



South Staffordshire Council

Housing Monitoring and Five Year Housing Land Supply

1st April 2024



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www.sstaffs.gov.uk



South Staffordshire District Council

Housing Supply Statement – 1st April 2024 to 31st March 2029

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 (PPG) 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.
- 1.2 The implications of this standard methodology for South Staffordshire's local housing need (as at 1 April 2024) 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 (2024), this implies growth of 1727 dwellings over the period 2024-2034. This averages out as an annual household growth of 172.7 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 2024⁴. These imply an affordability ratio of **8.63** 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 8.63. Therefore, an adjustment factor of **1.289375** can be calculated. This results in a minimum annual local housing need figure of **223** 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 223 dwellings per annum.**

2. Housing Land Supply

- 2.1 The following table sets out the housing land supply position as at 1 April 2024.

Sources which contribute dwellings to supply 1 April 2024 – 31 March 2029	Dwellings
Small sites under construction (net) excluding long standing starts	140
Small sites with planning permission (net) (full or outline) with a 19% non-implementation rate applied	187
Large sites with full permission or under construction (net)	355
Large sites with a Resolution to Grant full planning applications and developer (net)	41
Windfall allowance (40 dwellings per annum in years 4 & 5)	80
Total Commitments as at 1 April 2024	803

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 National Planning Policy Framework (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 Strategic Housing and Economic Land Availability Assessment (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 2024) 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 on 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 allocation sites 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 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 that (as of 1 April 2024) 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 PPG 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 PPG 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

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/822222/Housing-Delivery-Test-2021-measurement-technical-note.pdf)

make to the trajectory, are set out below.

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	90 + 32 self-contained apartments	46 dwellings +32 self-contained apartments (78 total)
Bilbrook House, Carter Avenue, Bilbrook	80	41 dwellings

5. Past Housing Delivery

- 5.1 The NPPF (paragraph 79) requires five-year supply calculations to consider whether there has been significant under delivery over the previous three years to determine whether a 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.
- 5.2 The most recent housing delivery test results were published on 19th December 2023⁸. This indicates that South Staffordshire delivered 156% of the relevant housing requirement over the measurement period. **Therefore, for the purposes of calculating five year housing land supply, no 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 <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

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 28 years (1996-2024) 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 number 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 an 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 2024 – 31 March 2029. Based on the figures set out below, it can be shown that the district currently has a **3.6 year housing land supply**.

8.2 As set out in NPPF paragraphs 226 and 77, the council is required to demonstrate a 4-year housing land supply as it has an emerging local plan which has reached Regulation 19 Stage.

Sources which contribute dwellings to supply 1 April 2024 – 31 March 2029	Dwellings
Small sites under construction (net) excluding long standing starts	140
Small sites with planning permission (net) (full or outline) with a 19% non-implementation rate applied	187
Large sites with full permission or under construction (net)	355
Large sites with a Resolution to Grant full planning applications and developer (net)	41
Windfall allowance (40 dwellings per annum in years 4 & 5)	80
Total Commitments as at 1 April 2024	803

5 Year Housing Land Supply (5YHLS)

Requirement (Local Housing Need)	Dwellings
Local Housing Need 2024 -2029	1,113
Supply	
Supply at 1 April 2024	803
Calculation of 5YHLS	
Local Housing Need annual rate (1113/5)	223
Total housing supply 1 April 24 - 31 March 29 (803/223)	3.60 Years

Appendix 1 – All supply with outline or full planning permission, Res to Grant or currently under-construction

Housing Monitoring - Large Sites with Planning Permission as at 31st March 2024

Site No.	Planning App.	Address	Green Belt	Dev. Type	Planning Status	Capacity	Notes
GW/200	23/00093/OUT	LOADES BUSINESS PARKGORSEY LANEGREAT WYRLEYWALSALLSOUTH STAFFORDSHIREWS6 6BD	No	New Build	Outline	30	*Not included in the 5YHLS.
GW/201	22/00004/FUL	FORMER GREAT WYRLEY COMMUNITY SUPPORT UNIT156 WALSALL ROADGREAT WYRLEYCANNOCKSOUTH STAFFORDSHIREWS6 6NQ	No	New Build	Full	78	Communcal Accom.
Total						108	

Large Sites with Resolution to Grant as at 31st March 2024

Address	Green Belt	Dev. Type	Planning Status	Capacity	Notes
Bilbrook House, Carter Avenue (C2 use)	No	New Build	Resolution to grant	41	Communcal Accom.

Housing Monitoring - Large Sites Under Construction as at 31st March 2024

Site No.	Planning App.	Address	Green Belt	Dev. Type	Capacity	Dwellings Comp. Previous	Dwellings Comp. 23/24	Dwellings UC 23/24	Dwellings NS 23/24	Notes
BI/42	18/00710/FUL	SAD 443LAND SOUTH OF PENDEFORD MILL LANE BILBROOK WOLVERHAMPTON STAFFORDSHIRE WV8	No	New Build	164	116	19	29	0	
FS/44	19/00919/FUL	SAD BRINSFORD LODGE EAST ROAD BRINSFORD WOLVERHAMPTON SOUTH STAFFORDSHIRE WV107NP	No	New Build	81	79	0	2	0	
GW/165	16/01023/REM	HAZELBROOK INDUSTRIAL ESTATE HAZEL LANE GREAT WYRLEY WALSALL STAFFORDSHIRE WS6 6AA	Yes	New Build	17	0	5	0	12	
GW/198	21/00631/FUL	SAD LAND AT LANDYWOOD LANE CHESLYN HAY WALSALL SOUTH STAFFORDSHIRE	No	New Build	50	0	45	5	0	
KV/393	23/00178/REM	SAD 272LAND SOUTH OF WHITE HILL KINVERDUDLEY SOUTH STAFFORDSHIRE	No	New Build	38	0	0	14	24	
PK/182	19/00862/REM	LAND NORTH OF PENKRIDGE STAFFORD ROAD PENKRIDGE STAFFORD SOUTH STAFFORDSHIRE	No	New Build	200	143	56	1	0	
PN/92	19/00988/REM	SAD 239LAND WEST WROTTESLEY PARK ROAD PERTON WOLVERHAMPTON STAFFORDSHIRE WV6	No	New Build	220	0	47	173	0	
WM/245	19/00212/REM	SAD 302LAND AT BEGGARS BUSH LANE WOMBOURNE WOLVERHAMPTON STAFFORDSHIRE WV5	No	New Build	90	86	2	2	0	
CD/210	20/00299/FUL	FORMER GORSTY LEA GARAGE WOLVERHAMPTON ROAD CODSALL WOLVERHAMPTON	No	New Build	15	0	0	15	0	Communal Accom.
							174	241	36	

Housing Monitoring - Large Sites Completed in the last monitoring year as at 31st March 2024

Site No.	Planning App.	Address	Green Belt	Dev .Type	Capacity	Dwellings Comp. Previous	Dwellings Comp. 23/24	Losses	Notes
CD/204	19/00248/FUL	LAND ATSHOP LANE OAKEN WOLVERHAMPTON SOUTH STAFFORDSHIRE WV8 2AX	No	New Build	10	0	10	0	Rural Exception Site
CH/114	19/00407/FUL	SAD SITE 119 SAREDON ROAD CHESLYN HAY WALSALL SOUTH STAFFORDSHIRE	No	New Build	60	24	36	0	
ES/99	18/00450/REM	LAND OFF (SE) (SAFEGUARDED LAND) HOBNOCK ROAD ESSINGTON WOLVERHAMPTON STAFFORDSHIRE	No	New Build	230	180	50	0	
KV/335	20/00364/FUL	STOURTON COURT BRIDGE NORTH ROAD STOURTON STOUR BRIDGE STAFFORDSHIRE DY7 5BQ	No	CoU/Conv	10	1	9	2	
LY/100	21/00660/FUL	BRIDGE FARM LONG STREET WHEATON ASTON STAFFORDSOUTH STAFFORDSHIRE ST19 9NF	No	New Build	21	9	12	0	
PK/186	21/00977/REM	LAND ON NORTH WEST SIDE OF STAFFORD ROAD PENKRIDGE STAFFORDSOUTH STAFFORDSHIRE ST19 5AX	No	New Build	24	0	24	0	
TS/93	19/00043/FUL	THE PLOUGH INNSCHOOL ROAD TRYSULL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV5 7HR	No	New Build	14	10	4	0	
WM/256	20/00639/COU	BEARNETT HOUSE NURSING HOME BEARNETT DRIVES PRINGHILL WOLVERHAMPTON	No	CoU/Conv	11	0	11	11	Communal Accom.
							156	13	

Housing Monitoring - Small Sites with Planning Permission as at 31st March 2024

Site No.	Planning App.	Address	Green Belt	Devt Type	Planning Status	Capacity	Net Units
AC/61	21/00849/FUL	BEDNALL HALL FARMCOMMON LANE BEDNALL STAFFORDSOUTH STAFFORDSHIRE ST17 0SA	No	New Build	F	1	1
AC/82	21/00040/FUL	SPRINGS LADE WORKS CANNOCK ROAD BEDNALL STAFFORDSOUTH STAFFORDSHIRE ST17 0SG	No	New Build	F	6	6
AC/90	20/00342/FUL	BANK COTTAGE TOP ROAD ACTON TRUSSELL STAFFORDSOUTH STAFFORDSHIRE ST17 0RQ	No	New Build	F	1	1
AC/92	21/01307/FUL	LAND AT MOUNT PLEASANT FARM WOLVERHAMPTON ROAD ACTON GATE STAFFORDSOUTH STAFFORDSHIRE ST18 9AA	No	New Build	F	2	2
BB/34	21/01250/FUL	BRELADES LONG COMMON CLAVERLEYSOUTH STAFFORDSHIRESOUTH STAFFORDSHIRE WV5 7AX	No	New Build	F	1	0
BB/37	22/00033/COU	SIX ASHES TEAROOMS SIX ASHES ROAD SIX ASHES BOBBINGTONSOUTH STAFFORDSHIRE WV15 6EQ	No	CoU/Conv	F	1	1
BB/38	22/01044/FUL	L/A MEADOW VIEW COTTAGES SIX ASHES ROAD BOBBINGTON WOLVERHAMPTONSOUTH STAFFORDSHIRE DY7 5DT	No	CoU/Conv	F	1	1
BB/39	23/00100/OFFRES	OFFICE BUILDING EAST OF LUTLEY LANE BOBBINGTON DUDLEYSOUTH STAFFORDSHIRE DY7 5DQ	No	CoU/Conv	F	2	2
BB/41	23/01023/FUL	OFFICE BUILDING LUTLEY LANE BOBBINGTON STOUR BRIDGESOUTH STAFFORDSHIRE DY7 5DE	No	CoU/Conv	F	2	2
BI/44	21/00332/FUL	18 MILLENNIUM WAY BILBROOK WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1GA	No	New Build	F	1	1
BI/48	21/00423/FUL	REAR OF 11 SMALL HOLDING BARNHURST LANE PENDEFORD WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1RS	No	CoU/Conv	F	1	1
BI/49	22/00644/FUL	67 LANE GREEN ROAD BILBROOK WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1LS	No	New Build	F	2	1
BL/39	20/00698/AGRES	ORSLOW FARM ORSLOW TELFORDSOUTH STAFFORDSHIRE TF10 9BL	No	CoU/Conv	F	1	1
BW/181	22/00960/AGRES	BRIDLEWAYS FARM SANDY LANE BISHOPS WOOD TELFORDSOUTH STAFFORDSHIRE ST19 9AF	No	CoU/Conv	F	2	2
BW/196	22/00565/COU	ASPLEY FARM OLD STAFFORD ROAD CALF HEATH WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7PZ	No	CoU/Conv	F	1	1
BW/265	21/01008/FUL	PENDEFORD HALL FARM PENDEFORD HALL LANE COVEN WOLVERHAMPTONSOUTH STAFFORDSHIRE WV9 5BD	No	New Build	F	3	3
BW/269	21/00899/REM	CROSS GREEN FARM KENNELS DARK LANE CROSS GREEN WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7PN	No	New Build	F	5	5
BW/272	21/00404/FUL	LAND ADJ LANE HOUSE CLUB LANE COVEN HEATH WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7EW	No	New Build	F	1	1
BW/275	20/00129/COU	STADACONASTAFFORD ROAD COVEN WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7BN	No	CoU/Conv	F	2	1
BW/276	21/00578/FUL	OAKENDALE SANDY LANE BISHOPS WOOD STAFFORDSOUTH STAFFORDSHIRE ST19 9AF	No	New Build	F	1	1
BW/277	22/00413/FUL	GARAGE SITE SUNSET CLOSE COVEN WOLVERHAMPTON WV9 5AL	No	New Build	F	2	2
BW/279	22/01033/FUL	HOMESTEAD PARADISE LANES LADE HEATH WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7NZ	No	New Build	F	1	0
BW/280	23/00457/AGRRES	BUNGALOW FARM VIVY HOUSE LANE BREWOOD STAFFORDSOUTH STAFFORDSHIRE ST19 9LW	No	CoU/Conv	F	5	5
BW/281	23/00575/AGRRES	ROSE HILL WATLING STREET STRETTON STAFFORDSOUTH STAFFORDSHIRE ST19 9LN	No	CoU/Conv	F	1	1
CD/214	21/01070/REM	NEW PASTURE HUSPHINS LANE CODSALL WOOD WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1RN	No	New Build	F	1	1
CD/214	23/00499/REM	NEW PASTURE HUSPHINS LANE CODSALL WOOD WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1RN	No	New Build	F	1	1
CD/215	23/01059/VAR	WERGS FARM HOUSE POPES LANE WOLVERHAMPTONSOUTH STAFFORDSHIRE WV6 8TX	No	New Build	F	1	1
CD/215	21/00602/FUL	WERGS FARM HOUSE POPES LANE TETTEN HALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV6 8TX	No	New Build	F	1	1
CD/215	22/00340/FUL	WERGS FARM HOUSE POPES LANE TETTEN HALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV6 8TX	No	New Build	F	1	1
CD/218	22/00343/FUL	59 AOAKEN LANE CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 2AW	No	New Build	F	1	1
CD/219	22/00375/FUL	CHURCH VIEWS SANDY LANE CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1EW	No	New Build	F	1	0
CD/221	22/00020/FUL	40 MOAT BROOK LANE CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1DS	No	New Build	F	1	1
CD/222	22/00777/FUL	WERGS HALL GARDENS WERGS HALL ROAD CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 2HQ	No	New Build	F	1	1
CD/224	23/00160/FUL	25 SUCKLING GREEN LANE CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 2BL	No	New Build	F	1	1
CD/225	23/00252/FUL	CEDAR COTTAGE STRAWMOOR LANE AOAKEN WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 2HY	No	New Build	F	1	0
CD/226	23/00955/FUL	EAST HOLMEWOOD ROAD CODSALL WOOD WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1QR	No	CoU/Conv	F	1	1
CH/104	20/00496/FUL	GARAGE SITE CROSS STREET CHESLYN HAYWALS ALL STAFFORDSHIRE WS6	No	New Build	F	2	2
CH/105	20/00495/FUL	GARAGES ADJ 46 MITRE ROAD CHESLYN HAYWALS ALL STAFFORDSHIRE WS6	No	New Build	F	2	2
CH/106	20/00494/FUL	GARAGES ADJ 161 MITRE ROAD CHESLYN HAYWALS ALL STAFFORDSHIRE WS6	No	New Build	F	1	1
CH/107	22/00755/FUL	GARAGES ADJ 63 GARAGE SITE CP4 MITRE ROAD CHESLYN HAYWALS ALL STAFFORDSHIRE	No	New Build	F	6	6
CH/108	20/00516/FUL	LAND ADJ THE WHITE HORSE MOUNT PLEASANT CHESLYN HAYWALS ALL STAFFORDSHIRE WS6 7AG	No	New Build	F	3	3
CH/115	20/00699/RETRES	97 HIGH STREET CHESLYN HAYWALS ALL SOUTH STAFFORDSHIRE WS6 7AE	No	CoU/Conv	F	2	2
CH/117	20/00975/FUL	60 COPPICE CLOSE CHESLYN HAYWALS ALL SOUTH STAFFORDSHIRE WS6 7EZ	No	New Build	F	1	1
CH/118	21/00113/COU	19 STATION STREET CHESLYN HAYWALS ALL SOUTH STAFFORDSHIRE WS6 7ED	No	CoU/Conv	F	1	1
CH/122	22/00814/FUL	GARAGE SITE 6 MITRE ROAD CHESLYN HAYCANNOCKSOUTH STAFFORDSHIRE WS6 7HL	No	New Build	F	1	1
CH/123	22/00887/FUL	55 HIGH STREET CHESLYN HAYWALS ALL SOUTH STAFFORDSHIRE WS6 7AD	No	New Build	F	5	5
CH/79	20/00485/FUL	GARAGES AT WINDSOR ROAD CHESLYN HAYWALS ALL STAFFORDSHIRE	No	New Build	F	1	1
CH/96	22/00372/FUL	84 LOW STREET CHESLYN HAYWALS ALL SOUTH STAFFORDSHIRE WS6 7HH	No	New Build	F	1	0
ES/102	21/01183/FUL	1 BOGNOP ROAD ESSINGTON WOLVERHAMPTON STAFFORDSHIRE WV11 2BA	No	New Build	F	1	1

ES/107	22/01160/FUL	HOBBLE END BUNGALOWHOBBLE END LANEESINGTONWOLVERHAMPTONSOUTH STAFFORDSHIREWS6 6AS	No	New Build	F	1	0
ES/196	21/00149/FUL	60SNEYD LANEESINGTONWOLVERHAMPTONSOUTH STAFFORDSHIREWV11 2DX	No	New Build	F	1	1
ES/197	21/00324/FUL	132HIGH HILLESSINGTONWOLVERHAMPTONSOUTH STAFFORDSHIREWV11 2DW	No	New Build	F	2	2
ES/198	21/01201/FUL	SITE BETWEEN 8 AND 10HAWTHORNE ROADESSINGTONWOLVERHAMPTONSOUTH STAFFORDSHIRE	No	New Build	F	1	1
FS/45	21/00560/FUL	FEATHERSTONE FARM HOTELNEW ROADFEATHERSTONEWOLVERHAMPTONSOUTH STAFFORDSHIREWV10 7NW	No	CoU/Conv	F	3	3
FS/46	21/00312/FUL	FEATHERSTONE HALL FARMNEW ROADFEATHERSTONEWOLVERHAMPTONSOUTH STAFFORDSHIREWV10 7NW	No	CoU/Conv	F	3	3
FS/47	22/00781/FUL	FEATHERSTONE HALL FARMNEW ROADFEATHERSTONEWOLVERHAMPTONSOUTH STAFFORDSHIRE	No	CoU/Conv	F	2	2
GW/173	20/00487/FUL	GARAGES ADJ 54, 58, 62ALPHA WAYGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	F	2	2
GW/173	22/01017/FUL	GARAGE SITEALPHA WAYGREAT WYRLEYCANNOCKSOUTH STAFFORDSHIREWS6 6AH	No	New Build	F	2	2
GW/174	20/00488/FUL	GARAGES ADJ 12ACORN CLOSEGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	F	1	1
GW/175	20/00490/FUL	GARAGES ADJ 13COTSWOLD AVENUEGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	F	1	1
GW/175	22/01106/FUL	GARAGE SITECOTSWOLD AVENUEGREAT WYRLEYCANNOCKSOUTH STAFFORDSHIREWS6 6BU	No	New Build	F	1	1
GW/176	20/00491/FUL	GARAGES ADJ 9OXFORD CLOSEGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	F	1	1
GW/177	20/00486/FUL	GARAGES ADJ 10FOXLAND AVENUEGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	F	1	1
GW/178	20/00492/FUL	GARAGES ADJ 32BROOK LANEGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	F	1	1
GW/189	22/00920/FUL	203-205WALSALL ROADGREAT WYRLEYWALSALLSOUTH STAFFORDSHIREWS6 6NH	No	New Build	F	5	3
GW/194	22/01134/FUL	GARAGE SITECHILLINGTON CLOSECHESLYN HAYWALSALLSOUTH STAFFORDSHIREWS6 7NB	No	New Build	F	2	2
GW/196	21/01139/FUL	603WALSALL ROADGREAT WYRLEYWALSALLSOUTH STAFFORDSHIREWS6 6AP	No	New Build	F	1	1
GW/199	21/00822/FUL	6ACHILLES CLOSEGREAT WYRLEYWALSALLSOUTH STAFFORDSHIREWS6 6JW	No	New Build	F	1	1
HA/54	21/00736/FUL	LAKESIDE FARMWATLING STREETHATHERTONCANNOCKSOUTH STAFFORDSHIREWS11 1SQ	No	New Build	F	1	1
HA/57	21/00036/FUL	ADJ DUNROAMINWOODLANDS LANECALF HEATHCANNOCKSOUTH STAFFORDSHIREWS11 1SA	No	New Build	F	1	1
HA/58	21/00911/OUT	FOUR OAKSWATLING STREETHATHERTONCANNOCKSOUTH STAFFORDSHIREWS11 1SQ	No	New Build	O	2	2
HA/59	22/00058/FUL	COTTAGE FARMOAK LANEHATHERTONWOLVERHAMPTONSOUTH STAFFORDSHIREWV10 7DR	No	New Build	F	2	0
HM/54	20/01045/FUL	HIMLEY COUNTRY HOTEL22 SCHOOL ROADHIMLEYDUDLEYSOUTH STAFFORDSHIREY3 4LG	No	New Build	F	9	9
HM/55	21/00770/FUL	SEDGLEY COURTBRICK KILN WAYGOSPEL ENDDUDLEYSOUTH STAFFORDSHIREY3 4BA	No	New Build	F	6	6
HM/56	21/01017/FUL	THE DEMESNESTOURBRIDGE ROADWOMBOURNEWOLVERHAMPTONSOUTH STAFFORDSHIREWV5 0JN	No	CoU/Conv	F	1	1
HM/57	22/01008/FUL	LAND ATCHERRY LANEHIMLEYDUDLEYSOUTH STAFFORDSHIREY3 4LG	No	New Build	F	1	1
HU/52	22/00050/FUL	SQUARE HOUSE KENNELSCANNOCK ROADMANSTYSTAFFORDSOUTH STAFFORDSHIREST19 5SA	No	New Build	F	8	8
KV/366	23/00199/FUL	THE TRADITIONAL BARNBEACON LANEKINVERSTOURBRIDGESOUTH STAFFORDSHIREY7 5NQ	Yes	CoU/Conv	F	1	1
KV/377	21/00283/FUL	LAND ATLAWSWOOD DRIVELAWSWOODSTOURBRIDGESOUTH STAFFORDSHIREY7 5QW	No	New Build	F	1	1
KV/392	20/01040/FUL	1HEATHER DRIVEKINVERDUDLEYSOUTH STAFFORDSHIREY7 6DR	No	New Build	F	1	1
KV/395	21/00986/FUL	LAND REAR OFYE OLDE WHITE HARTE HIGH STREETKINVERDUDLEYSOUTH STAFFORDSHIREY7 6HL	No	New Build	F	5	5
KV/396	21/00078/OUT	41HIGH STREETKINVERDUDLEYSOUTH STAFFORDSHIREY7 6HF	No	CoU/Conv	O	3	3
KV/399	21/01190/FUL	MILE FLAT HOUSEMILE FLATSWINDONSTOURBRIDGESOUTH STAFFORDSHIREY6 0AU	No	New Build	F	1	0
KV/401	22/00085/FUL	LAND ATBROADACRES CLOSEPRESTWOODKINVERSOUTH STAFFORDSHIRE	No	New Build	F	2	2
KV/402	21/00991/FUL	LAND AT FOLEY FANELOWER ASHWOOD LANEASHWOODSOUTH STAFFORDSHIRESOUTH STAFFORDSHIREY7 5AP	No	New Build	F	1	1
KV/403	22/00804/FUL	GREYFIELDS BUNGALOWBEACON LANEKINVERSTOURBRIDGESOUTH STAFFORDSHIREY7 5NH	No	New Build	F	1	0
KV/407	23/00566/FUL	LAND BETWEEN 199-201ENVILLE ROADKINVERDUDLEYSOUTH STAFFORDSHIREY7	No	New Build	F	1	1
KV/408	23/00805/FUL	14HAMPTON GROVEKINVERDUDLEYSOUTH STAFFORDSHIREY7 6LP	No	New Build	F	1	1
KV/409	23/00608/FUL	LAND ADJ 26DARK LANEKINVERSTOURBRIDGESOUTH STAFFORDSHIREY7	No	New Build	F	1	1
KV/410	23/01002/FUL	SHREELANEHUNTERS RIDELAWSWOODSTOURBRIDGESOUTH STAFFORDSHIREY7 5QN	No	New Build	F	1	0
LP/54	22/00100/FUL	ROBINS NEST FARMDIRTY FOOT LANELOWER PENNWOLVERHAMPTONSOUTH STAFFORDSHIREWV4 4UQ	No	New Build	F	1	0
LP/56	21/00869/FUL	SPRINGHILL FARM70 SPRINGHILL LANELOWER PENNWOLVERHAMPTONSOUTH STAFFORDSHIREWV4 4TJ	No	New Build	F	1	0
LP/57	21/00522/COU	CROSS STYLESIVETSEY ROADWHEATON ASTONSTAFFORDSOUTH STAFFORDSHIREST19 9QW	No	CoU/Conv	F	2	1
LP/57	21/00522/COU	CROSS STYLESIVETSEY ROADWHEATON ASTONSTAFFORDSOUTH STAFFORDSHIREST19 9QW	No	CoU/Conv	F	2	1
LP/58	22/00724/FUL	WINANDERRADFORD LANELOWER PENNWOLVERHAMPTONSOUTH STAFFORDSHIREWV3 8JT	No	New Build	F	1	0
LP/59	22/00794/FUL	HILLCROFT FARMDRIVE FIELDSLOWER PENNWOLVERHAMPTONSOUTH STAFFORDSHIREWV4 4XY	No	CoU/Conv	F	1	1
LP/60	23/00221/FUL	107SPRINGHILL ROADLOWER PENNWOLVERHAMPTONSOUTH STAFFORDSHIREWV4 4TW	No	New Build	F	1	0
LY/102	22/01117/COU	BELLHURST COTTAGEBELLHURST LANEWHEATON ASTONTELFORDSOUTH STAFFORDSHIREST19 9QS	No	CoU/Conv	F	2	1
LY/102	22/01117/COU	BELLHURST COTTAGEBELLHURST LANEWHEATON ASTONTELFORDSOUTH STAFFORDSHIREST19 9QS	No	CoU/Conv	F	2	1

Housing Monitoring - Small Sites Under Construction as at 31st March 2024

Site No.	Planning App.	Address	Green Belt	Dev. Type	Capacity	Net Units	Dwellings UC 23/24	Dwellings NS 23/24
AC/83	17/00703/FUL	THE LANE HOUSE TOP ROAD ACTON TRUSSELL STAFFORD STAFFORDSHIRE ST17 0RQ	No	New Build	4	3	4	0
AC/84	18/00177/FUL	GREEN GATES WATTLES LANE ACTON TRUSSELL STAFFORD STAFFORDSHIRE ST17 0RE	No	New Build	3	2	3	0
AC/89	19/00993/FUL	LAND OFF COMMON LANE BEDNALL STAFFORD SOUTH STAFFORDSHIRE ST17 0SB	No	New Build	8	8	5	3
BI/45	20/00738/FUL	2 WESLEY ROAD BILBROOK WOLVERHAMPTON SOUTH STAFFORDSHIRE WV8 1LW	No	New Build	1	1	1	0
BW/161	01/00318	UPPER HATTONS FARM PENDEFORD HALL LANE COVEN WOLVERHAMPTON STAFFORDSHIRE WV9 5BD	Yes	CoU/Conv	3	3	2	0
BW/253	17/00410/FUL	LEPER HOUSE FARM WHITEHOUSE LANE CODSALL WOOD WOLVERHAMPTON STAFFORDSHIRE WV8 1QG	Yes	CoU/Conv	3	3	1	0
BW/255	18/00349/FUL	BIRKS BARN FARM SHUTT GREEN LANE BREWOOD STAFFORD STAFFORDSHIRE ST19 9LX	Yes	CoU/Conv	8	8	1	4
BW/265	22/01009/FUL	PENDEFORD HALL FARM PENDEFORD HALL LANE COVEN WOLVERHAMPTON	No	CoU/Conv	4	4	4	0
BW/270	20/00316/AGRES	BRINSFORD FARM BRINSFORD LANES LADE HEATH WOLVERHAMPTON SOUTH STAFFORDSHIRE WV10 7PR	No	CoU/Conv	3	3	3	0
CD/123	20/00810/FUL	85 BIRCHES ROAD CODSALL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV8 2JJ	No	New Build	1	0	1	0
CD/199	21/00940/FUL	THE POPLARS STRAWMOOR LANE OAKEN WOLVERHAMPTON SOUTH STAFFORDSHIRE WV8 2HY	No	New Build	2	2	1	0
CD/203	18/00878/AGRRES	BROOKSIDE FARM CODSALL ROAD CODSALL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV6 9QG	No	CoU/Conv	5	5	1	4
CD/211	20/00530/FUL	NEW HOUSE FARM GUNSTONE LANE CODSALL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV8 1EL	No	New Build	1	1	1	0
CH/121	21/01173/FUL	31 WOLVERHAMPTON ROAD CHESLYN HAY WALSALL SOUTH STAFFORDSHIRE WS6 7HU	No	New Build	1	1	1	0
CH/70	18/00261/FUL	TOPEKA HOLLY LANE CHESLYN HAY CANNOCK SOUTH STAFFORDSHIRE WS6 7AR	No	New Build	1	1	1	0
CP/39	21/00867/FUL	THE OLD VICARAGE VICARAGE LANE DUNSTON STAFFORD SOUTH STAFFORDSHIRE ST18 9AD	No	New Build	1	1	1	0
ES/105	20/00219/FUL	26 LONG LANE SPRING HILL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV11 2AA	No	New Build	2	1	2	0
ES/92	21/00342/REM	ST JOHN THE EVANGELIST CHURCH HALL HILL STREET ESSINGTON WOLVERHAMPTON	No	New Build	4	4	2	2
EV/12	20/00637/FUL	FORMER ENVILLE SAWMILL HALL DRIVE ENVILLE STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 5HB	No	CoU/Conv	5	5	5	0
FS/42	19/00594/FUL	46 CANNOCK ROAD FEATHERSTONE WOLVERHAMPTON SOUTH STAFFORDSHIRE WV10 7AE	No	New Build	1	1	1	0
GW/190	20/00977/FUL	70 WALSALL ROAD CHURCH BRIDGE CANNOCK SOUTH STAFFORDSHIRE WS11 8JU	No	New Build	2	2	2	0
GW/191	20/00358/FUL	12 STREETS LANE CHESLYN HAY WALSALL SOUTH STAFFORDSHIRE WS6 7AN	No	New Build	1	0	1	0
GW/192	21/00565/FUL	37 JACOBS HALL LANE GREAT WYRLEY WALSALL SOUTH STAFFORDSHIRE WS6 6AD	No	New Build	2	2	2	0
GW/195	20/00977/FUL	70 WALSALL ROAD GREAT WYRLEY CANNOCK SOUTH STAFFORDSHIRE WS11 8JU	No	New Build	2	2	2	0
GW/197	18/00556/FUL	5 LOVE LANE GREAT WYRLEY WALSALL SOUTH STAFFORDSHIRE WS6 6NN	No	New Build	1	1	1	0
HA/48	18/00296/FUL	THE FIRS STRAIGHT MILE CALF HEATH WOLVERHAMPTON STAFFORDSHIRE WV10 7DW	Yes	New Build	2	2	0	1
HU/50	19/00117/FUL	THE COTTAGE PEAR TREE CLOSE HUNTINGTON CANNOCK STAFFORDSHIRE WS12 4PF	No	New Build	1	1	1	0
HU/51	18/00619/FUL	27 OAK AVENUE HUNTINGTON CANNOCK STAFFORDSHIRE WS12 4QA	No	New Build	1	1	1	0
KV/257	21/00776/FUL	4 FOLEY STREET KINVER STOUR BRIDGE STAFFORDSHIRE DY7 6EP	No	New Build	1	1	1	0
KV/268	20/00098/COU	STOURTON CASTLE BRIDGE NORTH ROAD STOURTON STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 5BG	No	CoU/Conv	1	1	1	0
KV/364	21/00058/FUL	MILE FLAT FARM MILE FLAT GREENS FORGE KINGS WINFORD STAFFORDSHIRE DY6 0AU	Yes	New Build	5	5	5	0
KV/375	19/00983/FUL	STAFFORDSHIRE POLICE KINVER POLICE STATION HIGH STREET KINVER STOUR BRIDGE	No	New Build	4	4	4	0
KV/380	20/00008/FUL	WEATHER OAKS LAWNWOOD DRIVE LAWNWOOD STOUR BRIDGE SOUTH STAFFORDSHIRE DY6 0BH	No	New Build	1	1	1	0
KV/385	20/00835/FUL	18 STONE LANE KINVER STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 6EG	No	New Build	2	2	2	0
KV/386	22/00649/FUL	27 BRIDGE NORTH ROAD STOURTON STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 6RP	No	New Build	1	1	1	0
KV/389	20/00471/FUL	12 HAMPTON GROVE KINVER STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 6LP	No	New Build	2	2	2	0
KV/390	20/00614/FUL	TRISTOL DE HUNTERS RIDGE LAWNWOOD STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 5QN	No	New Build	1	0	1	0
KV/391	21/00090/FUL	60 ASTON LANE KINVER DUDLEY SOUTH STAFFORDSHIRE DY7 6DY	No	New Build	4	3	1	3
KV/394	21/00432/FUL	BALIFFS HOUSE LAWNWOOD ROAD LAWNWOOD STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 5QL	No	New Build	1	0	1	0
KV/398	21/00058/FUL	LAND AND BUILDINGS ADJ MILE FLAT HOUSE MILE FLAT SWINDON STOUR BRIDGE	No	New Build	5	5	5	0
KV/406	21/01163/FUL	EDGE VIEW NURSING HOME COMBER ROAD KINVER STOUR BRIDGE SOUTH STAFFORDSHIRE DY7 6HT	No	New Build	2	2	2	0
LY/97	21/00028/REM	CROSS STYLES IVETSEY ROAD WHEATON ASTON STAFFORD SOUTH STAFFORDSHIRE ST19 9QW	No	New Build	1	1	1	0
PH/72	17/00363/COND2	LITTLE MOOR GRANGE FARM MOOR LANE PATTINGHAM WOLVERHAMPTON STAFFORDSHIRE WV6 7AR	Yes	CoU/Conv	4	4	4	0
PK/167	13/00200/FUL	KIN VASTON HALL FARM WATER EATON LANE CONGREVE STAFFORD STAFFORDSHIRE ST19 5QD	Yes	CoU/Conv	6	6	4	0

PK/173	18/00549/FUL	EASTLEAVE DALE ROAD LEVE DALE STAFFORD STAFFORDSHIRE ST18 9AH	No	New Build	2	1	2	0
PK/198	23/00353/FUL	11 FRANCIS GREEN LANE PENKRIDGE STAFFORD SOUTH STAFFORDSHIRE ST19 5HE	No	New Build	1	0	1	0
PN/93	21/00300/VAR	HIGH CROFT HOLYHEAD ROAD KINGSWOOD WOLVERHAMPTON SOUTH STAFFORDSHIRE WV7 3AN	No	New Build	1	1	1	0
PN/94	20/00108/FUL	FAR PARK PATTINGHAM ROAD PERTON WOLVERHAMPTON SOUTH STAFFORDSHIRE WV6 7HD	No	New Build	1	0	1	0
PN/96	20/00374/FUL	HILLSIDE PATTINGHAM ROAD PERTON WOLVERHAMPTON SOUTH STAFFORDSHIRE WV6 7HD	No	New Build	2	1	2	0
SH/31	20/00608/FUL	REAR OF 9 CHURCH ROAD SHARESHILL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV10 7JR	No	New Build	1	1	1	0
SH/33	22/00159/AGRES	YELLS FARMHOUSE HILTON LANE HILTON WOLVERHAMPTON SOUTH STAFFORDSHIRE WV11 2AU	No	CoU/Conv	1	0	1	0
SH/34	21/00582/FUL	OLD YELLS FARM HILTON LANE HILTON WOLVERHAMPTON SOUTH STAFFORDSHIRE WV11 2AU	No	New Build	1	0	1	0
SW/25	11/00762/AME	MANOR FARM HIGH STREETS WINDON DUDLEY STAFFORDSHIRE DY3 4NP	No	CoU/Conv	7	7	7	0
SW/32	19/00989/FUL	PRIME OAK WHITEHOUSE LANES WINDON DUDLEY SOUTH STAFFORDSHIRE DY3 4PE	No	New Build	9	9	6	3
SW/34	21/00874/FUL	PORTLET BRIDGE NORTH ROAD WINDON DUDLEY SOUTH STAFFORDSHIRE DY3 4PU	No	New Build	2	2	2	0
TS/81	13/00771/FUL	THE CROFT SCHOOL ROAD TRYSULL WOLVERHAMPTON STAFFORDSHIRE WV5 7HR	No	CoU/Conv	2	2	2	0
TS/98	21/00077/FUL	BEGGARS ROOST CLIVE ROAD PATTINGHAM WOLVERHAMPTON SOUTH STAFFORDSHIRE WV6 7EN	No	CoU/Conv	1	1	1	0
TS/99	22/00647/FUL	THE BEECHES 70 FEAISHILL ROAD TRYSULL WOLVERHAMPTON SOUTH STAFFORDSHIRE WV5 7HT	No	New Build	1	1	1	0
WM/176	16/00581/FUL	ORTON GRANGE FARM ORTON LANE WOMBOURNE WOLVERHAMPTON SOUTH STAFFORDSHIRE WV4 4XA	No	New Build	3	3	3	0
WM/176	19/00119/COU	ORTON VIEW COTTAGE (ORTON HALL FARM) ORTON LANE WOMBOURNE WOLVERHAMPTON	No	CoU/Conv	2	2	1	0
							120	20

Housing Monitoring - Completed Sites from previous monitoring year as at 31st March 2024

Site No.	Planning App.	Address	Green Belt	Dev. Type	Capacity	Dwellings Comp. Previous	Dwellings Comp. 23/24	Net Comps.
AC/74	20/00191/FUL	YEW TREE FARM POTTAL POOL ROAD PENKRIDGE STAFFORD STAFFORDSHIRE ST19 5RN	Yes	CoU/Conv.	6	4	2	2
AC/91	19/00741/FUL	FIELDFARESCHOOL LANE BEDNALL STAFFORDSOUTH STAFFORDSHIRE ST17 0SD	No	New Build	1	0	1	0
BB/40	17/00584/FUL	19 SIX ASHES ROAD BOBBINGTON STOUR BRIDGESOUTH STAFFORDSHIRE DY7 5BZ	No	New Build	2	0	2	2
BI/47	20/00812/FUL	REAR OF 63 LIME TREE ROAD BILBROOK WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1NR	No	New Build	3	0	3	3
BW/214	16/00395/FUL	PEARCE HAY FARM KIDDEMORE GREEN ROAD BISHOPS WOOD STAFFORD STAFFORDSHIRE ST19 9AA	Yes	CoU/Conv.	8	4	4	4
BW/261	20/00081/FUL	HIGH GREEN GARAGE LTD. 7 HIGH GREEN BREWOOD STAFFORDSOUTH STAFFORDSHIRE ST19 9BD	No	New Build	1	0	1	1
BW/262	20/00048/FUL	THE COTTAGE LIGHT ASH CUL-DE-SAC COVEN WOLVERHAMPTONSOUTH STAFFORDSHIRE WV9 5AF	No	CoU/Conv	1	0	1	1
BW/264	20/00333/FUL	BRINSFORD FARM BRINSFORD LANES LADE HEATH WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7PR	No	CoU/Conv	1	0	1	1
BW/266	20/01004/FUL	LEPER HOUSE WHITEHOUSE LANES CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1QG	No	CoU/Conv	2	0	2	2
BW/271	20/00606/FUL	INVICTA FARMS SANDY LANE BISHOPS WOOD STAFFORDSOUTH STAFFORDSHIRE ST19 9AF	No	New Build	2	0	2	2
CD/206	19/00607/FUL	LAND ADJACENT LEIGHTON POOL CHILLINGTON LANES CODSALL WOOD WOLVERHAMPTON	No	CoU/Conv.	1	0	1	1
CD/208	20/00168/FUL	R/O 94 WOOD ROAD CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1DW	No	New Build	1	0	1	1
CD/209	20/00093/FUL	WILD WOOD COUNTY LANES CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV7 3AH	No	New Build	1	0	1	0
CD/212	20/00568/FUL	LAND ADJACENT 7 FLEMMYNGE CLOSE CODSALL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 2AD	No	New Build	1	0	1	1
CD/227	23/01045/FUL	MOORS FARM WHITEHOUSE LANES CODSALL WOOD WOLVERHAMPTONSOUTH STAFFORDSHIRE WV8 1QG	No	CoU/Conv.	2	0	2	2
CH/116	20/00599/FUL	21 BROOK ROAD CHESLYN HAY WALSALLSOUTH STAFFORDSHIRE WS6 7ES	No	New Build	1	0	1	1
EV/11	20/00033/FUL	THE LODGE BRIDGE NORTH ROAD ENVILLE STOUR BRIDGESOUTH STAFFORDSHIRE DY7 5JF	No	CoU/Conv	1	0	1	1
GW/193	20/00041/FUL	LAND TO THE REAR OF 63 BROADMEADOW LANES GREAT WYRLEY WALSALLSOUTH STAFFORDSHIRE WS6 6EH	No	New Build	1	0	1	1
HA/56	20/00257/FUL	THE CROFT WATLING STREET FOUR CROSSES CANNOCKSOUTH STAFFORDSHIRE WS11 1SB	No	New Build	0	0	0	-1
HM/52	20/00905/FUL	10 BAGGERIDGE CLSOEGOSPEL ENDDUDLEYSOUTH STAFFORDSHIRE DY3 4AJ	No	New Build	1	0	1	0
HM/53	20/01067/FUL	10 PENN ROAD GOSPEL ENDDUDLEYSOUTH STAFFORDSHIRE DY3 4AQ	No	New Build	3	0	3	2
HT/5	21/00048/FUL	1 CANNOCK ROAD SHARESHILL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7AG	No	New Build	1	0	1	1
HU/53	22/00863/FUL	THE BUNGALOW WREKIN VIEW HUNTINGTON CANNOCKSOUTH STAFFORDSHIRE WS12 6PG	No	New Build	1	0	1	1
KV/372	19/00911/FUL	117 ENVILLE ROAD ENVILLE ROAD KINVERSTOUR BRIDGESOUTH STAFFORDSHIRE DY7 6BN	No	New Build	1	0	1	1
KV/373	19/00777/FUL	THE PADDOCKS GREENS FORGE MILE FLATS WINDON DUDLEYSOUTH STAFFORDSHIRE DY6 0AU	No	New Build	1	0	1	0
KV/374	20/00044/COU	7 HIGH STREET KINVERSTOUR BRIDGESOUTH STAFFORDSHIRE DY7 6HG	No	CoU/Conv	0	0	0	-1
KV/376	20/00406/FUL	LAND ADJACENT THE PADDOCKS MILE FLAT GREENS FORGE STOUR BRIDGESOUTH STAFFORDSHIRE DY6 0AU	No	New Build	2	0	2	2
KV/378	20/00364/FUL	STOURTON COURT BRIDGE NORTH ROAD STOURTON STOUR BRIDGESOUTH STAFFORDSHIRE DY7 5BQ	No	New Build	1	0	1	1
KV/379	20/00600/COU	HIDEAWAY COTTAGE HORSE BRIDGE LANES KINVERSTOUR BRIDGESOUTH STAFFORDSHIRE DY7 6NX	No	CoU/Conv	1	0	1	1
KV/381	20/00788/FUL	18 HILLBORO RISE KINVERSTOUR BRIDGESOUTH STAFFORDSHIRE DY7 6BS	No	New Build	1	0	1	1
KV/382	20/00927/FUL	WHITE HARTE CARAVAN SITE HIGH STREET KINVERSTOUR BRIDGESOUTH STAFFORDSHIRE DY7 6HL	No	New Build	2	0	2	2
KV/384	20/00898/FUL	BARCLAYS BANK 34 HIGH STREET KINVERSTOUR BRIDGESOUTH STAFFORDSHIRE DY7 6HF	No	CoU/Conv	1	0	1	1
KV/387	21/00003/FUL	LAND TO THE REAR OF DONEGAL LAWNS WOOD ROAD LAWNS WOOD STOUR BRIDGE	No	New Build	1	0	1	1
KV/388	20/00804/FUL	HALFCOT FARM WOLVERHAMPTON ROAD PRESTWOOD STOUR BRIDGESOUTH STAFFORDSHIRE DY7 5DG	No	CoU/Conv	1	0	1	1
KV/405	23/00451/FUL	2 HYDE COTTAGE THE HYDE KINVERSTOUR BRIDGE DY7 6LS	No	CoU/Conv	1	0	1	1
LY/88	14/00243/FUL	LAPLEY MANOR CHURCH LANE LAPLEY STAFFORD STAFFORDSHIRE ST19 9JS	No	CoU/Conv	1	0	1	1
PH/80	20/00006/FUL	QUARRY FARM GREAT MOOR ROAD PATTINGHAM WOLVERHAMPTONSOUTH STAFFORDSHIRE WV6 7AU	No	New Build	1	0	1	1
PN/85	16/00227/FUL	CRANMOOR LODGE FARM WROTTESELY PARK ROAD PERTON WOLVERHAMPTON STAFFORDSHIRE WV8 2HS	Yes	CoU/Conv	5	0	5	5
PN/95	19/00966/FUL	THE NEW COTTAGES PATTINGHAM ROAD PERTON WOLVERHAMPTONSOUTH STAFFORDSHIRE WV6 7HD	No	New Build	1	0	1	-1
SH/30	20/00035/FUL	15 HILTON LANE HILTON LANE HILTON WOLVERHAMPTONSOUTH STAFFORDSHIRE WV10 7HU	No	New Build	1	0	1	0
SW/24	07/00218/FUL	WHITEHOUSE FARM WHITEHOUSE LANES WINDON DUDLEY STAFFORDSHIRE DY3 4PE	Yes	New Build	1	0	1	0
SW/33	20/00526/COU	19A HIGH STREETS WINDON DUDLEYSOUTH STAFFORDSHIRE DY3 4NP	No	CoU/Conv	0	0	0	-1
TS/104	23/01047/LUP	LANES FARM BEE TREE ROAD SEISDON WOLVERHAMPTONSOUTH STAFFORDSHIRE WV5 7EY	No	CoU/Conv	1	0	1	1
WM/253	20/00141/FUL	1 + 2 SMESTOW MEWS HEATH MILL CLOSE WOMBOURNE WOLVERHAMPTONSOUTH STAFFORDSHIRE WV5 8EX	No	CoU/Conv	1	0	1	0
WM/255	20/00451/FUL	THE SHIELING STRY SULL ROAD TRY SULL WOLVERHAMPTONSOUTH STAFFORDSHIRE WV5 8DQ	No	New Build	2	0	2	1
							61	47

Appendix 2 – Updated housing trajectory based to 1st April 2024

South Staffordshire District Housing Trajectory as at 1 April 2024

	5 YHLS PERIOD					Notes
	Apr 24 - Mar 25	Apr 25 - Mar 26	Apr 26 - Mar 27	Apr 27 - Mar 28	Apr 28 - Mar 29	
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 site is under construction and commenced in March 2024. The indicated trajectory 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	29					The site is under construction, with the remaining 29 plots all currently under construction and therefore assumed to be completed within the next monitoring year.
Site 168 Land at Brinsford Lodge, Featherstone	2					The site is currently under construction with only 2 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	40	40	40	40	13	The site benefits from detailed planning permission for up to 220 dwellings (19/00988/REM). The site is being built out by a local housebuilder with a history of delivering schemes in the district (Housing Plus). The trajectory reflects standard SHELAA build rate assumptions, having regard to the fact that all remaining 173 dwellings are currently under construction as of 1st April 2024. There is considered to be clear evidence for the indicated capacity being built within the five year period.
Hazelbrook Great Wyrley	12					The site has an extant full planning permission (16/01023/REM) which-commenced in 2020, with 12 dwellings remaining on the site. This is considered clear evidence for the site to be delivered within the five year period.
Site 136 Land at Landywood Lane, Great Wyrley	5					The site has a full planning permission for 50 dwellings (21/00631/FUL) and is promoted by a housebuilder (Cameron Homes), with 45 units already complete, it is therefore assumed the remaining 5 units will be completed within the next monitoring year.
Land north of Penkridge	1					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). Only 1 dwelling is remaining which is assumed to be completed within the next monitoring year.
Site 302 Land at Beggars Bush Lane, Wombourne	2					2 dwellings remain to be completed on the site, both of which are under construction and are assumed to be completed in the next monitoring year.
Site 274 Land south of White Hill, Kinver		20	18			The site has reserved matters planning permission (23/00178/REM) for 38 dwellings and construction on the site started in February 2024. It is considered there is clear evidence the site is deliverable as at 1st April 2024.
Site 141 Land at 154a Walsall Road, Great Wyrley (part C2 use)		46	32			The site has full planning permission granted in July 2023 for a 90 bed carehome (46 C3 dwellings equivalent based on Census data) and 32 self-contained apartments. It is considered there is clear evidence the site is deliverable as at 1st April 2024.
Total projected completions from full permissions	99	113	90	40	13	
Supply from Site Allocations and Outline Permissions and sites with a Resolution to Grant						
Bilbrook House, Carter Avenue (C2 use)			41			The site is a brownfield development boundary site within a Main Service Village, which are locations identified as the focus for housing growth within the adopted Core Strategy. A Resolution to Grant Planning Permission was decided at Planning Committee on the 17th October 2023 (23/00080/FUL) with the decision being issued on the 20th May 2024. The site is controlled by a care home developer who has successfully delivered other schemes in the region (MACC Care). The proposed scheme is for a 80 bed care home (C2 use). In line with the PPG, this has been converted into an equivalent C3 supply of 41 dwellings. In estimating the delivery of this supply, assumptions from the Council's SHELAA have been used. It is considered there is clear evidence the site is deliverable as at 1st April 2024.

LOADES BUSINESS PARK GORSEY LANE - NO CONTRIBUTION COUNTED IN THE 5YHLS PERIOD						This is a brownfield site which was granted outline planning permission in January 2024 (23/00093/OUT). Some conditions are being discharged on the site. No reserved matters have been submitted yet. The Council is choosing not to rely on the dwellings which will be realised from this site, instead assuming that all supply will come forward in the 6-15 year period. This is done to ensure it can be certain of meeting the NPPF 2023 tests for deliverable sites.
Allocated Site 228 Land off Histons Hill, Codsall - NO CONTRIBUTION COUNTED IN THE 5YHLS PERIOD						At this time, having regard to the progress of the site towards submission of a planning application and the extent of developer involvement in the site, the Council is choosing not to rely on the dwellings which will be realised from this site, instead assuming that all supply will come forward in the 6-15 year period. This is done to ensure it can be certain of meeting the NPPF 2023 tests for deliverable sites. Notwithstanding this approach, the Council is confident that the site is still deliverable, as demonstrated in the Site Allocations Document examination and has every confidence that the site will likely become deliverable for the purposes of the five year supply in advance of April 2029 as it is progressed by the landowners.
Allocated Site 139 Land at Pool View, Great Wyrley - NO CONTRIBUTION COUNTED IN THE 5YHLS PERIOD						The site has a full application for 52 dwellings which was validated in January 2024 and is pending consideration (23/00995/FULM). At this time, the Council is choosing not to rely on the dwellings which will be realised from this site. This is done to ensure it can be certain of meeting the NPPF 2023 tests for deliverable sites. Notwithstanding this approach, the Council is confident that the site is still deliverable.
Allocated Site 313 Land off Himley Lane, Swindon - NO CONTRIBUTION COUNTED IN THE 5YHLS PERIOD						At this time, having regard to the progress of the site towards submission of a planning application and the extent of developer involvement in the site, the Council is choosing not to rely on the dwellings which will be realised from this site, instead assuming that all supply will come forward in the 6-15 year period. This is done to ensure it can be certain of meeting the NPPF 2023 tests for deliverable sites. Notwithstanding this approach, the Council is confident that the site is still deliverable, as demonstrated in the Site Allocations Document examination and has every confidence that the site will likely become deliverable for the purposes of the five year supply in advance of April 2029 as it is progressed by the landowners.
Allocated Site 379 Land of Ivetsey Road, Wheaton Aston - NO CONTRIBUTION COUNTED IN THE 5YHLS PERIOD						At this time, having regard to the progress of the site towards submission of a planning application and the extent of developer involvement in the site, the Council is choosing not to rely on the dwellings which will be realised from this site, instead assuming that all supply will come forward in the 6-15 year period. This is done to ensure it can be certain of meeting the NPPF 2023 tests for deliverable sites. Notwithstanding this approach, the Council is confident that the site is still deliverable, as demonstrated in the Site Allocations Document examination and has every confidence that the site will likely become deliverable for the purposes of the five year supply in advance of April 2029 as it is progressed by the landowners.
Total projected completions from Site Allocations and Outline permissions	0	0	41	0	0	
Supply from Small Sites						
Projected net completions from small sites with planning permission (adjusting for 19% non-implementation rate)	9	53	58	44	23	
Projected completions from small sites under construction	47	47	46			
Total projected completions from small sites	56	100	104	44	23	
Windfall Allowance	0	0	0	40	40	
Total supply from all sources	155	213	235	124	76	

Total supply in the 5 year period	803	
5YHLS target	1113	dwellings
Yearly 5YHLS target	223	dwellings
Actual 5YHLS	3.60	years

Appendix 3: SHELAA Housing Panel 2017 Terms of reference, invitees and meeting minutes

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 it 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 – 154 Corridor Featherstone: ditto re employment not housing land?	<p>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).</p> <p>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'.</p>
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.

	<p>-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.</p> <p>-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.</p> <p>Welcome continued cross boundary working in relation to the consideration of such site options.</p>	
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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>	- Anticipate promoted site south of Pendeford Hall Lane, Bilbrook would achieve 50 DPA per outlet and would cumulatively reach 150DPA from three separate outlets.	No response required.

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