

Planning proof of evidence

Alasdair Cross BA (Hons) MRTPI

On behalf of Staffordshire Moorlands District Council

Appeal by Bloor Homes

Planning inspectorate reference: APP/B3438/W/24/3351035

Local Planning Authority reference: SMD/2021/0610

Proposal: *Outline application for residential development with access considered (all other matters reserved)*

Location: Land East of Froghall Road, Cheadle, Staffordshire

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1. Introduction

- 1.1. On 20th December 2024 a statement of common ground relating to housing supply matters was agreed between the parties. Statements of common ground are in advanced stages as regards affordable housing and custom/self-build plots proposed on the appeal site. This proof of evidence addressed the remaining areas of disagreement regarding housing supply matters.
- 1.2. I am Alasdair Cross. I have a BA (Hons) in Town Planning from the University of Strathclyde's School for Planning and am a Chartered member of the RTPI. I have 34 years' experience working in local authority planning policy teams. I am currently the Principal Planning Officer (Policy) for the Alliance (High Peak Borough and Staffordshire Moorlands District Councils) leading the Local Plans team.

2. Housing Supply

- 2.1. There are two main areas of disagreement between the parties that affect the number of years housing supply the Council says it has in the District;
 - a) The 'deliverability' status of a number of individual sites
 - b) The inclusion of a small site windfall allowance in years 4 and 5 of the supply.

a) 'Deliverability' of individual sites as at 1st April 2023

2.2. Milltown Way, Leek

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2016/0413 (OPP), App 23/03/201 SMD/2020/0730 (RM)	Milltown Way, Leek	25	The site has reserved matters planning permission approved in February 2022.	A response has been received from the agent to say that work is expected to commence on the site in October 2023 with 13 plots due for completion 2023/24 and 12 plots 2024/25.	0	13	12	0	0	25	0	25	Permission has expired

2.2.1. The appellant is mistaken in asserting that the permission relating to this site had expired at April 2023.

2.2.2. The site benefited from an outline permission granted on 23/03/17, together with a Reserved Matters permission granted on 21st February 2022, this latter permission extant until 20/02/2025.

2.2.3. The build out rates shown were provided by the site agent.

2.2.4. The site is forecast to deliver units in years 2 and 3 only. Two year slippage would not affect the 5 YHLS contribution.

2.2.5. The Council is satisfied that the site is 'deliverable' and that the contribution of 25 units to the 5 year supply (at April 2023) is robust.

2.3. Brookhouse Way

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 Yr Total	5YHLS	Diff.	Reason for challenge
SMD/2014/0655, SMD/2015/0781 SMD/2019/0662 (RM)	Brookhouse Way, Cheadle	36	A reserved matters application and discharge of conditions application has been submitted. Additional viability evidence has been submitted in support of the application and is being considered.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	15	21	0	36	0	36	Category b) site with no clear evidence of deliverability.

2.3.1. As set out in the Housing Land Position Statement at April 2023, the site then had the benefit of outline planning permission with a Reserved Matters permission pending.

2.3.2. The applicant was in the process of discharging conditions and has subsequently agreed amendments to the S106 agreement.

2.3.3. The delivery rates shown were derived from average lead in times and build rates for similar sized sites within the district borough.

2.3.4. The Council is satisfied that the site was correctly assessed as being 'deliverable' and that the contribution of 36 units to the 5 year supply (at April 2023) is robust.

2.4. Blythe Park, Sandon Road

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2014/0576 (OUT) SMD/2022/0267	Land at Blythe Park, Sandon Road, Cresswell	168	Two reserved matters applications are currently awaiting decision. SMD/2022/0267 for 157 dwellings and community uses. SMD/2022/0268 for 60 dwellings.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	0	20	40	60	0	60	Category b) site with no clear evidence of deliverability.

2.4.1. At April 2023 the site was subject to two reserved matters applications by Elan Homes that were under consideration, one for 60 dwelling and the other for 157 dwellings.

2.4.2. The 5YHLS figures shown does not exceed the capacity of the lesser application. The lead in and build out shown would also be applicable to the larger capacity application, but this would not affect the contribution to the 5 YHLS at April 2023.

2.4.3. The Council is satisfied that the site is 'deliverable' and that the contribution of 60 units to the 5 year supply (at April 2023) is robust.

2.5. Big Mill

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2004/0254 (FPP) SMD/2004/0255 (LBC)	Big Mill, Mill Street, Leek	44	Planning applications are awaiting decision and discussions being held with the applicant.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	0	15	29	0			20 years since the 2004 permission was approved. No clear evidence of deliverability

- 2.5.1. This site has the benefit of an extant planning permissions from around 2004 as it is covered by a wider permissions including Big Mill, Shade Mill and Wardle & Davenport (Printworks) which have been partially implemented. Shade Mill and Printworks are complete. Big Mill has not commenced.
- 2.5.2. As set out in the Housing Land Supply Statement of Common Ground, the Council agrees that there is insufficient certainty regarding when this site may come forward for development and as such it cannot safely be regarded as being 'deliverable' in terms of the contribution to the 5 year land supply.
- 2.5.3. This sites contributions have been removed from the Council's assessment of 5 year supply as set out in the SoCG and Table 2 below.

2.6. Barnfield Road

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2020/0552	Land at Barnfield Road & Sunnyhills Road, Cornhill West, Leek	175	Reserved matters approved by Committee on 16th February 2023 subject to a S106.	The delivery projections are based a response from the agent in March 2023.	0	0	36	28	53	117	64	53	Lead in time extended by 1 year, resulting in a deduction of 53 dwellings

2.6.1. The delivery projections were supplied by the developer.

2.6.2. The site benefits from an outline planning application granted on 17/08/2015. Reserved Matters application SMD/2021/0536 and a Variation of conditions application SMD/2021/0537 were submitted in August 2021. The developer had submitted revised plans in January 2023. Committee approved the application in February 2023 (subject to a S106). The 106 was subsequently agreed on the 7th November 2024.

2.6.3. The Council is satisfied that the site was being actively progressed and the developer at April 2023 and that the developers' stated build rates supplied in March 2023 were reasonable and 'deliverable', and therefore the 117 unit contribution to the 5 year land supply was robust.

2.7. Ayr Road (Phase 2)

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2018/0180 Hybrid application (FPP & OPP) SMD/2021/0780 (RM) pending / Local Plan ref CH001 & CH132	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 2)	135	The site has outline planning permission. Reserved matters application SMD/2021/0780 was received on the 26/11/2021 and is pending decision.	The delivery projections are based upon a response from the developer.	0	15	44	42	31	132	101	31	Lead in time extended by 1 year, resulting in a deduction of 31 dwellings

2.7.1. This site is phase 2 of a wider development. Phase 1 was under construction at April 2023 with 49 units delivered in 2022/23 with another 49 under construction giving a projected completion rates of 50 units in 2023/24 and the remaining 22 units in 2024/25.

2.7.2. The developers projected delivery rates (Appendix 2) for their development shows a slight dip in output across the two phases in 2024/25 with 22 units from Phase 1 plus 15 units from Phase 2 giving 37 units in total. 37 units in 2024/25 is slightly below the delivery rates being achieved on Phase 1 alone, which may be indicative of the preparatory works necessary to move across to the new section of development.

2.7.3. The listed delivery rates were supplied by the developer, represent a slight reduction from the rates being achieved on Phase 1 and are therefore considered reasonable and 'deliverable'

2.8. Blythe Vale, Blythe Bridge (Phase 2)

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2021/0418	Blythe Vale, Blythe Bridge (Phase 2)	200	Phase 2 is currently under construction.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	40	40	40	40	40	200	173	27	Lead-in time extended resulting in a deduction of 27 dwellings.

2.8.1. This represents Phase 2 of St.Modwen's Blythe Vale development. Reserved Matters permission for access and associated infrastructure was granted in 2018 and the site had started preparatory development works by April 2023.

2.8.2. Phase 1 was completed over 3 years delivering 33 units 2020/21, 41 units 2021/22 and 60 in 2022/23.

2.8.3. The build out rates quoted are derived from lead in times and delivery rates for similarly sized sites within the district borough.

2.8.4. The site has actually delivered 13 units in 2023/24 (possibly the source of the appellants 27 reduction figure). Notwithstanding, the assessment at April 2023 was reasoned and based on past experience, and represents a reasonable figure at the agreed base date of April 2023 for the housing land assumptions relevant for this appeal.

2.9. Land at Capri, Gallows Green, Alton

Application No	Address	Units remaining as at 01/04/23	Current Position (as at 1st April 2023)	5YHLS Assessment	SMDC						Appellant		
					2023/24	2024/25	2025/26	2026/27	2027/28	5 YHLS	5YHLS	Diff.	Reason for challenge
SMD/2021/0089 (OPP) pending	Land at Capri, Gallows Green, Alton	13	Awaiting final S106 agreement.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	7	6	0	13	0	13	Category b) site with no clear evidence of deliverability.

2.9.1. The site was subject to an outline application validated on the 24/06/2021.

2.9.2. The application was pending as at April 2023 (subsequently approved).

2.9.3. The build rates were based on lead in time and build out rates for similar sized sites.

2.9.4. The Council accepts that there may have been some slippage on this site, but asserts that the site was reasonably considered deliverable at April 2023 and that the full 13 units can reasonably be expected to be completed within the 5 year supply period.

b) The inclusion of a small site windfall allowance within the 5 year supply.

- 2.10. The appellant challenges the inclusion of a small sites allowance in the 5 year supply calculation. In the Housing Supply SoCG common ground the appellant states in regard to the inclusion of the 120 unit small sites windfall allowance that:

“No compelling evidence for the inclusion of a small sites windfall allowance of 120 dwellings in addition to the 382 dwellings on small sites already included in the 5YHLS”

- 2.11. There are three elements to this challenge, namely;
- a) The principal of including any windfall allowance,
 - b) The approach to including a windfall
 - c) The correctness of the 120 figure being applied.

Principal

- 2.12. To provide a robust assessment of potential supply it is important that the contribution from all relevant sources is properly assessed.
- 2.13. As the Local Plan does not allocate housing sites of less than 10 units, small sites are by definition ‘windfall’. It is important not to underestimate the contribution to total housing delivery arising from small sites.
- 2.14. The Local Plan Examination considered the inclusion of windfall allowances for both small and large sites with the Inspector concluding (CD5.2)

171 .In terms of windfall allowances, a large site windfall allowance is shown for Leek and Biddulph and small site allowances for all of the sub-areas. The allowances are based on past trends, together with, in the case of Leek and Biddulph, evidence from the SHLAA about potential opportunities for development on larger windfall sites within the settlement boundaries (EL7.002). The figures also reflect less

restrictive policies now being proposed compared to those contained in the SMCS which applied indicative maximum sizes to windfall sites. No such cap exists in this LP. Indeed, Policy H1 allows windfalls outside development boundaries in some settlements. Although some of the sites now allocated may have historically come forward as windfalls, for the above reasons compelling evidence supports the windfall allowances.

172. *The windfall allowances within Policy SS4 need to be amended to reflect the position at 31 March 2019, the remaining years of the Plan up to 2033 but also to prevent double counting of commitments and windfalls. The contribution of windfalls will also need to be closely monitored to ensure that provision is meeting expected levels. These elements would be achieved by MM9, MM55 and MM56 so that the Plan is effective.*
- 2.15. Policy SS_4 was amended to include small site allowances of 10 units per annum for Leek, Biddulph and Cheadle sub areas and 30 per annum of the Rural area. This is the source of the 60 unit per annum figure used in the Council's 5 year supply calculation.
- 2.16. Figure 1 sets out the actual delivery recorded over the Plan Period to date (2014 to 2023). Development on small housing sites (less than 10 units) contributed 48% of net completions, with an average of 88 units net dwelling gain per annum (2014~23). This average being higher than the 60 windfall allowance currently applied to years 4 and 5.

Approach / Methodology

- 2.17. The Local Plan Inspector specifically references (CDD5.2 para 172, replicated above) the need to avoid double counting of small sites.
- 2.18. There are three main options available to correctly account for small sites contributions to future supply without introducing double counting;
- a) Only consider consented sites;

Whilst this approach avoids double counting it significantly underestimates the total contribution of small sites over the short term (5 years) and especially

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across the full plan period, as the identified supply at any given year would be expected to be largely developed by year 3.

b) Only apply a windfall allowance;

Again this would avoid the possibility of double counting but ignores the presence of actual applications, which may be coming forward at a rate different to that forecast in the Local Plan.

c) Count consented sites for a set number of years and then apply a windfall allowance.

This approach seeks to balance the best of the other two approaches by using actual permissions data for the initial period and then deferring to a windfall allowance for later years.

2.19. Staffordshire Moorlands adopts the third approach, using commitments data for the initial period (subject to a 10% slippage allowance) and then deferring to the assumed allowance of 60 dwellings per annum as set out in para 2.15.

2.20. Identified commitments are used for years 1 to 3 and the windfall allowance is used for year 4 onwards. This is a fairly standard approach adopted by other Local Authorities

2.21. Given that small sites make a very significant contribution to the overall housing delivery figures in Staffordshire Moorlands and the disadvantages of the other alternative approaches of calculation set out above, the Council does not support altering the approach to dealing with small sites windfalls.

Windfall figure used.

2.22. As stated above, the small sites, and indeed the large sites, windfall figures used are those set out in Policy SS_4 of the Local Plan.

2.23. The Inspector in his report (SD5.2 para 172 reproduced above) stated that “*The contribution of windfalls will also need to be closely monitored to ensure that provision is meeting expected levels*”.

2.24. Table 1 sets out net housing delivery from differing sized sites over the plan period to 2023. This shows that small sites have contributed 88 units per

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annum over the plan period. This is higher than the Local Plan allowance of 60
dwellings per annum.

2.25. Given the above, the Council considers that the approach to quantifying the
contribution of small sites to the 5 year supply is the correct methodological
approach and monitoring of delivery performance shows the 60 dwelling per
annum small sites allowance is not only being delivered but exceeded.

2.26. The council therefore considers that there is compelling evidence to include the
small sites windfall allowance as set out in our 5 year land calculation in Tables
1 and 2 (below).

Figure 1: Moorlands Net Dwelling Gain by Site Size.

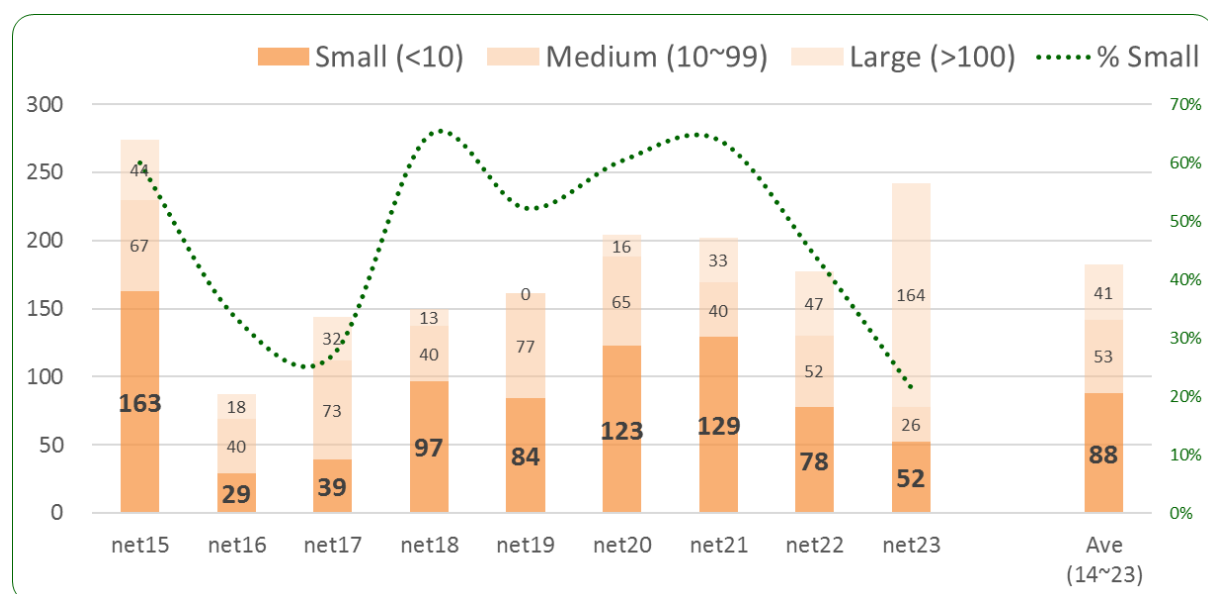


Table 1 : Housing Completions (2014~23)

	Gross	Losses	Net	PDNP (Net)	Total NET	Surplus / Deficit (Yr.)	Surplus / Deficit (Plan Period)
2014/15	300	28	272	4	276	-44	-44
2015/16	91	4	87	6	93	-227	-271
2016/17	144	0	144	17	161	-159	-430
2017/18	155	5	150	11	161	-159	-589
2018/19	166	5	161	3	164	-156	-745
2019/20	206	2	204	5	209	-111	-856
2020/21	202	0	202	0	202	-118	-974
2021/22	177	0	177	3	180	-140	-1,114
2022/23	243	1	242	3	245	-75	-1,189
			1,639	52	1,691		

Table 2 : 5 Year Requirement - against Local Plan.

	REQUIRMENT	Agreed	
A	Annual housing requirement	320	
B	Five year housing requirement (A X 5 years)	1,600	
C	Shortfall at 1 st April 2023	1,189	
D	Remaining Plan Period (2033-2023) Yrs.	10	
E	Shortfall to be addressed in 5YHLS period (C / 10 years X 5 years)	595	
F	Total 5YHLS requirement (B + E)	2,195	
G	5% Buffer (F x 5%)	110	
H	Total 5YHLS requirement + Buffer (F + G)	2,304	
J	Annual 5YHLS requirement (H/ 5 years)	460.8	
	SUPPLY	Council	Appellant
	Large Sites (w PP) (Appendix 1)	483	
	Small Sites (wPP)	383	
	LP Allocations (Appendix 2)	574	
	Small Sites Windfall	120	0
	Large Sites Windfall	32	32
	Peal Park Allowance	26	26
K	5YHLS at 1 st April 2023	1,618	1,242
L	Supply in years (K / J)	3.51	2.70
M	Surplus / shortfall in 5YHLS (K – H)	-687	-1,062

3. Custom and Self Build (CSB)

a) Demand (the Register)

- 3.1. The following section is provided as it has been unable to complete a SoCG in the timeframe allocated. The data set out is simply a factual summary of the entries on the Councils self-build register and the planning permissions that Council have identified as being CSB
- 3.2. The Council does not believe there are any areas of dispute between the parties concerning the data in Table 3.
- 3.3. The appellants have had a list of the planning permission numbers previously, but will only recently have had sight of the Council's reasoning for counting individual sites as CSB, so may wish to challenge individual assessments.
- 3.4. The Council maintains a Register of persons and 'associations' who have expressed an interest in seeking plot(s) for custom and self-build development. Staffordshire Moorlands do not currently apply a local connection test, nor do the Council charge for inclusion on the register.
- 3.5. Periodically, the Council attempts to contact live entries on the register to establish their current position and continued interest.
- 3.6. At least two attempts are made to contact each entry. If contact cannot be made or where they indicate that they are no longer interested in seeking a plot, including where their search has been successful, the entry will be marked as dormant.

Table 3 : Demand (Entries on Council's CSB Register)

Base Period	Start date	End date	Entries ADDED				Entries REMOVED			Active Entries	Units Consented	
			Individual	Association	New entries	Cumulative	Individual	Association	Removed All			
BP01	01/04/16	30/10/16	8	5	13	13				13		
BP02	31/10/16	30/10/17	16	2	18	31				31		
BP03	31/10/17	30/10/18	11		11	42				42		
BP04	31/10/18	30/10/19	14	1	15	57				57		
BP05	31/10/19	30/10/20	14	2	16	73	27	6	33	40	15	
BP06	31/10/20	30/10/21	24		24	97	20	1	21	43	8	
BP07	31/10/21	30/10/22	11		11	108				54	6	28
BP08	31/10/22	30/10/23	6	1	7	115	32	1	33	28	11	
BP09	31/10/23	30/10/24	2		2	117	19		19	11	11	
											51	

- 3.7. Planning Practice Guidance (Paragraph: 023 Reference ID: 57-023-201760728) states;
At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.)
- 3.8. The last base period for which the three year window has been completed is Base Period BP06 (30/10/21). At the end of this base period there were a total of 97 entries on the register of which 43 were considered active.
- 3.9. The number of identified permissions within the following three year period was 28 units (Table 3). Whilst this exceeded the number added to the register in BP06, it was significantly below the total number of active entries (43), and the cumulative total entry number (97)

Supply

- 3.10. Custom and Self-Build units are primarily identified by reference to the planning application form or accompanying documentation such as the Design and Access Statements. Staffordshire Moorlands does not simply count all single unit applications as being potential CSB.
- 3.11. Table 4 sets out the details of the identified supply.

Table 4 : Supply (CSB permissions identified)

App No.	Decision Date	Location	Proposal	CSB
SMD/2020/0147	19/06/2020	The Mill , Ashbourne Road , Winkhill , Staffordshire , ST13 7PP	Proposed change of use of former stable block and hay loft into single two bedroom dwelling	DAS - "should the consent be granted it is my client's intention to move into the property with her infirmed father, as the larger Mill and associated outbuildings and grounds is becoming too much of a burden"
SMD/2020/0224	23/07/2020	Brooks's Barn , Hurst Road , Biddulph , Staffordshire , ST8 7RU	Conversion of existing barn into 1no detached dwelling with associated outbuildings, access and parking	DAS - "convert existing agricultural building into 1 Noo. Residential dwelling for the applicants personal habitation."
SMD/2020/0189	03/07/2020	New Ladymoor Gate Farm , Sands Lane , Brown Edge , Staffordshire , ST6 8UE	Demolish existing 3 bed detached house and construct 3 bedroom detached dwelling.	DAS - Replacement farmhouse applied for by current residents
SMD/2020/0162	03/07/2020	Land Rear Of 33 , Halls Road , Biddulph , Staffordshire , ST8 6DD	Proposed bungalow in rear garden as previously approved SMD/2012/0073	DAS "single dwelling within this garden for own use"
SMD/2019/0655	02/07/2020	Existing barn off , Mill Lane , Rushton Spencer , Staffordshire , SK11 0QU	Proposed barn conversion with conversion of existing outbuilding	DAS - "Once completed the applicant wishes to occupy the property and to make it their main residence."
SMD/2020/0358	28/08/2020	Four Meadows Farm , Foxt Road , Foxt , Staffordshire , ST10 2HN	Erection of agricultural workers dwelling	DAS - large 4 bed agricultural dwelling
DET/2020/0042	25/09/2020	Toft Lodge Farm , Rudyard Road , Heaton , Staffordshire , SK11 0SR	Conversion of an traditionally built former cubicle shed into a single storey detached dwelling house	DAS - "to provide accommodation for the applicants' family members"
SMD/2020/0288	21/09/2020	27 Marbury , Church Lane , Ipstones , Staffordshire , ST10 2LD	Demolition of existing bungalow and construction of a new dwelling.	DAS - The main property at the rear of the site (Plot 3) would become the applicants own home, Plot 1 would be for the applicants parents and Plot 2 would be for the applicants children.
SMD/2020/0392	16/10/2020	Barnes Lea Farm , Reacliffe Road , Rudyard , Staffordshire , SK11 0QZ		DAS - para 6.11 on outline states "would allow the applicant and his family to reside on site"
SMD/2019/0749	02/10/2020	Blakeley Farm , Blakeley Lane , Whiston , Staffordshire , ST10 2HB	Outline application with some matters reserved, appearance, landscaping, layout and scale for an agricultural workers dwelling	DAS - "permanent agricultural workers dwelling at Blakeley Farm to serve the expanding farm unit and facilitate farm succession"

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App No.	Decision Date	Location	Proposal	CSB
SMD/2019/0672	20/10/2020	Fould House , Meerbrook Road , Leek , Staffordshire , ST13 8SQ	Demolition of existing dwelling and associated outbuildings that have fallen into disrepair. Proposed new-build dwelling and associated landscape works.	DAS - "The clients have appointed Arkhi to design a bespoke, high quality new development that will be an asset to the Moorlands and a home for themselves"
DET/2019/0033	28/11/2019	Longhurst Farm , Dimmingsdale , Oakamoor , Staffordshire , ST10 3AS	Prior approval for a proposed change of use of Agricultural building to one dwelling house	PAS (Noise) States for agri worker
SMD/2019/0509	19/12/2019	Rickyard Barn , Bradley Lane , Threapwood , Alton , Staffordshire ,	Alterations and refurbishment to facilitate conversion to single residential building.	DAS - "The applicants immediate intention was to alter the design to instead secure permission for a single residential dwelling and make this their family home"
SMD/2019/0475	15/01/2020	Land Adjacent to Stonewall , Foxt Road , Foxt , Staffordshire , ST10 2NH	Proposed erection of a detached house including change of use of the site from agricultural to domestic use	DAS "The applicant seeks to erect this dwelling allowing him on site access to the site and adjoining grassland within his ownership"
SMD/2019/0700	06/03/2020	Land Adjacent 4 Council Houses , Foxt Road , Foxt , Staffordshire ,	Erection of a new detached dwelling	DAS - The applicant seeks to erect this dwelling allowing him on site access to the site within his ownership
SMD/2020/0153	21/04/2021	Manor House Farm , The Village , Bagnall , Staffordshire , ST9 9JW	Construction of an agricultural workers dwelling	DAS - "The applicants have always lived on the farm, and with Peter now taking a back seat in the farm work whilst Robert is stepping up, it would not be in their best interest to have to move off the farm at their age in order to give the accommodation to the younger generation of the farming family, hence why a new dwelling is required."
SMD/2020/0717	14/05/2021	Totmonslow Farm Cottage , Draycott Road , Totmonslow , Upper Tean , Staffordshire , ST10 4JJ	Proposed demolition of existing dwelling and construction of replacement dwelling and garage	DAS - Replacement dwelling by existing owner
SMD/2021/0053	02/06/2021	Cloud Wood End Farm , Toft Green Lane , Cloud Side , Congleton , Staffordshire , CW12 3QF	Change of use of former farm buildings to two new dwellings - resubmission of approval ref. SMD/2016/0566	DAS - The site has been owned by the Coates family for generations. Active farming ceased in the 1980s on the retirement of Mr T Coates (senior); the farm buildings are no longer in agricultural use. The applicant is the daughter of Mr Coates

SMDC Proof of Evidence : 5 year supply / Custom & Self Build / Affordable Housing

App No.	Decision Date	Location	Proposal	CSB
SMD/2021/0539	08/10/2021	20 , Lancaster Avenue , Leek , Staffordshire , ST13 6AX	Outline Planning Permission with details of Access & layout (all other matters reserved) for Proposed Change of Use of Part Domestic Garden to Residential Building Plot for Bungalow	DAS - as modest bungalow for [client's] own occupation
SMD/2021/0462	11/10/2021	Meadow View , Clewloes Bank , Stockton Brook , Staffordshire , ST9 9LP	Proposed demolition of existing annexe and construction of new single storey one bedroom bungalow	PAF - CSB specified
SMD/2021/0270	21/07/2021	455 , New Street , Biddulph Moor , Staffordshire , ST8 7LP	Outline Permission with details of access, layout & scale (all other matters reserved) for the construction of one dwelling	DAS - Planning permission is sought for the construction of 1no. new dwelling to become the principle residence for the applicants.
SMD/2019/0444	23/07/2021	Stoney Park , Consall Lane , Consall , Staffordshire , ST9 0AD	Proposed demolition of residential caravan and haulage workshop, and use and erection of dwelling	Replacement of chalet and haulage yard with single dwelling
SMD/2021/0586	12/11/2021	Cheadle Equestrian Centre , Eaves Lane , Cheadle , Staffordshire , ST10 1RB	Erection of a rural workers dwelling	DAS - The proposal is to build a dwelling for the owner of the business who needs to be on site
SMD/2021/0555	28/10/2021	Barn , Cash Heath Farm , Cash Heath , Forsbrook , Staffordshire ,	Proposed conversion of redundant barns into 2no. residential units	DAS - It is the intention for Mrs. Leavy's mother to occupy Unit A with the other 2 units being made available on the open market.
SMD/2021/0533	17/11/2021	Shawe Farm , Shawe Park Road , Kingsley Holt , Staffordshire , ST10 2DL	Proposed barn conversion	DAS - specifically designed to provide a wheelchair friendly layout to meet the applicant's requirements
SMD/2021/0100	11/04/2022	Land At Deadmans Green , Uttoxeter Road , Checkley , Staffordshire ,	Outline application with details of access (all other matters reserved) for the erection of a farm workers dwelling	AgriStmnt - The proposal is to site a dwelling for an agricultural worker, the Applicant in this case, on the main part of his holding
SMD/2022/0201	03/08/2022	The Withering Farm , Cheadle Road , Alton , Staffordshire , ST10 4DH	Proposed change of use from agricultural building to single dwelling.	DAS - The proposed dwelling is intended for use by one of the applicant's family members.
SMD/2022/0231	16/09/2022	Barn Conversion , Upper House Farm , Salters Lane , Werrington , Staffordshire ,	Proposed conversion of a redundant agricultural barn into a two bedroom dwelling.	PAF - CSB indicated
SMD/2022/0474	11/11/2022	Land at the Southern end of , Quarry Bank , Hollington , Staffordshire ,	Outline Planning Permission for erection of 2 detached houses with details of access (all other matters reserved)	PAF - CSB indicated

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App No.	Decision Date	Location	Proposal	CSB
SMD/2022/0511	21/12/2022	THE MONKHOUSE , Prince George Street , Cheadle , Staffordshire , ST10 1HX	New detached dwelling house and garage with family guest accomodation.	PAF - CSB indicated
SMD/2022/0603	24/01/2023	126 Ivy Cottage , Ladderedge , Leek , Staffordshire , ST13 7AQ	Proposed construction of replacement detached dwelling house	PAF - CSB indicated
SMD/2022/0485	24/02/2023	Cloud Wood End Farm , Toft Green Lane , Cloud Side , Congleton , Staffordshire , CW12 3QF	New replacement dwelling to be linked to existing converted outbuildings to create one large dwelling in lieu of existing house, with garden outbuildings, detached garage and new access.	DAS - The applicant grew up on the property and would like to rebuild the house and renovate the farm buildings for the use of her extended family.
DET/2020/0038	30/05/2022	Longhurst Farm , Dimmingsdale , Oakamoor , Staffordshire , ST10 3AS	Proposed change of use of agricultural building to a single dwelling house and associated operational development	DAS - 3.2.4 The applicant intends to reside in this conversion herself
SMD/2023/0075	20/07/2023	The Bungalow , Dairy House Lane , Dilhome , Staffordshire , ST10 2PW		PAF - CSB indicated
SMD/2023/0050	31/07/2023	Yew Tree Farm , Eaves Lane , Armshead , Staffordshire , ST2 8LY		DAS - Replacement farmhouse to replace existing BER
SMD/2022/0593	14/07/2023	Meadow Place Farm , Brookfields Road , Ipstones , Staffordshire , ST10 2LY	Construction of a single dwelling to the rear of the existing house	PAF - CSB indicated
SMD/2023/0051	28/07/2023	Wood Lane View , Hollington Road , Winnothdale , Staffordshire , ST10 4HB	Proposed new dwelling (designed specifically to meet the needs of the applicant and assist independent disabled living)	PAF - CSB indicated
SMD/2021/0589	29/08/2023	Springfield Farm , Consall Lane , Wetley Rocks , Staffordshire , ST9 0AA	Change of use of farmhouse annexe, stables and barn into a 4-bedroom dwelling	DAS - Amendment to prev consent to create additional dwelling(s) for applicants mother and immediate family.
DET/2023/0021	15/09/2023	Higher Whitmore Farm , Congleton Road , Biddulph , Staffordshire , CW12 3NF	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses	DAS - The applicant wishes to create permanent residential dwellings for their immediate family in order that they can continue to support the running of the agricultural unit into the future
SMD/2024/0276	03/10/2024	Gorsty Hill Farm , Gorsty Hill Road , Upper Tean , Staffordshire , ST10 4EL	Proposed replacement dwelling	PAF - BNG Exemption claimed

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App No.	Decision Date	Location	Proposal	CSB
SMD/2023/0301	02/10/2024	Ferneylea Farm , Foxt Road , Foxt , Staffordshire , ST10 2HJ	Erection of replacement dwelling along with conversion of agricultural shippon to additional living accommodation, and installation of ground mounted solar panel array	DAS - ... will support the homestead into self-sufficient horticulture, eco-environmental and habitat conservation initiatives... ..proposal aligns with the applicant's lifestyle aspirations for eco-sustainable living and augment the plot's environmental credentials.
SMD/2023/0194	25/07/2024	Land Off , Tongue Lane , Brown Edge , Staffordshire , ST6 8UH	Outline Planning Permission with all matters reserved for a Proposed 2 storey dwelling located on vacant land off Tongue Lane, Brown Edge.	PAF - CSB indicated
SMD/2024/0169	14/06/2024	Gratton Haye Farm , Dams Lane , Gratton , Staffordshire , ST9 9AJ	Replacement dwelling	PAF - CSB indicated DAS - "buildings being used on site by applicant as part of agri smallholding"
SMD/2024/0074	11/06/2024	Manor Croft , Clewlows Bank , Bagnall , Staffordshire , ST9 9LP	Demolition of existing bungalow and 2 garages and construction of new dormer bungalow	PAF - CSB indicated
SMD/2022/0568	31/05/2024	LAND ADJACENT TO THE ORCHARD , Ostlers Lane , Cheddleton , Staffordshire ,	Outline Planning Permission with some matters reserved, appearance, landscaping, layout & scale	DAS - The proposal is to build a dwelling for the owner of the business who needs to be on site on a permanent basis.
SMD/2024/0025	10/04/2024	Land Adj Knott Inn , Station Lane , Rushton Spencer , Staffordshire ,	Erection of new detached dwelling and associated landscaping works.	PAF - CSB indicated
SMD/2023/0612	08/04/2024	Former Severn Trent Reservoir , Troughstones Road , Biddulph Common , Staffordshire , ST8 7SJ	Proposed Change of Use of former Reservoir structure to a single dwelling.	PAF - CSB indicated
SMD/2023/0227	13/02/2024	Horton Barn , Eaves Lane , Armshead , Staffordshire , ST2 8NA	Change of use from Livestock Store, Hay Store and Machinery building into a residential dwelling including the change of use of the existing dwelling to Holiday Accommodation.	PAF - CSB indicated
DET/2023/0045	02/02/2024	Mill Farm , Gratton Lane , Gratton , Staffordshire , ST9 9AG	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to one Dwellinghouse	Report - The applicant can rely upon the provisions at Part 3 Class Q of the GPDO to provide a small residential unit for persons that have family connection to the owner and operator of the adjacent commercial premises.
SMD/2023/0056	30/03/2023	28 , Mow Lane , Gillow Heath , Staffordshire , ST8 6QQ	Erection of replacement dwelling	DAS- refers to the existing family's needs

4. Affordable housing?

4.1. Please see Affordable Housing Statement of Common Ground.

4.2. There are no areas of dispute regarding affordable housing.

End.

App 1 : Large Sites (amended version of table 7 Statement of Five Year Housing Land Supply (as at 1st April 2023))

Application No	Address	Current Position (as at 1st April 2023)	5YHLS Assessment	2023/24	2024/25	2025/26	2026/27	2027/28	SMDC 5 YHLS	Appellant 5YHLS	Diff.	Appellant
DET/2019/0024	County Services Building, Fountain Street, Leek	The scheme is almost complete.	All remaining plots are expected to be complete during 23/24.	7	0	0	0	0	7	7	0	
SMD/2016/0413 (OPP), SMD/2020/0730 (RM)	Milltown Way, Leek	The site has reserved matters planning permission approved in February 2022.	A response has been received from the agent to say that work is expected to commence on the site in October 2023 with 13 plots due for completion 2023/24 and 12 plots 2024/25.	0	13	12	0	0	25	0	25	Permission has expired
SMD/2017/0083 (FPP)	Compton Mill, Leek	Site is under construction.	A response has been received from the agent to say that delivery of all plots is anticipated during 2023/24.	57	0	0	0	0	57	57	0	
SMD/2017/0549, SMD/2019/0564 (FPP)	The Homestead, John Street, Biddulph	Site is under construction.	A response has been received from the developer to confirm that 4 completions are expected during 23/24 and 6 completions during 24/25.	4	6	0	0	0	10	10	0	
SMD/2014/0655, SMD/2015/0781 SMD/2019/0662 (RM)	Brookhouse Way, Cheadle	A reserved matters application and discharge of conditions application has been submitted. Additional viability evidence has been submitted in support of the application and is being considered.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	15	21	0	36	0	36	Category b) site with no clear evidence of deliverability.
SMD/2018/0234 (OPP)	Fole Dairy, Fole	Former dairy buildings on the site have been cleared and the site is	The delivery projections are based upon the	0	0	18	12	18	48	48	0	

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Application No	Address	Current Position (as at 1st April 2023)	5YHLS Assessment	2023/24	2024/25	2025/26	2026/27	2027/28	SMDC 5 YHLS	Appellant 5YHLS	Diff.	Appellant
SMD/2021/0550 (RM)		vacant. The site is included on the Council's brownfield land register. Building works have not yet commenced.	average lead in times and build out rates for a site of this size in the District.									
SMD/2016/0811, SMD/2021/0491 (RM)	Tenford Lane, Upper Tean	A reserved matters application SMD/2021/0491 was approved on 17 February 2023. Discharge of conditions applications have been approved.	The delivery projections are based upon a response from Hewitt & Carr Architects on behalf of the landowner. It anticipates construction starting on the site in August 2024 and delivering 20 dwellings during 2024/25 and 20 units during 2025/26.	0	20	20	0	0	40	40	0	
SMD/2018/0509 (OUT) SMD/2022/0199 (RM)	Land adj to Daisy Bank Farm, Uttoxeter Rd, Upper Tean	The site has an outline permission and a reserved matters and discharge of conditions application is currently pending.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	15	30	10	55	55	0	
SMD/2019/0486 (RM)	Saltersford Lane, Alton	The site is under construction.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	15	3	0	0	0	18	18	0	
SMD/2014/0576 (OUT) SMD/2022/0267	Land at Blythe Park, Sandon Road, Cresswell	Two reserved matters applications are currently awaiting decision. SMD/2022/0267 for 157 dwellings and community uses.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	0	20	40	60	0	60	Category b) site with no clear evidence of deliverability.

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Application No	Address	Current Position (as at 1st April 2023)	5YHLS Assessment	2023/24	2024/25	2025/26	2026/27	2027/28	SMDC 5 YHLS	Appellant 5YHLS	Diff.	Appellant
		SMD/2022/0268 for 60 dwellings.										
SMD/2004/0254 (FPP) SMD/2004/0255 (LBC)	Big Mill, Mill Street, Leek	Planning applications are awaiting decision and discussions being held with the applicant.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	0	15	29	0	0	0	20 years since the 2004 permission was approved. No clear evidence of deliverability
SMD/2020/0552	Land at Barnfield Road & Sunnyhills Road, Cornhill West, Leek	Reserved matters approved by Committee on 16th February 2023 subject to a S106.	The delivery projections are based a response from the agent in March 2023.	0	0	36	28	53	117	64	53	Lead in time extended by 1 year, resulting in a deduction of 53 dwellings
SMD/2017/0497	Ivy Cottage, Tythe Barn, Alton	The site has full planning permission approved.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	7	3	0	0	10	10	0	
LARGE SITES :				83	49	119	126	150	483	309	174	

App 2 : Allocations (amended version of table 8 Statement of Five Year Housing Land Supply (as at 1st April 2023))

Application No	Address	Current Position (as at 1st April 2023)	5YHLS Assessment	2023/24	2024/25	2025/26	2026/27	2027/28	SMDC 5 YHLS	Appellant 5YHLS	Diff.	Appellant
SMD/2017/0660 (OPP), SMD/2019/0723	Former Cecilly Mill, Cheadle	The site is being developed by Bellway Homes Limited and is under construction with 57 plots completed and 52 under construction by 31/3/23.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	30	30	3	0	0	63	63	0	
SMD/2018/0180	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 1)	The site is being developed by Persimmon Homes with 53 plots completed and 49 under construction by 31/3/23.	The delivery projections are based upon a response from the developer.	50	22	0	0	0	72	72	0	
SMD/2018/0180	Ayr Road / Cheadle North Strategic Development Area, Cheadle (Phase 2)	The site has outline planning permission. Reserved matters application SMD/2021/0780 was received on the 26/11/2021 and is pending decision.	The delivery projections are based upon a response from the developer.	0	15	44	42	31	132	101	31	Lead in time extended by 1 year, resulting in a deduction of 31 dwellings
SMD/2017/0659 SMD/2021/0132	Land to the rear of the Birches, Cheadle	The site is being developed by Walton Homes Ltd and is under construction with 20 plots completed and 11 plots under construction by 31/3/23.	The delivery projections are based upon a response from the developer which anticipates that the site will be completed by March 2024.	19	0	0	0	0	19	19	0	

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Application No	Address	Current Position (as at 1st April 2023)	5YHLS Assessment	2023/24	2024/25	2025/26	2026/27	2027/28	SMDC 5 YHLS	Appellant 5YHLS	Diff.	Appellant
SMD/2021/0418	Blythe Vale, Blythe Bridge (Phase 2)	Phase 2 is currently under construction.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	40	40	40	40	40	200	173	27	Lead-in time extended resulting in a deduction of 27 dwellings.
SMD/2021/0694	Land at Ash Bank Road, Werrington	The site is being delivered by Countryside Partnerships. Planning application SMD/2021/0694 for 75 dwellings was approved on 26/09/2022. Construction on the site is well underway.	The delivery projections are based on a response from the developer.	34	41	0	0	0	75	75	0	
SMD/2021/0089	Land at Capri, Gallows Green, Alton	Awaiting final S106 agreement.	The delivery projections are based upon the average lead in times and build out rates for a site of this size in the District.	0	0	7	6	0	13	0	13	Category b) site with no clear evidence of deliverability.
ALLOCATIONS :				173	148	94	88	71	574	503	71	