

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

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