



**South Staffordshire Council**

# **Housing Monitoring and Five Year Housing Land Supply**

2021 - 2022



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## South Staffordshire District Council

### Housing Supply Statement – 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2027

#### **1. The Council's Local Housing Need**

- 1.1 Revised national planning guidance requires that for the period within five years of a plan being adopted (or where a plan housing target has been subsequently formally reviewed) the strategic housing requirement of that plan should be used to calculate the five year supply. This is not applicable to South Staffordshire, where the last strategic housing requirement was set over five years ago in the 2012 Core Strategy. Planning practice guidance mandates that where there is no adopted strategic housing requirement policy, the authority's local housing need figure using the standard method must be used for calculating a five year housing land supply<sup>1</sup>. This must be determined using the Government's standard methodology<sup>2</sup> for calculating each local authority's annual housing need, involving a simple three-step process. Firstly, the annual average increase in households for the next 10 years is calculated using the 2014 national household projections. An uplift is then applied to this annual average growth, based on nationally published affordability ratios. Finally, if necessary, a cap is applied to the extent of any uplift above the annual need in stage 1.
- 1.2 The implications of this standard methodology for South Staffordshire's local housing need (as at 1 April 2022) are set out below:

#### **Step 1 - Setting the Baseline**

- 1.3 The relevant projections are the 2014 Household Projections<sup>3</sup>. Looking at a consecutive ten year period, starting from the current year consistent with this monitoring (2022), this implies growth of 1888 dwellings over the period 2022-2032. This averages out as an annual household growth of 188.8 dwellings per annum.

#### **Step 2 – An Adjustment to Take Account of Affordability**

- 1.4 The most recent median workplace-based affordability ratios were published on 23 March 2022<sup>4</sup>. These imply an affordability ratio of **8.43** 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:

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<sup>1</sup> Housing supply and delivery, Paragraph: 003 Reference ID: 68-003-20190722

Revision date: 22 July 2019

<sup>2</sup> NPPF 2021 footnote 39

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

<sup>4</sup>

<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 8.43. Therefore, an adjustment factor of **1.2769** can be calculated. This results in a minimum annual local housing need figure of 241 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 241 dwellings per annum.**

## **2. Housing Land Supply**

- 2.1 The following table sets out the housing land supply position as at 1 April 2022.

<b>Sources which contribute dwellings to supply 1 April 2022 – 31 March 2027</b>	<b>Dwellings</b>
Small sites under construction (net) excluding long standing starts	151
Small sites with planning permission (full or outline) with a 19% non-implementation rate applied	246
Large sites with full permission or under construction (net)	893
Large sites with resolution to grant full permission and developer (net)	134
Large sites with only outline permission or a local plan allocation (net/deliverable sites only)	0
Windfall allowance (40 dwellings per annum in years 4 & 5)	80
<b>Total Commitments as at 1 April 2022</b>	<b>1,504</b>

### **3. Dwellings with Planning Permission**

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

### **4. Supply from other Sources (Outline Permissions and Site Allocations)**

- 4.1 The NPPF indicates that sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Additionally, the NPPF also clarifies that sites with outline planning permission or which are allocated in the development plan, may be considered deliverable, but only when there is clear evidence that housing completions will begin on site within five years.
- 4.2 To ensure we have examined all sources of supply in accordance with the new NPPF, an audit has been undertaken of all major development housing sites with outline permission or which are allocated in the development plan. This has been done to ensure that supply is only included from these sources where there is clear evidence that they will deliver homes in the five year period.
- 4.3 The Council adopted its Site Allocations Document (SAD) in 2018, which (in Policy SAD2) allocates additional housing allocations on top of existing planning permissions within the district. All SAD housing sites are allocated for a minimum of 10 or more dwellings. To ensure allocated sites are only included in the five year supply where there is clear evidence that housing completions will begin on site within five years, individual site developers have been contacted to agree likely timescales for commencement and build rates associated with each specific allocated site.
- 4.4 The extent of supply included from allocated sites and sites with outline permission is set out in the site-specific housing trajectory included in Appendix 2. To summarise, the Council has taken into account numerous sources of evidence to determine the extent of deliverable supply likely to be realised from these sites. These include the following factors:
- The rate of delivery implied on these sites using the district-wide build rates/lead-in times agreed the Council's SHELAA Housing Panel and reviewed more recently with other development industry stakeholders and neighbouring local authorities (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.

- 4.5 In line with the new NPPF/PPG, SAD sites without full planning permission have only been included in the deliverable supply where there was (as of 1 April 2022) 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 has confirmed their intentions and timescales for developing the site, or the site is already under construction. Therefore, sites promoted by landowners/land agents where there is not sufficient site-specific evidence at this stage to confirm that the development industry will complete dwellings on the site within the next five years are not included in the five year supply. Where a planning application has been submitted to deliver the site, any deliverable supply is based off the capacity of these applications in the first instance. This recognises that the housing allocations in the SAD are expressed as minimum requirements and that all full planning permissions approved on allocations site since the SAD was adopted have seen significant increases above the minimum allocated numbers on the sites in question.
- 4.6 Having regard to all of these factors a conservative estimate has been made of the deliverable supply which will be realised from each individual SAD site in the five year period. The level of deliverable housing supply assumed for each SAD site is presented in the trajectory set out in Appendix 2. This is set out alongside the information supporting these assumptions including a summary of points confirmed via correspondence received from the relevant developer regarding the site's likely delivery timescales.
- 4.7 This approach necessarily results in an overly-conservative estimate of the actual supply likely to be realised within the five year period on the SAD sites. The Council considers all of the allocated SAD sites to be viable for housing delivery, particularly given that a planning inspector confirmed the deliverability of these sites at Examination in Public. The conservative approach taken reflects the fact that the 2018 and 2019 NPPF/PPG revisions introduced stricter tests for showing such sites are "deliverable" and can therefore be included in the five year supply. These new tests emphasise the need for site specific evidence of delivery within the five year period, and the importance of engaging with the developer attached to the site in question.
- 4.8 Therefore, where certain SAD sites are not included in the five year supply at this moment in time, this usually reflects the fact that (as of 1 April 2022) landowners/site promoters were not already under construction or sufficiently advanced in disposing of the site to show that a housing developer had agreed to deliver supply within the five year period. In these circumstances, 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 SAD 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.

## Outline planning permissions on large sites

4.9 As of 31 March 2022 there was 1 large sites (10+ dwellings) with extant outline planning permission in the Council's deliverable supply. This was:

- Land South of White Hill, Kinver (20/00621/OUT)

4.10 Land South of White Hill, Kinver was allocated for development in the Council's SAD, but as of April 2022 no housebuilder was attached to deliver the site. Therefore, on a precautionary basis no deliverable supply has been included from the site prior to 31 March 2027. Further details are given on a site-specific basis in the trajectory in Appendix 2.

## Supply from large C2 full planning permissions

4.11 The most recently published Planning Practice Guidance indicates that, for the purposes of the five year supply, local planning authorities will need to count housing provided for older people, including institutions in C2 use, towards their supply<sup>5</sup>. This is to be done using census data on the average number of adults living in households<sup>6</sup>. The census data referred to in the Planning Practice Guidance indicates that the average number of adults living in households in South Staffordshire is **1.92**.

4.12 Using the methodology provided for counting C2 older persons accommodation towards overall C3 supply in the Housing Delivery Test<sup>7</sup>, 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*

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

Site	Number of C2 bed spaces	Equivalent C3 contribution using PPG method
Land South of Ounsdale Road, Wombourne	66	34 dwellings from C2 element
Former Gorsty Lea Garage, Wolverhampton Rd, Codsall	28	15 dwellings

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

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

<sup>7</sup> [Housing Delivery Test: 2021 measurement technical note - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement-technical-note)

Former Great Wyrley Community Support Unit, 156 Walsall Road, Great Wyrley	122	63 dwellings
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## 5. Past Housing Delivery

- 5.1 The Council has delivered 530 net completions in the 2021/22 monitoring year. The NPPF (paragraph 73) requires five year supply calculations to consider whether there has been significant under delivery over the previous three years to determine whether a 5% or 20% buffer should be added to the local authority's five year supply target. The NPPF specifies that this will be measured against the Housing Delivery Test, and a 20% buffer will be applied where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement. This is done with the purpose of improving "*the prospect of achieving the planned supply*" (NPPF para 74(c)).
- 5.2 The most recent housing delivery test results were published on 14 January 2022<sup>8</sup>. This indicates that South Staffordshire delivered 136% of the relevant housing requirement over the measurement period. **Therefore, for the purposes of calculating five year housing land supply, a 5% buffer should be added, as there is no evidence of significant under delivery over the previous three years.**

## 6. Non Implementation and Adjustments

### Large Sites (10 or more dwellings)

- 6.1 The NPPF is clear that all sites with detailed planning permission should be considered deliverable until that permission expires. This is reflected in the land supply calculations, which applies this presumption and then estimates the amount of housing supply that will be delivered within the five year period for each large site with full planning permission, having regard to the number of units under construction on site and the likely lead-in times and build out rates established through the SHELAA panel. 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 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 26 years (1996-2022) only two full planning permission for 10 or more dwellings have lapsed once permission was granted<sup>9</sup>. 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

<sup>8</sup> [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/housing-delivery-test-2021-measurement)

<sup>9</sup> These are a 10 dwelling pub conversion at the Waggon and Horses, Wombourne (11/00644/FUL) and a 12 dwelling redevelopment of a nursery in Oaken (15/00215/FUL)

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

### **Small Sites (fewer than 10 dwellings)**

- 6.3 Historic delivery rates for small sites were assessed for the SHELAA (para 5.53-5.54). This analysis showed that 81% of small sites were completed within 5 years from the date of approval. A lapse rate of 19% has therefore been applied as a discount to all small sites where work has not yet begun on site. This assumption was reconsidered through the Council's SHELAA Housing Panel in late 2017 and was considered to be an appropriate indication of non-implementation if only applied to small sites, as set out in the agreed panel meeting minutes in Appendix 3. Since this time, the NPPF 2019 has established a general presumption that all small (i.e. non-major) housing sites benefitting from a planning permission should be considered deliverable until the permission expires. Therefore, the Council has continued to apply the 19% non-implementation rate on small sites not yet under construction.
- 6.4 Where construction on small sites has begun, these permissions are closely monitored through site visits, aerial photography, Council tax records and building control records to ensure that sites which appear to have stalled for extended period of time are excluded from the supply. Taken together with the 19% non-implementation rate, this is considered to ensure that the Council is only relying on a conservative contribution to be made to the deliverable supply from small sites.

## **7. Windfalls**

- 7.1 An analysis of windfall development was undertaken in the SHLAA 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 2022 – 31 March 2027. Based on the figures set out below, it can be shown that the District currently has a **5.94 year housing land supply**.

Sources which contribute dwellings to supply 1 April 2022 – 31 March 2027	Dwellings
Small sites under construction (net) excluding long standing starts	151
Small sites with planning permission (full or outline) with a 19% non-implementation rate applied	246
Large sites with full permission or under construction (net)	893
Large sites with resolution to grant full permission and developer (net)	134
Large sites with only outline permission or a local plan allocation (net/deliverable sites only)	0
Windfall allowance (40 dwellings per annum in years 4 & 5)	80
<b>Total Commitments as at 1 April 2022</b>	<b>1,504</b>

### 5 Year Housing Land Supply (5YHLS)

Requirement (Local Housing Need)	Dwellings
Local Housing Need 2022 -2027 (5 x 241 dwellings per annum)	1205
Add 5% buffer (61 dwellings)	61
Sub total	<b>1,266</b>
<b>Supply</b>	
Supply at 1 April 2022	<b>1,504</b>
<b>Calculation of 5YHLS</b>	
Revised annual rate incl 5% buffer (1266/5)	253
Total housing supply 1 April 22 - 31 March 27 (1504/253)	<b>5.94 Years</b>

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

Housing Monitoring - Large Sites with Planning Permission as at 31st March 2022

Site No.	Address	Green Belt	Land Use	Planning Status	Dev't Type	Units	Application No.
CD/204	LAND AT SHOP LANE, OAKEN	N	Greenfield	FPP	New Build	10	19/00248/FUL
CD/210	FORMER GORSTY LEA GARAGE, WOLVERHAMPTON ROAD, CODSALL (C2 units)	N	Brownfield	FPP	New Build	15	20/00299/FUL
PK/186	LAND ON NORTH WEST SIDE OF STAFFORD ROAD, PENKRIDGE	N	Greenfield	FPP	New Build	24	21/00977/REM
PN/92	(SAD 239) LAND WEST OF WROTOTESLEY PARK ROAD, PERTON	N	Greenfield	FPP	New Build	220	19/00988/REM
GW/165	HAZELBROOK INDUSTRIAL ESTATE HAZEL LANE, GREAT WYRLEY	Y	Brownfield	FPP	New Build	17	16/01023/REM

286

Outline Planning Permissions

KV/393	(SAD 272) LAND SOUTH OF WHITE HILL, KINVER	N	Greenfield	OPP	New Build	40	20/00621/OUT
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40

Sites with committee resolutions to grant full permission as of 31st March 2022

Application No.	Address	Green Belt	Land Use	Dev't Type	Units (net)
21/00660/FUL	Bridge Farm, Long Street, Wheaton Aston	N	Greenfield	New Build	21
21/00631/FUL	Land at Landywood Lane, Chelsyn Hay	N	Greenfield	New Build	50
22/00004/FUL	Former Great Wyrley Community Support Unit, 156 Walsall Road, Great Wyrley	N	Greenfield	New Build	63

134

**Housing Monitoring - Large Sites Under Construction as at 31st March 2022**

Site No.	Address	Green Belt	Land Use	Dev't Type	Total units (net)	Dws Complete (Total)	Dws Complete (21/22)	Dws U/C	Remaining Dws
BI/42	(SAD 443) LAND SOUTH OF PENDEFORD MILL LANE, BILBROOK	N	Greenfield	New Build	164	101	69	63	0
BW/257	(SAD 054) LAND AT ENGLETON LANE, BREWOOD	N	Greenfield	New Build	73	48	48	25	0
CD/205	(SAD 406) LAND AT KEEPERS LANE, CODSALL	N	Greenfield	New Build	65	9	9	25	31
CH/114	(SAD 119) SAREDON ROAD, CHESLYN HAY	N	Greenfield	New Build	60	0	0	39	21
ES/99	(SAD 153) LAND OFF (SE) HOBNOCK ROAD, ESSINGTON	N	Greenfield	New Build	230	128	47	44	58
FS/44	(SAD 168) BRINSFORD LODGE, EAST ROAD, FEATHERSTONE	N	Brownfield	New Build	81	7	5	60	14
KV/363	(SAD 270) LAND EAST OF HYDE LANE, KINVER	N	Greenfield	New Build	45	32	32	13	0
LY/95	LAND WEST OF IVETSEY ROAD, WHEATON ASTON	N	Greenfield	New Build	32	13	13	18	1
PK/182	LAND NORTH OF PENKRIDGE, STAFFORD ROAD, PENKRIDGE	N	Greenfield	New Build	200	58	57	121	21
TS/93	THE PLOUGH INN, SCHOOL ROAD, TRYSELL	N	Brownfield	New Build	14	5	0	0	9
WM/234	(SAD 281A) LAND OFF GIGGETTY LANE, WOMBOURNE	N	Brownfield	New Build	32	13	13	18	1
WM/245	(SAD 302) LAND AT BEGGARS BUSH LANE, WOMBOURNE	N	Greenfield	New Build	90	79	53	11	0
WM/249	LAND OFF OUNSDALE ROAD, WOMBOURNE (C2 units)	N	Brownfield	New Build	34	0	0	34	0
					<b>1120</b>	<b>493</b>	<b>346</b>	<b>471</b>	<b>156</b>

Application No.
18/00710/FUL
18/00710/FUL
21/00068/REM
19/00407/FUL
18/00450/REM
19/00919/FUL
19/00444/REM
18/00392/REM
19/00862/REM
19/00043/FUL
18/00831/FUL
19/00212/REM
18/00432/FUL

Housing Monitoring - Large Sites Completed in the last monitoring year as at 31st March 2022

Site No.	Address	Green Belt	Devt Type	Dws Complete (Site Total)	Application No.
BW/256	Land west of School Lane, Coven	No	New Build	63	18/00558/AME
KV/361	Land at the Burgesses, High Street, Kinver	No	New Build	11	18/00322/FUL
PK/165	Lyne Hill Industrial Estate (Phase 2 & 3 combined), Bosco	No	New Build	272	15/01089/REM
PK/165	Lyne Hill Industrial Estate (Phase 4 - apartments for over 55s), Boscomoor Ln, Penkridge	No	New Build	74	15/01124/FUL
WM/246	Land north Bridgnorth Road, Wombourne	No	New Build	102	18/00802/FUL

**Housing Monitoring - Small Sites with Planning Permission as at 31st March 2022**

Site No.	Primary Addressable Object	Street Name	Locality	Green Belt	Recycled	Planning Status	Devt Type	Number of units (net)	Planning App
AC/61	BEDNALL HALL FARM	COMMON LANE	BEDNALL	N	Greenfield	FPP	New Build	1	19/00401/REM
AC/61	BEDNALL HALL FARM	COMMON LANE	BEDNALL	N	Greenfield	FPP	New Build	1	21/00849/FUL
AC/87	ACORN FARM BUILDING	ACTON HILL ROAD	ACTON TRUSSELL	N	Greenfield	FPP	Conversion	1	19/00663/FUL
AC/89	LAND OFF	COMMON LANE	BEDNALL	N	Greenfield	FPP	New Build	8	19/00993/FUL
AC/90	BANK COTTAGE	TOP ROAD	ACTON TRUSSELL	N	Greenfield	FPP	New Build	1	20/00342/FUL
AC/91	FIELDFARE	SCHOOL LANE	BEDNALL	N	Brownfield	FPP	New Build	1	19/00741/FUL
BI/44	18	MILLENNIUM WAY	BILBROOK	N	Brownfield	FPP	New Build	1	21/00332/FUL
BI/45	2	WESLEY ROAD	BILBROOK	N	Brownfield	FPP	New Build	1	20/00738/FUL
BI/46	1 LANE GREEN SHOPPING PARADE	DUCK LANE	BILBROOK	N	Brownfield	FPP	Conversion	1	19/00949/RETRES
BI/48	REAR OF 11 SMALLHOLDING	BARNHURST LANE	PENDEFORD	N	Brownfield	FPP	Conversion	1	21/00423/FUL
BL/39	ORSLOW FARM		ORSLOW	N	Brownfield	FPP	Conversion	1	20/00698/AGRRES
BW/258	PUMP HOUSE	CHILLINGTON PARK	BREWOD	N	Brownfield	FPP	Conversion	0	19/00396/FUL
BW/259	LOWER AVENUE COTTAGE	BREWOD ROAD	COVEN	N	Brownfield	FPP	New Build	2	18/00810/FUL
BW/261	HIGH GREEN GARAGE LTD.	HIGH GREEN	BREWOD	N	Brownfield	FPP	New Build	1	20/00081/FUL
BW/262	THE COTTAGE	LIGHT ASH CUL-DE-SAC	COVEN	N	Brownfield	FPP	Conversion	1	20/00048/FUL
BW/264	BRINSFORD FARM	BRINSFORD LANE	SLADE HEATH	N	Brownfield	FPP	Conversion	1	20/00333/FUL
BW/265	PENDEFORD HALL FARM	PENDEFORD HALL LANE	COVEN	N	Brownfield	FPP	Conversion	3	20/00280/AGRRES
BW/266	LEPER HOUSE	WHITEHOUSE LANE	CODSALL	N	Brownfield	FPP	Conversion	2	20/01004/FUL
BW/267	45	BREWOD ROAD	COVEN	N	Brownfield	OPP	New Build	1	20/01047/OUT
BW/268	OLD PIGSTY	SANDY LANE	BISHOPS WOOD	N	Brownfield	FPP	New Build	1	20/00292/COU
BW/269	CROSS GREEN FARM KENNELS	DARK LANE	CROSS GREEN	N	Brownfield	FPP	New Build	5	21/00899/REM
BW/270	BRINSFORD FARM	BRINSFORD LANE	SLADE HEATH	N	Brownfield	FPP	Conversion	3	20/00316/AGRES
BW/271	INVICTA FARM	SANDY LANE	BISHOPS WOOD	N	Brownfield	FPP	New Build	2	20/00606/FUL
BW/272	LAND ADJ	CLUB LANE	COVEN HEATH	N	Brownfield	FPP	New Build	1	21/00404/FUL
BW/275	STADACONA	STAFFORD ROAD	COVEN	N	Brownfield	FPP	Conversion	2	20/00129/COU
CD/181	TUDOR HOUSE	HISTONS HILL	CODSALL	N	Brownfield	FPP	New Build	1	19/00871/REM
CD/198	42	KEEPERS LANE	CODSALL	N	Brownfield	FPP	New Build	1	19/00434/FUL
CD/200	DULAS	HAWTHORNE LANE	CODSALL	N	Brownfield	FPP	New Build	2	19/00139/FUL
CD/202	PENDRELL COTTAGE	WOOD ROAD	CODSALL	N	Brownfield	FPP	New Build	1	20/00180/REM
CD/206	LAND ADJACENT LEIGHTON POOL	CHILLINGTON LANE	CODSALL WOOD	N	Brownfield	FPP	Conversion	1	19/00607/FUL
CD/207	90A WOLVERHAMPTON ROAD	WOLVERHAMPTON ROAD	CODSALL	N	Brownfield	FPP	Conversion	0	20/00211/COU
CD/208	R/O 94	WOOD ROAD	CODSALL	N	Brownfield	FPP	New Build	1	20/00168/FUL
CD/209	WILD WOOD	COUNTY LANE	CODSALL	N	Brownfield	FPP	New Build	1	20/00093/FUL
CD/211	NEW HOUSE FARM	GUNSTONE LANE	CODSALL	N	Brownfield	FPP	New Build	1	20/00530/FUL
CD/212	LAND ADJACENT	FLEMMYNGE CLOSE	CODSALL	N	Greenfield	FPP	New Build	1	20/00568/FUL
CD/213	16	CHAPEL LANE	CODSALL	N	Brownfield	FPP	New Build	1	20/00962/OUT
CD/214	NEW PASTURES	HUSPHINS LANE	CODSALL WOOD	N	Greenfield	FPP	New Build	1	21/01070/REM
CD/215	WERGS FARM HOUSE	POPES LANE		N	Greenfield	FPP	New Build	1	19/00609/FUL
CD/215	WERGS FARM HOUSE	POPES LANE	TETTENHALL	N	Brownfield	FPP	New Build	1	21/00602/FUL
CD/217	POPLARS FARM	STRAWMOOR LANE	CODSALL	N	Brownfield	FPP	New Build	2	21/00940/FUL
CH/104	GARAGE SITE	CROSS STREET	CHESLYN HAY	N	Brownfield	FPP	New Build	2	20/00496/FUL
CH/105	GARAGES ADJ 46	MITRE ROAD	CHESLYN HAY	N	Brownfield	FPP	New Build	2	20/00495/FUL
CH/106	GARAGES ADJ 161	MITRE ROAD	CHESLYN HAY	N	Brownfield	FPP	New Build	1	20/00494/FUL
CH/107	GARAGES ADJ 63	MITRE ROAD	CHESLYN HAY	N	Brownfield	FPP	New Build	2	20/00494/FUL
CH/108	LAND ADJ THE WHITE HORSE	MOUNT PLEASANT	CHESLYN HAY	N	Brownfield	FPP	New Build	3	20/00516/FUL
CH/113	LAND REAR	HIGH STREET	CHESLYN HAY	N	Greenfield	FPP	New Build	1	19/00031/FUL
CH/115	97	HIGH STREET	CHESLYN HAY	N	Greenfield	C	Conversion	2	20/00699/RETRES
CH/117	60	COPPICE CLOSE	CHESLYN HAY	N	Greenfield	FPP	New Build	1	20/00975/FUL

CH/118	19	STATION STREET	CHESLYN HAY	N	Brownfield	FPP	Conversion	1	21/00113/COU
CH/79	GARAGES AT	WINDSOR ROAD	CHESLYN HAY	N	Brownfield	FPP	New Build	1	20/00485/FUL
CP/39	THE OLD VICARAGE	VICARAGE LANE	DUNSTON	N	Greenfield	FPP	New Build	1	18/00949/OUT
CP/40	LAND ADJ THE OLD VICARAGE	OLD VICARAGE LANE	DUNSTON	N	Brownfield	FPP	New Build	1	21/00867/FUL
ES/102	1	BOGNOP ROAD	ESSINGTON	N	Brownfield	FPP	New Build	1	21/01183/FUL
ES/103	4	LONG LANE	SPRINGHILL	N	Brownfield	OPP	New Build	1	19/00033/OUT
ES/104	59A	LONG LANE	NEWTOWN	N	Brownfield	FPP	Conversion	1	18/00489/COU
ES/105	26	LONG LANE	SPRINGHILL	N	Brownfield	FPP	New Build	2	20/00219/FUL
ES/196	60	SNEYD LANE	ESSINGTON	N	Brownfield	FPP	New Build	1	21/00149/FUL
ES/197	132	HIGH HILL	ESSINGTON	N	Brownfield	FPP	New Build	2	21/00324/FUL
ES/92	ST JOHN THE EVANGELIST CHURCH HA	HILL STREET	ESSINGTON	N	Brownfield	OPP	New Build	4	20/00555/OUT
EV/11	THE LODGE	BRIDGNORTH ROAD	ENVILLE	N	Brownfield	FPP	Conversion	1	20/00033/FUL
EV/12	FORMER ENVILLE SAWMILL	HALL DRIVE	ENVILLE	N	Brownfield	FPP	Conversion	5	20/00637/FUL
FS/42	46	CANNOCK ROAD	FEATHERSTONE	N	Brownfield	FPP	New Build	1	19/00594/FUL
FS/45	FEATHERSTONE FARM HOTEL	NEW ROAD	FEATHERSTONE	N	Brownfield	FPP	Conversion	3	21/00560/FUL
FS/46	FEATHERSTONE HALL FARM	NEW ROAD	FEATHERSTONE	N	Brownfield	FPP	Conversion	3	21/00312/FUL
GW/173	GARAGES ADJ 54, 58, 62	ALPHA WAY	GREAT WYRLEY	N	Brownfield	FPP	New Build	2	20/00487/FUL
GW/174	GARAGES ADJ 12	ACORN CLOSE	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	20/00488/FUL
GW/175	GARAGES ADJ 13	COTSWOLD AVENUE	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	20/00490/FUL
GW/176	GARAGES ADJ 9	OXFORD CLOSE	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	20/00491/FUL
GW/177	GARAGES ADJ 10	FOXLAND AVENUE	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	20/00486/FUL
GW/178	GARAGES ADJ 32	BROOK LANE	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	20/00492/FUL
GW/189	203	WALSALL ROAD	GREAT WYRLEY	N	Brownfield	FPP	New Build	0	21/00892/REM
GW/190	70	WALSALL ROAD	CHURCHBRIDGE	N	Brownfield	OPP	New Build	2	20/00433/FUL
GW/191	12	STREETS LANE	CHESLYN HAY	N	Brownfield	FPP	New Build	1	20/00358/FUL
GW/193	LAND TO THE REAR OF	BROADMEADOW LANE	GREAT WYRLEY	N	Greenfield	FPP	New Build	1	20/00041/FUL
GW/194	GARAGE SITE	CHILLINGTON CLOSE	CHESLYN HAY	N	Brownfield	FPP	New Build	2	20/00489/FUL
GW/195	70	WALSALL ROAD	GREAT WYRLEY	N	Brownfield	FPP	New Build	2	20/00977/FUL
GW/196	603	WALSALL ROAD	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	21/01139/FUL
GW/197	5	LOVE LANE	GREAT WYRLEY	N	Brownfield	FPP	New Build	1	18/00556/FUL
HA/54	LAKESIDE FARM	WATLING STREET	HATHERTON	Y	Brownfield	FPP	New Build	1	21/00736/FUL
HA/55	HOLLIES ENGINEERING	POPLAR LANE	HATHERTON	Y	Brownfield	FPP	New Build	4	19/00133/REM
HA/56	THE CROFT	WATLING STREET	FOUR CROSSES	N	Brownfield	FPP	New Build	0	20/00257/FUL
HA/57	ADJ DUNROAMIN	WOODLANDS LANE	CALF HEATH	N	Brownfield	FPP	New Build	1	21/00036/FUL
HM/52	10	BAGGERIDGE CLSOE	GOSPEL END	N	Brownfield	FPP	New Build	1	20/00905/FUL
HM/53	10	PENN ROAD	GOSPEL END	N	Brownfield	FPP	New Build	3	20/01067/FUL
HM/54	HIMLEY COUNTRY HOTEL	SCHOOL ROAD	HIMLEY	N	Brownfield	FPP	New Build	9	20/01045/FUL
HM/55	SEDGLEY COURT	BRICK KILN WAY	GOSPEL END	N	Brownfield	FPP	New Build	6	21/00770/FUL
HM/56	THE DEMESNE	STOURBRIDGE ROAD	WOMBOURNE	N	Greenfield	FPP	Conversion	1	21/01017/FUL
HT/5	1	CANNOCK ROAD	SHARESHILL	N	Brownfield	FPP	New Build	1	21/00048/FUL
HU/49	THE BUNGALOW	COCKSPARROW LANE	HUNTINGTON	N	Brownfield	FPP	New Build	8	19/00760FUL
HU/50	THE COTTAGE	PEAR TREE CLOSE	HUNTINGTON	N	Brownfield	FPP	New Build	1	17/00804/OUT
KV/257	4	FOLEY STREET	KINVER	N	Brownfield	FPP	New Build	1	21/00776/FUL
KV/364	MILE FLAT FARM	MILE FLAT	GREENSFORGE	Y	Brownfield	L	New Build	5	21/00058/FUL
KV/371	LAND REAR 47	HIGH STREET	KINVER	N	Brownfield	FPP	New Build	1	19/00856/FUL
KV/372	117 ENVILLE ROAD	ENVILLE ROAD	KINVER	N	Brownfield	FPP	New Build	1	19/00911/FUL
KV/373	THE PADDOCKS	MILE FLAT	SWINDON	N	Brownfield	FPP	New Build	1	19/00777/FUL
KV/374	7	HIGH STREET	KINVER	N	Brownfield	FPP	Conversion	0	20/00044/COU
KV/375	STAFFORDSHIER POLICE	HIGH STREET	KINVER	N	Brownfield	FPP	New Build	4	19/00983/FUL
KV/376	LAND ADJACENT THE PADDOCKS	MILE FLAT	GREENSFORGE	N	Brownfield	FPP	New Build	2	20/00406/FUL



KV/377	LAND AT	LAWNSWOOD DRIVE	LAWNSWOOD	N	Brownfield	FPP	New Build	1	21/00283/FUL
KV/378	STOURTON COURT	BRIDGNORTH ROAD	STOURTON	N	Brownfield	FPP	New Build	1	20/00364/FUL
KV/379	HIDEAWAY COTTAGE	HORSE BRIDGE LANE	KINVER	N	Brownfield	FPP	Conversion	1	20/00600/COU
KV/380	WEATHEROAKS	LAWNSWOOD DRIVE	LAWNSWOOD	N	Brownfield	FPP	New Build	1	20/00008/FUL
KV/382	WHITE HARTE CARAVAN SITE	HIGH STREET	KINVER	N	Brownfield	FPP	New Build	2	20/00927/FUL
KV/384	BARCLAYS BANK	HIGH STREET	KINVER	N	Brownfield	FPP	Conversion	1	20/00898/FUL
KV/385	18	STONE LANE	KINVER	N	Brownfield	FPP	New Build	2	20/00835/FUL
KV/386	27	BRIDGNORTH ROAD	STOURTON	N	Brownfield	OPP	New Build	1	21/00032/OUT
KV/387	LAND TO THE REAR OF	LAWNSWOOD ROAD	LAWNSWOOD	N	Brownfield	FPP	New Build	1	21/00003/FUL
KV/389	12	HAMPTON GROVE	KINVER	N	Brownfield	FPP	New Build	2	20/00471/FUL
KV/392	1	HEATHER DRIVE	KINVER	N	Brownfield	FPP	New Build	1	20/01040/FUL
KV/394	BALIFFS HOUSE	LAWNSWOOD ROAD	LAWNSWOOD	N	Brownfield	FPP	New Build	1	21/00432/FUL
KV/395	LAND REAR OF	HIGH STREET	KINVER	N	Brownfield	FPP	New Build	5	21/00986/FUL
KV/396	41	HIGH STREET	KINVER	N	Brownfield	OPP	Conversion	3	21/00078//OUT
KV/398	LAND AND BUILDINGS ADJ	MILE FLAT	SWINDON	N	Brownfield	FPP	New Build	5	21/00058/FUL
KV/399	MILE FLAT HOUSE	MILE FLAT	SWINDON	N	Brownfield	FPP	New Build	1	21/01190/FUL
LP/54	BARN AT	DIRTY FOOT LANE	LOWER PENN	N	Greenfield	FPP	Conversion	1	19/00986/AGRESS
LP/56	SPRINGHILL FARM	SPRINGHILL FARM	LOWER PENN	N	Brownfield	FPP	New Build	1	21/00869/FUL
LP/57	CROSS STYLES	IVETSEY ROAD	WHEATON ASTON	N	Brownfield	FPP	Conversion	3	21/00522/COU
LY/97	CROSS STYLES	IVETSEY ROAD	WHEATON ASTON	N	Brownfield	OPP	New Build	1	21/00028/REM
LY/98	COACH HOUSE	CHURCH LANE	LAPLEY	N	Brownfield	FPP	Conversion	1	19/00600/FUL
LY/99	WHEATON ASTON OLD HALL	WATLING STREET	IVETSEY BANK	N	Brownfield	FPP	New Build	9	21/00435/FUL
PH/47	LAND ADJ	LETCHMERE LANE	PATTINGHAM	N	Brownfield	FPP	New Build	1	21/00800/FUL
PH/68	THE MILL RIDING CENTRE	WARSTONE HILL ROAD	PATTINGHAM	Y	Brownfield	FPP	New Build	1	20/00366/FUL
PH/74	MILL STONE HOUSE	WARSTONES HILL	NURTON	Y	Brownfield	FPP	New Build	1	20/00366/FUL
PH/76	LAND ADJ 4	RUDGE ROAD	PATTINGHAM	N	Brownfield	FPP	New Build	1	21/00786/FUL
PH/79	SPRINGVIEW MANOR	WARSTONES HILL ROAD	PATTINGHAM	N	Brownfield	FPP	New Build	1	19/000564/FUL
PH/80	QUARRY FARM	GREAT MOOR ROAD	PATTINGHAM	N	Brownfield	FPP	New Build	1	20/00006/FUL
PH/82	UPPER WESTBEECH FARM	NURTON HILL ROAD	PATTINGHAM	N	Brownfield	FPP	New Build	1	21/00098/FUL
PK/134	OTHERTON HALL FARM	OTHERTON LANE	PENKRIDGE	N	Brownfield	FPP	Conversion	2	19/00502/FUL
PK/175	ROWAN HOUSE	STAFFORD ROAD	PENKRIDGE	N	Brownfield	FPP	New Build	2	19/00702/FUL
PK/183	FLAT ABOVE TV SHOP	MARKET STREET	PENKRIDGE	N	Brownfield	FPP	Conversion	1	19/00813/COU
PK/184	CONGREVE MANOR FARM	CONGREVE LANE	CONGREVE	N	Brownfield	FPP	Conversion	1	20/00227/FUL
PK/187	SARUM	MARKET STREET	PENKRIDGE	N	Brownfield	FPP	Conversion	1	21/00023/FUL
PK/188	ALBANY HOUSE	STONE CROSS	PENKRIDGE	N	Brownfield	FPP	Conversion	1	21/00436/COU
PK/189	ABBEY FARMS	CANNOCK ROAD	PENKRIDGE	N	Greenfield	FPP	New Build	1	20/00940/FUL
PK/190	FORMER PENKRIDGE HEALTH CENTRE	ST MICHAEL'S ROAD	PENKRIDGE	N	Brownfield	FPP	New Build	3	21/00611/FUL
PK/191	BARNFIELDS FARM	BUNGHAM LANE	PENKRIDGE	N	Greenfield	FPP	Conversion	1	20/00747/FUL
PK/68	LAND ADJ. HORSEFAIR COTTAGE	BELLBROOK	PENKRIDGE	N	Brownfield	FPP	New Build	1	21/00316/FUL
PN/93	HIGHCROFT	HOLYHEAD ROAD	KINGSWOOD	N	Brownfield	FPP	New Build	1	21/00300/VAR
PN/94	FAR PARK	PATTINGHAM ROAD	PERTON	N	Brownfield	FPP	New Build	1	20/00108/FUL
PN/95	THE NEW COTTAGES	PATTINGHAM ROAD	PERTON	N	Brownfield	FPP	New Build	1	19/00966/FUL
PN/96	HILLSIDE	PATTINGHAM ROAD	PERTON	N	Brownfield	FPP	New Build	2	20/00374/FUL
PN/97	CRANMOOR LODGE FARM	WROTTESEY PARK ROAD	PERTON	N	Brownfield	FPP	Conversion	0	21/00011/FUL
SA/32	THE BUNGALOW	WOLVERHAMPTON ROAD	MIDDLE HILL	N	Greenfield	FPP	Conversion	1	19/00881/COU
SA/33	THE OLD SMITHY	MILL LANE	SAREDON	N	Brownfield	FPP	New Build	1	20/00664/FUL
SA/34	UPPER LATHERFORD FARM	LATHERFORD LANE	LATHERFORD	N	Greenfield	FPP	Conversion	1	21/00781/AGRRES
SA/35	UNITS 1 & 2	SAREDON ROAD	LITTLE SAREDON	N	Brownfield	FPP	New Build	2	21/00652/FUL
SH/30	15 HILTON LANE	HILTON LANE	HILTON	N	Brownfield	FPP	New Build	1	20/00035/FUL
SH/31	REAR OF	CHURCH ROAD	SHARESHILL	N	Brownfield	FPP	New Build	1	20/00608/FUL

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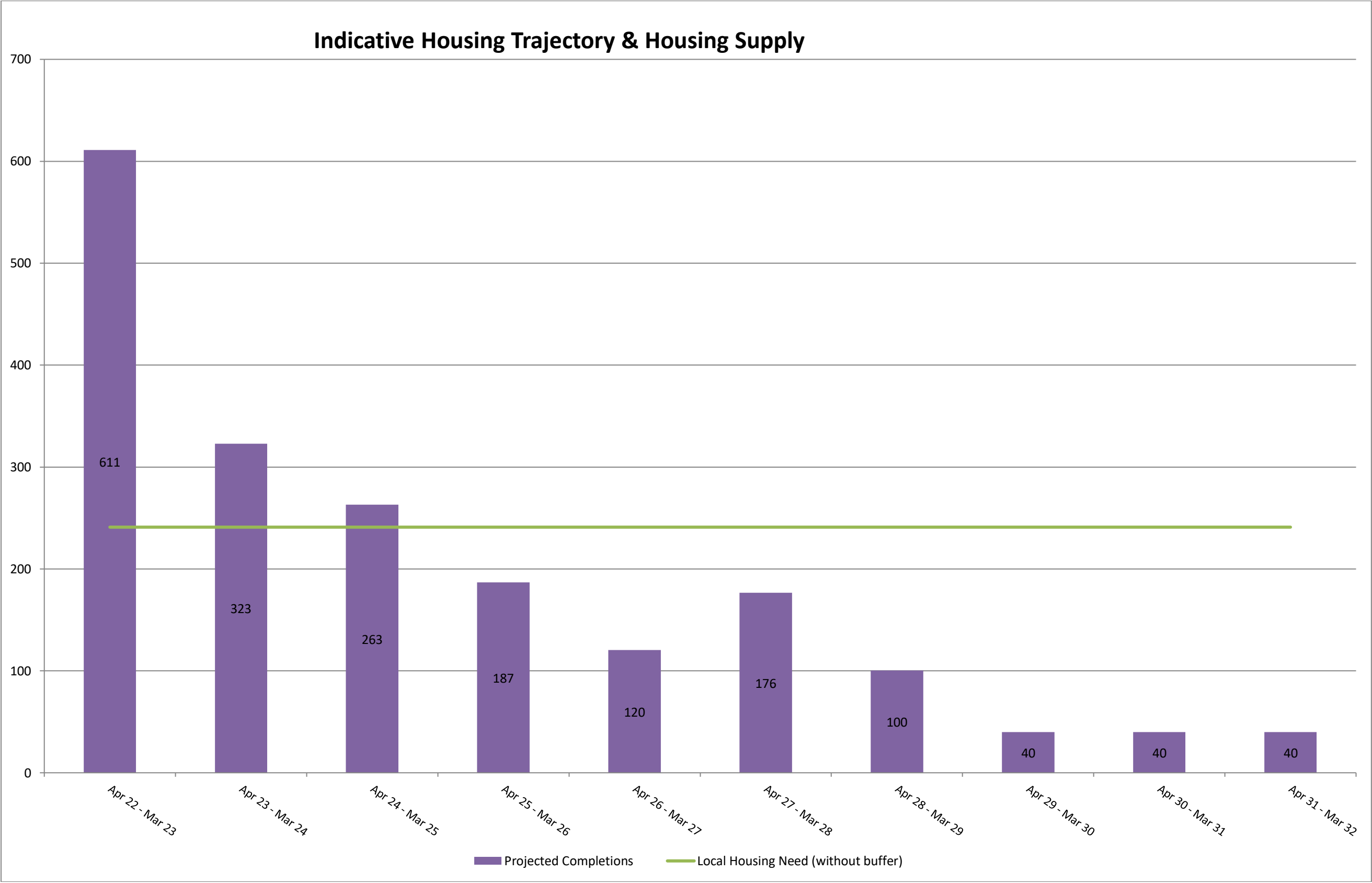
Housing Monitoring - Small Sites Under Construction as at 31st March 2022										
Site No.	Address	Street Name	Green Belt	Recycled	Planning Status	Total Units (net)	Units Extant	Units UC	Total completed	App no.
AC/86	THE STORES	COMMON LANE	N	Brownfield	FPP	1	0	1	0	19/00475/FUL
AC/88	BEDNALL VILLA	TEDDESLEY ROAD	N	Greenfield	FPP	1	0	1	0	19/00621/FUL
BW/273	MERRIDALE	LIGHT ASH LANE	N	Brownfield	FPP	1	0	1	0	20/00993/FUL
CD/123	85	BIRCHES ROAD	N	Brownfield	FPP	1	0	1	0	20/00810/FUL
CH/116	21	BROOK ROAD	N	Brownfield	FPP	1	0	1	0	20/00599/FUL
CH/70	TOPEKA	HOLLY LANE	N	Brownfield	FPP	1	0	1	0	18/00261/FUL
GW/168	63	BROADMEADOW LANE	N	Brownfield	FPP	1	0	1	0	17/00277/REM
HM/48	LAND ADJ ORCHARD COTTAGE	CHURNS HILL LANE	Y	Brownfield	FPP	1	0	1	0	18/00215/FUL
HU/48	CAVANS COTTAGE	STAFFORD ROAD	N	Brownfield	FPP	1	0	1	0	18/00057/REM
HU/51	27	OAK AVENUE	N	Brownfield	FPP	1	0	1	0	18/00619/FUL
KV/165	REAR OF	HIGH STREET	N	Brownfield	FPP	1	0	1	0	19/00856/FUL
KV/268	STOURTON CASTLE	BRIDGNORTH ROAD	N	Brownfield	FPP	1	0	1	0	20/00098/COU
KV/311	THE PADDOCKS	LAWNSWOOD DRIVE	N	Brownfield	FPP	1	0	1	0	16/00111/FUL
KV/343	3	HAMPTON GROVE	N	Brownfield	FPP	1	0	1	0	15/00475/FUL
KV/352	LAND ADJ OTTERS REACH	HIGH STREET	N	Brownfield	FPP	1	0	1	0	17/00662/FUL
KV/367	LAND AT	BRIDGNORTH ROAD	N	Brownfield	FPP	1	0	1	0	18/00988/FUL
KV/381	18	HILLBORO RISE	N	Brownfield	FPP	1	0	1	0	20/00788/FUL
KV/388	HALFCOT FARM	WOLVERHAMPTON ROAD	N		FPP	1	0	1	0	20/00804/FUL
KV/390	TRISTOLDE	HUNTERS RIDE	N	Brownfield	FPP	1	0	1	0	20/00614/FUL
LP/47	THE LINDENS	PENSTONE LANE	Y	Brownfield	FPP	1	0	1	0	10/00924/FUL
LP/55	SPRINGHILL COTTAGE	SPRINGHILL LANE	N	Brownfield	FPP	1	0	1	0	18/00022/FUL
LY/67	BROOK HOUSE FARM	SCHOOL ROAD	N	Greenfield	FPP	1	0	1	0	17/00037/LUE
LY/85	VAUGHAN ARMS PH	BICKFORD ROAD	N	Brownfield	FPP	1	0	1	0	16/00488/FUL
PH/73	LAND EAST	WESTBEECH ROAD	Y	Greenfield	FPP	1	0	1	0	17/00467/FUL
PK/185	HOLLY HOUSE	BICKFORD ROAD	N	Brownfield	FPP	1	0	1	0	19/00859/FUL
SW/36	21	HINKSFORD LANE	N	Brownfield	FPP	1	0	1	0	19/00305/FUL
WM/247	HOLLY COTTAGE	PENN CROFT LANE	Y	Brownfield	FPP	1	0	1	0	18/00975/FUL
WM/253	1 + 2	HEATH MILL CLOSE	N	Brownfield	FPP	1	0	1	0	20/00141/FUL
BL/32	TERRACE FARM		N	Greenfield	FPP	2	0	2	0	17/01064/FUL
CD/194	BROOKDALE	CHILLINGTON LANE	Y	Greenfield	FPP	2	0	2	0	16/00336/AGRE
CD/199	THE POPLARS	STRAWMOOR LANE	N	Brownfield	OPP	2	1	1	0	19/00169/OUT
FS/43	FAIR VIEW	HILTON ROAD	N	Brownfield	FPP	2	0	2	0	20/00300/FUL
GW/192	37	JACOBS HALL LANE	N	Brownfield	FPP	2	1	1	0	21/00565/FUL
HA/48	THE FIRS	STRAIGHT MILE	Y	Brownfield	FPP	2	1	0	1	18/00009/FUL
HA/50	25	KINGS ROAD	N	Brownfield	FPP	2	0	2	0	16/00534/REM
KV/339	LAND ADJ	MILE FLAT	Y	Greenfield	FPP	2	0	2	0	17/00758/REM
KV/354	THE POPLARS	WOLVERHAMPTON ROAD	N	Brownfield	FPP	2	1	1	0	19/00753/FUL
KV/355	85	HIGH STREET	N	Brownfield	FPP	2	0	2	0	18/00044/FUL
PK/173	EASTLEA	LEVEDALE ROAD	N	Brownfield	FPP	2	0	2	0	18/00549/FUL
TS/81	THE CROFT	SCHOOL ROAD	N	Brownfield	FPP	2	1	1	0	13/00771/FUL
WM/176	ORTON VIEW COTTAGE	ORTON LANE	N	Greenfield	FPP	2	0	2	0	19/00119/COU
BI/47	REAR OF	LIME TREE ROAD	N	Brownfield	FPP	3	0	3	0	20/00812/FUL
BW/161	UPPER HATTONS FARM	PENDEFORD HALL LANE	Y	Greenfield	FPP	3	0	3	0	18/00649/FUL
BW/253	LEPER HOUSE FARM	WHITEHOUSE LANE	Y	Greenfield	FPP	3	0	3	0	17/00410/FUL
PN/85	LAND AT	WROTTESELY PARK ROAD	Y	Greenfield	FPP	3	0	3	0	16/00227/FUL
WM/176	ORTON GRANGE FARM	ORTON LANE	N	Brownfield	FPP	3	0	3	0	16/00581/FUL
AC/83	THE LANE HOUSE	TOP ROAD	N	Brownfield	FPP	4	0	4	0	17/00703/FUL
GW/188	TWAIN HOUSE	POOL VIEW	Y	Brownfield	FPP	4	0	2	2	19/00071/REM

KV/335	STOURTON COURT	BRIDGNORTH ROAD	N	Brownfield	FPP	4	0	3	1	16/01120/FUL
KV/358	BROADACRES	WOLVERHAMPTON ROAD	N	Brownfield	FPP	4	2	0	2	18/00176/FUL
KV/391	60A	STONE LANE	N	Brownfield	FPP	4	3	1	0	21/00090/FUL
PH/72	LITTLE MOOR GRANGE FARM	MOOR LANE	Y	Greenfield	FPP	4	3	1	0	17/00363/COND2
CD/203	BROOKSIDE FARM	CODSALL ROAD	N	Greenfield	FPP	5	4	1	0	18/00878/AGRRES
CH/119	IVY HOUSE	HIGH STREET	N	Brownfield	FPP	5	0	5	0	18/00160/FUL
GW/183	103	NORTON LANE	N	Brownfield	FPP	5	2	3	0	17/00745/FUL
PK/167	KINVASTON HALL FARM	WATER EATON LANE	Y	Greenfield	FPP	5	3	2	0	13/00200/FUL
AC/74	YEW TREE FARM	POTTAL POOL ROAD	Y	Greenfield	FPP	6	2	0	4	20/00191/FUL
BW/260	BRINSFORD FARM	BRINSFORD LANE	N	Greenfield	FPP	6	5	0	1	19/00820/FUL
CD/196	THE BUNGALOW	POPES LANE	Y	Brownfield	FPP	6	0	6	0	16/01046/FUL
KV/360	HALFCOT FARM	WOLVERHAMPTON ROAD	Y	Brownfield	FPP	6	0	2	4	18/00614/FUL
HM/51	BAGGERIDGE HOUSE	FIR SREET	N	Brownfield	FPP	7	0	7	0	20/00063/FUL
BW/255	BIRKS BARN FARM	SHUTT GREEN LANE	Y	Greenfield	FPP	8	0	6	2	18/00349/FUL
HM/50	BAGGERIDGE HOUSE	FIR STREET	Y	Brownfield	FPP	8	0	8	0	18/00925/OFFR
WM/250	POLICE STATION	HIGH STREET	N	Brownfield	FPP	9	0	8	1	19/00937/FUL
							<b>29</b>	<b>122</b>	<b>18</b>	

Expired or superseded sites

**Housing Monitoring - Completed Sites from previous monitoring year as at 31st March 2022**

Site Number	Address	Green Belt	Devt Type	Number of units (net)	Application No.
BW/274	Park LodgePark LaneCHILLINGTONSTAFFORDSOUTH STAFFORDSHIREST19 9DL	No	New Build	-1	18/00773/FUL
BW/254	sunnydaledark lanecross greenWOLVERHAMPTONSTAFFORDSHIREWV10 7PN	Yes	New Build	0	17/00716/FUL
ES/94	providence farmLONG LANENEWTOWNWALSALLSTAFFORDSHIREWS6 6AU	Yes	New Build	0	15/00192/FUL
KV/397	89SANDON HOUSE WHITE HILLKINVERSTOURBRIDGESOUTH STAFFORDSHIREDY7 6AR	No	New Build	0	19/00258/FUL
LP/53	108springhill laneLOWER PENNWOLVERHAMPTONSTAFFORDSHIREWV4 4TJ	Yes	New Build	0	18/00287/FUL
BB/35	gospel ash methodist churchgospel ash roadBOBBINGTONSTOURBRIDGESTAFFORDSHIREDY7 5EF	Yes	Conversion	1	18/00140/FUL
BL/33	the old schoolSCHOOL LANEPLYMOUTHTELFORDSTAFFORDSHIRETF11 8LJ	No	Conversion	1	13/00910/COU
CD/195	6birches roadCODSALLWOLVERHAMPTONSOUTH STAFFORDSHIREWV8 2JR	No	Conversion	1	18/00045/COU
CD/197	kilmichaelwergs hall roadCODSALLWOLVERHAMPTONSTAFFORDSHIREWV8 2DB	No	New Build	1	18/00845/FUL
CD/216	11sandy laneCODSALLWOLVERHAMPTONSOUTH STAFFORDSHIREWV8 1EN	No	Conversion	1	21/00426/COU
CH/109	69 - 71HIGH STREETCHESLYN HAYWALSALLSTAFFORDSHIREWS6 7AD	No	New Build	1	19/00031/FUL
CH/112	12A(R&D shoe repairs) low streetCHESLYN HAYWALSALLSTAFFORDSHIREWS6 7DS	No	New Build	1	18/00922/FUL
ES/95	keepers cottageNEW LANDYWOOD LANEESSINGTONWOLVERHAMPTONSTAFFORDSHIREWV11 2AW	Yes	Conversion	1	15/01082/FUL
ES/98	land at 18LONG LANESPRINGHILLWOLVERHAMPTONSTAFFORDSHIREWV11 2AA	No	New Build	1	16/00976/FUL
GW/154	140Awardles laneGREAT WYRLEYWALSALLSTAFFORDSHIREWS6 6DZ	No	Conversion	1	18/00803/FUL
GW/187	land offbroadmeadow laneGREAT WYRLEYWALSALLSTAFFORDSHIRE	No	New Build	1	18/00162/FUL
KV/272	WOODLANDS68 WHITE HILLKINVERSTOURBRIDGESTAFFORDSHIREDY7 6AU	No	New Build	1	18/00586/FUL
KV/356	little rivatonlawnswood driveLAWNSWOODSTOURBRIDGESTAFFORDSHIREDY7 5QW	No	Conversion	1	18/00150/FUL
KV/359	3lockside driveKINVERSTOURBRIDGESTAFFORDSHIREDY7 6NQ	No	New Build	1	17/00845/FUL
LP/35	64SHOWELL LANELOWER PENNWOLVERHAMPTONSOUTH STAFFORDSHIREWV4 4tt	No	New Build	1	20/00074/REM
PH/64	leys cottageNURTON HILL ROADPATTINGHAMWOLVERHAMPTONSTAFFORDSHIREWV6 7HQ	Yes	Conversion	1	16/00861/FUL
PH/81	The meadleys farmwestbeech roadPATTINGHAMWOLVERHAMPTONSOUTH STAFFORDSHIREWV6 7he	No	Conversion	1	20/00717/FUL
PK/154	No 2 holdinglevedale roadlevedaleSTAFFORDSTAFFORDSHIREST18 9ah	Yes	Conversion	1	15/01081/AGR
PK/174	whitemore farmWHITTAMoor LaneLongridgeSTAFFORDSTAFFORDSHIREST18 9AQ	No	New Build	1	15/00497/FUL
TS/94	the barnfox roadSEISDONWOLVERHAMPTONSOUTH STAFFORDSHIREWV5 7HD	No	Conversion	1	19/00117/FUL
WM/235	39bridgnorth avenueWOMBOURNEWOLVERHAMPTONSTAFFORDSHIREWV5 0AD	No	New Build	1	15/00147/FUL
WM/244	brook housepenn croft lanepenn commonWOLVERHAMPTONSTAFFORDSHIREWV4 5JP	Yes	Conversion	1	18/00517/FUL
WM/260	2station roadWOMBOURNEWOLVERHAMPTONSOUTH STAFFORDSHIREWV5 9EL	No	Conversion	1	21/01197/COU
AC/77	bryher cottageCOMMON LANEEDNALLSTAFFORDSTAFFORDSHIREST17 0SF	No	New Build	2	17/00970/FUL
PK/181	little treasures day nurseryboscomoor lanePENKRIDGESTAFFORDSTAFFORDSHIREST19 5NU	Yes	Conversion	2	17/01135/FUL
BB/36	salters hall farmsix ashes roadBOBBINGTONSTOURBRIDGESOUTH STAFFORDSHIREDY7 5DX	No	Conversion	3	19/00190/FUL
BI/43	land adj15 lime tree roadBILBROOKWOLVERHAMPTONSOUTH STAFFORDSHIREWV8 1NX	No	New Build	3	19/00774/FUL
LY/96	the surgerypinfold laneWHEATON ASTONSTAFFORDSTAFFORDSHIREST19 9PD	No	New Build	3	18/00023/FUL
WM/254	land atrees driveWOMBOURNEWOLVERHAMPTONSOUTH STAFFORDSHIREWV5 9dr	No	New Build	3	20/00610/FUL
GW/106	19/20Watling StreetGREAT WYRLEYWALSALLSouth STAFFORDSHIREWS11 3JY	No	New Build	4	16/00715/VAR
LY/93	Trevett House29 HIGH STREETWHEATON ASTONSTAFFORDSTAFFORDSHIREST19 9NP	No	New Build	4	16/00558/FUL
SA/31	boulton farmboulton lanegreat saredonCANNOCKSTAFFORDSHIREWV10 7LR	Yes	Conversion	5	18/00852/FUL
WM/37	Land adj. AnacapistOURBRIDGE ROADWOMBOURNEWOLVERHAMPTONSOUTH STAFFORDSHIREWV4 5NF	No	New Build	5	17/00141/FUL
WM/249	land off ounsdales road(north SAD 281) ounsdales roadWOMBOURNEWOLVERHAMPTONSTAFFORDSHIREWV5	No	New Build	6	18/00432/FUL
WM/243	11sytych laneWOMBOURNEWOLVERHAMPTONSTAFFORDSHIREWV5 0NF	No	New Build	8	18/00303/FUL
ES/101	old mitre phburnsnips roadESSINGTONWOLVERHAMPTONSTAFFORDSHIREWV11 2RE	Yes	New Build	9	18/00107/FUL
KV/361	land at the burgesseshigh streetKINVERSTOURBRIDGESTAFFORDSHIREDY7 6HH	No	New Build	11	18/00322/FUL



South Staffordshire District Housing Trajectory as at 1 April 2022

	5 YHLS PERIOD										
	Apr 22 - Mar 23	Apr 23 - Mar 24	Apr 24 - Mar 25	Apr 25 - Mar 26	Apr 26 - Mar 27	Apr 27 - Mar 28	Apr 28 - Mar 29	Apr 29 - Mar 30	Apr 30 - Mar 31	Apr 31 - Mar 32	Notes
Large Sites with full planning permission											
Site 443 Land off Pendeford Mill Lane, Bilbrook	63										The site is a relatively unconstrained allocated greenfield site which is being promoted by a volume housebuilder (Bloor Homes). A full planning application (18/00710/FUL) to deliver 164 dwellings on the site has been granted and is under construction, with the remaining 63 plots all currently under construction and therefore assumed to be completed within the next monitoring year.
Site 406 Land off Keepers Lane, Codsall	35	21									The site has outline planning permission for 65 dwellings with a well advanced reserved matters application (21/00068/REM) submitted by a housebuilder attached to the site (Muller Homes) as of 31 March 2022. Using the Council's SHELAA assumptions a 35 DPA build rate has been assumed.
Site 239 Land west of Wrottesley Park Road, Perton	40	40	40	40	40	20					The site is a relatively unconstrained allocated greenfield site which has been acquired for delivery by a local housebuilder with a history of delivering schemes in the District (Housing Plus). The trajectory reflects standard SHELAA build rate assumptions (40 DPA) with Housing Plus confirming this remains broadly accurate via email correspondence. The site benefits from full planning permission for up to 220 dwellings (19/00988/REM). Therefore, given the extent of developer involvement and the progress towards achieving permission, there is considered to be clear evidence for the indicated capacity being built within the five year period.
Site 54 land off Engleton Lane, Brewood	25										The site is a relatively unconstrained allocated greenfield site which is being promoted by a housebuilder with a strong track record of delivery in the West Midlands (Lovell Homes) and who have achieved permission on another allocated site nearby. A full planning application (18/00991/FUL) to deliver 73 dwellings on the site has been granted and the site is now underconstruction, with 25 dwellings left to be completed. All of these are currently under construction and are assumed to be completed within the next monitoring year.
Land north of Penkridge	121	21									The site is under construction and has a housebuilder (Bloor Homes) with a substantial track record of delivering large scale housing schemes (19/00862/REM). Of the remaining 142 dwellings left to be completed, 121 dwellings are currently under construction and are therefore assumed to be completed within the next monitoring year.
Land north-west of Stafford Road, Penkridge		20	4								The site has full planning permission with a housebuilder (Cameron Homes) attached to deliver the site. Using the assumptions agreed in the SHELAA 2018, a 1 year lead-in time has been assumed. Subsequently, 20 dwellings per annum would be typical for sites of this size. It is therefore likely that the remaining capacity will be delivered in the next two years.
Hazelbrook Great Wyrley		17									Site has an extant full planning permission (16/01023/REM) which has been commenced in 2020. Using the assumptions agreed in the SHELAA 2018, a 1 year lead-in time has been assumed. Subsequently, 20 dwellings per annum would be typical for sites of this size. It is therefore likely that the remaining capacity will be delivered in the next two years.
Land at Shop Lane, Oaken	10										The site is an unconstrained greenfield site with a full planning permission (19/00248/FUL) and with a local housebuilder (Housing Plus) attached to deliver the site. The delivery trajectory given has been agreed with the housebuilder and is considered realistic.
The Plough Inn, School Road, Trysull	9										The site benefits from full planning permission (19/00043/FUL) with a local housebuilder (Tattonhall Homes) attached to the site. The site has commenced with 9 dwellings left to be completed, all of which are under construction.



Land West Ivetsey Road, Wheaton Aston	18	1									The permission is on a greenfield site in a strong market area. A reserved matters application (18/00392/REM) has recently been approved and implemented to deliver 30 dwellings on the site, although this is now superseded by an updated permission for 32 dwellings (20/00728/FUL). The site is currently commenced with 18 dwellings under construction on site.
Site 119 Land off Saredon Road, Cheslyn Hay	39	21									The site is in the control of a housebuilder (Housing Plus) and has achieved planning permission (19/00407/FUL) for 60 dwellings on the majority of the allocation site. 39 dwellings are currently under construction and have therefore been assumed to be completed within the next monitoring year.
Site 168 Land at Brinsford Lodge, Featherstone	60	14									The site has been acquired for delivery by a housebuilder with a history of delivering schemes (Countryside) and benefits from a full planning permission (19/00919/FUL). The site is currently commenced with 60 dwellings currently under construction and therefore assumed to be completed within the next monitoring year.
Land at Hobnock Road, Essington	44	40	18								A housing developer (Bovis Homes) are attached to the site and have a reserved matters approval (18/00450/REM). 44 dwellings currently under construction and are therefore anticipated to be completed within the next monitoring year. Bovis have otherwise previously confirmed that the site will deliver at 40 dwellings per annum, which is consistent with the District-wide evidence on sites of this scale. Given the extent of developer involvement, the progress towards building the site and the SHELAA Panel build rate assumptions, the given trajectory is considered realistic.
Land off Giggetty Lane, Wombourne (SAD Site 281a)	18	1									The site is allocated for housing in the SAD and has now achieved a full planning permission (18/00831/FUL). The site is now under construction with a established housebuilder (Elan Homes) attached to the site. 18 dwellings are currently under construction and are assumed to be completed within the next monitoring year.
Land off Ounsdale Road, Wombourne (C2 and C3 apartments)	34										Site has full planning permission (18/00432/FUL) for C2 care apartments equivalent to 34 market dwelling units (using the Census data methodology referenced in the PPG). Previous correspondence with the site promoter confirms a developer has been secured for the delivery of the care homes and construction is already underway on site. It is therefore assumed that the site will be built out within the next year. 6 C3 dwellings have already been completed separately as part of this permission prior to April 2022.
Site 302 Land at Beggars Bush Lane, Wombourne	11										The site is a relatively unconstrained allocated greenfield site which has been acquired for delivery by a local housebuilder with a history of delivering schemes in the District (Bovis Homes). 11 dwellings remain to be completed on the site with the remainder being completed - these are assumed to be completed in the next monitoring year reflecting the SHELAA build rates for sites of this size.
Former Gorsty Lea Garage, Wolverhampton Road, Codsall	8	7									The site benefits from full planning permission for 28 C2 bedrooms (20/00299/FUL) with a local developer (Friendly Care) attached to deliver the site. The indicated trajectory is consistent with correspondence received from the developer and reflects the equivalent C3 supply increase that would be realised by the permitted C2 scheme. Given this and the standard build rate assumptions agreed with the SHELAA panel, the trajectory is considered realistic.
Site 270 Land off Hyde Lane East, Kinver	13										The site is a relatively unconstrained allocated greenfield site which is being promoted by Elan Homes, who have achieved a full planning permission, have commenced construction on the site and have delivered numerous other schemes within Staffordshire and the West Midlands. The site is currently commenced with 13 dwellings remaining on the site, all of which are currently under construction.
Bridge Farm, Wheaton Aston			20	1							The site has a well advanced planning application for 50 dwellings (21/00631/FUL) with a resolution to grant permission achieved at committee, promoted on behalf of a significant housebuilder (Keon Homes). It is therefore considered deliverable as at 1st April 2022.
Total projected completions from full permissions	548	203	82	41	40	20	0	0	0	0	



Supply from Site Allocations and Outline Permissions											
Site 228 Land off Histons Hill, Codsall						20	9				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 2021 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 2027 as it is progressed by the landowners.
Site 141 Land at 154a Walsall Road, Great Wyrley			35	28							The site has a well advanced planning application for 122 care units (63 C3 dwellings equivalent - 22/00004/FUL) with a resolution to grant permission achieved at committee, promoted on behalf of a care developer (MACC). It is therefore considered deliverable as at 1st April 2022.
Site 139 Land at Pool View, Great Wyrley						20	15				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 2021 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 2027 as it is progressed by the landowners.
Site 136 Land at Landywood Lane, Great Wyrley			20	20	10						The site has a well advanced planning application for 50 dwellings (21/00631/FUL) with a resolution to grant permission achieved at committee, promoted on behalf of a housebuilder (Cameron Homes). It is therefore considered deliverable as at 1st April 2022.
Site 274 Land south of White Hill, Kinver						20	10				The site has achieved an outline planning permission (20/00621/OUT) for up to 40 dwellings. 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 2021 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 2027 as it is progressed by the landowners.
Site 313 Land off Himley Lane, Swindon						10					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 2021 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 2027 as it is progressed by the landowners.



## 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 13<sup>th</sup> November 2017**

<b>Present:</b>	
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**

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

**Build Out Rates from year of implementation**

<b>50 – 99</b>	<b>35 dws/pa</b>
<b>100 – 499</b>	<b>40 dws/pa</b>

**Larger Sites with one or more developer**

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

**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 13<sup>th</sup> November meeting. Lichfield apply a 60% developable area threshold on sites of 2 hectares or above<sup>10</sup>. 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%<sup>11</sup>.

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)**

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

<sup>11</sup>

[https://www.cannockchasedc.gov.uk/sites/default/files/final\\_cannock\\_chase\\_shlaa\\_to\\_publish\\_october\\_2017\\_0.pdf](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 report<sup>12</sup>, 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.**

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



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

<b>Panel member</b>	<b>Comment</b>	<b>Council response and changes made</b>
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 - Penkridge: Is visual impact to/from Cannock Chase etc not be mentioned since this land is open and slopes down to the east and so is very prominent from that perspective?	As set out in the methodology, such factors will be considered consistently through landscape sensitivity evidence. Where a site is within an AONB this has been noted. No change proposed.
Advance Land & Planning Limited	Site 026 – Bednall: I think that there is a Listed Building (barn) on this site?	The assessment text in the table of site results has been amended to reflect this.
Advance Land & Planning Limited	Site 487 - Dunston: I don't understand why some sites that are not adjacent to the development boundary such as this one (but there are others) are assessed as potentially suitable, whereas others are not?	See para 5.37 of the report; on a case by case basis, some sites not directly adjoining development boundaries have been considered potentially suitable if in close proximity to the existing settlement and a legible pedestrian route and means of access can be demonstrated. This was introduced having regard to comments received at the 2017 SHELAA Panel meeting. No change made.
Advance Land & Planning Limited	Site 588 - Dunston: I don't understand why some sites such as this one (but there are others) that are being promoted for employment use and not housing or mixed use are assessed as suitable for housing having regard for the issues of 'availability' and deliverability'? Site 633 – Four Ashes: ditto	The PPG requires the Council to be proactive in considering sites, and not to rely solely on site suggestions for a given use. As such, many sites suggested for employment have been assessed for their potential housing capacity, but in each case where the landowners are not proposing a housing use, the sites have been assessed as being 'not currently available'. Assessing site 'suitability' involves consideration of policy and physical constraints affecting the land. Landownership issues (i.e. whether

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

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

	buildings etc). Only the very southern part of the site is Flood Zone 3.	well as the site's 'potentially suitable' scoring. The text in the site assessment table has been amended to clarify the location of flood zone 3 in relation to the site. From reconsidering aerial photography of the site, the site has now been reassessed as being brownfield land.
Advance Land & Planning Limited	Site 417 – Hartford House, Wombourne: The summary is incorrect. I have previously provided written evidence from the County Highways to confirm that the proposed access (inc visibility splays) are acceptable (see attachments).	Having considered the correspondence provided from County Highways regarding the site, the comment relating to access/vis splays has been removed.
Advance Land & Planning Limited	Site 417 – Hartford House, Wombourne: The site lies within the well- defined curtilage of the existing property, which itself lies within the physical and visual confines of the settlement and does not form part of the surrounding countryside.	This comment is noted, but the containment of the site within the wider landscape will be examined more fully through the Landscape Sensitivity Study and Green Belt Review. No change made.
Advance Land & Planning Limited	Sites 637, 639, 640 and 649 – Hilton Main: I don't understand why Site 649 is unsuitable and the others are potentially suitable and I also refer to my comment above re: employment and not housing land? Sites 652, 641, 642 and 643 – I54 Corridor Featherstone: ditto re employment not housing land?	<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.

	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Note a number of sites suggested for development lie adjacent to the Cannock urban area and in proximity of the District boundary elsewhere e.g. Huntington. Welcome continued cross boundary working in relation to the consideration of such site options.</li> </ul>	
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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

# Strategic Planning Team



**South Staffordshire Council**

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