bank Windy Arbour Cheadle	1	1	1
SMD/2021/0105	Endon Riding School / Cotslow Farm Stanley Moss Lane Stockton Brook	9	9	9
DET/2020/0027	Barn A Bagnall Grange Farm Tompkin Road Stanley	2	0	2
SMD/2019/0509	Rickyard Barn Bradley Lane Alton	1	0	1
DET/2017/0011	New Close Fields Barn Cheadle	1	0	1
DET/2016/0062	Springs Cottage Farm Thornyedge Road Bagnall	1	0	1
SMD/2016/0520	Intake Farm Foxt Road Foxt	1	1	1
SMD/2018/0448	112 Draycott Road Upper Tean	1	1	1
SMD/2021/0234	Holly House Sugar Street Rushton Spencer	1	0	1

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SMD/2017/0099	Totmonslow Farm Draycott Road Upper Tean	3	0	2
SMD/2019/0594	Coltslow Stanley Moss Lane Stockton Brook	1	0	1
SMD/2021/0174	Teanford Mill Breach Lane Upper Tean	1	0	1
SMD/2017/0779	Holly Tree House School Lane Horton	1	1	1
SMD/2021/0156	Land adj Brandon House Farm Town End Road Foxt	1	1	1
SMD/2020/0218	Gorseysdale Cheddleton Heath Road Leek	2	2	2
SMD/2017/0510	121 Tunstall Road Knypersley	6	5	5
SMD/2017/0580	7 Watt Place Cheadle	1	1	1
DET/2017/0022	Barn at Paynsley Hall Farm Sandon Road Cresswell	1	0	1
SMD/2019/0687	Apesford Farm Apesford Lane Bradnop	2	0	2
DET/2017/0021	New House Farm Barn Cotton Lane Cotton	1	0	1
DET/2017/0035	Higher Whitmore Farm Barn Congleton Road Biddulph	2	0	2
DET/2017/0039	Stone Barn Chatsworth Farm Lask Edge Road Leek	1	0	1
DET/2017/0038	Burnfields Farm Hill Top Brown Edge	1	0	1
SMD/2018/0140	Land rear of 11 Conway Grove Cheadle	1	1	1
SMD/2019/0212	Flag Tower View Battlesteads Alton	3	1	1
SMD/2021/0270	455 New Street Biddulph Moor	1	0	1
SMD/2017/0447	Lower Farm Consall Lane Consall	3	1	1
DET/2020/0044	Moorlands Farm Ellastone Road	1	0	1
SMD/2018/0316	Lask Edge Methodist Church	1	1	1
SMD/2019/0005	Land off Black Lane Whiston	4	1	4
SMD/2021/0492	White Oaks / Blackberry Cottage The Common Dilhorne	1	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2018/0045	Tearne Quarry / Oldham Court Main Road Hollington	9	0	9
SMD/2020/0106	Paradise Hill Cheadle Road	1	1	1
SMD/2018/0535	71 Cellarhead Road Werrington	1	1	1
SMD/2021/0640	Land adj to The Woodlands / Railway Cottages Leek Road Leekbrook	1	0	1
SMD/2017/0628	Lower Overton Farm Overton Road	1	1	1
DET/2018/0025	Cockings Farm Sandy Lane Caverswall	1	0	1
SMD/2019/0680	Land at Diglake Sunnyside Kingsley	2	1	1
SMD/2018/0636	Whiston Barn Whiston Eaves Lane Whiston	1	1	1
DET/2018/0002	Hayes Gate Farm Star Bank Oakamoor	1	0	1
SMD/2018/0572	Land off Back Lane, Belle Vue Road Leek	1	1	1
SMD/2019/0085	Hurst Bank Farm / Sweet Pea Cottage Hurst Road Biddulph	1	1	1
SMD/2019/0084	NE of Highfield House Highfield Leek	4	4	4
SMD/2021/0554	Kinnoull East Street Leek	1	1	1
SMD/2021/0741	Lock up garages Broad Street Leek	6	0	6
SMD/2018/0547	Land to the rear of Whyte Gate (1-5 Valley View) Breach Lane Upper Tean	5	5	5
DET/2019/0018	Widowfields Farm Ford Hayes Lane	1	0	1
SMD/2022/0576	Land south of 100 Congleton Road Biddulph	1	0	1
SMD/2020/0732	Land adj to 5 The Plain Whiston	1	0	1
SMD/2020/0637	197 High Lane Brown Edge	7	7	7
DET/2019/0027	Ashes Farm Easing Lane Thorncliffe	1	0	1
SMD/2022/0509	Land off Smithy Lane Cheadle	1	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
DET/2018/0042	Shaw Walls Farm Shaw Wall Lane Whiston	2	0	2
SMD/2023/0196	Longhurst Farm Oakamoor	1	0	1
DET/2019/0030	Cowshed Chatsworth Farm Lask Edge Leek	1	0	1
SMD/2021/0469	Land east of Sandfields Kingsley Road Werrington	3	0	3
SMD/2020/0495	Methodist Church School Lane Bradnop	1	0	1
DET/2019/0037	Higher Parkhead Farm Dog Lane Ipstones	1	1	1
SMD/2019/0475	Land adj to Stonewall Foxt Road Foxt	1	1	1
SMD/2019/0557	Tomfields Farm Kingsley Road Kingsley Moor	1	1	1
SMD/2019/0573	Priority Hotel Abbots Road Leek	2	2	2
DET/2020/0042	Toft Lodge Farm Rudyard Road Heaton	1	1	1
SMD/2019/0765	Darleyshire Farm Leek Road Wetley Rocks	1	0	1
SMD/2019/0427	1 High Street Cheadle	1	0	1
DET/2020/0012	Barn adjoining Leek Road Town End Lane Swinscoe	1	0	1
SMD/2020/0224	Brooks's Barn Hurst Road Biddulph	1	1	1
SMD/2022/0608	Land off Jubilee Terrace Leek	1	0	1
SMD/2019/0475	Land adj to Stonewall Foxt Road Foxt	1	1	1
SMD/2019/0557	Tomfields Farm Kingsley Road Kingsley Moor	1	1	1
SMD/2019/0573	Priority Hotel Abbots Road Leek	2	2	2
DET/2020/0042	Toft Lodge Farm Rudyard Road Heaton	1	1	1
SMD/2019/0765	Darleyshire Farm Leek Road Wetley Rocks	1	0	1
SMD/2019/0427	1 High Street Cheadle	1	0	1
DET/2020/0012	Barn adjoining Leek Road Town End Lane Swinscoe	1	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2020/0224	Brooks's Barn Hurst Road Biddulph	1	1	1
SMD/2022/0608	Land off Jubilee Terrace Leek	1	0	1
SMD/2019/0704	Black Head Inn High Street Upper Tean	4	0	4
SMD/2019/0655	Barn off Mill Lane Rushton Spencer	1	0	1
SMD/2022/0437	Land rear of 30-34 Church Lane Checkley	1	0	1
SMD/2019/0342	Land adj to The Stone House Malthouse Road Alton	1	0	1
SMD/2020/0358	Four Meadows Farm Foxt Road Foxt	1	0	1
SMD/2020/0303	Little Moorville Farm Leek Road Cellarhead	1	0	1
SMD/2021/0467	Bank View Draycott Road Upper Tean	1	0	1
SMD/2020/0723	Barn at Lyndhurst School Lane Bradnop	1	0	1
SMD/2019/0778	Woodland View Tenford Lane Upper Tean	3	0	3
SMD/2020/0379	The Top Pub Hill Top Brown Edge	4	4	4
SMD/2020/0310	63 High Street Biddulph	1	0	1
DET/2020/0022	Bagnall Grange Farm Tompkin Road Stanley	1	0	1
SMD/2021/0263	Blakeley Farm Blakeley Lane Whiston	1	0	1
SMD/2019/0720	Land off Woodhouse Lane Biddulph Moor	3	1	1
SMD/2019/0469	Former Granary Ashenhurst Hall Farm Ashenhurst Lane Bradnop	1	0	1
SMD/2021/0659	Ivy House Farm Tompkin Road Stanley	1	1	1
SMD/2020/0266	Land off Winterfield Lane Hulme	4	0	4
SMD/2020/0049	171 Biddulph Arms Congleton Road Biddulph	9	0	9
SMD/2020/0565	152 Park Lane Biddulph	-1	0	-1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2021/0038	Plot 4 Chapel Close Wetley Rocks	1	0	1
SMD/2020/0686	97 Charles Street Cheadle	1	0	1
SMD/2020/0105	Duart Dilhorne Road Cheadle	2	0	2
SMD/2021/0035	1 - 3 Market Place Leek	9	0	9
SMD/2020/0408	12 Gorsty Hill Road Upper Tean	1	0	1
SMD/2020/0153	Manor House Farm The Village Bagnall	1	1	1
SMD/2021/0196	Grove Farm Leek Road Cellarhead	1	1	1
SMD/2020/0261	Land to the east of Ross Road Whiston	1	0	1
DET/2021/0008	Shepherds Cottage Leek Road Waterhouses	1	1	1
SMD/2021/0095	Fair View Bank End Brown Edge	1	0	1
SMD/2020/0413	158 The Miners Rest Cheadle	8	0	8
SMD/2021/0294	Garden Villa East Drive Cheddleton	-1	0	-1
SMD/2021/0041	Willowshaw Farm Cloudside Congleton	1	0	1
SMD/2019/0444	Stoney Park Consall Lane Consall	1	0	1
SMD/2021/0123	Mill House Oak Street Cheadle	2	0	2
SMD/2016/0211	8 Sheep Market Leek	2	0	2
SMD/2021/0266	Flying Horse Inn, 130 Ashbourne Road Leek	5	0	5
SMD/2020/0279	Land north of 50 The White House Draycott Road Upper Tean	1	0	1
DET/2021/0032	Lane Ends Farm Leek Road Bradnop	1	0	1
SMD/2021/0548	Broadhurst Farm Leek Road Waterhouses	1	0	1
SMD/2022/0316	20 Lancaster Avenue Leek	1	1	1
SMD/2021/0471	Meadowstile Farm Tower Hill Road Biddulph	-1	0	-1
SMD/2021/0462	Meadow View Clewlovs Bank Stanley	1	1	1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2021/0275	Town Head Farm Foxt Road Foxt	1	1	1
DET/2020/0040	Dial Lane Farm Dial Lane Congleton	1	1	1
SMD/2021/0632	Simfield Farm Greens Lane Werrington	1	0	1
DET/2021/0033	Greenway Hall Greenway Hall Road Milton	1	0	1
SMD/2021/0568	Bradley Elms Farm Cheadle Road Alton	1	0	1
SMD/2021/0586	Cheadle Equestrian Centre Eaves Lane Cheadle	1	1	1
SMD/2021/0555	Barn at Cash Heath Farm Cash Heath Forsbrook	2	0	2
SMD/2021/0533	Shawe Farm Shawe Park Road Kingsley Holt	1	0	1
SMD/2021/0117	Ashcombe Park Cheadle Road Cheddleton	-1	0	-1
SMD/2020/0505	The Old Rectory Holt Lane Kingsley	-1	0	-1
SMD/2020/0718	Manor Fields Uttoxeter Road Draycott	1	0	1
SMD/2020/0563	Land south of Turners Pasture Cheadle	6	0	6
SMD/20210722	Broad Hayes Park Homes Hammersley Hayes Road Cheadle	1	0	1
DET/2021/0043	Honey Hole Farm Stoney Lane Cauldon	1	0	1
DET/2021/0042	Norbury House St Edward Street Leek	1	0	1
SMD/2021/0705	19 Rossmor Meadow Drive Cheadle	1	0	1
DET/2021/0037	Taylor's Green Farm Honeysuckle Lane Longsdon	3	2	3
SMD/2020/0333	23 Meadow Close Leek	1	0	1
SMD/2020/0332	27 Meadow Close Leek	1	0	1
SMD/2020/0029	Land at The Green Cheadle	9	5	5
SMD/2020/0197	Butchers Arms Cheadle Road Blythe Bridge	3	0	3

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2021/0802	58 Well Street Cheadle	1	0	1
SMD/2020/0537	Opposite 15 Prince George Street Cheadle	1	0	1
SMD/2022/0058	The Dormers Willfield Lane Brown Edge	1	0	1
SMD/2021/0764	Gorseydale Cheddleton Heath Road Leek	1	0	1
SMD/2021/0658	The Bungalow Caravan Cheadle Road Cheddleton	1	0	1
SMD/2021/0416	Land at South View 68 The Green Cheadle	1	1	1
DET/2022/0019	Apesford Farm Apesford Lane Bradnop	1	0	1
SMD/2022/0066	Langdale House Cheadle Road Cheddleton	-1	0	-1
SMD/2022/0218	Baileys Hill Farm Over The Hill Biddulph Moor	1	0	1
SMD/2021/0839	Lansdowne Station Road Cheddleton	1	0	1
SMD/2021/0784	Land East of Sugar Street	4	0	4
SMD/2017/0701	Ivy House Farm Rownall Road Wetley Rocks	2	0	2
SMD/2022/0233	Wallbank Grange Farm Ellastone Road Winkhill	1	0	1
SMD/2021/0530	The Swan Inn Town End Cheadle	3	0	3
SMD/2022/0007	Pike Low Farm Ashbourne Road Whiston	1	0	1
SMD/2022/0201	The Withering Farm Cheadle Road Alton	1	0	1
SMD/2021/0231	Adderley Mill Cheadle	4	0	4
SMD/2022/0373	30 Buxton Road Leek	2	0	2
SMD/2022/0231	Upper House Farm Salters Lane Werrington	1	0	1
SMD/2021/0100	Land at Deadmans Green Uttoxeter Road Checkley	1	0	1
DET/2022/0033	Cloud Park Farm Dial Lane Congleton	1	0	1
SMD/2022/0075	10 Meadow Drive Cheadle	1	0	1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
SMD/2022/0500	43 Big Southlow Farm Leek Road Wetley Rocks	1	0	1
SMD/2022/0461	Cloud Park Farm Dial Lane Congleton	1	0	1
SMD/2022/0474	Land at Southern end of Quarry Bank Hollington	2	0	2
SMD/2022/0371	22 The Beeches Jasmine Close Blythe Bridge	1	0	1
SMD/2022/0281	Teanford Mill Breach Lane Upper Tean	1	0	1
SMD/2021/0189	Land at Anvil Drive Biddulph	1	0	1
SMD/2022/0511	The Monkhouse Prince George Street Cheadle	1	0	1
SMD/2022/0472	Land South of Cresswell Old Lane Cresswell	2	0	2
SMD/2022/0465	Land at Basford View Cheddleton	1	0	1
SMD/2022/0440	1 Cranberry Avenue Checkley	1	0	1
SMD/2021/0287	7a Cheadle Shopping Centre High Street Cheadle	1	0	1
SMD/2022/0595	123 Ball Haye Green Leek	1	0	1
DET/2022/0040	Wragg Hall Farm Biddulph Park Road	1	0	1
SMD/2022/0508	Upper Park Farm Park Lane Ipstones	1	0	1
SMD/2022/0322	Brow Nook Farm School Lane Cheadle	1	0	1
DET/2022/0046	Hawthorn House Thorncliffe Lane Blackshaw Moor	1	0	1
DET/2023/0003	Stanley Farm Bunaglow Dial Lane	1	0	1
DET/2022/0024	18 Smithy Cottage High Street Ipstones	1	0	1
DET/2023/0001	New House Farm Luzlow Lane Bagnall	1	0	1
SMD/2022/0656	Alderlee Farm Gun Hill Road Meerbrook	3	0	3
SMD/2020/0295	Land adj to The Knott Inn Station Lane Rushton	1	1	1

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	Total dwellings permitted	No of units under construction	Remaining Capacity at 1st April 2023
DET/2022/0004	Ivy House Farm Rownall Road Wetley Rocks	2	0	2
DET/2020/0038	Longhurst Farm Dimmingsdale Oakamoor	1	1	1
	Total	462	183	425

Table 6.1

6.1 Total delivery within five years from small sites with planning permission with a 10% lapse rate applied: $425 - 43 = 382$.

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

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/3/23	No under construction at 31/3/23	Units remaining as at 01/04/23	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
DET/2019/0024	County Services Building, Fountain Street, Leek	21	0	14	7	7	<p>Current Position</p> <p>The scheme is almost complete.</p> <p>5YHLS Assessment</p> <p>All remaining plots are expected to be complete during 23/24.</p>	7	0	0	0	0	7
SMD/2016/0413 (OPP), SMD/2020/0730 (RM)	Milltown Way, Leek	25	0	0	0	25	<p>Current Position</p> <p>The site has reserved matters planning permission approved in February 2022.</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 October 2023 with 13 plots due for completion 2023/24 and 12 plots 2024/25.</p>	0	13	12	0	0	25
SMD/2017/0083 (FPP) SMD/2021/0441 (FPP)	Compton Mill, Leek	57	0	0	57	57	<p>Current Position</p> <p>Site is under construction.</p> <p>5YHLS Assessment</p> <p>A response has been received from the agent to say that delivery of all plots is anticipated during 2023/24.</p>	57	0	0	0	0	57
SMD/2017/0549, SMD/2019/0564 (FPP)	The Homestead, John Street, Biddulph	10	0	0	1	10	<p>Current Position</p> <p>Site is under construction.</p> <p>5YHLS Assessment</p> <p>A response has been received from the developer to confirm that 4 completions are expected during 23/24 and 6 completions during 24/25.</p>	4	6	0	0	0	10
SMD/2014/0655, SMD/2015/0781 SMD/2019/0662 (RM)	Brookhouse Way, Cheadle	36	0	0	0	36	<p>Current Position</p> <p>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</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	15	21	0	36
SMD/2018/0234 (OPP) SMD/2021/0550 (RM)	Fole Dairy, Fole	48	0	0	0	48	<p>Current Position</p> <p>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. Building works have not yet commenced.</p> <p>5YHLS Assessment</p>	0	0	18	12	18	48

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/3/23	No under construction at 31/3/23	Units remaining as at 01/04/23	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	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/2016/0811, SMD/2021/0491 (RM)	Tenford Lane, Upper Tean	40	0	0	0	40	<p>Current Position</p> <p>A reserved matters application SMD/2021/0491 was approved on 17 February 2023. Discharge of conditions applications have been approved.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon a response from Hewitt & Carr Architects on behalf of the landowner. It anticipates construction starting on the site in August 2024 and delivering 20 dwellings during 2024/25 and 20 units during 2025/26.</p>	0	20	20	0	0	40
SMD/2018/0509 (OUT) SMD/2022/0199 (RM)	Land adj to Daisy Bank Farm, Uttoxeter Rd, Upper Tean	55	0	0	0	55	<p>Current Position</p> <p>The site has an outline permission and a reserved matters and discharge of conditions application is currently pending.</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	15	30	10	55
SMD/2019/0486 (RM)	Saltersford Lane, Alton	22	0	4	12	18	<p>Current Position</p> <p>The site is under construction.</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	3	0	0	0	18
SMD/2014/0576 (OUT) SMD/2022/0267 (RM) pending SMD/2022/0268 (RM) pending	Land at Blythe Park, Sandon Road, Cresswell	168	0	0	0	168	<p>Current Position</p> <p>Two reserved matters applications are currently awaiting decision. SMD/2022/0267 for 157 dwellings and community uses. SMD/2022/0268 for 60 dwellings.</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	20	40	60
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>Current Position</p> <p>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

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/3/23	No under construction at 31/3/23	Units remaining as at 01/04/23	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
SMD/2020/0552 (VAR) (pending) SMD/2021/0536 (RM) (pending) SMD/2021/0537 (VAR) (pending)	Land at Barnfield Road & Sunnyhills Road, Cornhill West, Leek	175	0	0	0	175	<p>Current Position</p> <p>Reserved matters approved by Committee on 16th February 2023 subject to a S106.</p> <p>5YHLS Assessment.</p> <p>The delivery projections are based a response from the agent in March 2023.</p>	0	0	36	28	53	117
SMD/2017/0497	Ivy Cottage, Tythe Barn, Alton	10	0	0	0	10	<p>Current Position</p> <p>The site has full planning permission approved.</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	7	3	0	0	10
N/A	N/A	736	35	18	77	683		83	42	116	126	150	517

7.1 Outstanding large permissions (non-allocated) supply = 517

Appendix 3 - Local Plan Allocations

Application No / Ref Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/3/23	No under construction at 31/03/23	Units remaining as at 01/04/23	Site comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 year total
SMD/2017/0660 (OPP), SMD/2019/0723 (RM) / Local Plan Ref CH024	Former Cecilly Mill, Cheadle	106	120	2	55	52	63	<p>Current Position</p> <p>The site is being developed by Bellway Homes Limited and is under construction with 57 plots completed and 52 under construction by 31/3/23.</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>	30	30	3	0	0	63
SMD/2018/0180 Hybrid application (FPP & OPP) / Local Plan ref CH001 & CH132	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 1)	320	125	4	49	49	72	<p>Current Position</p> <p>The site is being developed by Persimmon Homes with 53 plots completed and 49 under construction by 31/3/23.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon a response from the developer.</p>	50	22	0	0	0	72
SMD/2018/0180 Hybrid application (FPP & OPP) SMD/2021/0780 (RM) pending / Local Plan ref CH001 & CH132	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 2)	See above	135	0	0	0	135	<p>Current Position</p> <p>The site has outline planning permission. Reserved matters application SMD/2021/0780 was received on the 26/11/2021 and is pending decision.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon a response from the developer.</p>	0	15	44	42	31	132
SMD/2017/0659 SMD/2021/0132 / Local Plan Ref Policy H2 (CH013)	Land to the rear of the Birches, Cheadle	51	39	4	16	11	19	<p>Current progress</p> <p>The site is being developed by Walton Homes Ltd and is under construction with 20 plots completed and 11 plots under construction by 31/3/23.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based upon a response from the developer which anticipates that the site will be completed by March 2024.</p>	19	0	0	0	0	19
SMD/2021/0418 Policy H2 & DSR1	Blythe Vale, Blythe Bridge (Phase 2)	300 (Phase 1 & 2)	200	0	0	0	200	<p>Current Position</p> <p>Phase 2 is currently under construction.</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>	40	40	40	40	40	200

Statement of Five Year Housing Land Supply (as at 1st April 2023)

Application No / Ref Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/3/23	No under construction at 31/03/23	Units remaining as at 01/04/23	Site comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 year total
SMD/2021/0694 (FUL) approved / Policy H2 & DSR 3 (WE003 & WE052)	Land at Ash Bank Road, Werrington	75	75	0	0	25	75	<p>Current Position</p> <p>The site is being delivered by Countryside Partnerships. Planning application SMD/2021/0694 for 75 dwellings was approved on 26/09/2022. Construction on the site is well underway.</p> <p>5YHLS Assessment</p> <p>The delivery projections are based on a response from the developer.</p>	34	41	0	0	0	75
SMD/2021/0089 (OPP) pending / Policy H2 & (AL012)	Land at Capri, Gallows Green, Alton	13	N/A	0	0	0	13	<p>Current Position</p> <p>Awaiting final S106 agreement.</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	7	6	0	13
N/A	N/A	865	694	10	120	137	577	N/A	173	148	94	88	71	574

Table 8.1

8.1 Allocations total outstanding supply = 574

Appendix 4 - Windfall Data

Leek	Local Plan Windfall Allowance	Actual (based on 9 year average 2014-2023)
Large sites	15 per annum	39 per annum
Small sites	10 per annum	13 per annum

Leek Windfall Averages

Biddulph	Local Plan Windfall Allowance	Actual (based on 9 year average 2014-2023)
Large sites	20 dwellings over plan period	17 per annum
Small sites	10 per annum	7 per annum

Biddulph Windfall Averages

Cheadle	Local Plan Windfall Allowance	Actual (based on 9 year average 2014-2023)
Large sites	No allowance included	20 per annum
Small sites	10 per annum	13 per annum

Cheadle Windfall Averages

Rural	Local Plan Windfall Allowance	Actual (based on 9 year average 2014-2023)
Large sites	No allowance included	10 per annum
Small sites	30 per annum	33 per annum

Rural Windfall Averages

Statement of Five Year Housing Land Supply (as at 1st April 2023)
