



South Staffordshire Council

Housing Monitoring and Five Year Housing Land Supply

2022 - 2023



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South Staffordshire District Council

Housing Supply Statement – 1st April 2023 to 31st March 2028

1. The Council's Local Housing Need

- 1.1 Revised national planning guidance requires that for the period within five years of a plan being adopted (or where a plan housing target has been subsequently formally reviewed) the strategic housing requirement of that plan should be used to calculate the five year supply. This is not applicable to South Staffordshire, where the last strategic housing requirement was set over five years ago in the 2012 Core Strategy. Planning practice guidance mandates that where there is no adopted strategic housing requirement policy, the authority's local housing need figure using the standard method must be used for calculating a five year housing land supply¹. This must be determined using the Government's standard methodology² for calculating each local authority's annual housing need, involving a simple three-step process. Firstly, the annual average increase in households for the next 10 years is calculated using the 2014 national household projections. An uplift is then applied to this annual average growth, based on nationally published affordability ratios. Finally, if necessary, a cap is applied to the extent of any uplift above the annual need in stage 1.
- 1.2 The implications of this standard methodology for South Staffordshire's local housing need (as at 1 April 2023) are set out below:

Step 1 - Setting the Baseline

- 1.3 The relevant projections are the 2014 Household Projections³. Looking at a consecutive ten year period, starting from the current year consistent with this monitoring (2023), this implies growth of 1808 dwellings over the period 2023-2033. This averages out as an annual household growth of 180.8 dwellings per annum.

Step 2 – An Adjustment to Take Account of Affordability

- 1.4 The most recent median workplace-based affordability ratios were published on 23 March 2023⁴. These imply an affordability ratio of **9.00** for South Staffordshire, when comparing median house prices to median gross annual workplace-based earnings. These are used in the following formula to calculate an 'adjustment factor', using the following formula:

¹ Housing supply and delivery, Paragraph: 003 Reference ID: 68-003-20190722

Revision date: 22 July 2019

² NPPF 2023 footnote 39

³ <https://www.gov.uk/government/collections/household-projections>

⁴

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

- 1.5 The baseline annual household growth identified in Step 1 is then multiplied by the resulting adjustment factor.
- 1.6 South Staffordshire’s most recent affordability ratio is 9.00. Therefore, an adjustment factor of **1.3125** can be calculated. This results in a minimum annual local housing need figure of 237 dwellings per annum using the formula above and projected household growth set out in Step 1.

Step 3 – Capping the Level of Any Increase

- 1.7 National planning guidance sets out a number of scenarios where a cap may apply to the annual housing need identified in Step 2. Having reviewed these scenarios and the level of annual household growth in Step 1, the Council has concluded that none of the applicable scenarios would cap the housing need set out in Step 2, particularly as the Council’s current Core Strategy housing requirement is now over 5 years old. Therefore, the Council’s need remains the same as at Step 2.
- 1.8 In conclusion, having followed the steps set out in national planning guidance, **the Council’s local housing need figure is 237 dwellings per annum.**

2. Housing Land Supply

- 2.1 The following table sets out the housing land supply position as at 1 April 2023.

Sources which contribute dwellings to supply 1 April 2023 – 31 March 2028	Dwellings
Small sites under construction (net) excluding long standing starts	109
Small sites with planning permission (full or outline) with a 19% non-implementation rate applied	249
Large sites with full permission or under construction (net)	551
Large sites with advanced full planning applications and developer (net)	104
Large sites with only outline permission or a local plan allocation (net/deliverable sites only)	30
Windfall allowance (40 dwellings per annum in years 4 & 5)	80
Total Commitments as at 1 April 2023	1,123

3. Dwellings with Planning Permission

3.1 The remaining housing supply with permission is split between those sites not yet started, and the remaining capacity on sites which are already under construction. Replacement dwellings to be lost from supply are also discounted in calculating the five year supply to ensure any figures are 'net' increases. Further discounts are also applied to these figures on a site-by-site basis (for large sites) and using a non-implementation rate (on small sites), as set out later in this report.

4. Supply from other Sources (outline permissions and site allocations)

4.1 The NPPF indicates that sites that are not major development, and 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. Additionally, the NPPF also clarifies that sites with outline planning permission or which are allocated in the development plan, may be considered deliverable, but only when there is clear evidence that housing completions will begin on site within five years.

4.2 To ensure we have examined all sources of supply in accordance with the new NPPF, an audit has been undertaken of all major development housing sites with outline permission or which are allocated in the development plan. This has been done to ensure that supply is only included from these sources where there is clear evidence that they will deliver homes in the five year period.

4.3 The extent of supply included from allocated sites and sites with outline permission is set out in the site-specific housing trajectory included in Appendix 2. To summarise, the Council has taken into account numerous sources of evidence to determine the extent of deliverable supply likely to be realised from these sites. These include the following factors:

- The rate of delivery implied on these sites using the district-wide build rates/lead-in times agreed the Council's SHELAA Housing Panel (which included development industry representatives and agents bringing forward housing sites in the district).
- Where necessary, site specific trajectories discussed with the developers attached to the sites, confirming their intended timescales for disposing of the land/commencing on site.
- The progress of planning applications to deliver the housing allocations.

4.4 In line with the NPPF/PPG, SAD sites without full planning permission have only been included in the deliverable supply where there was (as of 1 April 2023) clear evidence that supply would be realised within the next five year period. In most cases, this means that such sites are only counted towards the five year supply where a housing developer is attached to deliver the site. Therefore, sites promoted by landowners/land agents where there is not sufficient site-specific evidence at this stage to confirm that the development industry will complete dwellings on the site within the next five years are not included in the five year supply. Where a planning application has been submitted to deliver the site, any deliverable supply is based off

the capacity of these applications in the first instance. This recognises that the housing allocations in the SAD are expressed as minimum requirements and that all full planning permissions approved on allocations site since the SAD was adopted have seen significant increases above the minimum allocated numbers on the sites in question.

- 4.5 Having regard to all of these factors a conservative estimate has been made of the deliverable supply which will be realised from allocated sites in the five year period. The level of deliverable housing supply assumed is presented in the trajectory set out in Appendix 2. This is set out alongside the information supporting the site's likely delivery timescales.
- 4.6 Where remaining allocated sites are not included in the five year supply at this moment in time, this usually reflects the fact that (as of 1 April 2023) landowners/site promoters were not sufficiently advanced in disposing of the site and particularly could not show that a housing developer had agreed to deliver a scheme on the relevant land. In such cases, a conservative assumption is made that delivery will only commence in the 6-15 year period until such time as the Council has clear evidence to show otherwise. This situation will likely change as the disposal of the remaining allocated housing sites progresses, which may also lead to an increase in housing delivery as planning applications come forward on the sites. Future five year supply statements will reflect the latest evidence on this matter.

Supply from large C2 full planning permissions

- 4.7 The most recently published Planning Practice Guidance indicates that, for the purposes of the five year supply, local planning authorities will need to count housing provided for older people, including institutions in C2 use, towards their supply⁵. This is to be done using census data on the average number of adults living in households⁶. The census data referred to in the Planning Practice Guidance indicates that the average number of adults living in households in South Staffordshire is **1.92**.
- 4.8 Using the methodology provided for counting C2 older persons accommodation towards overall C3 supply in the Housing Delivery Test⁷, this would imply that the following formula can be used for the purposes of the five year supply:

Contribution towards five year supply = number of C2 units/1.92

- 4.9 The Council currently has three large schemes predominantly or entirely made up of C2 accommodation. These sites, and the equivalent C3 dwellings contribution they make to the trajectory, are set out below.

⁵ Housing supply and delivery, Paragraph: 035 Reference ID: 68-035-20190722, Revision date: 22 July 2019

⁶ Housing for older and disabled people, Paragraph: 016a Reference ID: 63-016a-20190626, Revision date: 26 June 2019

⁷ [Housing Delivery Test: 2021 measurement technical note - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/91222/Housing-Delivery-Test-2021-measurement-technical-note.pdf)

Site	Number of C2 bed spaces	Equivalent C3 contribution using PPG method
Former Gorsty Lea Garage, Wolverhampton Rd, Codsall	28	15 dwellings
Former Great Wyrley Community Support Unit, 156 Walsall Road, Great Wyrley	122	63 dwellings
Bilbrook House, Carter Avenue, Bilbrook	80	41 dwellings

5. Past Housing Delivery

- 5.1 The Council has delivered 622 net completions in the 2022/23 monitoring year. The NPPF (paragraph 74) requires five year supply calculations to consider whether there has been significant under delivery over the previous three years to determine whether a 5% or 20% buffer should be added to the local authority's five year supply target. The NPPF specifies that this will be measured against the Housing Delivery Test, and a 20% buffer will be applied where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement. This is done with the purpose of improving "*the prospect of achieving the planned supply*" (NPPF paragraph 74(c)).
- 5.2 The most recent housing delivery test results were published on 14 January 2022⁸. This indicates that South Staffordshire delivered 136% of the relevant housing requirement over the measurement period. **Therefore, for the purposes of calculating five year housing land supply, a 5% buffer should be added, as there is no evidence of significant under delivery over the previous three years.**

6. Non Implementation and Adjustments

Large Sites (10 or more dwellings)

- 6.1 The NPPF is clear that all sites with detailed planning permission should be considered deliverable until that permission expires. This is reflected in the land supply calculations, which applies this presumption and then estimates the amount of housing supply that will be delivered within the five year period for each large site with full planning permission. In determining sites' delivery trajectory the Council has had regard to the number of units under construction on site and the likely lead-in times and build out rates established through the Council's SHELAA, which involved development industry engagement, as set out in Appendix 3 and Appendix 4 of this statement. Taking this approach means that each individual large site is evaluated annually to reflect its likely contribution towards the five year supply in any given year

⁸ [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/105222/Housing-Delivery-Test-2021-measurement.pdf)

providing an accurate picture of delivery on site. Given the site-specific estimations of likely delivery and the presumption in the NPPF regarding sites with full planning permission, a general lapse rate is not applied to large sites. It is also important to note that in the last 27 years (1996-2023) only two full planning permissions for newbuild schemes of 10 or more dwellings have lapsed once permission was granted⁹. Therefore, it is not considered appropriate to apply a blanket non-implementation rate to sites of 10 or more dwellings with full planning permission.

- 6.2 With regard to sites with a housing allocation or outline permission, the Council has taken a conservative approach to estimating likely site delivery, examining each site in detail as previously set out in Section 4. This means that large sites with outline permission or an allocation are only considered to be deliverable where there is specific and clear evidence to indicate the amount of dwellings which will be realised on the site within the five year period. This means that sites that are not sufficiently progressed to meet this test are not currently included within the five year supply on a precautionary basis, despite it being likely that these sites will become deliverable in subsequent monitoring years as the sites are progressed. Given this cautious approach to assumed site delivery, the Council does not consider there is any further need to discount supply from outline permissions or allocated sites through a blanket non-implementation rate.

Small Sites (fewer than 10 dwellings)

- 6.3 Historic delivery rates for small sites were assessed for the SHELAA (para 5.53-5.54). This analysis showed that 81% of small sites were completed within 5 years from the date of approval. A lapse rate of 19% has therefore been applied as a discount to all small sites where work has not yet begun on site. This assumption was reconsidered through the Council's SHELAA Housing Panel in late 2017 and was considered to be an appropriate indication of non-implementation if only applied to small sites, as set out in the agreed panel meeting minutes in Appendix 3. Since this time, the NPPF has established a general presumption that all small (i.e. non-major) housing sites benefitting from a planning permission should be considered deliverable until the permission expires. Therefore, the Council has continued to apply the 19% non-implementation rate on small sites not yet under construction.
- 6.4 Where construction on small sites has begun, these permissions are closely monitored through site visits, aerial photography, Council tax records and building control records to ensure that sites which appear to have stalled for extended period of time are excluded from the supply. Taken together with the 19% non-implementation rate, this is considered to ensure that the Council is only relying on a conservative contribution to be made to the deliverable supply from small sites.

7. Windfalls

⁹ These are a 10 dwelling redevelopment of the Waggon and Horses, Wombourne (11/00644/FUL) and a 12 dwelling redevelopment of a nursery in Oaken (15/00215/FUL). Permissions which have been replaced by an alternative similar residential development permission are excluded from these figures.

7.1 An analysis of windfall development was undertaken in the SHELAA 2022 paragraphs 5.55-5.66. It is clear that South Staffordshire has consistently delivered windfall sites and that such sites have continued to become available year on year throughout the Core Strategy plan period. Between 2012 and 2020 there were approximately 231 gross windfall completions/pa within the District, falling to 57 windfall completions/pa solely from windfall completions on sites of 1-4 dwellings over the same period. Given this it is considered reasonable and pragmatic to assume that a minimum of 40 dwellings each year will come from windfall sites. The allowance is only applied in years 4-5 to ensure there is no prospect of double counting with any existing planning permissions.

8. Summary of Housing Supply Position

8.1 Drawing together the information set out earlier in this report, the two tables below present the Council's final housing supply position for the period 1 April 2023 – 31 March 2028. Based on the figures set out below, it can be shown that the District currently has a **4.51 year housing land supply**.

Sources which contribute dwellings to supply 1 April 2023 – 31 March 2028	Dwellings
Small sites under construction (net) excluding long standing starts	109
Small sites with planning permission (full or outline) with a 19% non-implementation rate applied	249
Large sites with full permission or under construction (net)	551
Large sites with advanced full planning applications and developer (net)	104
Large sites with only outline permission or a local plan allocation (net/deliverable sites only)	30
Windfall allowance (40 dwellings per annum in years 4 & 5)	80
Total Commitments as at 1 April 2023	1,123

5 Year Housing Land Supply (5YHLS)

Requirement (Local Housing Need)	Dwellings
Local Housing Need 2023 -2028 (5 x 237 dwellings per annum)	1,185
Add 5% buffer (59 dwellings)	59
Sub total	1,244
Supply	
Supply at 1 April 2023	1,123
Calculation of 5YHLS	
Revised annual rate incl 5% buffer (1244/5)	249
Total housing supply 1 April 23 - 31 March 28 (1123/249)	4.51 Years

Appendix 1 – All supply with outline or full planning permission or currently under-construction

Housing Monitoring - Large Sites with Planning Permission as at 31st March 2023

Site No.	Address	Green Belt	Land Use	Planning Status	Dev't Type	Units	Application No.
CD/210	FORMER GORSTY LEA GARAGE CODSALL	N	Brownfield	FPP	N	15	20/00299/FUL
						Total	15

KV/393	SAD 272 LAND SOUTH WHITE HILL KINVER	N	Greenfield	OPP	N	40	20/00621/OUT
						Total	40

Well advanced planning applications in areas identified for housing growth as of 31st March 2023

Application No.	Address	Green Belt	Land Use	Dev't Type	Units (net)
22/00004/FUL	Former Great Wyrley Community Support Unit, 156 Walsall Road, Great Wyrley	N	Brownfield	New build	63
23/00080/FUL	Bilbrook House, Carter Avenue, Bilbrook	N	Brownfield	New build	41

Housing Monitoring - Large Sites Under Construction as at 31st March 2023

Site No.	Address	Green Belt	Land Use	Devt Type	Total units (net)	Dws Complete (Total)	Dws Complete (22/23)	Dws U/C	Remaining Dws	Application No.
BI/42	(SAD 443) LAND SOUTH OF PENDEFORD MILL LANE, BILBROOK	N	Greenfield	N	164	116	47	48	0	18/00710/FUL
CD/204	LAND AT SHOP LANE, OAKEN	Y	Greenfield	N	10	0	0	6	4	19/00248/FUL
CH/114	(SAD 119) SAREDON ROAD, CHESLYN HAY	N	Greenfield	N	60	24	24	26	10	19/00407/FUL
ES/99	(SAD 153) LAND OFF (SE) HOBNOCK ROAD, ESSINGTON	N	Greenfield	N	230	180	52	49	1	18/00450/REM
FS/44	(SAD 168) BRINSFORD LODGE, EAST ROAD, FEATHERSTONE	N	Brownfield	N	81	77	70	4	0	19/00919/FUL
GW/165	HAZELBROOK INDUSTRIAL ESTATE, GREAT WYRLEY	Y	Brownfield	N	17	0	0	5	12	16/01023/REM
GW/198	(SAD 036) LANDYWOOD LANE, GREAT WYRLEY	N	Greenfield	N	50	0	0	44	6	21/00631/FUL
LY/100	BRIDGE FARM WHEATON ASTON	N	Greenfield	N	21	9	9	12	0	21/00660/FUL
PK/182	LAND NORTH OF PENKRIDGE, STAFFORD ROAD, PENKRIDGE	N	Greenfield	N	200	143	84	53	4	19/00862/REM
PK/186	LAND ON NW SIDE OF STAFFORD ROAD PENKRIDGE	N	Greenfield	N	24	0	0	24	0	21/00977/REM
PN/92	(SAD 239) WROTOTESLEY PARK ROAD, PERTON	N	Greenfield	N	220	0	0	123	97	19/00988/REM
TS/93	THE PLOUGH INN, SCHOOL ROAD, TRYULL	N	Brownfield	N	14	10	5	4	0	19/00043/FUL
WM/245	(SAD 302) LAND AT BEGGARS BUSH LANE, WOMBOURNE	N	Greenfield	N	90	86	7	4	0	19/00212/REM
					1181		298	402	134	

Housing Monitoring - Large Sites Completed in the last monitoring year as at 31st March 2023

Site No.	Address	Green Belt	Devt Type	Dws Complete (Site Total)	Dws Complete (22/23)	Application No.
BW/257	(SAD 054) Land at Engleton Lane, Brewood	N	N	73	25	18/00991/FUL
CD/205	(SAD 406) Land at Keepers Lane, Codsall	N	N	65	56	21/00068/REM
HM/45	BAGGERIDGE BRICKWORKS GOSPEL END	N	N	34	34	19/00318/FUL
KV/363	(SAD 270) Land east of Hyde Lane, Kinver	N	N	45	12	19/00444/REM
LY/95	Land west of Ivetsey Road, Wheaton Aston	N	N	32	19	18/00932/REM
WM/234	(SAD 281) Land off Giggetty Lane, Wombourne	N	N	32	19	18/00831/FUL
WM/249	SAD 281 N LAND OFF OUNSDALE ROAD WOMBOURNE	N	N	34	34	18/00432/FUL
					199	

Housing Monitoring - Small Sites with Planning Permission as at 31st March 2023

Site No.	Primary Addressable Object	Green Belt	Recycled	Planning Status	Devt Type	Extant Units (net)	Planning App
AC/61	BEDNALL HALL FARM, COMMON LANE, BEDNALL	N	Greenfield	FPP	N	1	21/00849/FUL
AC/82	SPRINGSLADE WORKS, CANNOCK ROAD, BEDNALL	N	Brownfield	FPP	N	6	21/00040/FUL
AC/89	LAND OFF COMMON LANE, BEDNALL	N	Greenfield	FPP	N	8	19/00993/FUL
AC/90	BANK COTTAGE, TOP ROAD, ACTON TRUSSELL	N	Greenfield	FPP	N	1	20/00342/FUL
AC/91	LAND AT MOUNT PLEASANT FARM, WOLVERHAMPTON ROAD, ACTON GATE	N	Brownfield	FPP	N	2	21/01307/FUL
AC/92	FIELDFARE, SCHOOL LANE, BEDNALL	N	Brownfield	FPP	N	1	19/00741/FUL
BB/34	BRELADES, LONG COMMON, CLAVERLEY	N	Brownfield	FPP	N	1	21/01250/FUL
BB/37	SIX ASHES TEAROOM, SIX ASHES ROAD, SIX ASHES	N	Brownfield	FPP	C	1	22/00033/COU
BB/38	L/A MEADOW VIEW COTTAGE, SIX ASHES ROAD, BOBBINGTON	N	Brownfield	FPP	C	1	22/01044/FUL
BB/39	OFFICE BUILDING EAST OF LUTLEY LANE, BOBBINGTON	N	Brownfield	FPP	C	2	23/00100/OFFRES
BI/44	18 MILLENIUM WAY, BILBROOK	N	Brownfield	FPP	N	1	21/00332/FUL
BI/45	2 WESLEY ROAD, BILBROOK	N	Brownfield	FPP	N	1	20/00738/FUL
BI/46	1 LANE GREEN SHOPPING PARADE, DUCK LANE, BILBROOK	N	Brownfield	FPP	C	1	19/00949/RETRES
BI/48	REAR OF 11 SMALLHOLDING, BRANHURST LANE, PENDEFORD	N	Brownfield	FPP	C	1	21/00423/FUL
BI/49	67 LANE GREEN ROAD, BILBROOK	N	Brownfield	FPP	N	2	22/00644/FUL
BL/39	ORSLOW FARM, ORSLOW	N	Brownfield	FPP	C	1	20/00698/AGRRES
BW/196	ASPLEY FARM, OLD STAFFORD ROAD, CALF HEATH	N	Brownfield	FPP	C	1	22/00565/COU
BW/261	HIGH GREEN GARAGE LTD., 7 HIGH GREEN, BREWOOD	N	Brownfield	FPP	N	1	20/00081/FUL
BW/262	THE COTTAGE, LIGHT ASH, COVEN	N	Brownfield	FPP	C	1	20/00048/FUL
BW/264	BRINSFORD FARM, BRINSFORD LANE, SLADE HEATH	N	Brownfield	FPP	C	1	20/00333/FUL
BW/265	PENDEFORD HALL FARM, PENDEFORD HALL LANE, COVEN	N	Brownfield	FPP	N	3	21/01008/FUL, 20/00280/AGRRES
BW/266	LEPER HOUSE, WHITEHOUSE LANE, CODSALL	N	Brownfield	FPP	C	2	20/01004/FUL
BW/267	45 BREWOOD ROAD, COVEN	N	Brownfield	OPP	N	1	20/01047/OUT
BW/268	OLD PIGSTY, SANDY LANE, BISHOPS WOOD	N	Brownfield	FPP	N	1	20/00292/COU
BW/269	CROSS GREEN FARM KENNELS, DARK LANE, CROSS GREEN	N	Brownfield	FPP	N	5	21/00899/REM
BW/270	BRINSFORD FARM, BRINSFORD LANE, SLADE HEATH	N	Brownfield	FPP	C	3	20/00316/AGRES
BW/271	INVICTA FARM, SANDY LANE, BISHOPS WOOD	N	Brownfield	FPP	N	2	20/00606/FUL
BW/272	LAND ADJ LANE HOUSE, CLUB LANE, COVEN HEATH	N	Brownfield	FPP	N	1	21/00404/FUL
BW/276	OAKENDALE, SANDY LANE, BISHOPS WOOD	N	Brownfield	FPP	N	1	21/00578/FUL
BW/277	GARAGE SITE, SUNSET CLOSE, COVEN	N	Brownfield	FPP	N	2	22/00413/FUL
BW/181	BRIDLEWAYS FARM, SANDY LANE, BISHOPSWOOD	N	Brownfield	FPP	C	2	22/00960/AGRES
CD/206	LAND ADJACENT LEIGHTON POOL, CHILLINGTON LANE, CODSALL WOOD	N	Brownfield	FPP	C	1	19/00607/FUL
CD/208	R/O 94 WOOD ROAD, CODSALL	N	Brownfield	FPP	N	1	20/00168/FUL
CD/212	LAND ADJACENT 7 FLEMMYNGE CLOSE, CODSALL	N	Greenfield	FPP	N	1	20/00568/FUL
CD/213	16 CHAPEL LANE, CODSALL	N	Brownfield	FPP	N	1	20/00962/OUT
CD/214	NEW PASTURES, HUSPHINS LANE, CODSALL WOOD	N	Greenfield	FPP	N	1	21/01070/REM
CD/215	WERGS FARM HOUSE, POPES LANE, TETTENHALL	N	Brownfield	FPP	N	1	22/00340/FUL, 21/00602/FUL, 19/00609/FUL
CD/217	POPLARS FARM, STRAWMOOR LANE, CODSALL	N	Brownfield	FPP	N	2	21/00940/FUL
CD/218	59A OAKEN LANE, CODSALL	N	Brownfield	FPP	N	1	22/00343/FUL
CD/219	CHURCH VIEW, SANDY LANE, CODSALL	N	Brownfield	FPP	N	1	22/00375/FUL
CD/220	RUSSELL HOUSE, BAKERS WAY, CODSALL	N	Brownfield	FPP	C	5	22/00454/FUL
CD/221	40 MOATBROOK LANE, CODSALL	N	Brownfield	FPP	N	1	22/00020/FUL
CD/222	WERGS HALL GARDENS, WERGS HALL ROAD, CODSALL	N	Brownfield	FPP	N	1	22/00777/FUL
CH/104	GARAGE SITE, CROSS STREET, CHESLYN HAY	N	Brownfield	FPP	N	2	20/00496/FUL
CH/105	GARAGES ADJ 46 MITRE ROAD, CHESLYN HAY	N	Brownfield	FPP	N	2	20/00495/FUL
CH/106	GARAGES ADJ 161 MITRE ROAD, CHESLYN HAY	N	Brownfield	FPP	N	1	20/00494/FUL
CH/107	GARAGES ADJ 63 MITRE ROAD, CHESLYN HAY	N	Brownfield	FPP	N	2	20/00494/FUL

CH/108	LAND ADJ THE WHITE HORSE, MOUNT PLEASANT, CHESLYN HAY	N	Brownfield	FPP	N	3	20/00516/FUL
CH/115	97 HIGH STREET, CHESLYN HAY	N	Brownfield	FPP	C	2	20/00699/RETRES
CH/117	60 COPPICE CLOSE, CHESLYN HAY	N	Brownfield	FPP	N	1	20/00975/FUL
CH/118	19 STATION STREET, CHESLYN HAY	N	Brownfield	FPP	C	1	21/00113/COU
CH/122	GARAGE SITE 6 MITRE ROAD, CHESLYN HAY	N	Brownfield	FPP	N	1	22/00814/FUL
CH/79	GARAGES AT WINDSOR ROAD, CHESLYN HAY	N	Brownfield	FPP	N	1	20/00485/FUL
CH/96	84 LOW STREET, CHESLYN HAY	N	Brownfield	FPP	N	1	22/00372/FUL
CP/39	THE OLD VICARAGE, VICARAGE LANE, DUNSTON	N	Greenfield	FPP	N	1	21/00867/FUL
ES/102	1 BOGNOP ROAD, ESSINGTON	N	Brownfield	FPP	N	1	21/01183/FUL
ES/105	26 LONG LANE, SPRINGHILL	N	Brownfield	FPP	N	2	20/00219/FUL
ES/196	60 SNEYD LANE, ESSINGTON	N	Brownfield	FPP	N	1	21/00149/FUL
ES/197	132 HIGH HILL, ESSINGTON	N	Brownfield	FPP	N	2	21/00324/FUL
ES/198	SITE BETWEEN 8 AND 10 HAWTHORNE ROAD, ESSINGTON	N	Brownfield	FPP	N	1	21/01201/FUL
ES/92	ST JOHN THE EVANGELIST CHURCH HALL, HILL STREET, ESSINGTON	N	Brownfield	OPP	N	4	20/00555/OUT
EV/11	THE LODGE, BRIDGNORTH ROAD, ENVILLE	N	Brownfield	FPP	C	1	20/00033/FUL
EV/12	FORMER ENVILLE SAWMILL, HALL DRIVE, ENVILLE	N	Brownfield	FPP	C	5	20/00637/FUL
FS/45	FEATHERSTONE FARM HOTEL, NEW ROAD, FEATHERSTONE	N	Brownfield	FPP	C	3	21/00560/FUL
FS/46	FEATHERSTONE HALL FARM, NEW ROAD, FEATHERSTONE	N	Brownfield	FPP	C	2	22/00781/FUL
FS/47	FEATHERSTONE HALL FARM, NEW ROAD, FEATHERSTONE	N	Brownfield	FPP	C	3	21/00312/FUL
GW/173	GARAGE SITE ALPHA WAY, GREAT WYRLEY	N	Brownfield	FPP	N	2	22/01017/FUL, 20/00487/FUL
GW/174	GARAGES ADJ 12 ACORN CLOSE, GREAT WYRLEY	N	Brownfield	FPP	N	1	20/00488/FUL
GW/175	GARAGE SITE COTSWOLD AVENUE, GREAT WYRLEY	N	Brownfield	FPP	N	1	22/01106/FUL, 20/00490/FUL
GW/176	GARAGES ADJ 9 OXFORD CLOSE, GREAT WYRLEY	N	Brownfield	FPP	N	1	20/00491/FUL
GW/177	GARAGES ADJ 10 FOXLAND AVENUE, GREAT WYRLEY	N	Brownfield	FPP	N	1	20/00486/FUL
GW/178	GARAGES ADJ 32 BROOK LANE, GREAT WYRLEY	N	Brownfield	FPP	N	1	20/00492/FUL
GW/189	203 WALSALL ROAD, GREAT WYRLEY	N	Brownfield	FPP	N	2	21/00892/REM
GW/190	70 WALSALL ROAD, CHURCHBRIDGE	N	Brownfield	FPP	N	2	20/00977/FUL
GW/193	LAND TO THE REAR OF 63 BROADMEADOW LANE, GREAT WYRLEY	N	Greenfield	FPP	N	1	20/00041/FUL
GW/194	GARAGE SITE CHILLINGTON CLOSE, CHESLYN HAY	N	Brownfield	FPP	N	2	20/00489/FUL
GW/195	70 WALSALL ROAD, GREAT WYRLEY	N	Brownfield	FPP	N	2	20/00977/FUL
GW/196	603 WALSALL ROAD, GREAT WYRLEY	N	Brownfield	FPP	N	1	21/01139/FUL
GW/197	5 LOVE LANE, GREAT WYRLEY	N	Brownfield	FPP	N	1	18/00556/FUL
GW/199	6 ACHILLES CLOSE, GREAT WYRLEY	N	Brownfield	FPP	N	1	21/00822/FUL
HA/54	LAKESIDE FARM, WATLING STREET, HATHERTON	N	Brownfield	FPP	N	1	21/00736/FUL
HA/56	THE CROFT, WATLING STREET, FOUR CROSSES	N	Brownfield	FPP	N	0	20/00257/FUL
HA/57	ADJ DUNROAMIN, WOODLANDS LANE, CALF HEATH	N	Brownfield	FPP	N	1	21/00036/FUL
HA/58	FOUR OAKS, WATLING STREET, HATHERTON	N	Brownfield	OPP	N	2	21/00911/OUT
HM/52	10 BAGGERIDGE CLOSE, GOSPEL END	N	Brownfield	FPP	N	1	20/00905/FUL
HM/53	10 PENN ROAD, GOSPEL END	N	Brownfield	FPP	N	3	20/01067/FUL
HM/54	HIMLEY COUNTRY HOTEL, 22 SCHOOL STREET, HIMLEY	N	Brownfield	FPP	N	9	20/01045/FUL
HM/55	SEDGLEY COURT, BRICK KILN WAY, GOSPEL END	N	Brownfield	FPP	N	6	21/00770/FUL
HM/56	THE DEMESNE, STOURBRIDGE ROAD, WOMBOURNE	N	Greenfield	FPP	C	1	21/01017/FUL
HM/57	LAND AT CHERRY LANE, HIMLEY	N	Brownfield	FPP	N	1	22/01008/FUL
HT/5	1 CANNOCK ROAD, SHARESHILL	N	Brownfield	FPP	N	1	21/00048/FUL
HU/52	SQUARE HOUSE KENNELS, CANNOCK ROAD, MANSTY	N	Brownfield	FPP	N	8	22/00050/FUL
KV/364	MILE FLAT FARM, MILE FLAT, GREENSFORGE	Y	Brownfield	FPP	N	5	21/00058/FUL
KV/366	THE TRADITIONAL BARN, BEACON LANE, KINVER	Y	Greenfield	FPP	C	1	21/00705/FUL
KV/372	117 ENVILLE ROAD, KINVER	N	Brownfield	FPP	N	1	19/00911/FUL
KV/373	THE PADDOCKS, GREENSFORGE, MILE FLAT, SWINDON	N	Brownfield	FPP	N	1	19/00777/FUL
KV/374	7 HIGH STREET, KINVER	N	Brownfield	FPP	C	0	20/00044/COU

KV/375	STAFFORDSHIER POLICE KINVER POLICE STATION, HIGH STREET, KINVER	N	Brownfield	FPP	N	4	19/00983/FUL
KV/376	LAND ADJACENT THE PADDOCKS, MILE FLAT, GREENSFORGE	N	Brownfield	FPP	N	2	20/00406/FUL
KV/377	LAND AT LAWNSWOOD DRIVE, LAWNSWOOD	N	Brownfield	FPP	N	1	21/00283/FUL
KV/378	STOURTON COURT, NRIDGNORTH ROAD, STOURTON	N	Brownfield	FPP	N	1	20/00364/FUL
KV/379	HIDEAWAY COTTAGE, HORSE BRIDGE LANE, KINVER	N	Brownfield	FPP	C	1	20/00600/COU
KV/380	WEATHEROAKS, LAWNSWOOD DRIVE, LAWNSWOOD	N	Brownfield	FPP	N	1	20/00008/FUL
KV/382	WHITE HARTE CARAVAN SITE, HIGH STREET, KIVER	N	Brownfield	FPP	N	2	20/00927/FUL
KV/384	BARCLAYS BANK, 34 HIGH STREET, KINVER	N	Brownfield	FPP	C	1	20/00898/FUL
KV/389	12 HAMPTON GROVE, KINVER	N	Brownfield	FPP	N	2	20/00471/FUL
KV/392	1 HEATHER DRIVE, KINVER	N	Brownfield	FPP	N	1	20/01040/FUL
KV/394	BALIFFS HOUSE, LAWNSWOOD ROAD, LAWNSWOOD	N	Brownfield	FPP	N	1	21/00432/FUL
KV/395	LAND REAR OF YE OLDE WHITE HARTE, HIGH STREET, KINVER	N	Brownfield	FPP	N	5	21/00986/FUL
KV/396	41 HIGH STREET, KINVER	N	Brownfield	OPP	C	3	21/00078/OUT
KV/399	MILE FLAT HOUSE, MILE FLAT, SWINDON	N	Brownfield	FPP	N	1	21/01190/FUL
KV/401	LAND AT BROADACRES CLOSE, PRESTWOOD	N	Brownfield	FPP	N	2	22/00085/FUL
KV/402	LAND AT FOLEY FANE, LOWER ASHWOOD LANE, ASHWOOD	N	Greenfield	FPP	N	1	21/00991/FUL
KV/403	GREYFIELDS BUNGALOW, BEACON LANE, KINVER	N	Brownfield	FPP	N	1	22/00804/FUL
LP/54	ROBINS NEST FARM, DIRTY FOOT LANE, LOWER PENN	N	Brownfield	FPP	N	1	22/00100/FUL
LP/56	SPRINGHILL FARM, 70 SPRINGHILL LANE, LOWER PENN	N	Brownfield	FPP	N	1	21/00869/FUL
LP/57	CROSS STYLES, IVETSEY ROAD, WHEATON ASTON	N	Brownfield	FPP	C	3	21/00522/COU
LP/58	WINANDER, RADFORD LANE, LOWER PENN	N	Brownfield	FPP	N	1	22/00724/FUL
LP/59	HILLCROFT FARM, DRIVE FIELDS, LOWER PENN	N	Brownfield	FPP	C	1	22/00794/FUL
LY/99	WHEATON ASTON OLD HALL, WATLING STREET, IVETSEY BANK	N	Brownfield	FPP	N	9	21/00435/FUL
PH/47	LAND ADJ 16 LETCHMERE LANE, PATTINGHAM	N	Brownfield	FPP	N	1	21/00800/FUL
PH/68	THE MILL RIDING CENTRE, WARSTONE HILL ROAD, PATTINGHAM	Y	Brownfield	FPP	N	1	20/00366/FUL
PH/74	MILL STONE HOUSE, WARTSONES HILL, NURTON	Y	Brownfield	FPP	N	1	20/00366/FUL
PH/76	LAND ADJ 4 RUDGE ROAD, PATTINGHAM	N	Brownfield	FPP	N	1	21/00786/FUL
PH/80	QUARRY FARM, GREAT MOOR ROAD, PATTINGHAM	N	Brownfield	FPP	N	1	20/00006/FUL
PH/82	UPPER WESTBEECH FARM, NURTON HILL ROAD, PATTINGHAM	N	Brownfield	FPP	N	1	21/00098/FUL
PH/83	LITTLE MOOR COTTAGE, 44 MOOR LANE, PATTINGHAM	N	Brownfield	FPP	C	1	22/00076/FUL
PK/184	CONGREVE MANOR FARM, CONGREAVE LNAE, CONGREAVE	N	Brownfield	FPP	C	1	20/00227/FUL
PK/187	SARUM, MARKET STREET, PENKRIDGE	N	Brownfield	FPP	C	1	21/00023/FUL
PK/188	ALBANY HOUSE, STONE CROSS, PENKRIDGE	N	Brownfield	FPP	C	1	21/00436/COU
PK/189	ABBEY FARMS, CANOCK ROAD, PENKRIDGE	N	Greenfield	FPP	N	1	20/00940/FUL
PK/190	FORMER PENKRIDGE HEALTH CENTRE, ST. MICHAEL'S ROAD, PENKIRDGE	N	Brownfield	FPP	N	3	21/00611/FUL
PK/191	BARNFIELDS FARM, BUNGHAM LANE, PENKRIDGE	N	Greenfield	FPP	C	1	20/00747/FUL
PK/192	BARNFIELDS FARM, BUNGHAM LANE, PENKRIDGE	N	Brownfield	FPP	C	1	20/00747/FUL
PK/193	7 BELLBROOK, PENKRIDGE	N	Brownfield	FPP	C	2	21/00860/FUL
PK/194	LYNE HILL NURSERIES, LYNE HILL LANE, PENKIRDGE	N	Brownfield	FPP	N	1	21/00233/FUL
PK/195	SPAR FOODLINER, FILANCE LANE, PENKRIDGE	N	Brownfield	FPP	C	1	22/00830/FUL
PK/196	LEABANK, LEVEDALE ROAD, PENKRIDGE	N	Brownfield	FPP	N	5	22/00708/REM
PK/68	LAND ADJ. HORSEFAIR COTTAGE, 90 BELBROOK, PENKIRDGE	N	Brownfield	FPP	N	1	21/00316/FUL
PN/88	AMBER VERDE, PATTINGHAM ROAD, PERTON	N	Brownfield	FPP	N	1	22/00129/FUL
PN/94	FAR PARK, PATTINGHAM ROAD, PERTON	N	Brownfield	FPP	N	1	20/00108/FUL
PN/95	THE NEW COTTAGES, PATTINGHAM ROAD, PERTON	N	Brownfield	FPP	N	1	19/00966/FUL
PN/96	HILLSIDE, PATTINGHAM ROAD, PERTON	N	Brownfield	FPP	N	2	20/00374/FUL
PN/97	CRANMOOR LODGE FARM, WROTTESEY PARK ROAD, PERTON	N	Brownfield	FPP	C	0	21/00011/FUL
SA/33	THE OLD SMITHY, MILL LANE, SAREDON	N	Brownfield	FPP	N	1	20/00664/FUL
SA/34	UPPER LATHERFORD FARM, LATHERFORD LANE, LATHERFORD	N	Greenfield	FPP	C	1	21/00781/AGRRES
SA/35	UNITS 1 & 2, SAREDON ROAD, LITTLE SAREDON	N	Brownfield	FPP	N	2	21/00652/FUL
SH/30	15 HILTON LANE, HILTON	N	Brownfield	FPP	N	1	20/00035/FUL
SH/31	REAR OF 9 CHURCH ROAD, SHARESHILL	N	Brownfield	FPP	N	1	20/00608/FUL

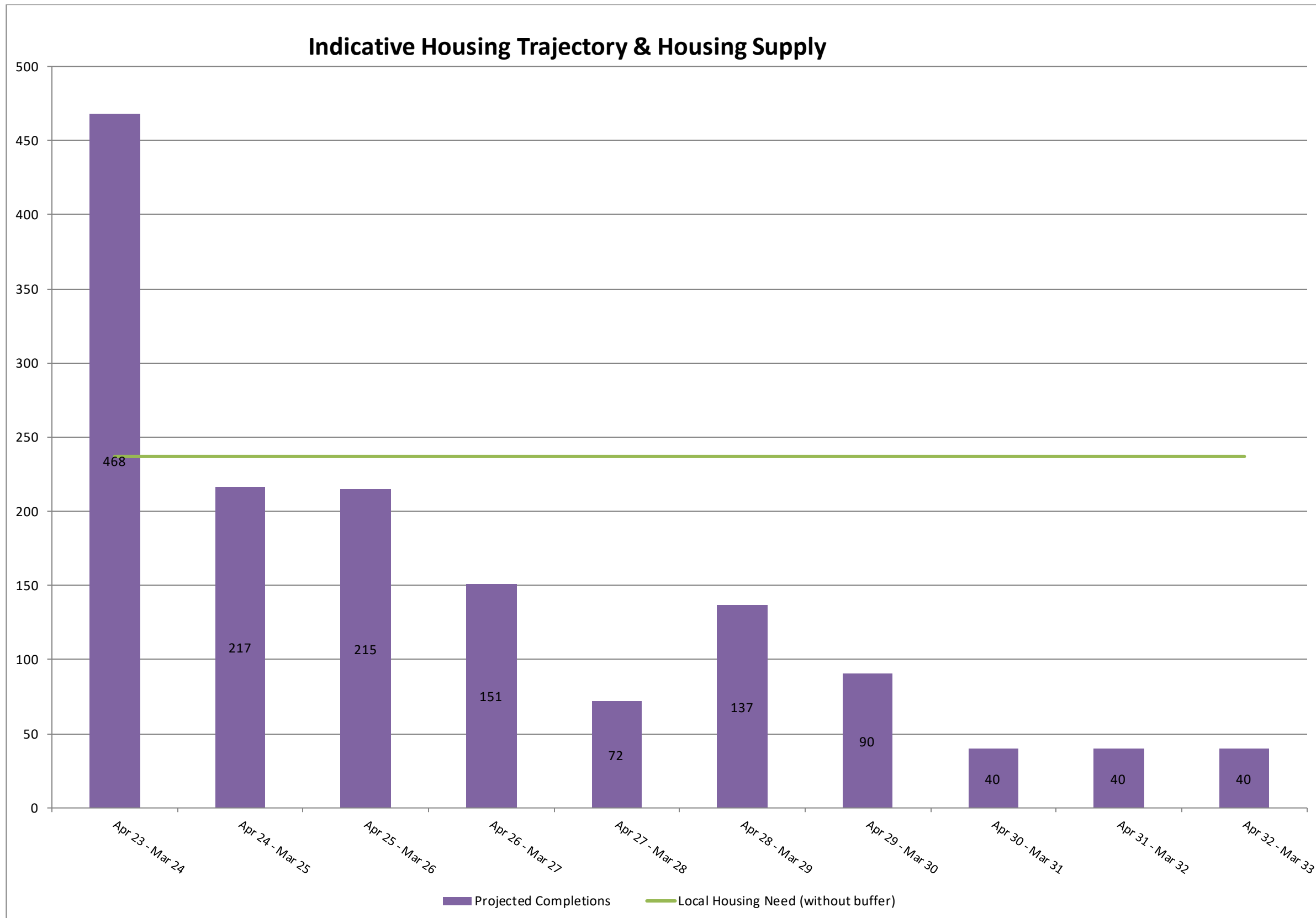
SH/32	120 CHURCH ORAD, SHARESHILL	N	Greenfield	FPP	N	1	22/00960/REM
SH/34	OLD YELLS FARM, HILTON LANE, HILTON	N	Brownfield	FPP	N	1	21/00582/FUL
SW/32	PRIME OAK, WHITEHOUSE LANE, SWINDON	N	Brownfield	FPP	N	9	19/00989/FUL
SW/33	19A HIGH STREET, SWINDON	N	Brownfield	FPP	C	0	20/00526/COU
SW/34	PORTLET, BRIDGNORTH ROAD, SWINDON	N	Greenfield	FPP	N	2	21/00874/FUL
SW/35	SMESTOW COTTAGE STABLES, SWINDON	N	Brownfield	FPP	C	1	21/01066/FUL
SW/37	SMESTOW GRANGE FARM, SMESTWO ROAD, SWINDON	N	Brownfield	FPP	C	1	22/00139/FUL
SW/38	15A HIGH STREET, SWINDON	N	Brownfield	FPP	C	0	22/00462/COU
TS/100	LEES HOUSE ANNEXE, 140 FEIASHILL ROAD, TRYSULL	N	Brownfield	FPP	N	1	22/00134/FUL
TS/101	GARAGE SITE, SCHOOL CLOSE, TRYSULL	N	Brownfield	FPP	N	1	22/00970/FUL
TS/91	SEISDON STORES, CROCKINGTON LANE, SEISDON	N	Brownfield	FPP	C	2	22/01006/FUL
TS/98	BEGGARS ROOST, CLIVE ROAD, PATINGHAM	N	Brownfield	FPP	C	1	21/00077/FUL
TS/99	LAND AT BEECH FARM, FEIASHILL ROAD, TRYSULL	N	Greenfield	FPP	N	1	21/00676/FUL
WM/178	WAGGON AND HORSES PUBLIC HOUSE WOMBOURNE	N	Brownfield	FPP	N	9	19/00814/FUL
WM/252	44 REDHILL AVENUE, WOMBOURNE	N	Brownfield	FPP	N	1	20/00285/FUL
WM/255	THE SHIELINGS, TRYSULL ROAD, TRYSULL	N	Brownfield	FPP	N	2	20/00451/FUL
WM/256	BEARNETT HOUSE NURSING HOME, BEARNETT DRIVE, SPRINGHILL	N	Brownfield	FPP	C	6	20/00639/COU
WM/257	8 HAWKSWELL AVENUE, WOMBOURNE	N	Brownfield	FPP	N	1	21/00709/FUL
WM/258	KILDONAN, MAYPOLE STREET, WOMBOURNE	N	Brownfield	FPP	N	2	21/00585/FUL
WM/259	79 ROOKERY ROAD, WOMBOURNE	N	Brownfield	FPP	N	1	21/00701/FUL
WM/261	3 SPRINGHILL PARK, LOWER PENN	N	Brownfield	FPP	N	1	22/00586/FUL
WM/262	BULLS BARN, 7 ORTON HALL FARM, FLASH LANE, LOWER PENN	N	Brownfield	FPP	C	1	21/00885/FUL

Housing Monitoring - Small Sites Under Construction as at 31st March 2023					gross				
Site No.	Address	Green Belt	Recycled	Planning Status	Total Units	Units Extant	Units UC	Total completed 22/23)	App no.
AC/67	BEDNALL HILL FARM, VICARAGE LANE, BEDNALL	Y	Greenfield	FPP	2	0	2	0	17/00195/FUL
AC/74	YEW TREE FARM, POTTAL POOL ROAD, PENKRIDGE	Y	Greenfield	FPP	6	2	0	0	20/00191/FUL
AC/83	THE LANE HOUSE, TOP ROAD, ACTON TRUSSELL	N	Brownfield	FPP	4	0	4	0	17/00703/FUL
BI/47	REAR OF 63 LIME TREE ROAD, BILBROOK	N	Brownfield	FPP	3	0	3	0	20/00812/FUL
BW/161	UPPER HATTONS FARM, PENDEFORD HALL LANE, COVEN	Y	Greenfield	FPP	3	0	2	1	18/00649/FUL
BW/214	PEARCE HAY FARM, KIDDEMERE GREEN ROAD, BISHOPS WOOD	Y	Greenfield	FPP	8	5	0	3	16/00395/FUL
BW/253	LEPER HOUSE FARM, WHITEHOUSE LANE, CODSALL WOOD	Y	Greenfield	FPP	3	1	1	1	17/00410/FUL
BW/255	BIRKS BARN FARM, SHUTT GREEN LANE, BREWOOD	Y	Greenfield	FPP	8	5	1	0	18/00349/FUL
CD/123	85 BIRCHES ROAD, CODSALL	N	Brownfield	FPP	1	1	0	0	20/00810/FUL
CD/199	THE POPLARS, STRAWMOOR LANE, OAKEN	N	Brownfield	OPP	2	1	1	0	19/00169/OUT
CD/203	BROOKSIDE FARM, CODSALL ROAD, CODSALL	N	Greenfield	FPP	5	4	1	0	18/00878/AGRRES
CD/209	WILD WOOD, COUNTY LANE, CODSALL	N	Brownfield	FPP	1	0	1	0	20/00093/FUL
CD/211	NEW HOUSE FARM, GUNSTONE LANE, CODSALL	N	Brownfield	FPP	1	0	1	0	20/00530/FUL
CH/116	21 BROOK ROAD, CHESLYN HAY	N	Brownfield	FPP	1	0	1	0	20/00599/FUL
CH/121	31 WOLVERHAMPTON ROAD, CHESLYN HAY	N	Brownfield	FPP	1	0	1	0	21/01173/FUL
CH/70	TOPEKA, HOLLY LANE, CHESLYN HAY	N	Brownfield	FPP	1	0	1	0	18/00261/FUL
FS/42	46 CANNOCK ROAD, FEATHERSTONE	N	Brownfield	FPP	1	0	1	0	19/00594/FUL
FS/43	FAIR VIEW, HILTON ROAD, FEATHERSTONE	N	Brownfield	FPP	2	0	2	0	20/00300/FUL
GW/179	THE HOMESTEAD, HOLLY LANE, CHESLYN HAY	N	Brownfield	FPP	1	0	1	0	15/00893/FUL
GW/191	12 STREETS LANE, CHESLYN HAY	N	Brownfield	FPP	1	0	1	0	20/00358/FUL
GW/192	37 JACOBS HALL LANE, GREAT WYRLEY	N	Brownfield	FPP	2	0	2	0	21/00565/FUL
HA/48	THE FIRS, STRAIGHT MILE, CALF HEATH	Y	Brownfield	FPP	2	1	0	1	18/00296/FUL
HU/50	THE COTTAGE, PEAR TREE CLOSE, HUNTINGTON	N	Brownfield	FPP	1	0	1	0	19/00117/FUL
HU/51	27 OAK AVENUE, HUNTINGTON	N	Brownfield	FPP	1	0	1	0	18/00619/FUL
KV/257	4 FOLEY STREET KINVER	N	Brownfield	FPP	1	0	1	0	21/00776/FUL
KV/268	STOURTON CASTLE, BRIDGNORTH ROAD, STOURTON	N	Brownfield	FPP	1	0	1	0	20/00098/COU
KV/326	HOLLOWAY HOUSE FARM, ASHWOOD LOWER LANE, ASHWOOD	Y	Greenfield	FPP	3	0	3	0	11/00586/COU
KV/335	STOURTON COURT, BRIDGNORTH ROAD, STOURTON	N	Brownfield	FPP	10	9	0	0	20/00364/FUL
KV/381	18 HILLBORO RISE, KINVER	N	Brownfield	FPP	1	0	1	0	20/00788/FUL
KV/385	18 STONE LANE KINVER	N	Brownfield	FPP	2	0	2	0	20/00835/FUL
KV/386	27 BRIDGNORTH ROAD, STOURTON	N	Brownfield	FPP	1	0	1	0	22/00649/FUL
KV/387	LAND TO THE REAR OF DONEGAL, LAWNSWOOD ROAD, LAWNSWOOD	N	Brownfield	FPP	1	0	1	0	21/00003/FUL
KV/388	HALFCOT FARM, WOLVERHAMPTON ROAD, PRESTWOOD	N	Brownfield	FPP	1	0	1	0	20/00804/FUL
KV/390	TRISTOLDE, HUNTERS RIDE, LAWNSWOOD	N	Brownfield	FPP	1	0	1	0	20/00614/FUL
KV/391	60A STONE LANE, KINVER	N	Brownfield	FPP	4	3	1	0	21/00090/FUL
KV/398	LAND AND BUILDINGS ADJ MILE FLAT HOUSE, MILE FLAT, SWINDON	N	Brownfield	FPP	5	0	5	0	21/00058/FUL
LY/97	CROSS STYLES, IVETSEY ROAD, WHEATON ASTON	N	Brownfield	FPP	1	0	1	0	21/00028/REM
PH/72	LITTLE MOOR GRANGE FARM, MOOR LANE, PATTINGHAM	Y	Greenfield	FPP	4	3	1	0	17/00363/COND2
PK/144	OLD LEA FARM, GAILEY LEA LANE, GAILEY	Y	Greenfield	FPP	1	0	1	0	06/01398/COU
PK/167	KINVASTON HALL FARM, WATER EATON LANE, CONGREAVE	Y	Greenfield	FPP	6	0	5	0	13/00200/FUL
PK/173	EASTLEA, LEVEDALE ROAD, LEVEDALE	N	Brownfield	FPP	2	0	2	0	18/00549/FUL
PN/93	HIGHCROFT, HOLYHEAD ROAD, KINGSWOOD	N	Brownfield	FPP	1	0	1	0	21/00300/VAR
SH/33	YELLS FARMHOUSE, HILTON LANE, HILTON	N	Greenfield	FPP	1	0	1	0	22/00159/AGRRES
SW/25	MANOR FARM, HIGH STREET, SWINDON	N	Greenfield	FPP	7	0	7	0	11/00762/AME
TS/81	THE CROFT, SCHOOL ROAD, TRYSULL	N	Brownfield	FPP	2	0	2	0	13/00771/FUL
TS/99	THE BEECHES, 70 FEAISHILL ROAD, TRYSULL	N	Greenfield	FPP	1	0	1	0	22/00647/FUL
WM/176	ORTON GRANGE FARM, ORTON LANE, WOMBOURNE	N	Brownfield	FPP	3	0	3	0	16/00581/FUL
WM/176	ORTON VIEW COTTAGE (ORTON HALL FARM), ORTON LANE, WOMBOURNE	N	Greenfield	FPP	2	1	0	1	19/00119/COU
WM/253	1 + 2 SMESTWO MEWS, HEATH MILL CLOSE, WOMBOURNE	N	Brownfield	FPP	1	0	1	0	20/00141/FUL
						36	73	7	

Housing Monitoring - Completed Sites from previous monitoring year as at 31st March 2023

Site Number	Address	Green Belt	Devt Type	Dws Complete (Site Total) (gross)	Dws Complete (22/23) (gross)	Dws Complete (22/23) (net)	Application No.
AC/86	THE STORES, COMMON LANE, BEDNALL	N	C	1	1	1	19/00475/FUL
AC/87	ACORN FARM BUILDING, ACTON HILL ROAD, ACTON TRUSSELL	N	C	1	1	1	19/00663/FUL
AC/88	BEDNALL VILLA, TEDDESLEY ROAD, BEDNALL	N	C	1	1	1	19/00621/FUL
BB/36	SLATERS HALL FARM, SIX ASHES ROAD, BOBBINGTON	N	C	3	3	3	19/00190/FUL
BL/32	TERRACE FARM, BRINETON	N	C	2	2	1	17/01064/FUL
BW/259	LOWER AVENUE COTTAGE, BREWOOD ROAD, COVEN	N	N	2	2	1	18/00810/FUL
BW/260	BRINSFORD FARM, BRINSFORD LANE, SLADE HEATH	N	C	6	5	5	19/00820/FUL
BW/273	MEADOW VIEW (FORMERLY MERRIDALE), LIGHT ASH LANE, COVEN	N	N	1	1	0	22/00303/FUL
BW/278	THE CROFT, PARADISE LANE, FEATHERSTONE	N	C	1	1	1	22/00058/VAR
CD/194	BROOKDALE, CHILLINGTON LANE, CODSALL WOOD	Y	C	2	2	2	16/00336/AGRE
CD/196	THE BUNGALOW, POPES LANE, TETTENHALL	Y	N	6	6	6	16/01046/FUL
CD/198	42, KEEPERS LANE, CODSALL	N	N	1	1	0	19/00434/FUL
CD/200	DULAS, HAWTHORNE LANE, CODSALL	N	N	2	2	1	19/00139/FUL
CD/202	PENDRELL COTTAGE, WOOD ROAD, CODSALL	N	N	1	1	1	20/00180/REM
CD/223	FALT 5 BIRCHES BRIDGE, WOLVERHAMPTON ROAD, CODSALL	N	C	0	0	-1	22/00908/COU
CH/113	LAND REAR 69 HIGH STREET, CHESLYN HAY	N	N	1	1	1	19/00031/FUL
CH/119	IVY HOUSE, 1 HIGH STREET, CHESLYN HAY	N	C	5	5	4	18/00160/FUL
CH/120	47A STATION STREET, CHESLYN HAY	N	C	1	1	1	22/00430/LUE
ES/104	59A LONG LANE, NEWTOWN	N	C	1	1	1	18/00489/COU
GW/168	63 BROADMEADOW LANE, GREAT WYRLEY	N	N	1	1	1	17/00277/REM
GW/183	103 NORTON LANE, GREAT WYRLEY	N	N	5	5	4	17/00745/FUL
GW/188	TWAIN HOUSE, POOL VIEW, GREAT WYRLEY	Y	N	4	2	1	19/00071/REM
HA/50	25 KINGS ROAD, CALF HEATH	N	N	2	2	2	16/00534/REM
HA/55	HOLLIES ENGINEERING, POPLAR LANE, HATHERTON	Y	N	4	4	4	19/00133/REM
HM/48	LAND ADJ ORCHARD COTTAGE, CHURNS HILL LANE, HIMLEY	Y	N	1	1	1	18/00215/FUL
HM/50	BAGGERIDGE HOUSE, FIR STREET, GOSPEL END	Y	C	8	8	8	18/00925/OFFR
HM/51	BAGGERIDGE HOUSE, FIR STREET, GOSPEL END	N	N	7	7	7	20/00063/FUL
HU/48	CAVANS COTTAGE, STAFFORD ROAD, HUNTINGTON	N	N	1	1	1	18/00057/REM
HU/49	THE BUNGALOW, HUNTINGTON FARM, COCKSPARROW LANE, HUNTINGTON	N	N	8	8	7	19/00760/FUL
KV/165	REAR OF 47 HIGH STREET, KINVER	N	N	1	1	1	19/00856/FUL
KV/311	THE PADDOCKS, LAWNSWOOD DRIVE, LAWNSWOOD	N	N	1	1	1	16/00111/FUL
KV/339	LAND ADJ THE PADDOCKS, MILE FLAT, KINGSWINFOR	Y	N	2	2	2	17/00758/REM
KV/343	3 HAMPTON GROVE, KINVER	N	N	1	1	1	15/00475/FUL
KV/352	LAND ADJ OTTERS REACH, HIGH STREET, KINVER	N	N	1	1	1	17/00662/FUL
KV/354	THE POPLARS, 33 WOLVERHAMPTON ROAD, PRESTWOOD	N	N	2	2	2	19/00753/FUL
KV/355	85 HIGH STREET, KINVER	N	C	2	2	1	18/00044/FUL
KV/358	BROADACRES, WOLVERHAMPTON ROAD, PRESTWOOD	N	N	4	2	1	18/00176/FUL
KV/360	HALFCOT FARM, WOLVERHAMPTON ROAD, PRESTWOOD	Y	C	6	2	2	18/00614/FUL
KV/367	LAND AT FORRESTERS LODGE STABLES, BRIDGNORTH ROAD, STOURTON	N	N	1	1	1	18/00988/FUL
KV/371	LAND REAR 47 HIGH STREET, KINVER	N	N	1	1	1	19/00856/FUL
KV/400	LYDIATES HOUSE, BEACON LANE, KINVER	N	C	1	1	1	22/00056/FUL
KV/404	59 HUNTSMANS DRIVE, KINVER	N	C	1	1	1	22/00897/LUE
KV/405	2 HYDE COTTAGES, THE HYDE, KINVER	N	C	1	1	1	22/01188/LUE
LP/47	THE LINDENS, PENSTONE LANE, LOWER PENN	Y	N	1	1	0	10/00924/FUL
LP/55	SPRINGHILL COTTAGE, 58 SPRINGHILL LANE, LOWER PENN	N	N	1	1	1	18/00022/FUL
LY/101	BODNANT, MARSTON ROAD, WHEATON ASTON	N	C	1	1	1	22/00750/LUE
LY/67	BROOK HOUSE FARM, SCHOOL ROAD, WHEATON ASTON	N	N	1	1	1	17/00037/LUE
LY/85	VAUGHAN ARMS PH, BICKFORD ROAD, LAPLEY	N	N	1	1	1	16/00488/FUL
LY/98	COACH HOUSE, LAPLEY MANOR, CHURCH LANE	N	C	1	1	1	19/00600/FUL
PH/73	LAND EAST WESTBEECH ROAD, PATTINGHAM	Y	C	1	1	1	17/00467/FUL
PH/79	SPRINGVIEW MANOR, WARSTONES HILL ROAD, PATTINGHAM	N	N	1	1	1	19/000564/FUL
PK/175	ROWAN HOUSE, STAFFORD ROAD, PENKRIDGE	N	N	2	2	2	19/00702/FUL
PK/183	FLAT ABOVE TV SHOP, MARKET STREET, PENKRIDGE	N	C	1	1	1	19/00813/COU
PK/185	HOLLY HOUSE, BICKFORD ROAD, WHISTON	N	N	1	1	0	19/00859/FUL
PN/85	LAND AT CRANMORE LODGE FARM, WROTTESELEY PARK ROAD, PERTON	Y	C	3	3	3	16/00227/FUL
SA/30	HILL TOP FARM, WOOD LANE, GREAT SAREDON	Y	C	1	1	1	16/01113/FUL
SW/36	21 HINKSFORD LANE, SWINDON	N	N	1	1	1	19/00305/FUL
TS/92	THE SHIELINGS, TRYSULL ROAD, TRYSULL	N	N	2	2	2	19/00526/FUL
WM/247	HOLLY COTTAGE, PENN CROFT LANE, PENN COMMON	Y	C	1	1	1	18/00975/FUL
WM/249	MARY BOND COURT WOMBOURNE	N	N	8	8	8	21/00458/FUL
WM/250	POLICE STATION, HIGH STREET, WOMBOURNE	N	C	9	8	8	19/00937/FUL
WM/251	1 REES DRIVE, WOMBOURNE	N	C	1	1	1	20/00040/OFF

Large Sites PP remaining capacity	118
Large Sites UC remaining capacity	536
Small Sites PP remaining capacity	307
Small Sites UC remaining capacity	109
Completions (Large UC)	298
Completions (Large Complete)	199
Completions (Small UC)	7
Completions (Small Complete)	118



South Staffordshire District Housing Trajectory as at 1 April 2023

	5 YHLS PERIOD										
	Apr 23 - Mar 24	Apr 24 - Mar 25	Apr 25 - Mar 26	Apr 26 - Mar 27	Apr 27 - Mar 28	Apr 28 - Mar 29	Apr 29 - Mar 30	Apr 30 - Mar 31	Apr 31 - Mar 32	Apr 32 - Mar 33	Notes
Large Sites with full planning permission											
Former Gorsty Lea Garage, Wolverhampton Road, Codsall (C2 use)	8	7									The site benefits from full planning permission for 28 C2 bedrooms (20/00299/FUL) with a local developer (Friendly Care) attached to deliver the site. The indicated trajectory is consistent with correspondence received from the developer and reflects the equivalent C3 supply increase that would be realised by the permitted C2 scheme. Given this and the standard build rate assumptions agreed with the SHELAA panel, the trajectory is considered realistic.
Site 443 Land off Pendeford Mill Lane, Bilbrook	48										The site is a relatively unconstrained allocated greenfield site which is being promoted by a volume housebuilder (Bloor Homes). A full planning application (18/00710/FUL) to deliver 164 dwellings on the site has been granted and is under construction, with the remaining 48 plots all currently under construction and therefore assumed to be completed within the next monitoring year.
Land at Shop Lane, Oaken	10										The site is an unconstrained greenfield site with a full planning permission (19/00248/FUL) and with a local housebuilder (Housing Plus) attached to deliver the site. The delivery trajectory given has been agreed with the housebuilder and is considered realistic, particularly as the site is already under construction.
Site 119 Land off Saredon Road, Cheslyn Hay	35	1									The site is in the control of a housebuilder (Housing Plus) and has achieved planning permission (19/00407/FUL) for 60 dwellings on the majority of the allocation site. The site's build trajectory has been estimated using SHELAA assumptions, noting that the site is already under construction and partially completed.
Land at Hobnock Road, Essington	49	1									A housing developer (Bovis Homes) are attached to the site and have a reserved matters approval (18/00450/REM). 49 dwellings currently under construction and are therefore anticipated to be completed within the next monitoring year. Bovis have otherwise previously confirmed that the site will deliver at 40 dwellings per annum, which is consistent with the District-wide evidence on sites of this scale. Given the extent of developer involvement, the progress towards building the site and the SHELAA build rate assumptions, the given trajectory is considered realistic.
Site 168 Land at Brinsford Lodge, Featherstone	4										The site has been acquired for delivery by a housebuilder with a history of delivering schemes (Countryside) and benefits from a full planning permission (19/00919/FUL). The site is currently under construction with only 4 dwellings remaining to be completed. It is therefore assumed to be completed within the next monitoring year.
Site 239 Land west of Wrottesley Park Road, Perton	107	45	45	23							The site is a relatively unconstrained allocated greenfield site which has been acquired for delivery by a local housebuilder with a history of delivering schemes in the District (Housing Plus). The trajectory reflects standard SHELAA build rate assumptions (40 DPA) and the information provided by Housing Plus regarding their likely build trajectory for the site, having regard to the fact that 123 dwellings are currently under construction as of 1st April 2023. The site benefits from full planning permission for up to 220 dwellings (19/00988/REM). Therefore, given the extent of developer involvement and the progress towards achieving permission, there is considered to be clear evidence for the indicated capacity being built within the five year period.
Hazelbrook Great Wyrley	17										The site has an extant full planning permission (16/01023/REM) which has been commenced in 2020, with 5 dwellings currently under construction on the site. A 20 dwellings per annum would be typical for sites of this size. Given that there is a developer on site with units under construction, there is considered clear evidence for the site to be delivered within the five year period.

Site 136 Land at Landywood Lane, Great Wyrley	44	6										The site has a full planning permission for 50 dwellings (21/00631/FUL) and is promoted by a housebuilder (Cameron Homes), with 44 units already under construction as of 1st April 2023 and therefore assumed to be completed within the next monitoring year. It is therefore considered there is clear evidence the site is deliverable as at 1st April 2023.
Bridge Farm, Wheaton Aston	12											The site has a planning permission for 21 dwellings (21/00631/FUL) and is being constructed by a housebuilder (Keon Homes). The site is partially completed with 12 units remaining under construction. It is therefore considered there is clear evidence the site is deliverable as at 1st April 2023.
Land north of Penkridge	53	4										The site is under construction and has a housebuilder (Bloor Homes) with a substantial track record of delivering large scale housing schemes (19/00862/REM). Of the remaining 57 dwellings left to be completed, 53 dwellings are currently under construction and are therefore assumed to be completed within the next monitoring year. It is therefore considered there is clear evidence the site is deliverable as at 1st April 2023.
Land north-west of Stafford Road, Penkridge	24											The site has full planning permission with a housebuilder (Cameron Homes) currently constructing the site. 24 dwellings are currently under construction and therefore it is assumed the site will complete within the next monitoring year. It is therefore considered there is clear evidence the site is deliverable as at 1st April 2023.
The Plough Inn, School Road, Trysull	4											The site benefits from full planning permission (19/00043/FUL) with a local housebuilder (Tattonhall Homes) attached to the site. The site has commenced with 4 dwellings left to be completed, all of which are under construction. It is therefore considered there is clear evidence the site is deliverable as at 1st April 2023.
Site 302 Land at Beggars Bush Lane, Wombourne	4											The site is a relatively unconstrained allocated greenfield site which has been acquired for delivery by a local housebuilder with a history of delivering schemes in the District (Bovis Homes). 4 dwellings remain to be completed on the site, all of which are under construction and are assumed to be completed in the next monitoring year. It is therefore considered there is clear evidence the site is deliverable as at 1st April 2023.
Total projected completions from full permissions	419	64	45	23	0	0	0	0	0	0	0	
Supply from Site Allocations and Outline Permissions												
Site 274 Land south of White Hill, Kinver			20	10								The site has achieved an outline planning permission (20/00621/OUT) for up to 40 dwellings and has a well advanced reserved matters application submitted on behalf of a housebuilder (Crest Nicholson) with a strong track record in the wider region. Therefore the scheme has been presumed to be deliverable, given the in-principle support for this form of development in this location, the progress of the scheme towards achieving full planning permission and the developer involvement in delivering a scheme on the site. It is considered there is clear evidence the site is deliverable as at 1st April 2023.
Site 141 Land at 154a Walsall Road, Great Wyrley (C2 use)		46	17									The site has a well advanced planning application for 122 care units (63 C3 dwellings equivalent based on Census data) - 22/00004/FUL, which has a resolution to grant permission achieved at committee, promoted on behalf of a care developer (MACC) with a strong track record of delivery in the wider region. The delivery trajectory has also been informed by evidence from the site's developer. It is considered there is clear evidence the site is deliverable as at 1st April 2023.

Projected net completions from small sites with planning permission (adjusting for 19% non-implementation rate)	12	71	77	58	31	37	21				
Projected completions from small sites under construction	37	36	36								
Total projected completions from small sites	49	107	113	58	31	37	21	0	0	0	
Windfall Allowance	0	0	0	40	40	40	40	40	40	40	
Total supply from all sources	468	217	215	151	72	137	90	40	40	40	

	Apr 23 - Mar 24	Apr 24 - Mar 25	Apr 25 - Mar 26	Apr 26 - Mar 27	Apr 27 - Mar 28	Apr 28 - Mar 29	Apr 29 - Mar 30	Apr 30 - Mar 31	Apr 31 - Mar 32	Apr 32 - Mar 33	
Indicative Housing Trajectory											
Local Housing Need (without buffer)	237	237	237	237	237	237	237	237	237	237	
Projected Completions	468	217	215	151	72	137	90	40	40	40	
5YHLS target	1244	dwellings									
Yearly 5YHLS target	249	dwellings									
Actual 5YHLS	4.51	years									

SHELAA Panel Meeting Notes and Actions

**South Staffordshire Council Offices
10am Monday 13th November 2017**

Present:	
Lesley Birch	Housing Plus Group
Abby Brough	Stafford Borough Council
Neil Cox	Pegasus Group
Richard Hodson	DBA Estates
Phil McConnachie	First City
Andy Rhoades	Bromford Housing
Michele Ross	City of Wolverhampton Council
Max Whitehead	Bloor Homes
Andy Williams	Advance Planning
Kelly Harris	Strategic Planning Team Leader - SSDC
Ed Fox	Assistant Team Manager (Local Plans) - SSDC
Jen Lawton	Housing Strategy Officer – SSDC
Karen Richards	Senior Local Plans Officer – SSDC
Patrick Walker	Senior Local Plans Officer – SSDC

1. Introduction and Local Plan Review Update
 - 1.1 Kelly Harris welcomed everyone to the Panel meeting and there was a round table introduction. It was noted that the HBF had provided written comments but were unable to send a representative.
 - 1.2 Kelly updated the panel on current Local Plans work including the SAD forthcoming Examination hearing sessions, the Local Plan review, Green Belt studies, and joint work with the Black Country. The aim is for Local Plan review Issues and Options to be published for consultation late summer 2018.
 - 1.3 It was noted that the joint Green Belt Study with the Black Country was anticipated to begin in early 2018, with a 4-6 month timescale for completion. The study would be informed by the wider GBHMA Green Belt Study (G L Hearn), but this is a higher level strategic piece of work. Neil Cox (NC) asked if South Staffordshire’s Green Belt Review would be more detailed than the LUC study. Kelly Harris (KH) explained that the current LUC work was based on a partial review of the Green Belt which only looked at the villages in South Staffordshire highlighted for growth in the Core Strategy, and that the new study would have a different approach. KH confirmed that as an evidence base study, the Green Belt review would be without political bias.
2. SHELAA Assessment
 - 2.1 KH explained that the purpose of the SHELAA Panel was to agree the methodology; give feedback on market/industry experience of site delivery, capacity/density and lead in times etc but not the 5 year housing land supply. The previous SHLAA categorised sites in line with the settlement hierarchy in the adopted Core Strategy. The new SHELAA will have a wider remit considering sites for the review of the Local Plan and a new strategy approach. KH

confirmed that the window for submission of sites was still open and that if strategic locations for growth were identified through evidence and land had not been promoted that the Council would be proactive in looking for land assembly.

3. Key Methodology Assumptions – Suitability, Availability and Achievability of Sites

- 3.1 Patrick Walker (PW) gave a brief overview of the methodology focussing on the changes that are proposed in the new SHELAA. It was noted that SAD sites, including any that come forward through Modifications to the SAD, would be classified as Suitable. In terms of potentially suitable sites this category had been expanded to include all villages, not just Main and Local Service villages; sites adjacent to neighbouring authorities; large edge of settlement sites; and potential new settlements (1500 threshold). This is a significant change which recognises the requirement for higher housing numbers. There was discussion around threshold size and Max Whitehead (MW) stated that 1000 could deliver shop/school. NC suggested that large sites in close proximity to facilities and services in an existing settlement should be considered. PW noted that although such sites were not self-contained they could be considered if such sites could be successfully integrated. It was agreed that the site size threshold for new settlements and disassociated sites would be reconsidered, with **SSDC to use 1,500 threshold as a starting point, but add further caveat that smaller could be considered where site promoters confirm the required infrastructure would be provided** (e.g. in some cases sites of 1,000 could provide shops, primary schools, public transport links etc.). It was also agreed that **footnote 4 defining ‘disassociated’ sites would be amended. The revised footnote would recognise that (on a case-by-case basis) it may be appropriate to include sites as ‘potentially suitable’ extensions to a nearby village/urban area where the site is a short distance from the settlement to the site and where strong visual and physical links could be demonstrated to the host settlement (e.g. legible pedestrian connections).**
- 3.2 Michele Ross (MR) asked about thresholds and site sizes for new employment sites. PW explained that the equivalent assessment for employment sites was being carried out independently. Ed Fox (EF) employment sites were market driven and would be picked up in the new EDNA. NC asked how the Council would deal with sites which were bigger than the housing requirement as the current SAD split large sites. KH confirmed that the SHELAA would assess sites as a whole, but that smaller areas might be considered in the context of future requirements for the Local Plan review. It was agreed that this was an acceptable approach.

4. Build Rates, Lead-in Times and Yield

- 4.1 PW explained that assumptions on developable area and capacity reflect viability evidence and monitoring data on site typologies. Andy Williams (AW) commented that the SAD open space requirements were high and would impact on density as would a requirement for bungalows. MR noted that density is policy driven and suggested consideration of a minimum density requirement. KH/PW stated that the viability study has influenced numbers but that this may be revisited through the Local Plan review.
- 4.2 NC said there was a tension between Open Space requirement and other policy requirements in that densities were too low and net to gross assumptions too high. He noted that the Council had limited experience of developing large sites in recent years and that developable area of sites might be significantly reduced by open space standards, particularly for higher density schemes. There was considerable round table discussion around density assumptions and the difference between character of existing villages and possible new settlements/urban

extensions. It was agreed that a **density assumption of 35 dwellings per hectare should be used for urban extensions on edge of adjacent urban areas (e.g. Black Country)**, reflecting different patterns of development in these locations.

Lesley Birch (LB) said that it was important that a minimum dwelling size influenced density assumptions. It was suggested that new thresholds were considered on the basis of:

- **70% developable area on sites 0.4 - 2ha**
- **60% developable area on sites > 2ha : As per Lichfield/Cannock**

Action 1: Officers to research developable area thresholds further and reconsider thresholds (see Appendix 1)

- 4.3 In term of build out rates and lead in times, HBF said proposals were too optimistic with respect to lead-in times, noting a recent Barratt's report. NC stated that future sites would be bigger than historic and that thresholds in 2016 NLP report were more realistic. It was noted that for large sites with more than one developer, some Panel members expressed concerns that it may not be appropriate to double build out rates. However, it was noted that other Staffordshire authorities (e.g. Stafford, Lichfield) used a similar approach. The Council also highlighted that the assumed uplifted rates (80dpa, 120dpa) were broadly consistent with national data on the matter (as per Figure 8 of the 2016 NLP report). Officers voiced their concerns that many sites in South Staffordshire would be greenfield/Green Belt and that delivery would be different than other Market areas such as Telford/Black Country. After considerable discussion, the following thresholds were agreed:

Lead-in Times

50 – 99	as proposed
100 – 499	3 years to full approval, one year to begin
500+	4 years to full approval, one year to begin

Build Out Rates from year of implementation

50 – 99	35 dws/pa
100 – 499	40 dws/pa

Larger Sites with one or more developer

500 – 999	80 dws/pa (i.e. 2 developers on site)
1000+	120 dws/pa (i.e. 3 developers on site)

Action 2: Officers to consider findings of 2016 NLP report and consider if 4 year lead-in time is appropriate for larger sites (see Appendix 1)

5. **Other Issues**

- 5.1 MR asked if the Open Space Strategy was to be refreshed for the Local Plan review. KH confirmed that it would, but unlikely to be complete prior to Issues and Options.
- 5.2 MW asked if the windfall allowance had been tested. PW confirmed that is was based on monitoring data and was deliberately conservative at 30 dws/pa against actual of at least 47 dws/pa. MR noted that the non- implementation rate was high at 19%. KH confirmed this was only against small sites and that large sites were assessed individually, with almost no

non-implementation on large sites (i.e. 10+) historically. **MR suggested this was explicitly noted in the SHELAA text.**

- 5.3 KH said that new site suggestions would continue to be accepted and that due to the forthcoming SAD hearing session work would not begin on the assessment of sites until the New Year. KH thanked the Panel for their attendance and further information would be disseminated once additional research had been carried out.

Summary of additional comments received by non-attendees of the meeting

1. Home Builders Federation:

- Indicated that the stated lead-in times assumed in the report may be overly ambitious
- Referenced the Council to a September 2017 report from Barratt Developments PLC which sets out information on lead-in times that may be useful

These comments were discussed at the panel meeting and the lead-in times assumed were amended with agreement from the SHELAA Housing Panel, having regard to the Barratt Developments report and a similar 2016 NLP report (see Action 2 below).

2. Cannock Chase District Council:

- Made several suggestions to assist in clarifying the methodology to be used in the SHELAA
- Noted the difference in build out rates and windfall assumptions as compared to CCDC's SHLAA methodology, but considered that these reflected local circumstances and were justified by NPPF/NPPG.

The suggested amendments to clarify the methodology were made and the support for the local assumptions regarding build out rates/windfall assumptions noted.

Actions arising from the meeting

Action 1: Officers to research developable area thresholds further and reconsider thresholds

For sites of >2ha, the Council have examined other Staffordshire authorities suggested by the SHELAA Housing Panel at the 13th November meeting. Lichfield apply a 60% developable area threshold on sites of 2 hectares or above¹⁰. Cannock apply a 75% developable area threshold on sites of 2 hectares or above, noting that they have far more 'medium scale' sites closer to the 2 hectare threshold than Lichfield, albeit acknowledging that sites significantly below this threshold may have a net developable area as low as 60%¹¹.

For the purposes of South Staffordshire's Site Allocations Document (SAD), which allocates numerous 'medium scale' sites, it is not considered appropriate to apply a 60% developable area assumption to each site of 2ha or above. Many of the sites nearer the 2ha threshold have been viability tested assuming a developable area assumption of 70%, and all allocation site promoters have confirmed deliverable capacity in line with this assumption. However, the Council recognises that the SAD is delivering many small sites near to the 2ha threshold and in reviewing the Local Plan larger sites may be relied upon, meaning a more conservative approach to developable areas may be appropriate.

Therefore, the Council agrees that applying a 60% developable area threshold to sites of 2ha may be appropriate in modelling sites in the revised SHELAA.

Action 2: Officers to consider findings of 2016 NLP report and consider if 4 year lead-in time is appropriate for larger sites (see Appendix 1)

10 <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Evidence-base/Housing/Downloads/SHLAA/SHLAA-2017.pdf>

11

https://www.cannockchasedc.gov.uk/sites/default/files/final_cannock_chase_shlaa_to_publish_october_2017_0.pdf

Having considered the findings of the 2016 NLP report¹², the Council has reconsidered the lead-in times set out in 2.40 of the draft SHELAA methodology. The Council has also considered the information provided by the Home Builders Federation (HBF), who were not able to attend the meeting but provided a brief written comment and industry research regarding lead- in times. Having taken account of this and the data in Figure 4 of the 2016 NLP report, the draft methodology would be made more robust by including the following assumptions:

- A lead in time of 4 years (3 years to full approval, one year to begin) for sites of 100-499 dwellings
- A lead in time of 5 years (4 years to full approval, one year to begin) for sites of 500+ dwellings

In light of the information provided by the Panel (including the HBF) regarding lead-in times, the Council will update the draft SHELAA methodology to reflect these assumptions.

12 <http://lichfields.uk/media/1728/start-to-finish.pdf>

Comments provided following consultation on the Draft SHELAA Assessment of Housing Land report (29th August – 19th September 2018)

Panel member	Comment	Council response and changes made
Advance Land & Planning Limited	As a general comment, I think it is unreasonable to suggest that a site is not adjacent to a development boundary when it is on the opposite side of a road. I think that is rather semantic.	This is noted, although it is difficult to see any sites where this raises concerns as the comment suggests none. Whether or not a site is disassociated is a case by case judgement (see para 5.37 of the report). Roads have only resulted in sites being considered as disassociated where they currently prevent satisfactory pedestrian access to the host settlement. No change made.
Advance Land & Planning Limited	Is there any significance for the yellow coloured 'Site Ref' boxes on some but not all entries? Ditto the grey coloured 'Land Owner/Developer/Agent' boxes?	These are cartographic errors and will be removed from the assessment.
Advance Land & Planning Limited	Site 485 - Penkrige: Is visual impact to/from Cannock Chase etc not be mentioned since this land is open and slopes down to the east and so is very prominent from that perspective?	As set out in the methodology, such factors will be considered consistently through landscape sensitivity evidence. Where a site is within an AONB this has been noted. No change proposed.
Advance Land & Planning Limited	Site 026 – Bednall: I think that there is a Listed Building (barn) on this site?	The assessment text in the table of site results has been amended to reflect this.
Advance Land & Planning Limited	Site 487 - Dunston: I don't understand why some sites that are not adjacent to the development boundary such as this one (but there are others) are assessed as potentially suitable, whereas others are not?	See para 5.37 of the report; on a case by case basis, some sites not directly adjoining development boundaries have been considered potentially suitable if in close proximity to the existing settlement and a legible pedestrian route and means of access can be demonstrated. This was introduced having regard to comments received at the 2017 SHELAA Panel meeting. No change made.
Advance Land & Planning Limited	Site 588 - Dunston: I don't understand why some sites such as this one (but there are others) that are being promoted for employment use and not housing or mixed use are assessed as suitable for housing having regard for the issues of 'availability' and deliverability'? Site 633 – Four Ashes: ditto	The PPG requires the Council to be proactive in considering sites, and not to rely solely on site suggestions for a given use. As such, many sites suggested for employment have been assessed for their potential housing capacity, but in each case where the landowners are not proposing a housing use, the sites have been assessed as being 'not currently available'. Assessing site 'suitability' involves consideration of policy and physical constraints affecting the land. Landownership issues (i.e. whether

		there is a willing landowner for the use in question) are addressed under a site's 'availability'. No change made.
Advance Land & Planning Limited	<p>Site 119 – Cheslyn Hay:</p> <p>I have already written to you to advise that land to the west of the safeguarded land has been suggested by me for assessment in the SHELAA and its omission should be rectified. The land is in the same ownership as the remainder of the agricultural land within Site 119 (Stephens) and it is adjacent to the existing development boundary (to the north). It is not particularly prominent in the landscape and its allocation would represent a logical rounding-off in this location, with the Green Belt boundary following Saredon Road. The quarry to the north (Site 489) is a protected mineral resource and once it is exhausted some years in the future, it might represent a potential development opportunity associated with its restoration. There is no reason to retain the quarry to the north within the Green Belt (it should be noted that the northern part of the quarry is already within the development boundary). In any event, consideration of this land should not have a bearing upon the development potential of Stephens land to the south-west, merely in order to maintain a narrow and relatively meaningless 'umbilical cord' of Green Belt between the two sites.</p>	The SHELAA site maps and the assessment of site 119 has been corrected to reflect this information. Other matters relating to amendment of Green Belt boundaries and landscape sensitivity of the site are not for consideration through the SHELAA and will be addressed through a future Green Belt review and Landscape Sensitivity Study.
Advance Land & Planning Limited	<p>Site 119 – Cheslyn Hay: The Safeguarded Land is adjacent to the allocated site, is now within the development boundary and so the comments about the development boundary may now warrant revision.</p>	Site 119 distinguishes between the parcel identified for safeguarded land and the parcel of the site still within the Green Belt. The commentary in Site 119 sets out that the safeguarded land parcel adjoins the development boundary (as the SAD has been adopted). Therefore, no change is made.

Advance Land & Planning Limited	Site 119 – Cheslyn Hay: The former sewage treatment works is in separate ownership (Wilkes) and is currently in commercial use (see live planning application). To date, the landowner has shown no interest in making it available for residential development, preferring to retain it in commercial use, but I suppose that may change.	The boundary of this parcel has been drawn to reflect the full extent of the safeguarded land (including the sewage treatment works) but the site's capacity has been amended to reflect the area of safeguarded land currently being made available for housing (i.e. excluding the sewage treatment works). The site's potential capacity has been reduced to reflect the fact that part of the safeguarded land site area is not currently being promoted for housing.
Advance Land & Planning Limited	Site 119 – Cheslyn Hay: I don't agree that the Site 'does not have satisfactory walking access to the village'. In terms of distance, it is no further away from the 'village centre' (such as it is) than other potential sites, which don't have this comment and in terms of infrastructure, a footpath will be extended along the frontage of the allocated site when it is developed, so as to provide adequate connectivity. It is also within short walking/cycling distance to the schools and leisure centre. I think this comment should be deleted.	See para 5.37 of the report; on a case by case basis, some sites not directly adjoining development boundaries have been considered potentially suitable if in close proximity to the existing settlement and a legible pedestrian route and means of access can be demonstrated. This requires consideration of the current pedestrian linkages to the village, as they currently stand, if a site does not adjoin the village development boundary. As a matter of fact, no footway to the parcel of the site beyond the safeguarded land currently exists, but the site has still been recorded as potentially suitable recognising the opportunity for the parcel to be incorporated into a scheme including the safeguarded land (as the site is within the same land ownership). No change made.
Advance Land & Planning Limited	Site 153 – Essington: I think this now has a planning permission for residential development.	The site is included in the SHELAA for completeness as no start has been made on site to implement the current outline permission and no reserved matters permission has been secured at this time. No potential supply has been recorded from this site to avoid potential duplication with existing planning permissions. The site assessment notes against this site have been updated to clarify this position.
Advance Land & Planning Limited	Site 397 – Featherstone: Vehicular access to this site could be provided through the adjacent allocated site.	This site assessment notes have been updated to reflect this point.
Advance Land & Planning Limited	Site 198 – Long Lane/Broad Lane: If this relates to the coal yard, surely it is brownfield land?	Site 198 relates to the field to the east of the existing coalyard and is therefore a greenfield site. No change made.
Advance Land & Planning Limited	Site 522 – Hatherton Marina, Calf Heath: This site represents brownfield land (car park,	The fact that only part of the site is within Flood Zone 3 is reflected in gross site area recorded in the site assessment table, as

	buildings etc). Only the very southern part of the site is Flood Zone 3.	well as the site's 'potentially suitable' scoring. The text in the site assessment table has been amended to clarify the location of flood zone 3 in relation to the site. From reconsidering aerial photography of the site, the site has now been reassessed as being brownfield land.
Advance Land & Planning Limited	Site 417 – Hartford House, Wombourne: The summary is incorrect. I have previously provided written evidence from the County Highways to confirm that the proposed access (inc visibility splays) are acceptable (see attachments).	Having considered the correspondence provided from County Highways regarding the site, the comment relating to access/vis splays has been removed.
Advance Land & Planning Limited	Site 417 – Hartford House, Wombourne: The site lies within the well- defined curtilage of the existing property, which itself lies within the physical and visual confines of the settlement and does not form part of the surrounding countryside.	This comment is noted, but the containment of the site within the wider landscape will be examined more fully through the Landscape Sensitivity Study and Green Belt Review. No change made.
Advance Land & Planning Limited	Sites 637, 639, 640 and 649 – Hilton Main: I don't understand why Site 649 is unsuitable and the others are potentially suitable and I also refer to my comment above re: employment and not housing land? Sites 652, 641, 642 and 643 – I54 Corridor Featherstone: ditto re employment not housing land?	The comments for site 649 have been amended to clarify that this site is considered to be disassociated from any nearby settlement, due to its relative proximity for the linear ribbon of development extending north along the A460 (i.e. West Croft). The PPG requires the Council to be proactive in considering sites, and not to rely solely on site suggestions for a given use. As such, many sites suggested for employment have been assessed for their potential housing capacity, but in each case where the landowners are not proposing a housing use, the sites have been assessed as being 'not currently available'. Assessing site 'suitability' involves consideration of policy and physical constraints affecting the land. Landownership issues (i.e. whether there is a willing landowner for the use in question) are addressed under a site's 'availability'.
Cannock Chase District Council	- Welcome opportunity to continue cross boundary working relationships on key pieces of Local Plan evidence.	Comments and support noted. No changes made.

	<ul style="list-style-type: none">- No specific comments on methodology- note there are some subtle differences in assumptions to those of the Cannock Chase SHLAA (e.g. lapse rates) but recognise these reflect local context and issues in accordance with the NPPF/NPPG.- Note a number of sites suggested for development lie adjacent to the Cannock urban area and in proximity of the District boundary elsewhere e.g. Huntington. Welcome continued cross boundary working in relation to the consideration of such site options.	
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SHELAA Housing Panel 2017/18 – Invitees and Terms of Reference

Invitees

- Natural England
- Historic England
- Environment Agency
- Staffordshire County Council
- Black Country authorities
- Stafford BC
- Cannock DC
- Shropshire Council
- Home Builders Federation
- Taylor Wimpey
- Bloor Homes
- Welcome Homes
- Bromford Homes
- Housing Plus
- Richborough Estates
- Barton Wilmore
- AJM Planning Associates
- Advance Planning
- DBA Estates
- Pegasus Group
- Plan IT
- Firstplan
- First City Ltd

Terms of Reference

South Staffordshire District Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Housing Panel

Terms of Reference

Context

The role of the Strategic Housing and Economic Land Availability Assessment (SHELAA) Housing Panel is to assist in the production and annual revision of a robust assessment of housing land availability. This will in turn inform the evidence base for the review of South Staffordshire District Council's Local Plan, which is anticipated for adoption in 2022, by identifying a range of potential sites to assist in meeting housing needs.

The SHELAA Housing Panel will add value to the SHELAA process through the skills, expertise and knowledge of the Panel members.

Purpose

- To assist production of a robust assessment of housing capacity within the SHELAA prepared by South Staffordshire District Council.

- To help achieve agreement on methodology for the assessment of housing capacity within the SHELAA.
- To ensure all reasonable options to meet housing needs are considered in the SHELAA
- To share information and intelligence on market conditions, viability and delivery timescales for sites.
- To assist the Council in forming a view on the deliverability and developability of sites, including consideration of site constraints.
- To work to a timetable which will enable the assessment of housing capacity within the SHELAA to be produced on a timely annual update basis (post 31st March for monitoring purposes).

Operational matters

- South Staffordshire District Council (the Council) will facilitate and chair SHELAA Housing Panel meetings
- Membership of the SHELAA Housing Panel will be undertaken on a voluntary basis. The Council will not be liable for any expenses incurred during the SHELAA Housing Panel process.
- No commercial or other advantage will be sought by Panel members. Panel members are required to declare any interest they may have on a site when contributing towards its assessment.
- Members' primary role is to represent their sector as a whole and not just the interests of their particular organisation.
- The names and contact details of Panel members will be recorded and made available on public request.
- Panel members will be expected to send a suitable substitute in the event that they cannot attend a meeting.
- Members may call on additional people to assist them in Panel work outside of meetings, e.g. checking site information etc. However, only one member of an organisation should attend the Panel meeting itself.
- Panel members will be provided with an opportunity to provide comments on the methodology used in the assessment of housing capacity within the SHELAA prior to the assessment being prepared. Panel members will then be asked to approve the assessment of housing capacity in the SHELAA prior to the document being finalised. Where agreement cannot be reached on an aspect of the housing capacity assessment in the final SHELAA, the point of disagreement will be noted and responded to by the Council in the final document.
- The SHELAA housing database will remain the property of the Council

Appendix 4: Note on build rate and lead-in time consultation and responses to the April 2022 build rate and lead-in time consultation

**Strategic Housing and Economic Land Availability Assessment
Build-out rates and lead-in times update note 2022**

Introduction

The purpose of this note is to review and update the build rate and lead-in times for housing sites contained in the 2018 Strategic Housing and Economic Land Availability Assessment (SHELAA).

Planning Practice Guidance is clear that *"information on suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year"*¹³.

To address these matters and to reflect more recent market conditions since the original 2018 SHELAA was prepared, updated assumptions on lead-in times and build-out rates have been collated in the following technical note. This note will be circulated to targeted representatives from the following key stakeholder groups to help the District Council identify other information that may inform these assumptions going forward:

- Key housebuilders operating in the District and wider region and the Home Builders Federation
- Local planning agents with a track record of involvement in significant housing schemes in the District
- Adjacent local authorities and wider housing market area authorities

Once the Council has considered the evidence submitted by other bodies to this targeted consultation and made any necessary adjustments it will update the next iteration of the SHELAA to reflect the latest evidence on these points.

1. Build-out rates

The following section reviews the Council's existing build-out rate assumptions that were previously set out in the 2018 SHELAA. It summarises some of the key national research on build-out rates, the rationale for arising at the existing 2018 SHELAA build-rates, key comparators from other nearby authorities and more recent monitoring information from South Staffordshire. Having regard to all of these factors it then goes on to recommend build-out rate assumptions to be taken forward as starting point assumptions for estimating build rates in the next update of the SHELAA.

National build-out rate data

Lichfields' *'Feeding the Pipeline 2021'* report indicates that nationally there is a range of 30-60 completions per outlet per year and annual average (mean and median) completions per outlet of 45 per year across the 'top 10' volume housebuilders. This is based on based on 2016-2021 historic build rates with an average a site size of 216 homes (page 7, Figure 3).

¹³ Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 022 Reference ID: 3-022-20190722

Comparing brownfield and greenfield build rates			
Site size (dwellings)	Greenfield site build-out rate (dpa)	Brownfield site build-out rate (dpa)	Increase greenfield vs brownfield
500 – 999	86	52	65%
1,000 – 1,499	122	73	67%
1,500 – 1,999	142	84	69%
2,000+	171	148	16%

In addition to this research, Lichfields' 'Start to Finish 2020' report includes important information on the build rates achieved on a range of medium to large scale housing schemes nationally. This shows how build rates can differ across schemes of 50 – 2000+ dwellings, with average annual national build rates varying from 22 – 160 dwellings per annum.

Comparing site size to build rate	
Site size (dwellings)	Average build-out rate (dpa)
50 – 99	22
100 – 499	55
500 – 999	68
1,000 – 1,499	107
1,500 – 1,999	120
2,000+	160

Source: Lichfields – Start to Finish 2020, Figure 7

Related to this, the report also concludes that an increasing number of outlets on a site strongly correlates to an increased number of dwellings per annum completions, although the number of completions per outlet diminishes with each additional outlet operating on site at the same time (Lichfields – Start to Finish 2020, Figure 13).

Finally, the report also compares large-scale (500+ dwelling) greenfield and brownfield build rates to examine whether this element of site typology make a difference to build rates. This concludes that, on average, large-scale greenfield housing schemes deliver a 34% higher build rate (Lichfields – Start to Finish 2020, Figure 12) compared to brownfield land. This was not broken down by site size in the most recent edition of the research but was noted as confirming findings found in the previous 2016 edition of the 'Start to Finish' report. This previous edition included a comparison of brownfield and greenfield build rates by site size, showing that the increase in build rates on greenfield sites was significant and held across all site typologies of 500+ dwellings, particularly on sites between 500 and 1,999 dwellings in size.

Source: Lichfields – Start to Finish 2016, Table 3

South Staffordshire build-out rate data

The 2018 South Staffordshire SHELAA included a series of build rate assumptions that were initially based on 10 years of historic monitoring information (2007-2017) and were then refined through consultation with the District's SHELAA panel who provided additional evidence and expertise to revise these assumptions. The panel included local land agents, developers and adjacent local authorities.

It is important to note that this work was intended to establish indicative assumptions that could be used as starting points for estimating site delivery, and that where better site-specific information is available (e.g. an agreed delivery trajectory with the site promoter) this may offer better evidence than the indicative assumptions set out in the

SHELAA. Notwithstanding this point, the following set of indicative build rate assumptions were agreed:

Local existing build rate assumptions	
Site size (dwellings)	Assumed build out rate (dpa)
5 - 15	10
16 - 49	20
50 - 99	35
100 - 499	40
500 - 999	80 (two outlets)
1,000+	120 (three outlets)

Source: South Staffordshire SHELAA 2018

To update these assumptions historic monitoring information has been collected for the 2010 - 2020 period for all sites of 5+ dwellings. This monitoring includes all 5+ dwelling housing sites completed within the 2010 - 2020 period and has been supplemented with sites of 100+ dwellings or more that have been commenced, but not yet completed, as of 1st April 2020. This reflects the longer build periods for 100+ dwelling sites and the need to include more sites of this size to ensure a more robust sample size.

Average build rates 2010 - 2020	
Site size (dwellings)	Historic build out rate (dpa)
5 - 15	6
16 - 49	20
50 - 99	35
100 - 499	48

Source: South Staffordshire Housing Monitoring 2010 - 2020 (see Appendix 1)

The above figures do not include any sites of 500+ dwellings as the Council has not had any sites of this size completed in the 2010 -2020 period or under construction as of 1st April 2020. This is similar to the position faced in the 2018 SHELAA. Previously this led to an approach of multiplying the annual build rate of 100-499 dwelling schemes by the number of likely outlets on larger schemes of 500 - 999 and 1000+ dwellings. If the Council were to use a similar approach to that agreed with the previous SHELAA panel using 2010 - 2020 monitoring data this would lead to the following set of assumptions:

- **Sites of 500 - 999 dwellings** (assume two outlets): 96 dwellings per annum
- **Sites of 1000+ dwellings** (assume three outlets): 144 dwellings per annum

Comparable nearby local authority build-out rates

To offer a sense check to local evidence on build-out rates, similar assumptions from comparable nearby local authorities have been examined. Primarily, these are areas adjoining South Staffordshire or within the wider southern Staffordshire area that have significant housing growth on greenfield edge of settlement sites, to ensure that the assumptions used reflect similar site typologies to those found within the District. This analysis has also focused on authorities with readily available indicative assumptions to ensure clear comparators are available.

Indicative build-out rate assumptions	
Local authority	Comparable assumptions
<i>Shropshire Council</i>	Range of 25-38 dwellings per annum assumed dependent on the market area within Shropshire. Sites of 250 dwellings or more assumed to have multiple outlets. Proactive discussions with landowners, land promoters and developers used to refine these assumptions. <i>Source: Table 6 – Shropshire Five Year Supply Statement 2020</i>
<i>Cannock Chase District Council</i>	Range of 25 dwellings per annum minimum per developer on major (10+ dwellings) sites rising to 50 dwellings per annum per developer on 100+ dwelling sites. Clarifies that sites of 100+ dwellings may exceed these build rates where multiple developers are operating but that 50 dwellings per annum is considered a reasonable maximum for a single developer outlet on such sites. <i>Source: Appendix 4 – Cannock Chase SHLAA 2020</i>
<i>Telford Council</i>	Analysis of average build rates from previously delivered sites indicates an average build rate of 40 dwellings per annum per developer outlet for national housebuilders, 20 dwellings per annum per outlet for regional housebuilders and 10 dwellings per annum per outlet for local housebuilders. These rates also appear to correspond to site size (e.g. national housebuilders occupying larger sites and local housebuilders occupying smaller sites). <i>Source: Telford Housing Land Supply Statement 2019-2024</i>
<i>Lichfield District Council</i>	Sites of 25 dwellings per annum are assumed to complete within 1 year of commencement. For larger sites a maximum rate of 50 dwellings per annum per developer outlet is assumed, multiplied by 2 outlets on sites of 251-500 dwellings and 3 outlets on sites of 500+ dwellings. <i>Source: Lichfield SHLAA 2021</i>

With the exception of Shropshire, all other local authorities appear to allow for 40 – 50 dwellings per annum on sites of 100+ dwellings. This appears broadly consistent with the existing SHELAA 2018 build rate assumptions and updated 2010 – 2020 monitoring evidence for sites of 100+ dwellings in South Staffordshire (40 dwellings per annum and 48 dwellings per annum respectively). Where local authorities include standard assumptions about numbers of sales outlets on each site these tend to assume that two outlets will feature on sites of 250+ dwellings, with three site outlets being present on sites of 500+ dwellings. This appears to present a more optimistic picture than the assumptions set out in the SHELAA 2018, which assumes two outlets on sites of 500 – 999 dwellings and three outlets on sites of 1000+ dwellings.

Recommended approach to build-out rates

Having reviewed the national evidence provided by the Lichfields’ research, comparative information from other local authorities and updated South Staffordshire monitoring information, **the following build out rates are proposed:**

Proposed South Staffordshire Build-Out Rates	
Site size (dwellings)	Assumed build out rate (dpa)
5 - 15	10
16 - 49	20
50 - 99	35
100 - 499	45
500 - 999	80 (two outlets)
1,000+	120 (three outlets)

These largely reflect the assumptions already contained within the 2018 SHELAA, with the exception of an increase to 45 dwellings per annum on sites of 100 – 499 dwellings.

This change in approach on sites of 100-499 dwellings reflects the more optimistic picture of build out presented by historic 2010 – 2020 monitoring information and average national build-out rates¹⁴ when compared against the lower 40 dwellings per annum figure assumed in the previous SHELAA. However, that higher rate of dwellings per annum delivery per outlet has not been carried over into larger site typologies. This reflects the findings of national research which indicates that delivery rates per outlet can fall where multiple outlets are involved¹⁵. Therefore, sites with multiple outlets retain a more conservative build rate of 40 dwellings per annum per outlet. This is considered to be a relatively conservative approach, as the District’s Local Plan Review is likely to be planning for greenfield sites which national research indicates typically experience above average build rates, particularly on sites of 500 – 1,999 dwellings¹⁶.

¹⁴ Lichfields’ ‘Feeding the Pipeline 2021’ page 7, Figure 3 and Lichfields ‘Start to Finish 2020’, Figure 7

¹⁵ Lichfields ‘Start to Finish 2020’ Figure 13

¹⁶ Lichfields ‘Start to Finish 2020’ Figure 12

2. Lead-in times

The following section reviews the Council's existing lead-in time assumptions that were previously set out in the 2018 SHELAA. It summarises some of the key national research on lead-in times, the rationale for arising at the existing 2018 SHELAA assumptions, key comparators from other nearby authorities and more recent monitoring information from South Staffordshire. Having regard to all of these factors it then goes on to recommend lead-in time assumptions to be taken forward as starting point assumptions in the next update of the SHELAA.

National lead-in time data

The Lichfields' 'Start to Finish 2020' report includes national averages for the time taken from validation of planning application to first completions being achieved on medium to large scale housing sites. This shows that the time taken from initial planning submission to eventual delivery on site can take between 3.3 and 8.4 years, depending on the size of site. On the largest sites (500 – 2000+ dwellings), this average figure varies from 5.0 – 8.4 years depending on site size.

The research does not appear to differentiate between unallocated or allocated sites, the degree of pre-app work undertaken on such sites or whether a developer is already attached to the site or not. However, despite these limitations, it does suggest that sites of 500+ dwellings which are not already within the planning approval process are on average unlikely to contribute towards supply within the 5 year period. It also suggests that whilst the period between achieving planning permission to first delivery of homes on a site does not vary significantly by size, larger sites (500+ dwellings) are more likely to have a significantly longer period from validation to determination than smaller site typologies (50-499 dwellings).

Comparing site size to lead-in times			
Site size (dwellings)	Planning approval period (years)	Planning to delivery period (years)	Time from planning submission to delivery (years)
50 – 99	1.4	2.0	3.3
100 – 499	2.1	1.9	4.0
500 – 999	3.3	1.7	5.0
1,000 – 1,499	4.6	2.3	6.9
1,500 – 1,999	5.3	1.7	7.0
2,000+	6.1	2.3	8.4

Source: Lichfields – Start to Finish 2020, Figure 4

Unlike site build out-rates, this research does not suggest there is a significant difference in terms of the time taken from validation to first completion on greenfield and brownfield sites.

Site typology	Build rate (dpa)	Planning to delivery period (years)	Planning approval period (years)	Total validation to first completion period (years)
Greenfield	131	2.0	5.1	7.1
Brownfield	98	2.3	4.6	6.9

Source: Lichfields – Start to Finish 2020, Figures 11 & 12

Local lead-in time data

The 2018 South Staffordshire SHELAA included a series of lead-in time assumptions that were initially based on 10 years of historic monitoring information (2007-2017) and were then refined through consultation with the District's SHELAA panel who provided additional evidence and expertise to revise these assumptions. The panel included local land agents, developers and adjacent local authorities.

It is important to note that this work was intended to establish indicative assumptions that could be used as starting points for estimating site delivery, and that where better site-specific information is available (e.g. an agreed delivery trajectory with the site promoter) this may offer better evidence than the indicative assumptions set out in the SHELAA. Notwithstanding this point, the following set of lead-in time assumptions were agreed:

Local existing lead-in time assumptions		
<i>Sites of 500+ dwellings</i>	Without planning permission or local plan allocation	5 years to implementation
	With planning permission (outline) or local plan allocation	4 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 100 - 499 dwellings</i>	Without planning permission or local plan allocation	4 years to implementation
	With planning permission (outline) or local plan allocation	3 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 50-99 dwellings</i>	Without planning permission or local plan allocation	3 years to implementation
	With planning permission (outline) or local plan allocation	2 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 16-49 dwellings</i>	Without planning permission or with outline planning permission	2 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 5-15 dwellings</i>	Without planning permission or with outline planning permission	2 years to implementation
	With planning permission (full)	1 year to implementation

Source: South Staffordshire SHELAA 2018

To update these assumptions historic monitoring information has been collected for the 2010 - 2020 period for all sites of 5+ dwellings. This monitoring includes all 5+ dwelling housing sites completed within the 2010 - 2020 period and has been supplemented with sites of 100+ dwellings or more that have been commenced, but not yet completed, as of 1st April 2020. This reflects the need to include more sites of this size to ensure a more robust sample size.

Average time taken from application validation to commencement 2010 – 2020	
Site size	Average historic lead-in times
<i>Sites of 100+ dwellings</i>	3.2 years from planning application validation to commencement
<i>Sites of 50-99 dwellings</i>	1.9 years from planning application validation to commencement
<i>Sites of 16-49 dwellings</i>	1.3 years from planning application validation to commencement
<i>Sites of 5-15 dwellings</i>	1.4 years from planning application validation to commencement

Source: South Staffordshire Housing Monitoring 2010 – 2020 (see Appendix 1)

This suggests that the average time taken from submission of valid planning application to commencement on the scheme typologies above are consistent with the indicative lead-in times previously agreed in the SHELAA 2018.

Comparable nearby local authority lead-in time assumptions

To offer a sense check to local evidence on lead-in times, similar assumptions from comparable nearby local authorities have been examined. Primarily, these are areas adjoining South Staffordshire or within the wider southern Staffordshire area that have significant housing growth on greenfield edge of settlement sites, to ensure that the assumptions used reflect similar site typologies to those found within the District. This analysis has also focused on authorities with readily available indicative assumptions to ensure clear comparators are available.

Indicative lead-in time assumptions	
Local authority	Comparable assumptions
<i>Shropshire Council</i>	A range of 10 – 27 months assumed to allow for the period starting from preparation of a planning application through to building of first dwelling. <i>Source: Table 6 – Shropshire Five Year Supply Statement 2020</i>
<i>Cannock Chase District Council</i>	A range of 2 – 3 years allowed for lead-in times on all sites of 10+ dwellings, dependent on whether or not a site already has planning permission. <i>Source: Appendix 4 – Cannock Chase SHLAA 2020</i>
<i>Telford Council</i>	Where relevant allowances have been included for: <ul style="list-style-type: none"> - considering outline applications (six months from validation to committee) - determination (four months) - signing legal agreements (six months in most cases) - discharging pre-commencement conditions (six months for larger sites, three months for smaller sites) - selling sites (six months) - time to first dwelling completions (between 3 and 12 months) <p>Taking all of these together in total, this implies a maximum lead-in time of 3.5 years for the most complex large sites which go through the outline applications route, with the majority of sites falling significantly below this.</p> <i>Source: Telford Housing Land Supply Statement 2019-2024</i>

<i>Lichfield District Council</i>	A range of 2-3 years is allowed for lead-in times on all sites of 10+ dwellings, dependent on whether or not a site already has planning permission. <i>Source: Table 2 – Lichfield SHLAA 2021</i>
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This seems to indicate that a range of 10 months to 3.5 years has been considered a realistic lead-in time for housing schemes by other local authorities, dependent on the size and complexity of the proposal in question. These appear less conservative than the existing lead-in time assumptions set out in South Staffordshire’s 2018 SHELAA, which assume lead in times ranging between 1 and 5 years to implementation dependent on the scale of the site. Some of the comparator authorities listed also emphasise the role of site-specific delivery information being used to refine or replace some of these indicative assumptions where available, which also reflects the existing approach in the 2018 SHELAA assumptions.

Recommended approach to lead-in times

In light of all of the above information, as a starting point for estimating indicative site delivery **it is proposed to retain the existing lead-in time assumptions set out in the 2018 SHELAA**, which are as follows:

Proposed lead-in time assumptions		
<i>Sites of 500+ dwellings</i>	Without planning permission or local plan allocation	5 years to implementation
	With planning permission (outline) or local plan allocation	4 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 100 – 499 dwellings</i>	Without planning permission or local plan allocation	4 years to implementation
	With planning permission (outline) or local plan allocation	3 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 50-99 dwellings</i>	Without planning permission or local plan allocation	3 years to implementation
	With planning permission (outline) or local plan allocation	2 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 16-49 dwellings</i>	Without planning permission or with outline planning permission	2 years to implementation
	With planning permission (full)	1 year to implementation
<i>Sites of 5-15 dwellings</i>	Without planning permission or with outline planning permission	2 years to implementation
	With planning permission (full)	1 year to implementation

In addition, it will be noted that on some sites (particularly larger-scale sites) better site-specific information from the site promoter may be needed inform a realistic delivery trajectory that has regard to key infrastructure provision and the complexities of such strategic sites.

This approach reflects the fact that the existing assumptions appear to be more conservative than both comparator local authorities' assumptions and the lead-in times implied by monitoring information from the 2010-2020 period. The indicative upper limit of 5 years for lead-in times on sites of 500+ dwellings appears consistent with national research on lead-in times for sites of around 500 dwellings, although there is a risk of longer lead-in times on sites of 1000+ dwellings¹⁷, though this does not appear to be reflected in the assumptions of nearby authorities. However, this risk can be mitigated by direct work with developers on such sites through the local plan preparation process to establish and agree realistic delivery trajectories which have regard to the specific infrastructure needs of a site. It is therefore proposed to address this issue on a site-by-site basis through the preparation of the Local Plan Review evidence base.

¹⁷ Lichfields '*Start to Finish 2020*' Figure 4

Consultation responses to build-out rates and lead-in times update note 2022

Respondent	Summary of comments made on consultation note	Council response
<i>Acres Land</i>	<ul style="list-style-type: none"> - Support use of Lichfields' research - Land East of Bilbrook would take many years to complete, some of the proposed housing should be distributed to smaller sites - Growth elsewhere in Codsall has achieved 55.3 DPA - Sites should focus on smaller sites which can come forward earlier - Pendeford Mill Lane site took 3 years from allocation to start - Anticipated build rates would mean Land East of Bilbrook may not deliver in plan period - Land in control of single housebuilder will take longer to complete - Object to site specific scoring of Site 222, including an overassessment of capacity (should be 125 dwellings), incorrect assumptions about the first school and lack of recognition of GL Hearn report 	<p>No response required on points relating to landscape scoring, the selection of sites to include in the local plan and infrastructure delivery points. These are matters relevant to the wider Local Plan Review and are considered through consultations on that document.</p> <p>No response is given on specific site build rates as this consultation intends to establish indicative starting point assumptions, whilst the Local Plan Review can consider if better credible information is available to deviate from these on specific sites.</p> <p>Capacity of Site 222 is noted and will be reflected in the latest version of the SHELAA.</p> <p>No evidence has been submitted to quantify the impact of large sites being controlled by a single housebuilder and on larger sites will be supported by site-specific engagement on delivery trajectories. As such no change is proposed.</p>
<i>Gladman</i>	<ul style="list-style-type: none"> - Consider the proposed lead-in times and built out rates to be realistic starting points 	No response required.
<i>IM Land C/O RPS</i>	<ul style="list-style-type: none"> - Due to the sharp dip in build rates during 2020/21 the increased 45 DPA assumption should be reduced back to 40 DPA or given as a range - Clarity should be given that all assumptions are purely indicative and should be supported by site specific information where practicable - Any approach to lead-in times should reflect that 	Data submitted by RPS shows that many years within the sample period used in the SHELAA (2010-2020) are years with far slower delivery than 2020/21 completion rates. This suggests that the 2010-2020 sample period includes a balance of higher delivery years (e.g. 2019/20) and years of suppressed delivery (20010/11 – 2014/15). Given the lack of alternative locally relevant information provided off which to base build rates and lead-in times the Council does not consider there is reason to revise these

	<p>past trends may not be applicable</p> <ul style="list-style-type: none"> - Current uncertainties facing the construction industry are markedly different to the 2010-2020 period, with 2020 representing a peak year post 2008/09 recession - Lead-in times are overly optimistic and should be revisited 	<p>assumptions in light of this information.</p>
<p><i>Baratt West Midlands c/o Savills</i></p>	<ul style="list-style-type: none"> - Clarity should be given on whether build rates include affordable housing - Build out rates and lead-in times should consider the likelihood of an economic downturn every 10 years - The Council should consider a buffer for timescales proposed for sites over 250 dwellings as it has not recently determined an application above this scale, meaning the Lichfields case studies don't apply. - Lead-in times should include a category specifically to deal with 1000+ dwelling sites, as per the Lichfields report. 	<p>Historic build rate data includes affordable housing completions. Data submitted by RPS shows that many years within the sample period used in the SHELAA (2010-2020) are years with far slower delivery than 2020/21 completion rates. This suggests that the 2010-2020 sample period includes a balance of higher delivery years (e.g. 2019/20) and years of suppressed delivery (20010/11 – 2014/15). As such the effects of a previous economic downturn have already influenced these assumptions.</p> <p>As set out in the consultation note, the highlighted national research makes no differentiation between sites granted on appeal, sites which were allocated prior to an application being submitted and sites with significant pre-application engagement with the Council. As the sites proposed in the local plan will be allocated with significant upfront engagement with infrastructure providers (particularly on larger sites) there is also reason to think that the national rates highlighted may also be more cautious in some respects. As such no change is proposed and site specific engagement will be used to refine likely lead-in times on larger sites.</p> <p>The differentiation in lead-in times between sites of 500+ dwellings and other large-scale sites in the Lichfields research is noted. To address this a category of 1000+ dwellings will be introduced (as for build rates), with an additional year added on to lead-in times relating to sites with</p>

		outline permission or local plan allocation.
<i>Savills</i>	<ul style="list-style-type: none"> - Clarity should be given on whether build rates include affordable housing - Build out rates and lead-in times should consider the likelihood of an economic downturn every 10 years 	<p>Historic build rate data includes affordable housing completions. Data submitted by RPS shows that many years within the sample period used in the SHELAA (2010-2020) are years with far slower delivery than 2020/21 completion rates. This suggests that the 2010-2020 sample period includes a balance of higher delivery years (e.g. 2019/20) and years of suppressed delivery (20010/11 – 2014/15). As such the effects of a previous economic downturn have already influenced these assumptions.</p>
<i>Stansgate</i>	<ul style="list-style-type: none"> - Highlight strength of the market in the last 12 months and this not being reflected in build rates - A rate of 50 DPA for schemes of 100-499 dwellings is more realistic and may increase as some sites will have 2 developers - Should clarify that lead-in times are to first dwelling completions, not starts on sites - Lead-in assumptions appear to be at odds with national research (Lichfields indicate 500+ dwelling schemes have lead-in times of between 5 and 8.4 years, whereas South Staffordshire assume 4 years) - Lichfields research indicates the local plan's large sites of 1,200 dwellings would have a lead-in time of 6.9 years each, whereas SSDC rely on 4 years, increasing risk of local plan over-estimating delivery - More categories for larger sites should be included with increased expected lead-in times for these 	<p>Given the likely temporary affects of the COVID pandemic on house sales and construction it is not considered to appropriate to adjust build rates to reflect this smaller sample period.</p> <p>Considering other local authority examples, it is usual for lead-in times to relate to time taken for sites to commence and this is consistent with historic monitoring data used by the Council to measure historic build rats, which measures time taken to commencement and average build rate from that point onwards.</p> <p>As set out in the consultation note, the highlighted national research makes no differentiation between sites granted on appeal, sites which were allocated prior to an application being submitted and sites with significant pre-application engagement with the Council. Given this and the measurement to first dwelling completion (rather than commencement) the assumptions will not always be directly analogous to all large-scale sites. In South Staffordshire's case, large-scale sites proposed in this local plan will be subject to significant high level masterplanning and engagement with infrastructure bodies prior to adoption of the Local Plan, offering an opportunity to address issues that would slow delivery at a later stage.</p>

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<i>Vistry Group</i>	<ul style="list-style-type: none"> - Anticipate promoted site south of Pendeford Hall Lane, Bilbrook would achieve 50 DPA per outlet and would cumulatively reach 150DPA from three separate outlets. 	<p>No response required.</p>

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November 2022