

HOUSING LAND SUPPLY ASSESSMENT
RELATING TO STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
SEPTEMBER 2014

CONTENTS

	PAGE NUMBER
1. INTRODUCTION	1
2. THE DEVELOPMENT PLAN	3
3. OTHER MATERIAL CONSIDERATIONS . NATIONAL PLANNING POLICY & GUIDANCE.....	8
4. OTHER MATERIAL CONSIDERATIONS . STAFFORDSHIRE MOORLANDS EVIDENCE BASE DOCUMENTS & COMPLETIONS DATA	13
5. OTHER MATERIAL CONSIDERATIONS . RELEVANT APPEAL & COURT DECISIONS.....	14
6. OTHER MATERIAL CONSIDERATIONS . DELIVERABILITY ISSUES	28
7. OTHER MATERIAL CONSIDERATIONS . NEW EVIDENCE RELATING TO HOUSING NEED	31
8. THE FIVE YEAR HOUSING REQUIREMENT FOR STAFFORDSHIRE MOORLANDS.....	33
9. THE DELIVERABLE SUPPLY OF DWELLINGS IN STAFFORDSHIRE MOORLANDS	36
10. CONCLUSION	37

APPENDICES

APPENDIX 1	HOURIGAN CONNOLLY . RELEVANT HOUSING LAND SUPPLY EXPERIENCE.
APPENDIX 2	STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL HOUSING DELIVERY SCHEDULE SUPPLY . 31 ST MARCH 2014 (TAKEN FROM WEBSITE).
APPENDIX 3	STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL HOUSING COMPLETIONS . 31 ST MARCH 2014 (TAKEN FROM WEBSITE).
APPENDIX 4	STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL 5 YEAR LAND SUPPLY ASSESSMENT (TAKEN FROM WEBSITE).
APPENDIX 5	STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL HOUSING LAND SUPPLY SCHEDULE 31 MARCH 2014 SITE DETAILS (PROVIDED BY THE COUNCIL ON 26 AUGUST 2014)

Hourigan Connolly
7 Swan Square
15 Swan Street
Manchester
M4 5JJ

t/ 0161 300 3476
e/ info.hourigan@houriganconnolly.com
w/ www.houriganconnolly.com

1. INTRODUCTION

BACKGROUND

- 1.1 In order to boost significantly the supply of housing in England Paragraph 47 of the Framework requires Local Planning Authorities to *inter alia*:

...."identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving planned supply and to ensure choice and competition in the market for land".

- 1.2 Failure to provide the minimum quantum of deliverable housing land as set out above renders the Council's Development Plan policies out-of-date according to Paragraph 49 of the Framework. Such a situation has important implications for decision taking having regard to the tests set out in Paragraph 14 of the Framework.

BRIEF

- 1.3 Having regard to the foregoing the existence or indeed the absence of the minimum quantum of deliverable housing land as required by the Framework is highly material to planning decisions for residential proposals. Accordingly Hourigan Connolly has been instructed by Gladman Developments Limited (hereafter referred to as Gladman) to undertake an assessment of Staffordshire Moorlands District Council's 5 year deliverable housing land supply position.

RELEVANT EXPERIENCE

- 1.4 Hourigan Connolly is a firm of Chartered Town Planners operating across the UK. In relation to housing we deal with developments ranging from just a few houses to significant developments of 1,000+ dwellings as applications, appeals and via promotion through the Development Plan process.
- 1.5 Our extensive experience in relation to housing land supply assessments is set out in **Appendix 1**.

THE COUNCIL'S POSITION

- 1.6 At the outset it is worth highlighting that the Council by its own admission does not have the minimum 5 year supply (plus buffer) of deliverable dwellings as required by Paragraph 47 of the Framework. The Council's latest position being that it has a **2.7 years supply** of deliverable dwellings significantly below the minimum requirements of the Framework. Consequently the Council's Development Plan policies relating to housing land supply should be considered out-of-date in accordance with Paragraph 49 of the Framework.
- 1.7 The Council's position is recorded on the Council's website in a three page Housing Land Supply Schedule. For ease, we have reproduced this Schedule in the enclosed Appendices. **Appendix 2** contains the Housing Delivery Schedule Housing Supply 31 March 2014, **Appendix 3** contains Housing Completions data and **Appendix 4** contains the Council's own 5 Year Land Supply Assessment.

SCOPE

- 1.8 Deliverable housing land supply assessments comprise two distinct components:
- The five year housing requirement.
 - The five year housing supply . comprising those dwellings which are deemed to be deliverable within the 5 year period.
- 1.9 This document considers both elements of the deliverable supply outlined above.
- 1.10 In light of the Council's acceptance that there is not a five year supply of deliverable dwellings in the District, the focus of this document is on whether the scale of the shortfall has been calculated correctly by the Council.
- 1.11 In our view and having regard to legal precedent and Secretary of State and Inspector appeal decisions the scale of shortfall is also material to decision making even if there is not a five year supply of deliverable dwellings and Paragraph 49 of the Framework is engaged. We consider that the further away a Local Planning Authority finds itself from the minimum requirement of the Framework the greater is the need to take action to remedy the deficient position.
- 1.12 In terms of weight to be attributed to the scale of any shortfall in decision taking we would advocate that weight should increase commensurate with the distance from the minimum requirement of the Framework.

2. THE DEVELOPMENT PLAN

INTRODUCTION

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

THE DEVELOPMENT PLAN

THE STAFFORDSHIRE MOORLANDS CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

- 2.2 The Staffordshire Moorlands Core Strategy Development Plan Document (hereafter referred to as the Core Strategy) was adopted by the Council on 26 March 2014. The Core Strategy makes it clear that the market towns of Leek, Cheadle and Biddulph will remain the focus of the Moorlands.
- 2.3 The central theme of the Core Strategy Vision will be to see Staffordshire Moorlands become an exceptional place to live, work and visit; *this means balancing the need to foster sustainable growth where it is needed and beneficial, with the need to protect and enhance the District’s heritage and its significant built and natural assets.*
- 2.4 Spatial Objective SO4 confirms that the Core Strategy aims to provide new housing that is affordable, desirable, well designed and meets the needs of the residents of the Moorlands.
- 2.5 Section 6 of the Core Strategy details the proposed Development Approach, confirming that the Approach is one which focuses development on the 3 market towns and the larger villages, but one that also allows for limited development of other settlements to meet local needs and targets areas in need of regeneration.
- 2.6 Paragraphs 7.5 and 7.6 confirm that Leek, as the largest town in the District serving a wide area, will be promoted as the principle services centre and market town. The Council’s Development Capacity Study and Housing Land Availability Assessment both demonstrate scope for further growth:

“Whilst Leek is already a highly sustainable settlement which has the capacity to take further growth, this needs to be of an appropriate scale and nature and

in locations which do not undermine its distinctive character. Its role will therefore be reinforced by focusing development on expanding the range of housing and community facilities the town can offer; by creating further employment growth and increasing the diversity of employment opportunities to meet existing and future needs; by strengthening the role of Leek as a principal service and retailing centre for the District; and by promoting and investing in Leek's special character and heritage and strengthening its role as a visitor destination".

- 2.7 In relation to Housing Development, Paragraph 7.25 sets out the rate of housing development in Leek:

*"In **Leek** the rate of housing development will be increased from a past average of 57 dwellings/annum to 82.5 dwellings/annum. In the short to medium term the emphasis will be on making the most of opportunities for brownfield development within the existing urban area through appropriate reuse of surplus mill buildings as well as regenerating underused and surplus areas. Whilst much of the housing need could potentially be accommodated on brownfield sites within the current built-up area, some greenfield development for housing within the settlement boundary and on the edge of the town will also be necessary. Major greenfield sites will only come forward in the longer term".*

- 2.8 Spatial Strategy Policy SS2 (Future Provision of Development) sets out that provision will be made for 6,000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026. This will be phased at average development rates to achieve the net additional dwelling completions set out below. Policy SS2 makes it clear that:

%Sufficient deliverable land will be identified to provide at least 5 years of development at all times".

Period	Average Annual Development Rate	Net Dwelling Completions
2006 – 2011	220	1100
2011 – 2016	220	1100
2016 – 2021	360	1800
2021 – 2026	400	2000

“Although the table shows an average annual development rate of 220 for the period 2011 – 2016, only 167 dwellings have been completed in the first 2 years. It follows that the annual development rate for the period 2013 -2016 will have to increase significantly in order to complete 1,100 dwellings over the whole period. This is reflected in row 2: the projected completions on committed sites, in Appendix G – Housing Trajectory. Additionally, as a result of the significant underperformance in dwelling completions in years 2011 – 2012, the Council will ensure a supply of deliverable land for 1,320 dwellings to provide a 20% buffer supply, added to the 5 year requirement to 2016.

‘The Council will review the overall housing requirement and annual development rate at the beginning of each phase to ensure that future provision will continue to adequately meet identified local needs and reflect development potential’.

- 2.9 The Core Strategy makes it clear that the 6,000 requirement is a target, and should not be seen as an absolute ceiling as there needs to be flexibility to ensure there is continuous 5 year supply of deliverable land at all times in accordance with the Framework.
- 2.10 In order to manage the rate of development, the Council have divided the requirement over 4 phases of the plan period with Phase 1 (2006-2011) reflecting the actual completions (rounded up). Paragraph 8.1.16 confirms that the policy proposes lower levels of development in the first half of the plan period to 2016 and higher levels post-2016, based on a gradual recovery of the housing market to 2016 increasing up to 2021 to a level which can then be sustained to 2026. The development rate for 2011 . 2016 reflects the latest projected household growth rates as well as reflecting anticipated housing land supply and completions to 2016. The Site Allocations DPD and the review of the Core Strategy will incorporate housing allocations to further boost supply post-2016.
- 2.11 Policy SS4 (Managing the Release of Housing Land) details how the release of housing across the District will be managed. It is noteworthy that the Policy acknowledges that the Council will ensure a 20% buffer will be added to the 5 year supply to 2016, as well as in other time periods when dwelling completions significantly underperform against the 5 year supply:

SS4 - Managing the Release of Housing Land

The release of land for housing across the District will be managed in order to deliver the level and distribution of development set out in policies SS2 and SS3. The adequacy of supply will be assessed and monitored through the Strategic Housing Land Availability Assessment (SHLAA) and the Annual Monitoring Report. A Housing Implementation Strategy that details the approach to managing delivery of the housing will be set out in a Housing Delivery SPD. Where deemed appropriate, measures will be used to adjust the delivery of housing by bringing forward or holding back development in accordance with the Housing Delivery SPD.

The Strategic Housing Land Availability Assessment (SHLAA) and future reviews will identify specific deliverable sites sufficient for 5 years supply of dwellings, and an additional buffer supply of 5% of the 5 year supply. In those time periods when dwelling completions significantly underperform against the 5-year supply, the Council will provide a 20% buffer supply of the five year supply. The SHLAA and future reviews will also identify specific developable sites or broad locations within the 6-10 years and 11-15 years periods that will underpin the Annual Monitoring Report and Housing Trajectory. Housing sites will also be allocated as part of the Site Allocations DPD and the review of the Core Strategy. The Housing Trajectory (Appendix G) shows a significant underperformance in dwelling completions for the years 2011-2012 so that, in accordance with the requirements of the NPPF (para 47) the Council will ensure that a 20% buffer supply will be added to the year 5 requirement to 2016.

Allowance will also be made for an assumed contribution from unidentified (windfall) sites of up to 25% of the annual development rate in urban areas and up to 30% in rural areas. This will be additional to the net housing requirement being sought on allocated sites but will be taken into account in managing the release of land for housing.

There will be a preference for previously developed sites and sites within urban areas before greenfield and edge of urban areas, other than where required to bring forward significant infrastructure needs or as set out in Policy SD1.

In the Green Belt and settlements inset within the Green Belt, levels of new housebuilding will be restricted in the period up to 2016 through the phased release of housing allocations and the limited granting of permissions on unidentified (windfall) sites in order to avoid undermining the renaissance of the North Staffordshire conurbation. Any restraint should be balanced with the need to improve prospects in the Biddulph local regeneration area.

2.12 Figure 9 of the Core Strategy (shown below) sets out the net housing requirements for the period 2006 . 2026 for the District and its sub-areas based on the distributions set out in Policy SS3 (Distribution of Development). Housing requirements are to be met from completions since 2006, current commitments, allocations and unidentified (windfall) sites:

Fig. 9 Net Housing Requirements					
Area	Amount	Required Provision	Completions¹	Commitments²	Net Residual Requirement³
Leek	30%	1800	425	578	797
Biddulph	20%	1200	115	272	813
Cheadle	22%	1320	154	86	1080
Rural	28%	1680	525	227	928
Total		6000	1219	1163	3618
<p>Notes:</p> <p>1: Comprises of completions between 1/4/06 and 31/3/13</p> <p>2: Sites with planning permission or under construction as at 31/03/13 net of any losses</p> <p>3: Net requirement to be found from SHLAA sites and allocations between 1/04/13 and 31/3/26</p>					

3. OTHER MATERIAL CONSIDERATIONS – NATIONAL PLANNING POLICY & GUIDANCE

THE FRAMEWORK

3.1 National planning policy in relation to housing is to be found in the National Planning Policy Framework (hereafter referred to as the Framework) that should be afforded significant weight.

3.2 In his Ministerial Foreword to the Framework, the Rt. Hon. Greg Clarke MP and then Minister for Planning states that:

“The purpose of planning is to help achieve sustainable development.

Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.

Sustainable development is about change for the better, and not only in our built environment...”

3.3 Mr Clarke continues:

“So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

The planning system is about helping to make this happen.

Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision. This framework sets out clearly what could make a proposed plan or development unsustainable...”

3.4 Paragraph 1 of the Framework states that:

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.”

3.5 One of the aims of the Framework is to boost significantly the supply of housing. Paragraph 47 of the Framework sets out a number of requirements to be undertaken by local authorities to help achieve this aim; bullet points 1 and 2 are worthy of consideration:

“47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.*

3.6 Paragraph 49 goes on:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

3.7 Deliverable sites are a specific focus for this document. Footnote 11 (Page 12) to the Framework sets out the government's definition of a deliverable site:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

- 3.8 Bullet point two within Paragraph 159 of the Framework goes on to require Local Planning Authorities to:

“Prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.

PLANNING PRACTICE GUIDANCE

- 3.9 On 28 August 2013 the government launched its draft Planning Practice Guidance (PPG). The draft PPG was subject to consultation for 6 weeks and was launched on 6 March 2014 in its final form. The PPG replaces some 230 planning guidance documents but resulted in no amendments to the Framework.

- 3.10 The Housing and Economic Land Availability Assessment section of the PPG is worthy of specific mention, in particular Paragraph 30 (Reference ID: 3-030-20140306) which confirms:

“Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs.

Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department for Communities and Local Government should be used as the starting point, but the weight given to these should take account of the fact that they have not been tested”.

- 3.11 Previous under-supply is dealt with at Paragraph 35 (Reference ID 3-035-20140306):

“The approach to identifying a record of persistent under delivery of housing involves questions of judgment for the decision maker in order to determine

whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing.

The factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term. It is legitimate to consider a range of issues, such as the effect of imposed housing moratoriums and the delivery rate before and after any such moratoriums.

The assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.

Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'.

3.12 The PPG deals with deliverable sites at Paragraph 31 (Reference ID 3-031-20140306):

"Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgments on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply".

3.13 Regular reviews of Local Plans are essential in ensuring that the housing requirement is kept up-to-date particularly as the housing requirement in the adopted Local Plan is the starting point for

the calculation of the 5 year deliverable supply. In this respect the NPPG states at Paragraph 8 (Reference ID 12-008-20140306) that:

“To be effective plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and the local planning authority should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating. Most Local Plans are likely to require updating in whole or in part at least every five years. Reviews should be proportionate to the issues in hand. Local Plans may be found sound conditional upon a review in whole or in part within five years of the date of adoption”.

4. OTHER MATERIAL CONSIDERATIONS – STAFFORDSHIRE MOORLANDS EVIDENCE BASE DOCUMENTS & COMPLETIONS DATA

STAFFORDSHIRE MOORLANDS HOUSING LAND SUPPLY SCHEDULE

- 4.1 The Council kindly provided Hourigan Connolly, by email dated 26 August 2014 a detailed (68 page) document entitled Housing Land Supply Schedule 31 March 2014 Site Details. That document is reproduced at **Appendix 5**.
- 4.2 The Council's Housing Delivery Schedule Housing Supply (31 March 2014) can be found on the Council's website and is reproduced at **Appendix 2**.
- 4.3 The Delivery Schedule summarises the gross and net total supply of housing over the next five years, and identifies the gross and net total deliverable supply which have been assessed to be deliverable over the next 5 years. It is noted that these figures (for ~~total~~ supply and ~~total~~ deliverable supply) are identical.

COMPLETIONS DATA

- 4.4 As set out later in this document it is important that housing land supply assessments have consistent base dates for both elements of the calculation i.e. the requirement and the supply.
- 4.5 The Housing Completion information included at **Appendix 3** (taken from the Council's website), brings the base date for the requirement element of the calculation up to 1 April 2014 by recording completions up to 31 March 2014. Accordingly this document adopts a base date of 1 April 2014 as the base date for the study

5. OTHER MATERIAL CONSIDERATIONS – RELEVANT APPEAL & COURT DECISIONS

- 5.1 Housing land supply issues are regularly the subject of planning appeals and litigation. Accordingly we set out below a number of decisions which are material in considering housing land supply issues.

ESTABLISHING THE HOUSING REQUIREMENT

HUNSTON

- 5.2 In a Judgment dated 12 December 2013, Lord Justice Maurice Kay, Lord Justice Ryder and Sir David Keene¹ dismissed an appeal by St. Albans City & District Council against a 5 September 2013 High Court order made by His Honour Judge Pelling QC² quashing a Planning Inspector's decision. The Council was also ordered to pay legal costs.
- 5.3 The Hunston Judgements are relevant in considering the continued use of the RS (now revoked) derived housing figures in calculating the supply position where the housing requirements for the relevant area have not yet been established by the adoption of a Local Plan produced in accordance with the policies in the Framework.
- 5.4 In the Hunston planning appeal the Inspector utilised the revoked East of England RS housing requirement because it took into account constraints in the District (Green Belt). The High Court and Court of Appeal proceedings centred on whether the Inspector was entitled to use the revoked RS figures in determining the housing land supply position.
- 5.5 Paragraph 26 and 27 of the Judgement deal with the use of constrained and unconstrained housing requirements:

“26. Moreover, I accept Mr Stinchcombe QC's submissions for Hunston that it is not for an inspector on a Section 78 appeal to seek to carry out some sort of local plan process as part of determining the appeal, so as to arrive at a constrained housing requirement figure. An inspector in that situation is not in a position to carry out such an exercise in a proper

¹ City & District Council of St Albans and The Queen (on the application of) Hunston Properties Limited and the Secretary of State for Communities and Local Government EWCA Civ. 1610.

² Hunston Properties Limited and the Secretary of State for Communities and Local Government and St Albans City and District Council EWHC 2678 (Admin).

fashion, since it is impossible for any rounded assessment similar to the local plan process to be done. That process is an elaborate one involving many parties who are not present at or involved in the Section 78 appeal. I appreciate that the inspector here was indeed using the figure from the revoked East of England Plan merely as a proxy, but the government has expressly moved away from a "top-down" approach of the kind which led to the figure of 360 housing units required per annum. I have some sympathy for the inspector, who was seeking to interpret policies which were at best ambiguous when dealing with the situation which existed here, but it seems to me to have been mistaken to use a figure for housing requirements below the full objectively assessed needs figure until such time as the Local Plan process came up with a constrained figure.

27. It follows from this that I agree with the judge below that the inspector erred by adopting such a constrained figure for housing need. It led her to find that there was no shortfall in housing land supply in the district. She should have concluded, using the correct policy approach, that there was such a shortfall. The supply fell below the objectively assessed five year requirement".

5.6 The Hunston Court of Appeal Judgement has also been reflected in more recent High Court Judgements of 10 March 2013³. Moreover the importance of fully objectively assessed need evidence for housing in the context of Plan making was the subject of a High Court Judgement handed down on 30 April 2014⁴.

³ See South Northamptonshire Council and the Secretary of State for Communities and Local Government and Barwood Homes Limited Neutral Citation Number [2014] EWHC 570 Admin Case No: CO/11301/2013 & South Northamptonshire Council and the Secretary of State for Communities and Local Government and Barwood Land and Estates Limited Neutral Citation Number [2014] EWHC 573 Admin Case No: CO/12394/2013.

⁴ See Gallagher Homes Limited (1) Lioncourt Homes (2) and Solihull MBC Neutral Citation Number [2014] EWHC 1283 (Admin) Case No: CO/17668/2013.

THE OFFENHAM CASE

5.7 The Hunston Court of Appeal Judgement is now starting to filter down into Inspector's decision letters. In this respect we now refer to a 7 February 2014 Inspector's decision concerning a development of 50 dwellings in Offenham in the District of Wychavon⁵ (hereafter referred to as the Offenham case). This decision is highly relevant to the continued use of RS based housing figures and we set out relevant extracts below:

"14 The revocation of the West Midlands Regional Spatial Strategy (RS) means that this can no longer be given any weight in policy considerations".....

19 This means that currently there is a development plan policy vacuum in relation to housing development in Wychavon based on the revocation of the RS, the antiquity of the adopted Local Plan, and the early stage of the emerging SWDP.

20 The Council's submission at the Inquiry was that it had a 5.65 years' supply of housing land. This conclusion was based on the RS Panel dwelling needs target of 475 dwellings per annum (dpa) for Wychavon. The Council argued that these RS figures remained the most recent to have been tested at a public forum and therefore, in the absence of anything more up-to-date, should be used as the basis for calculating whether its housing land supply position was in conformity with the requirements of the Framework. I have some sympathy with this view, bearing in mind the policy vacuum that Wychavon finds itself in.

21 The recent High Court Judgment (HCJ), however, in relation to Hunston Properties, which was upheld at the Court of Appeal Judgment (CAJ), makes it clear that decision makers, including Planning Inspectors, must address paragraph 47 of the Framework and identify full, objectively assessed housing needs, which does not include figures in revoked plans. Both the HCJ and CAJ made clear that Inspectors cannot rely on the constrained housing requirement set out in a RS. In the CAJ the judge (Sir David Keene) made it very clear when he stated

⁵ David Wilson Homes (Mercia) Limited relating to proposals for 50 dwellings in Offenham, Wychavon (PINS Reference: APP/H1840/A/13/2203924).

that: "I am not persuaded that the Inspector was entitled to use a housing figure derived from a revoked plan, even as a proxy for what the local plan process may produce eventually.

- 22. The CAJ also stated that the time to move away from the full and objectively assessed need to a more constrained figure was during the production of the Local Plan. In view of the emerging SWDP and its Examination, it would therefore be inappropriate for me to consider whether the housing figure for Wychavon should be constrained in relation to this appeal.*
- 23. There are two further considerations which I consider support the Hunston Judgments in relation to the use of RS housing figures for Wychavon. Firstly, the Draft National Planning Practice Guidance (NPPG) states that the household projections which formed the basis of the RS assessment of housing need are trend based and could have been suppressed by factors such as historic under-supply and worsening housing affordability. Although the Draft NPPG is currently in draft 'beta' format, which limits the weight I can give it, compelling evidence was provided by the appellant to demonstrate that housing under-supply and affordability are serious issues which are likely to drive up the RS target figure for Wychavon.*
- 24. Secondly, the former West Midlands RS aimed to suppress the housing requirement in areas such as South Worcestershire (referred to in the Inquiry as the 'central crescent'). Instead the RS aimed to target areas with significant amounts of previously developed land and in need of regeneration, such as parts of Birmingham and the other conurbations in the Region. This strategy is no longer material to the appeal following the revocation of the RS.*
- 25. The Hunston Judgments, the Draft NPPG and the revocation of RS all change the strategic planning backdrop to this appeal and bring to the fore the need for local planning authorities to have a full understanding of housing needs in their area, as required in paragraph 159 of the Framework, and to meet it fully, as required in paragraph 47.*

26. *The Council's evidence, although predicated on the RS target, attempts to determine its housing supply in accordance with the strategic direction set out in paragraph 47 of the Framework. Furthermore, the Council readily accepts that its delivery since the agreed start date of 2006 has been below the targeted level, and that the 20% buffer should be applied, and that this should be included into its target within the first 5 years (i.e. using the Sedgefield method) rather than distributing this amount over the entire plan period (which is referred to as the Liverpool method)".*

ESTABLISHING AN APPROPRIATE BASE DATE FOR THE 5 YEAR HOUSING LAND REQUIREMENT & SUPPLY CALCULATION

- 5.8 Generally speaking most housing land supply calculations are benchmarked at 1 April. This is because most Local Planning Authorities record completions up to 31 March in a monitoring year and at that point they also capture data to enable them to form a view on the likely deliverability of dwellings over the next five year period.
- 5.9 In our view it is not appropriate to move the base date forward to account for sites added to the supply between 1 April and a later point in the year without also factoring in completions for the same period. That is often a problem because reliable completions data is rarely available part way through a monitoring year.
- 5.10 Having a consistent base date has been recognised as an important principle in a number of appeal decisions as follows:

THE DEDDINGTON CASE

- 5.11 Determination of the appropriate base date was considered in a 18 December 2013 decision (Inquiry held between 29 . 31 October 2013) relating to an appeal by M&G UK Property Fund against the decision of Cherwell District Council to refuse planning permission by Notice dated 27 February 2013, for residential development comprising up to 85 dwellings with new access, public open space and associated infrastructure at land north of Gaveston Gardens and Rear of Manor Farm, Banbury Road, Deddington, Oxfordshire (PINS Reference: APP/C3105/A/13/2201339). The Inspector states at Paragraph 12 that:

"I consider the Council is justified in taking account of these additions because housing land availability is in a constant state of flux. Differences over a short period will often be small but where, as in this case, a large number of

new sites have come forward relatively quickly it would be unreasonable not to acknowledge that circumstances may have changed. Nonetheless, any review should be comprehensive taking into account recent completions, sites lost through lapsed permissions, changes to the backlog and other necessary adjustments in order to present a complete picture”.

- 5.12 It should also be noted that this case also established a preference for the Sedgefield method over the Liverpool method where backlog is spread over the remainder of the Plan period.

THE BOURTON-ON-THE-WATER CASE

- 5.13 Determination of the appropriate base date was also considered in a 15 January 2014 decision (Inquiry held between 6 . 8 August 2013) relating to an appeal by Robert Hitchins Limited against the decision of Cotswold District Council to refuse outline planning permission for a development of 100 dwellings on land off Station Road, Bourton-on-the-Water, Gloucestershire (PINS Reference: APP/F1610/A/13/2196383). The Inspector states at Paragraph 55 that:

....”despite the evidence advanced by the Council on the above matters, no updated 5-year supply calculation has been submitted in evidence. Such a calculation would need to take account of changes not only in the forward supply, but also in the residual requirement”.

DEALING WITH BACKLOG OR PREVIOUS UNDER PERFORMANCE

- 5.14 We consider that backlog (or previous under performance) should be addressed promptly and for the purpose of calculating the housing land supply position the backlog should be included in the 5 year housing land supply calculation; this methodology being known in planning circles as the Sedgefield approach and which is favoured in the PPG (ID 3-035-20140306 refers) although we do recognise that there may be some instances where this is not possible. In such circumstances it would be incumbent on the Local Planning Authority to robustly demonstrate why such an approach is not possible.
- 5.15 In support of our position that the Sedgefield approach is to be preferred we refer to the following appeal decisions (prior to and post publication of the Framework) which also suggest that previous under-performance should be made up in the short term i.e. 5 years from the base date of the assessment.

THE MORETON IN MARSH CASE

- 5.16 On 12 April 2011 outline planning permission was refused on appeal for up to 300 dwellings in Moreton In Marsh in the District of Cotswold (hereafter referred to as the Moreton In Marsh case)⁶. Part of Paragraph 174 of the Inspector's report is worthy of note:

... "The Council contested the inclusion of the residual figure for dwellings required but not yet provided; it took the view that this residual figure ought to be spread across the whole of the next plan period [50]. Neither party was able to adduce any extant guidance to support its preferred methodology, but on the basis that any shortfall in housing provision ought to be addressed promptly rather than be allowed to run on for potentially twenty years, I prefer the appellant's approach of including the residual figure in the requirement for the next five years' provision".

- 5.17 The Inspector's position was accepted by the Secretary of State (see Paragraph 12 of the decision letter).

THE ANDOVER CASE

- 5.18 On 30 June 2011 outline planning permission was granted for up to 530 dwellings in Andover in Test Valley Borough (hereafter referred to as the Andover case⁷).
- 5.19 Paragraph 159 to 170 of the Inspector's report deals with housing land supply matters and supports the notion that previous under-performance should be made up sooner rather than later. The approach of making up the short fall in the short to medium term was preferred over an approach that spread under-performance across the remaining Plan period. That recommendation was accepted by the Secretary of State (see Paragraph 11 of the decision letter).

⁶ Cala Management Limited relating to proposals for 300 dwellings in Moreton in Marsh, Gloucestershire (PINS Reference: APP/F1610/A/10/2130320).

⁷ Wates Developments Limited relating to proposals for a mixed-use development comprising up to 530 dwellings, a local centre offering community facilities and retail units, public open space, vehicular, pedestrian and cycle access and landscaping at Andover, Hampshire (PINS Reference: APP/C1760/A/10/2140962).

- 5.20 We now turn to three post-Framework appeal decisions. The decisions concern the calculation of housing requirements and in all three cases the Inspectors took the view that previous under-performance should be addressed within five years rather than being spread over the remainder of the Plan period.

THE HONEYBOURNE CASE

- 5.21 On 24 August 2012 planning permission was granted on appeal for a mixed residential and business development in Honeybourne in the District of Wychavon (hereafter referred to as the Honeybourne case)⁸. Part of Paragraph 36 of the decision letter is worthy of note:

“....In my view, it is inconsistent with Planning for Growth and the NPPF paragraph 47 to meet any housing shortfall by spreading it over the whole plan period. Clearly it is better to meet the shortfall sooner rather than later. Moreover, if the buffers are brought forward into the first 5 years as in the NPPF, so also should the shortfall. I cannot agree with the Council’s use of the residual method. In my view the Sedgefield approach should be used for the reasons outlined”.

THE LONG BUCKBY CASE

- 5.22 On 19 October 2012 planning permission was granted on appeal for a mixed residential and business development in Long Buckby in the District of Daventry (hereafter referred to as the Long Buckby case)⁹. Paragraph 11 of the decision letter is worthy of note

“The Council’s estimate was accepted as being a best case, and utilises inputs in two areas which differ from the appellant’s. Firstly, the shortfall in completions to date is rolled forward over the remaining plan period to 2026, whereas the appellant assumes it should be made up in the first 5 years. There is no firm policy guidance on the correct approach in this respect. However, the emphasis of the Framework is to boost significantly the supply of housing,

⁸ Lioncourt Homes (Honeybourne) LLP; and E, J, M and H Westoby relating to a proposal for a mixed residential and business development on land between Station Road and Dudley Road, Honeybourne, Worcestershire (Appeal Ref: APP/H1840/A/12/2171339).

⁹ Hallam Land Management Limited relating to a proposed development to provide up to 132 new homes and 4,000 sq. m. of employment floorspace on land to the West of Station Road, Long Buckby, Northamptonshire (Appeal Ref: APP/Y2810/A/12/2174386).

which implies dealing with a backlog as soon as possible. No strong local reason is established for offsetting the remaining requirement into the longer term. The appellant's approach of adding the backlog to the 5 year requirement is therefore preferred".

THE ASHBY-DE-LA-ZOUCH CASE

- 5.23 More recently on 30 May 2013 Bloor Homes were successful in obtaining planning permission on appeal for the erection of 69 dwellings with associated garaging, parking, open space, landscaping and infrastructure on land to the east of 57 Moira Road, Ashby-de-la-Zouch¹⁰¹¹¹². The following extracts are worthy of note:

"16. Much of the evidence at the inquiry centred on how this shortfall should be recovered. The Council prefers to spread recovery over the remainder of the plan period (the residual or Liverpool method) and refers to a recent appeal decision in the locality where that approach has been taken, although I note that that decision has been challenged. That approach would add 46 to the CS figure of 388, giving a base figure of 434 dwellings per annum over each of the next 5 and following 13 years of the plan. The appellant points to ¶47 of the Framework which requires local planning authorities to boost significantly the supply of housing and argues that this requires the shortfall to be dealt with as quickly as possible by adding it to the next 5 years worth of housing provision (the Sedgfield method). Reference is made to a number of appeal decisions where this approach has been adopted, including by the Secretary of State.

17. The Framework is silent on this matter and there is no firm guidance elsewhere but having regard to the decisions referred to above, and to the Ministerial Statement Planning for Growth, I take the view that 'to boost significantly' implies a substantial and immediate effect, above and beyond the normal provision. For that reason I consider the Sedgfield method of

¹⁰ Bloor Homes land to the east of 57 Moira Road, Ashby-de-la-Zouch (Appeal Ref: APP/G2435/A/13/2192131).

¹¹ The decision subject to challenge mentioned in Paragraph 16 of the Inspector's decision letter relates to Appeal Ref: APP/K2420/A/12/2181080 Groby Cemetery.

¹² The Secretary of State decision referred to in Paragraph 16 of the Inspector's decision letter refers to Appeal Reference: APP/J3720/A/11/2163206 Shotton.

recovering the shortfall to be the most effective way of meeting the Framework objective”.

ESTABLISHING THE APPROPRIATE BUFFER

- 5.24 Having regard to Paragraph 47 of the Framework and ID 3-035-20140306 of the PPG determination of the appropriate buffer (5% or 20%) to be applied to the housing land supply calculation is fact sensitive on a case by case basis. A range of issues come into play in determining buffer and the PPG advises that any assessment of a local delivery record is likely to be more robust if a longer view is taken as this will take account of the peaks and troughs of the housing market cycle.
- 5.25 There are two approaches to applying the buffer. The first approach is to apply the buffer to the strategic housing requirement only for the 5 year period and then to deal with the accumulated shortfall separately in order to arrive at a total 5 year requirement figure.
- 5.26 In the alternative the buffer can be applied to the five year requirement taken together with the accumulated shortfall. This approach was endorsed in a Secretary of State appeal decision dated 2 July 2014 in relation to major residential developments in the District of Wychavon¹³. In those cases the Inspector states at Paragraph 8.46 *inter alia*:

“It is also clear that the 20% buffer should be applied to the entire 5-year requirement (including the historic shortfall). The Council could not point to any provision in policy or previous decisions which supports the contention that the 20% should not apply to the historic shortfall”.

- 5.27 This approach was endorsed by the Secretary of State at Paragraph 14 of the appeal Decision Letter.

DELIVERABILITY

THE WAINHOMES CASE

- 5.28 Clearly there can be no certainty that those sites currently in the planning process and undetermined will obtain planning permission; to make such a judgement in advance of due process running its course undermines the purpose of the development management process. The same sentiments can be applied to those untested sites not even subject to a planning application yet.

¹³ PINS Reference: APP/H1840/A/13/2199085 & APP/H1840/A/13/2199426.

- 5.29 The above points were recently addressed in a High Court ruling concerning Wainhomes South West and the Secretary of State in relation to land at Widham Farm, Widham Grove, Station Road, Purton, Wiltshire¹⁴. Paragraph 35 of the Hon. Mr Justice Stewart Smith's Judgement concerns sites included in Draft Development Plans but in our view the principles can apply equally to undetermined planning applications, or sites not even subject to a planning application:

"I would accept as a starting point that inclusion of a site in the eWCS or the AMR is some evidence that the site is deliverable, since it should normally be assumed that inclusion in the AMR is the result of the planning authority's responsible attempt to comply with the requirement of [47] of the NPPF to identify sites that are deliverable. However, the points identified in [34] above lead to the conclusion that inclusion in the eWCS or the AMR is only a starting point. More importantly, in the absence of site specific evidence, it cannot be either assumed or guaranteed that sites so included are deliverable when they do not have planning permission and are known to be subject to objections. To the contrary, in the absence of site specific evidence, the only safe assumption is that not all such sites are deliverable. Whether they are or are not in fact deliverable within the meaning of [47] is fact sensitive in each case; and it seems unlikely that evidence available to an inspector will enable him to arrive at an exact determination of the numbers of sites included in a draft plan that are as a matter of fact deliverable or not. Although inclusion by the planning authority is some evidence that they are deliverable, the weight to be attached to that inclusion can only be determined by reference to the quality of the evidence base, the stage of progress that the draft document has reached, and knowledge of the number and nature of objections that may be outstanding. What cannot be assumed simply on the basis of inclusion by the authority in a draft plan is that all such sites are deliverable. Subject to that, the weight to be attached to the quality of the authority's evidence base is a matter of planning judgment for the inspector, and should be afforded all proper respect by the Court".

- 5.30 Paragraph 34 (iv) is also worthy of note:

"Where sites without planning permission are subject to objection, the nature and substance of the objections may go to the question whether the site offers a suitable location; and they may also determine whether the development is achievable with a realistic prospect that housing will be delivered on the site

¹⁴ Neutral Citation Number: [2013] EWHC 597 (Admin) Case Number: CO/12207/2012.

within five years. Even if detailed information is available about the site and the objections, prediction of the planning outcome is necessarily uncertain. All that probably need be said in most cases is that where sites do not have planning permission and are known to be subject to objections, the outcome cannot be guaranteed. Accordingly, where there is a body of sites which are known to be subject to objections, significant site specific evidence is likely to be required in order to justify a conclusion that 100% of all those sites offer suitable locations and are achievable with a realistic prospect that they will be delivered within five years”.

THE OFFENHAM CASE

5.31 The Wainhomes High Court case is referred to in the Offenham case referred to above:

“30. My attention was drawn to the HCJ in relation to Wainhomes, which states (paragraph 35): “in the absence of site specific evidence, the only safe assumption is that not all such sites (which do not have planning permission) are deliverable”. During the Inquiry, specific deliverability issues were raised over several of the sites in the Council’s total supply. These included sites with repeated renewals of planning permission, potential highways difficulties, S106 delays and/or lack of transparent information, lack of completion data on several large sites (including two large sites totalling 663 dwellings in Evesham), and at least one case where the existing user appeared to show no intention of vacating the site anytime soon. Furthermore, there was no evidence from the Council relating to lead-in times or delivery rates, contrary to advice in the SHLAA Good Practice Guide.

31. It was therefore clear from the detailed discussion and questioning of evidence during the Inquiry that several of the sites without planning permission which were advanced by the Council to be available and deliverable within five years were not supported by robust evidence to that effect. Taking these matters into consideration, I consider that the Council’s estimate of achieving the requirement for a 5 years’ land supply is over optimistic”.

THE SCALE OF SHORTFALL

TETBURY

- 5.32 The scale of shortfall is considered to be a material consideration in decision taking even if Paragraph 49 of the Framework is engaged and in support of this view we refer to Paragraph 49 of the Hunston Judgement mentioned above. Moreover the scale of shortfall was held to be material by an Inspector and the Secretary of State in the Tetbury case¹⁵ (see Paragraph 17 of the Secretary of State's Decision letter and Paragraph 14.46 of the Inspector's report).
- 5.33 In light of the foregoing we consider that the further away a Local Planning Authority finds itself from the minimum requirement of the Framework the greater is the need to take action to remedy the deficient position.
- 5.34 In terms of weight to be attributed to the scale of any shortfall in decision taking we would advocate that weight should increase commensurate with the distance from the minimum requirement of the Framework.

WHETHER THE 5 YEAR REQUIREMENT (PLUS BUFFER) OF THE FRAMEWORK SHOULD BE REGARDED AS A CEILING BEYOND WHICH HARM ARISES

- 5.35 A recent appeal in Cornwall tackled the issue of whether if the 5 year requirement (plus buffer) is met whether additional housing beyond that point would cause harm¹⁶. In that respect the Inspector stated at Paragraph 51 that:

"Nevertheless, irrespective of whether the five-year housing land supply figure is met or not, NPPF does not suggest that this has be regarded as a ceiling or upper limit on permissions. On the basis that there would be no harm from a scheme, or that the benefits would demonstrably outweigh the harm, then the view that satisfying a 5 year housing land supply figure should represent some kind of limit or bar to further permissions is considerably diminished, if not rendered irrelevant. An excess of permissions in a situation where supply may already meet the estimated level of need does not represent harm, having regard to the objectives of NPPF".

¹⁵ Appeal by Fay & Son Limited against the decision of Cotswold District Council to refuse planning permission for 250 dwellings and associated works on land at Highfield Farm, Tetbury (PINS Reference: APP/F1610/A/11/2165778).

¹⁶ Appeal by Hallam Land Management relating to proposals for 100 dwellings on land north of Upper Chapel, Launceston PL15 7DW (PINS Reference: APP/D0840/A/13/2209757).

5.36 It is noted that, at paragraph 8.1.13 of the Core Strategy, Staffordshire Moorlands District Council has taken this approach in line with recent Inspector's decisions:

"The requirement for 6,000 dwellings is a target and should not be seen as an absolute ceiling as there needs to be flexibility to ensure there is a continuous 5 year supply of deliverable land at all times in accordance with the NPPF".

6. OTHER MATERIAL CONSIDERATIONS – DELIVERABILITY ISSUES

- 6.1 As outlined in **Appendix 1** Hourigan Connolly has recently completed work on a UK wide study in relation to the deliverability of major residential sites and demonstrates the significant time involved with bringing forward development on such sites. There are many inter-linked factors affecting the delivery of new homes on such sites, which can lead to a significant delay from the identification of a site to the delivery of homes, even once planning permission has been granted. One such example is that often there is intense competition for sales, even potentially between different outlets of the same company. Our experience is that significant competition within a relatively small area can have an impact on completion rates.
- 6.2 Even on small sites a range of factors can come into play that can affect deliverability.
- 6.3 This Chapter explores deliverability issues in more detail.

DCLG & UNIVERSITY OF GLASGOW

- 6.4 A useful publication, jointly written by DCLG and the University of Glasgow in 2008¹⁷, included a comprehensive survey of national house builders who identified a series of factors which affect housing delivery rates. In general terms, the biggest factors identified were the resolution of problematic site conditions, the availability of infrastructure and the completion of site acquisition. Notably, this publication also concluded that if more land is released for housing development, this would have a positive long-term effect of increasing housing delivery rates. It also notes that the capacity of a local housing market depends not only on the number of houses available for sale, but also the variety of housing available. If a greater number of developers are offering a wider range of products, a greater range of the potential market will be served, and a greater number of these products will be sold. In contrast however, the involvement of too many developers on a particular site could generate excessive competition leading to the erosion of internal specifications in order to attract buyers whilst retaining margins. This would suggest there is a balance to be struck to ensure that a site retains market interest.
- 6.5 The DCLG University of Glasgow study also noted that sales rates could be negatively impacted by product differentiation, for example, if overly prescriptive design guidance was imposed by a local authority. Variety and innovation in design, rather than uniformity of appearance, would positively influence market demand and hence the delivery of housing.

¹⁷ Factors Affecting Housing Build-Out Rates (February 2008).

OTHER FACTORS AFFECTING DELIVERY ON HOUSING SITES

6.6 Other factors which can affect the rate of housing delivery on major and smaller sites include:

- Time from the submission of an outline planning application to approval, subsequent reserved matters applications and approvals, discharge of conditions precedent and the obtaining of technical approvals.
- Any appeals to the Secretary of State that might be required.
- Holding Directions from Statutory Consultees such as the Highways Agency.
- Site conditions . environmental issues and site remediation.
- Location . which can determine the availability of labour, materials and build programme (particularly relevant in areas subject to frequent adverse weather conditions).
- Local market . demand for and supply of local housing.
- Labour market . availability of skilled trades.
- Residential density.
- Type and number of house builders . national organisations can generally build at faster rates than local firms. Having a variety of house builders who have different markets (products) will enable faster rates of development to be achieved. Similar products may adversely affect delivery rates.
- Land owner . rate at which the landowner releases land to housing market. Where there are multiple landowners there is often the need for equalisation agreements which can delay development commencing as such agreements are often difficult to settle.
- Quality of design . sub-standard design submissions require substantial revision and negotiation.
- Changes to schemes (re-plans) - due to sites being developed over a considerable period of time changing circumstances often result in re-plans as developers react to changing conditions. This requires fresh planning permissions to be granted having an impact on delivery.

- Infrastructure requirements . physical and social infrastructure such as roads, services and facilities maybe required to be implemented before residential development can commence or a future phase of development can proceed.
- Section 106 Agreements . negotiations between developers, landowners, mortgagees, the local Council (and the County Council where relevant) can slow down the development process.
- New policy requirements . where the Development Plan changes during the life cycle of a planning application/appeal there may be a need (depending on the policies contained within the new Development Plan) to revisit the viability of the development. That may necessitate the production of appraisals that will need to be considered by the Council and quite often its external advisers in order for a view to be formed as to the level of planning obligations a site can support.

7. OTHER MATERIAL CONSIDERATIONS – NEW EVIDENCE RELATING TO HOUSING NEED

7.1 We acknowledge that in accordance with the PPG, housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply position and that considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process. However that is subject to the qualification that no new significant evidence has come to light. Furthermore the PPG notes that it should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs¹⁸.

7.2 At this point it is worth revisiting the Inspector's report (January 2014) in respect of the Core Strategy:

"22. Nevertheless, the NPPF, para 47, requires authorities to meet the full, objectively assessed needs for market and affordable housing. As a result, it is necessary to properly justify the total provision included in the CS, particularly in view of the apparent inability to demonstrate consistency with the NPPF in respect of the 5 year supply of developable sites (see below paras 26-53). Following the hearings the Council gave further consideration to the total housing requirement in the light of the anticipated additional increase in household need arising from the latest 2011 Census results. It concluded that a reversion to the full 6,000 dwellings from the Phase 2 RS would be a sensible precaution. It also suggested the additional requirement should be apportioned between sub-areas based on percentages in Policy SS3, reflected in amendments to Table 19 (MM16). The evidence provided to the Examination supports the Council's conclusions and provides a basis for modifications to provide a sound Policy SS2 and supporting text (MM8 and MM9)".

32. All of these circumstances lead me to the conclusion that a phased approach to the provision for development would be a pragmatic and realistic approach to the issue of housing land supply coupled to an early review of the CS, in turn linked to the Site Allocations DPD. Taking account of all the above, appropriate amendments to policies SS2 and SS4, and text at paras 8.1.14, and 8.1.23a would result in a plan which is sound (MM8, MM12, MM15 and MM17)".

¹⁸ The relevant part of the PPG referred to in Paragraph 7.1 is PPG Reference ID: 3-030-20140306.

7.3 A Strategic Housing Market Assessment (SHMA) has recently been completed by NLP in June 2014 on behalf of High Peak Borough and Staffordshire Moorlands District Council and will be used to inform their Local Plan review.

7.4 It is noted with interest that the updated SHMA concludes that the updated objectively assessed need falls within a range of 5,200 to 8,800 dwellings, or 260 . 440 dwellings for the period 2011 to 2031:

*“Due to the various factors and assumptions which feed into the assessment of future needs, there is not a single figure which can be definitively identified as Staffordshire Moorland's objectively assessed development needs. This is noted in the former CLG SHMA Guidance which identifies that estimates of need may be expressed either as a single number or as a range. On the above basis it is considered **an objective assessment of housing need and demand for Staffordshire Moorlands including backlog falls within the range 260 to 440 dpa, equivalent to 5,200 to 8,800**”.*

7.5 Clearly the latest SHMA is a material consideration in the consideration of housing land supply issues at the upper end of the scale it suggest that housing needs are far greater than those planned for in the Core Strategy. Even if the mid-point figure of 350 dwellings per annum were adopted the housing requirements would be significantly greater than the Core Strategy had planned to meet.

8. THE FIVE YEAR HOUSING REQUIREMENT FOR STAFFORDSHIRE MOORLANDS

- 8.1 In this Chapter we outline our approach to calculating the 5 year housing requirement for Staffordshire Moorlands.

METHODOLOGY

- 8.2 Having regard to the foregoing and the Council's 5 year Land Supply Assessment at **Appendix 4** we have approached the 5 year housing requirement as follows:

BASE DATE

- 8.3 We have adopted the same base date as the Council which is 1 April 2014, to ensure a consistent base date between claimed supply and completions.

REQUIREMENT

- 8.4 The Council has adopted a requirement figure of 300 dwellings per annum (this being the average annual requirement stemming from the Core Strategy target of 6,000 dwellings over the 20 year period) but note that this should be treated as a minimum requirement.

SHORTFALL

- 8.5 The Council acknowledge that since the start of the Plan period in 2006, there has been a total shortfall of 1,116 dwellings up to 31 March 2014 against the 300 dwellings per annum average requirement.

- 8.6 The Council's 5 Year Land Supply Assessment (Appendix 4) confirms that the Council has applied the previous underperformance to be addressed over the next 5 years, i.e. the Sedgefield approach. We agree with this approach.

BUFFER

- 8.7 The Framework requires the imposition of either a 5% or 20% buffer; there is no provision in the Framework for no buffer to be applied to the 5 year housing requirement or a different percentage figure to be applied.

8.8 The Council has imposed a 20% buffer to the requirement having regard to the significant underperformance resulting in a shortfall figure of 1,116 since 2006/07 (as contained in **Appendix 3**). This buffer figure is considered reasonable.

8.9 We agree that a 20% buffer is appropriate in this case.

APPLICATION OF BUFFER

8.10 Table 1 outlines the Council's approach to the 5 year housing land supply requirement in Staffordshire Moorlands District based on the Core Strategy annual average requirement of 300 dwellings (net).

Table 1 - Staffordshire Moorlands District Council 5 Year Housing Requirement Calculation.

Component of Requirement	
Core Strategy 5 Year Requirement (300 dwellings x 5 years)	1,500
Buffer (20% of Core Strategy Requirement)	300
Previous Under Performance To Be Addressed Over The Next 5 Years	1,116
5 Year Housing Requirement For Staffordshire Moorlands District	2,916
Annual Requirement For Staffordshire Moorlands District	583

8.11 It is acknowledged that there is no national planning guidance regarding the application of buffer. Indeed the approach adopted by the Council has been seen in many other Local Planning Authority areas. However, very recently the Secretary of State has endorsed an alternative approach in the Wychavon appeal (discussed earlier in this report), whereby the buffer is applied to both the requirement and the supply figures; this approach is reflected in Table 2 below:

Table 2 - 5 Year Housing Requirement Calculation Based On The Wychavon Decision.

Hourigan Connolly Component of Requirement	
Core Strategy 5 Year Requirement (300 dwellings x 5 years)	1,500
Previous Under Performance To Be Addressed Over The Next 5 Years	1,116
Buffer (20% of Core Strategy Requirement and shortfall)	523
5 Year Housing Requirement For Staffordshire Moorlands (requirement + shortfall + buffer)	3,139
Annual Requirement For Staffordshire Moorlands	628

9. THE DELIVERABLE SUPPLY OF DWELLINGS IN STAFFORDSHIRE MOORLANDS

INTRODUCTION

- 9.1 In this Chapter we consider the Council's claimed supply of deliverable dwellings in Staffordshire Moorlands and in doing so reference should be made to **Appendix 2** of this document.

SOURCES OF SUPPLY

- 9.2 **Appendix 2** of this document contains the Council's schedule of deliverable dwellings where it can be seen that the Council's claimed total supply comprises 1,265 net dwellings across the District.
- 9.3 The total deliverable supply comprises the number of dwelling on site which are assessed to be deliverable over the next 5 years, and comprises of the balance of all dwellings under construction and all unimplemented sites with valid planning permission but excludes uncommitted sites identified in the SHLAA which may be deliverable over the next 5 years.

ASSESSMENT

- 9.4 As instructed at this stage no detailed assessment of the Council's claimed supply has been undertaken. Experience suggests that the Council's position is likely to be over-stated. For example the Council assume that all commitments will be delivered, that is an overly optimistic view to take and in that respect it is noted that the Council appears not to have interrogated the supply to ensure that it is robust.

In any event interrogation of the Council's claimed deliverable housing land supply position is simply not necessary at this stage as the shortfall position is so serious, Paragraph 49 of the framework is firmly engaged and the Council should afford proposals that aim to address the substantial deficit significant weight.

10. CONCLUSION

- 10.1 In order to boost significantly the supply of housing in England Paragraph 47 of the Framework requires Local Planning Authorities to *inter alia*:

...."identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving planned supply and to ensure choice and competition in the market for land".

- 10.2 Failure to provide the minimum quantum of deliverable housing land as set out above renders the Council's Development Plan policies out-of-date according to Paragraph 49 of the Framework. Such a situation has important implications for decision taking having regard to the tests set out in Paragraph 14 of the Framework.

THE COUNCIL'S POSITION

- 10.3 The Council by its own admission does not have the minimum 5 year supply (plus buffer) of deliverable dwellings as required by Paragraph 47 of the Framework. Consequently the Council's Development Plan policies relating to housing land supply should be considered out-of-date in accordance with Paragraph 49 of the Framework.
- 10.4 The Council's position is recorded in the 5 Year Land Supply Assessment which we reproduce at **Appendix 4**. The Assessment acknowledges the absence of the minimum quantum of deliverable housing land as required by the Framework and that there is a significant shortfall in housing land supply; on its best case the Council claim that the position is 2.17 years. Consequently the Council must accept that Paragraph 49 of the Framework is engaged.

OUR POSITION

- 10.5 We have no issue with the methodology adopted by the Council save for the fact that the Council's application of the buffer does not reflect that endorsed by the Secretary of State in the Wychavon appeal outlined in this document. That is not a criticism of the Council as the Wychavon appeal post-dates the Council's Housing Land Supply Assessment (**Appendix 4**) and clearly any update of the housing land supply position in the future by the Council should have regard to the

Wychavon appeal as a material consideration. It should be noted that if this same approach is applied to Staffordshire Moorlands housing supply position, the component of requirement would be based on an application of the 20% buffer on the total requirement plus the shortfall. This method of calculation would result in a housing land supply of 2.01 years as per Table 3 below.

- 10.6 As instructed have not undertaken a detailed interrogation of the Council's claimed housing land supply position at this stage. The claimed figure of 1,265 (net) dwellings is in our opinion likely to be over-stated for the reasons set out above.

Table 3 – Hourigan Connolly Housing Land Supply Calculation – 1 April 2014 Base Date

Hourigan Connolly Housing Land Supply Calculation	
Core Strategy 5 Year Requirement (300 dwellings x 5 years)	1,500
Previous Under Performance To Be Addressed Over The Next 5 Years	1,116
Buffer (20% of Core Strategy Requirement and shortfall)	523
5 Year Housing Requirement For Staffordshire Moorlands (requirement + shortfall + buffer)	3,139
Annual Requirement For Staffordshire Moorlands	628
Staffordshire Moorlands Claimed Supply	1,265
No. of years supply	2.01

- 10.7 **Of course the existence of a recently published SHMA cannot be ignored although all that probably need be said in conclusion about this is that if it were utilised as the basis of the supply calculation the position would be far worse than 2.01 years.**

- 10.8 In any event interrogation of the Council's claimed deliverable supply position or the implications of the SHMA are simply not necessary at this stage as the shortfall position is so serious,

Paragraph 49 of the framework is firmly engaged and the Council should afford proposals that aim to address the substantial deficit significant weight.

APPENDIX 1

HOURIGAN CONNOLLY – RELEVANT EXPERIENCE RELATING TO HOUSING LAND SUPPLY ASSESSMENTS

- 1.1 Hourigan Connolly is a firm of Chartered Town Planners operating across the UK. In relation to housing we deal with developments ranging from just a few houses to significant urban extensions of 1,000+ dwellings as applications, appeals and via promotion through the Development Plan process.
- 1.2 Our Directors formerly worked for national developers (David McLean, David Wilson and Morris Homes), they have extensive experience of house building throughout England and Wales.
- 1.3 One of our specialisms is the production of five year housing land supply assessments. Our work has been used to support planning applications, appeals and statutory challenges. In this respect the Practice has undertaken housing land supply work in the following local authority areas:
 - Blaby.
 - Blackburn with Darwen.
 - Castle Point.
 - Central Bedfordshire.
 - Charnwood.
 - Cherwell.
 - Cheshire East.
 - Cheshire West & Chester.
 - Chorley.
 - Cotswold District.
 - Flintshire.
 - Fylde.
 - Gwynedd.
 - High Peak.
 - Hereford.
 - Leicester.

- Mid Suffolk.
- North West Leicestershire.
- Newcastle-under-Lyme.
- Preston.
- Ribble Valley.
- Rossendale.
- Ryedale.
- Shropshire.
- South Gloucestershire.
- Stafford.
- Staffordshire Moorlands.
- Tameside.
- Telford & The Wrekin.
- Vale of Aylesbury.
- Vale of White Horse.
- West Northamptonshire.
- West Oxfordshire.
- Wiltshire.
- Wrexham.

1.4 Under the direction of Daniel Connolly our Practice has also recently completed a national study in respect of issues and timescales associated with the delivery of major urban extensions. That study is relevant in respect of the lead in times and delivery rates associated with major sites for housing.

APPENDIX 2

STAFFORDSHIRE MOORLANDS HOUSING DELIVERY SCHEDULE

HOUSING SUPPLY – 31st March 2014

Sub-area	Commitments		TOTAL SUPPLY		TOTAL DELIVERABLE SUPPLY	
	Balance under Construction (Gross)	Planning Permission (Gross)	Gross	Net	Gross	Net
LEEK	285	366	651	628	651	628
BIDDULPH	163	50	213	210	213	210
CHEADLE	26	126	152	148	152	148
RURAL	126	168	294	279	294	279
DISTRICT	600	710	1310	1265	1310	1265

Definitions

Total Supply – Total supply over the next 5 years. Comprises of balance of all dwellings under construction and all unimplemented sites with valid planning permission.

Total Deliverable Supply – Number of dwellings on sites which are assessed to be deliverable over the next 5 years. Comprises of balance of all dwellings under construction and all unimplemented sites with valid planning permission, but excludes uncommitted sites identified in the Strategic Housing Land Availability Assessment which may be deliverable over the next 5 years.

Gross – The gross figure includes proposed new build dwellings and gross gains from change of use and conversions.

Net – The net figure is the gross figure less any proposed losses through change of use, conversions and demolitions.

Sub-area – Based on parishes of Leek, Cheadle and Biddulph and other rural parishes.

APPENDIX 3

HOUSING COMPLETIONS – 31st March 2014

Sub-area	Completions 2006/7		Completions 2007/8		Completions 2008/9		Completions 2009/10		Completions 2010/11		Completions 2011/12		Completions 2012/13	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
LEEK	77	77	106	105	64	62	76	75	50	48	34	17	41	41
BIDDULPH	40	40	44	41	18	17	7	- 4 *	8	8	7	7	6	6
CHEADLE	9	9	20	20	27	26	47	46	5	2	1	1	37	37
RURAL	134	134	95	95	134	131	69	68	53	52	34	33	12	12
DISTRICT	260	260	265	261	243	236	199	185	116	110	76	58	96	96

Notes -
 * 11 losses in the year
 **37 losses in the year

Sub-area	Completions 2013/14		Total Completions	
	Gross	Net	Gross	Net
LEEK	15	-22**	463	403
BIDDULPH	78	71	208	186
CHEADLE	3	3	149	144
RURAL	28	26	559	551
DISTRICT	124	78	1379	1284

APPENDIX 4

5 Year Land Supply Assessment

A.	Completions from April 2006 to 31st March 2014	=	1284
B.	Under Construction as at 31 st March 2014	=	600 gross
C.	Sites with Planning Permission as at 31 st March 2014	=	710 gross
D.	Losses as at 31 st March 2014	=	45
E.	Total Supply [B + C – D]	=	1265 net
F.	Housing Requirement (2006-2026)*	=	6000
G.	Annual Requirement [F/20]	=	300
H.	Target Completions (April 2006 to 31 st March 2014) [Gx8]	=	2400
I.	Current shortfall [H-A]	=	1116
J.	5 year requirement with shortfall [(Gx5)+I]	=	2616
K.	Annual 5 year requirement with shortfall [J/5]	=	523
L.	20% buffer moved forward [(Gx5)x20%]	=	300
M.	Annual Requirement with shortfall and 20% buffer [(J+L)/5]	=	583
N.	No. of years supply [E/M]	=	2.17 years

Note - * Core Strategy requirement as adopted 26th March 2014

APPENDIX 5

Housing Land Supply Schedule

<i>Ref</i>	<i>Location</i>	<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>		<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
COM										
238	Barn at	Town Head	Alton	2	2		0		COM	05-Mar-12
			SM09-0030							
1310	Plot 2	Uttoxeter Road	Alton	1	1		0	0	COM	08-Jul-99
			SM94-0410							
1311	Plot 1	Uttoxeter Road	Alton	1	1		0	0	COM	07-Jul-99
			SM94-0411							
1312	Plot 3	Uttoxeter Road	Alton	1	1		0	0	COM	05-Sep-99
			SM94-0449							
1541		Tythe Barn	Alton	1	1		0	0	COM	29-Sep-09
			SM04-0953							
1570		Uttoxeter Road	Alton	1	1		0	0	COM	16-Sep-09
			SM04-0897							
2612		2 Vicarage Row Dimbl	Alton	1	1	1	2	0	COM	
			BC only							
Parish Total				8	8	1	2	0	0	

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1196	Luzlow Lane	Bagnall	1	1		0	0	0	COM	01-Feb-09
		SM05-1299								
		Parish Total	1	1		0	0	0		
82	South of	Station Road	Biddulph	1	1	0	0		COM	30-Oct-12
		SM09-0835								
1191	Land at	Well Lane	Biddulph	5	5	0	0	0	COM	24-Apr-09
BB044	Gillow Heath	SM06-0810								
1220		Congleton Road	Biddulph	4	4	0	0	0	COM	06-May-10
		SM05-0339								
1226		Smithy Lane	Biddulph	1	1	0	0	0	COM	31-Aug-08
		SM05-0753								
1242	Land at		Biddulph	2	2	1	0		COM	24-Aug-08
		SM05-0779								
1253	Land at	Holly Tree Drive	Biddulph	1	1	0	0	0	COM	23-Feb-09
		SM06-0012								
1282	Wayside	Congleton Road	Biddulph	2		0	0	0	COM	09-Oct-93
		SM90-0777								
1324	Land Adjacent to	Biddulph Road	Biddulph	1	1	0	0	0	COM	22-Feb-99
	Harrishead	SM95-0492								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1334	Rear of	Mayfield Road	Biddulph	3	3		0	0	0	COM	18-Oct-07
			SM04-1045								
1335		Marsh Green Road	Biddulph	1	1		0	0	0	COM	21-Mar-06
			SM00-0542								
1337	Rear of	Park Lane	Biddulph	1	1		0	0	0	COM	05-Oct-01
	Knypersley		SM99-1054								
1365		High Street	Biddulph	1	1		0	0	0	COM	31-Jul-05
			SM00-0599								
1378	Land rear of	Smithy Lane	Biddulph	2	1		0	0	0	COM	24-Jun-05
			SM03-0898								
1382		Congleton Road	Biddulph	1	1		0	0	0	COM	16-Jan-06
			SM00-1078								
1410		New Street	Biddulph	1	1		0	0		COM	13-Jun-08
			SM03-0468								
1426		Overton Road	Biddulph	1	1		0	0	0	COM	23-Sep-07
			SM02-0605								
1443		Kingsfield Road	Biddulph	2	1		0	0	0	COM	05-Feb-08
			SM02-1224								
1471		Tower Hill Road	Biddulph	1	1		0	0	0	COM	11-Oct-08
	Brown Lees		SM02-0551								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1489	Mow Lane	Biddulph	1	1		0	0	0	COM	22-Nov-09
	Gillow Heath	SM04-1144								
1493	Land at	Mayfield Road	Biddulph	7	7	0	0	0	COM	14-Feb-10
		SM04-1536								
1494	Land off	Whetstone Road	Biddulph	1	1	0	0	0	COM	18-Feb-10
	Gillow Heath	SM04-1539								
1507		Harlech Drive	Biddulph	1	1	0	0	0	COM	28-Jan-10
		SM04-1486								
1520		King Street	Biddulph	1	1	0	0	0	COM	30-Mar-10
		SM04-1544								
1522	Land adjacent	Conway Road	Biddulph	1	1	0	0	0	COM	05-Feb-11
	Knypersley	SM07-1055								
1526		Akesmoor Lane	Biddulph	1	1	0	0	0	COM	21-Jan-09
		SM03-1303								
1552		John Street	Biddulph	1	1	0	0	0	COM	04-Nov-09
		SM04-1158								
1596		Torville Drive	Biddulph	256	2	0	0	0	COM	31-Jul-91
	Oxhay	SM86-0467								
1606	Land east of	Moorland Road	Biddulph	39	7	0	0	0	COM	24-Mar-09
		SM03-1330								

Ref	Location		Parish	Proposed	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA			App. No.	New App No							
1617	Land at	Station Road	Biddulph	36	14		0	0	0	COM	02-Sep-09
			SM04-0749								
1619	Former	High Street	Biddulph	13	13		0	0	0	COM	13-Feb-11
			SM05-0841								
1624	Land off	Highfield Road East	Biddulph	1	1		0	0	0	COM	06-Sep-10
			SM07-0901								
1656		Halls Road	Biddulph	63	11		0	0	0	COM	27-Oct-08
			SM03-0741								
1665		Brook Street	Biddulph	0			1	0	0	COM	01-Apr-10
			BC only								
1666		Kingsfield Road	Biddulph	2	2		1	0	0	COM	01-Apr-12
			BC only								
1673		315 New Street	Biddulph	1	1		0	0	0	COM	
			bc only								
1699		Well Lane	Biddulph	2	2		1	0	0	COM	12-Mar-10
	Gillow Heath		SM07-0026								
1780		High Street	Biddulph	1	1		0	0	0	COM	19-Apr-10
			SM07-0121								
1781	Land adjacent to	John Street	Biddulph	1	1		0	0	0	COM	08-May-10
			SM07-0260								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1783	Station Road	Biddulph	6	6		1	0	0	COM	29-Jun-09
		SM06-0505								
1785	Shepherd Street	Biddulph	1	1		0	0	0	COM	03-May-10
		SM07-0226								
1788	Barn at	Akesmoor Lane	Biddulph	1	1		0	0	COM	28-Jun-09
		SM06-0452								
1789	Harlech Drive	Biddulph	2	2	2	6	0	0	COM	02-Oct-10
BD120		SM07-0576								
1790	Land between Knypersley	Park Lane	Biddulph	2	2		0	0	COM	12-Jun-10
		SM07-0397								
1791	Woodhouse Lane	Biddulph	1	1		0	0		COM	26-Jun-12
		SM10-0340								
1792	Land adjacent	Chapel Lane	Biddulph	1	1		0	0	COM	24-Jun-12
		SM09-0446								
1793	Land adjacent	Beech Close	Biddulph	1	1		0	0	COM	16-Dec-11
		SM08-1881								
1795	Garage	Congleton Road	Biddulph	7	7		0	0	COM	21-Nov-09
		SM06-0539								
1796	Pines Lane	Biddulph	1	1		0	0	0	COM	02-Sep-04
		SM99-0768								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1797	Overton Road	Biddulph	2	2		0	0		COM	22-Jul-07
	Biddulph Common	SM04-0601								
2104	Land adjacent to	Carriage Drive	Biddulph	1	1				COM	30-Mar-13
		SM11-0081								
2143	Fold Lane	Biddulph	1	1			0	0	COM	25-Nov-12
		SM09-0912								
2149	Woodhouse Lane	Biddulph	1	1			0		COM	30-Oct-12
		SM09-0888								
2374	Congleton Road	Biddulph	3	3		0		0	COM	
		SM								
2421	High Street	Biddulph	1	1	1			0	COM	06-Feb-15
BD155		SM11-1163								
2493	High Street	Biddulph	1	1				0	COM	22-Mar-15
		SM12-0031								
Parish Total			493	129	3	11	0	0		
1476	Town End Lane	ire with Swinsc	1	1		0	0	0	COM	02-Dec-08
		SM02-1025								
Parish Total			1	1		0	0	0		
1245	Ashenhurst Lane	Bradnop	1	1		0	0	0	COM	13-Jan-09
		SM05-0507								

<i>Ref</i>	<i>Location</i>	<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>		<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
1473	Apesford Lane	Bradnop	1	1		0	0	0	COM	11-Oct-08
		SM03-0809								
2134	Ashenhurst Lane	Bradnop	3	3		0	0		COM	01-Dec-12
		SM11-1051								
		Parish Total	5	5		0	0	0		
1231	Land at	Sytch Road	Brown Edge	2	2	0	0		COM	12-Sep-10
		SM05-0874								
1320	Spring Crescent	Brown Edge	8	5		0	0	0	COM	31-May-00
		SM95-0243								
1381	Tongue Lane	Brown Edge	0			1	0	0	COM	05-Oct-05
		BC99-1097								
1488	Sandy Lane	Brown Edge	1	1		0	0	0	COM	13-Oct-09
		SM04-1135								
1519	Outbuildings	New Lane	Brown Edge	1	1	0	0	0	COM	24-Mar-10
		SM05-0127								
1577	Breach Road	Brown Edge	3	3		0	0	0	COM	23-Dec-09
		SM04-1346								
1587	Land adj	Sytch Road	Brown Edge	2		0	0		COM	12-Dec-09
		SM06-1071								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1794	Greenway Bank	Brown Edge	1	1		0	0	0	COM	10-Apr-10
		SM07-0081								
1802	Holehouse Lane	Brown Edge	2	2		0	0	0	COM	07-Mar-08
		SM02-1357								
		Parish Total	20	15		1	0	0		
1741	Roughcote Lane	Caverswall	4	4		0	0		COM	15-Aug-08
		SM03-0891								
		Parish Total	4	4		0	0			
1195	Prince George Street	Cheadle	1	1		0	0	0	COM	04-Jun-06
		SM01-0391								
1203	Rear of	Ashbourne Road	Cheadle	2	2		0	0	COM	28-Feb-09
		SM05-1268								
1205	Land Rear of	Froghall Road	Cheadle	1	1		0	0	COM	10-Oct-11
		SM08-1012								
1210	Land adjacent to	Dilhorne Road	Cheadle	1	1		0	0	COM	20-Apr-10
		SM05-0306								
1230	Land at	Meadows Drive	Cheadle	3	3		0	0	COM	23-Aug-08
		SM05-0786								
1236	Land at	Tape Street	Cheadle	1	1		0	0	COM	07-Nov-08
		SM05-0961								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1239	Land adjacent to	Paragon Close	Cheadle	2	2		0	0	0	COM	21-Aug-09
			SM06-0596								
1249		Teau Road	Cheadle	1	1		0	0	0	COM	11-Jan-09
			SM05-1323								
1262	Land adjacent to	Station Road	Cheadle	1	1		0	0	0	COM	09-Jan-10
			SM05-1312								
1330	Rear of	High Street	Cheadle	1	1		0	0	0	COM	13-Aug-11
			SM08-0211								
1331	Rear of	High Street	Cheadle	1	1		0	0	0	COM	14-Oct-04
			SM99-0821								
1350			Cheadle	2	2		0	0	0	COM	26-Aug-02
	Huntley		SM97-0474								
1383		High Street	Cheadle	1	1		0	0	0	COM	18-Jan-06
			SM00-1180								
1415		Chapel Street	Cheadle	2	2		0	0	0	COM	16-May-07
			SM02-0362								
1421		Market Place	Cheadle	6	6		0	0	0	COM	10-Apr-08
			SM03-0234								
1422		Lid lane	Cheadle	1	1		0	0	0	COM	24-Jun-07
			SM02-0300								

Ref SHLAA	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
1425	Churchill Road	Cheadle	1	1		0	0	0	COM	19-Jul-09
		SM04-0619								
1451	Tape Street	Cheadle	0			1	0	0	COM	03-Jul-06
		SM01-0760								
1452	Tape Street	Cheadle	7	7		0	0	0	COM	04-Aug-10
		SM04-1296								
1464	Land to rear of	Market Place	Cheadle	2	2		0	0	COM	11-Apr-08
		SM03-0236								
1475	Land rear of	Leek Road	Cheadle	1	1		0	0	COM	07-Nov-08
		SM04-0615								
1486	Tape Street	Cheadle	1	1		0	0	0	COM	10-Dec-06
		SM04-0077								
1490	Cherry Lane	Cheadle	1	1		0	0	0	COM	27-Jan-10
		SM04-1460								
1495	Land off	The Birches	Cheadle	5	5		0	0	COM	12-Apr-08
		SM05-0206								
1503	Land rear of	Leek Road	Cheadle	1	1		0	0	COM	08-Apr-09
		SM04-0179								
1505	Tape Street	Cheadle	1	1		0	0	0	COM	10-May-09
		SM03-1326								

Ref SHLAA	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
1547	Bate Lane	Cheadle	1	1		0	0	0	COM	19-Oct-09
		SM04-1052								
1562	Town End	Cheadle	2	2		1	0		COM	19-Jul-09
		SM04-0704								
1580	Land adj	Park Drive	Cheadle	1	1		0	0	COM	07-Apr-09
		SM06-0508								
1601	Land north of	Glebe Road	Cheadle	18	16		0	0	COM	22-Mar-09
		SM03-0194								
1631	Land at the rear of	Eaves Lane	Cheadle	1	1		0	0	COM	28-Jun-09
		SM06-0408								
1641	Adjacent to	Allen Street	Cheadle	22	22		0		COM	16-Oct-12
		SM09-0807								
1642		Tape Street	Cheadle	14	14		0	0	COM	19-Mar-11
		SM07-1596								
1650	Lightwood, north of	Ashbourne Road	Cheadle	91	1		0	0	COM	24-Mar-03
		SM97-0529								
1654	South of the Station	Station Road	Cheadle	43	5		0	0	COM	19-Feb-98
		SM93-0551								
1662	Land south of	Brookhouse Way	Cheadle	61	3		0	0	COM	05-Jul-05
		SM99-0565								

Ref	Location		Parish	Proposed	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA			App. No.	New App No							
1670	Land between	Prince George Street	Cheadle	3	3		0	0	0	COM	19-Apr-10
			SM06-0355								
1677		The Terrace	Cheadle	2	2		0	0	0	COM	05-Feb-11
			SM07-1508								
1694		56 High Street	Cheadle	1	1		0	0	0	COM	23-Apr-11
			SM08-0448								
1716	Tudor House	High Street	Cheadle	0			1	0	0	COM	13-Dec-10
			SM07-1231								
1717	Rear of	High Street	Cheadle	2	2		0	0	0	COM	14-Apr-11
			SM08-0080								
1719		Chapel Street	Cheadle	1	1		0	0	0	COM	28-Mar-11
			SM08-0079								
1720		Tape Street	Cheadle	1	1		0	0	0	COM	14-Jan-07
			SM01-1292								
1726		Lid Lane	Cheadle	5	5		1	0	0	COM	26-Apr-10
			SM07-0172								
1737		Oakamoor Road	Cheadle	0			1	0	0	COM	14-Oct-11
			SM08-1597								
1738	Land adjacent to	Ness Grove	Cheadle	2	2		0	0	0	COM	28-Apr-09
			SM06-0209								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2091	Beverley Lodge	Tape Street	Cheadle	3	3	3	1	0		COM	14-May-12
			SM09-0276								
2356		Ashbourne Road	Cheadle	13	13			0		COM	18-Oct-13
			SM10-0602								
2487	Bright Ink Tattooist	Chapel Street	Cheadle	1	1					COM	06-Sep-15
			SM12-0541								
Parish Total				335	147	3	6	0	0		
1204	Land Adjoining	Uttoxeter Road	Checkley	1	1		0	0	0	COM	17-May-08
			SM06-0957								
1256	Land at	Church Lane	Checkley	1	1		0	0	0	COM	01-Mar-09
			SM06-0011								
1260		Uttoxeter Road	Checkley	1	1		0	0	0	COM	29-Mar-09
			SM06-0105								
1266	The Villa	Uttoxeter Road	Checkley	1	1		0	0	0	COM	02-Apr-06
			SM00-0999								
1342	Adjacent to	Draycott Road	Checkley	1	1		0	0	0	COM	20-Dec-01
			SM96-1036								
1428	Land adjacent to	Vicarage Crescent	Checkley	1	1		0	0	0	COM	20-Oct-07
			SM05-1021								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1439	Land adjacent to	Uttoxeter Road	Checkley	1	1		0	0	0	COM	14-Jan-08
			SM02-0919								
1450		High Street	Checkley	1	1		0	0	0	COM	14-Jan-07
			SM01-0694								
1474		Meadow Way	Checkley	1	1		0	0	0	COM	17-Oct-08
			SM03-0748								
1477	Land at	Uttoxeter Road	Checkley	1	1		0	0	0	COM	10-Dec-06
			SM05-0144								
1523	Land at	Draycott Road	Checkley	1	1	1	0	0		COM	19-Mar-10
			SM07-0094								
1597	Land at	Clarendon Park	Checkley	110	16		0	0	0	COM	13-Jul-94
			SM88-0568								
1612	Former	St Thomas's Road	Checkley	21	21		0	0	0	COM	12-Apr-10
			SM02-0379								
1636		High Street	Checkley	122	122		0	0	0	COM	27-Jan-11
			SM04-1021								
1637		Church Lane	Checkley	11	11		1	0		COM	10-Aug-10
			SM05-0586								
1685	Land adjacent	Hollington Road	Checkley	1	1		0	0	0	COM	03-Apr-11
			SM08-0123								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1733	High Street	Checkley	0			0	0	0	COM	07-Dec-10
		SM07-1256								
1735	Land at	Honeysuckle Close	Checkley	1	1	0	0	0	COM	19-Dec-09
		SM06-1213								
1736	Agricultural building at	Uttoxeter Road	Checkley	1	1	0	0	0	COM	26-May-10
		SM05-0405								
2404	Land adjacent	Hollington Road	Checkley	1	1				COM	19-Apr-14
UT042		SM11-0075								
		Parish Total	279	185	1	1	0	0		
1235	Land adj	Leek Road	Cheddleton	1	1	0	0	0	COM	26-May-10
		SM04-0076								
1263	Land south/adjacent to	Cheadle Road	Cheddleton	4	4	0	0	0	COM	05-Apr-06
		SM01-0181								
1305		Rownall Road	Cheddleton	1	1	0	0		COM	05-Jan-09
		SM03-1265								
1438	Land off	Cheddleton Park Aven	Cheddleton	3	3	0	0		COM	05-Apr-06
CD108		SM04-0149								
1459		Cheadle Road	Cheddleton	3	3	0	0	0	COM	23-Oct-07
		SM02-0849								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1472	Land at	Apesford Lane	Cheddleton	1	1		0	0	0	COM	22-Oct-06
			SM04-0806								
1480	Land adjacent to	Leek Road	Cheddleton	1	1		0	0	0	COM	29-Jun-08
			SM05-0444								
1513		Armshead Road	Cheddleton	1	1		0	0	0	COM	12-Dec-06
			SM01-1037								
1515		Main Road	Cheddleton	3	3		0	0	0	COM	11-Mar-10
			SM04-0766								
1546		Randles Lane	Cheddleton	2	2		0			COM	30-Oct-12
			SM09-0825								
1573		Cheadle Road	Cheddleton	1	1		0	0	0	COM	30-Sep-09
			SM02-0822								
1578	Land adj to	Ostlers Lane	Cheddleton	6	6		0	0	0	COM	20-Dec-09
			SM04-1302								
1652		Leek Road	Cheddleton	309	130		0	0	0	COM	15-Jul-07
			SM03-0251								
1676	Land adjacent to	Cheadle Road	Cheddleton	2	2		0	0	0	COM	30-Jan-11
			SM07-1478								
1690	Land adjacent	Folly Lane	Cheddleton	1	1	1	0			COM	15-Apr-11
			SM08-0147								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1766	Wall Lane Terrace	Cheddleton	2	2		0	0		COM	15-Sep-11
		SM08-1477								
1767	Basford Bridge Lane	Cheddleton	1	1	1	0		0	COM	17-Sep-13
		SM10-0628								
1800	Leek Road	Cheddleton	1	1		0	0	0	COM	02-Jan-11
		SM07-0347								
2281	Leek Road	Cheddleton	2	2		1			COM	03-Nov-13
		SM10-0746								
2564	Park Lane	Cheddleton	1	1	1			0	COM	09-May-16
		SM13-0187								
2582	Cheadle Road	Cheddleton	1	1	1			0	COM	31-Jul-16
		SM13-0581								
		Parish Total	347	168	4	1	0	0		
1361	Land south of	Consall	Consall	2	1		0	0	COM	30-Apr-09
		SM04-0264								
1799	Workshop and Premis	Consall Forge	Consall	1	1		0	0	COM	03-Nov-09
		SM04-1053								
		Parish Total	3	2		0	0	0		
1360		Cotton	1	1		0	0	0	COM	29-Apr-01
		SM99-1359								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
		Parish Total	1	1		0	0	0		
1628	Land at	Tickhill Lane	Dilhorne	1	1	0	0	0	COM	16-Feb-11
			SM06-0549							
2400		Godley Lane	Dilhorne	1	1			0	COM	22-Apr-09
			SM03-0652							
		Parish Total	2	2		0	0	0		
1352		Uttoxeter Road	ycott in the Mc	2	2	0	0	0	COM	22-Dec-03
			SM98-0868							
1744		Railway Cottages	ycott in the Mc	2	2	1	0	0	COM	30-Jan-07
			SM01-1271							
		Parish Total	4	4		1	0	0		
1321	Plot adjacent to	Stanley Road	don With Stan	1	1	0	0	0	COM	15-May-01
			SM99-0025							
1344	Land adj	Stoney Lane	don With Stan	1	1	0	0	0	COM	01-Jan-07
			SM01-1145							
1409	Land adj	Stoney Lane	don With Stan	1	1	0	0	0	COM	29-Jun-05
			SM00-0344							
1517		Clay Lake	don With Stan	1	1	0	0	0	COM	24-Dec-10
			SM07-1271							

Ref	Location		Parish	Proposed	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA			App. No.	New App No							
1540	Land Adjacent	Leek Road	don With Stan	1	1		0	0	0	COM	16-Sep-09
			SM04-0904								
1549		Heather Hills	don With Stan	1	1		0	0	0	COM	10-Nov-09
			SM04-1078								
1581	Land adjacent to	Church Lane	don With Stan	1	1		0	0	0	COM	05-Sep-11
			SM08-1402								
1626		Clay Lake	don With Stan	1	1		0	0		COM	01-Sep-09
			SM07-0883								
1671		Clay Lake	don With Stan	1	1		0	0		COM	06-Aug-10
			SM07-0483								
2094		The Village	don With Stan	4	4		0	0		COM	07-Aug-12
			SM09-0616								
2280		Leek Road	don With Stan	1	1	1			0	COM	01-Apr-13
			SM10-0072								
			Parish Total	14	14	1	0	0	0		
472		Cheadle Road	Forsbrook	1	1		0	0	0	COM	05-May-13
			SM10-0200								
478		Uttoxeter Road	Forsbrook	12	12	12	0		0	COM	16-Nov-14
			SM11-0781								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1199	Land at	Chapel Street	Forsbrook	1	1		0	0		COM	09-Nov-08
BB069			SM06-01231								
1208	Land adjacent to	Chapel Street	Forsbrook	1	1		0	0	0	COM	26-Apr-09
			SM06-0171								
1240	Land adjoining	Uttoxeter Road	Forsbrook	1	1		0	0	0	COM	08-Nov-08
			SM06-0739								
1254	Land adjacent to	Cheadle Road	Forsbrook	1	1		0	0	0	COM	23-Feb-09
			SM06-0031								
1380		Stallington Road	Forsbrook	5	1		0	0	0	COM	05-Feb-08
			SM02-1142								
1424	Land adjacent	Bridgwood Street	Forsbrook	1	1		0	0	0	COM	30-Sep-07
			SM02-0843								
1433	Land adjacent to	Uttoxeter Road	Forsbrook	1	1		0	0	0	COM	12-Aug-07
			SM05-0719								
1469		Uttoxeter Road	Forsbrook	1	1		0	0	0	COM	23-Jul-08
			SM03-0601								
1481	Rear of	Stallington Road	Forsbrook	1	1		0	0	0	COM	15-Dec-08
			SM03-1222								
1496		Cheadle Road	Forsbrook	6	6		1	0	0	COM	22-Feb-10
			SM05-0049								

Ref	Location		Parish	Proposed	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA			App. No.	New App No							
1534	Land adj	Uttoxeter Road	Forsbrook	4	3		0	0	0	COM	24-Aug-09
			SM04-0625								
1564	Land Adjacent to	The Avenue	Forsbrook	1	1		0	0	0	COM	10-Nov-08
			SM05-1048								
1572		Uttoxeter Road	Forsbrook	1	1		0	0	0	COM	26-Nov-09
			SM04-1181								
1575		Cheadle Road	Forsbrook	1	1		0	0		COM	22-Sep-12
			SM09-0427								
1586		Cheadle Road	Forsbrook	1	1		0	0	0	COM	11-Dec-09
			SM06-1184								
1667	Formerly	Uttoxeter Road	Forsbrook	3	3		0	0		COM	11-Apr-10
			SM07-0123								
1674	Land adjacent	Uttoxeter Road	Forsbrook	1	1		0	0	0	COM	26-Aug-11
			SM08-1274								
1740		Caverswall Road	Forsbrook	1	1		0	0	0	COM	26-Mar-11
			SM08-0058								
2272		Elmwood Drive	Forsbrook	1	1			0		COM	28-Apr-13
			SM10-0134								
Parish Total				46	41	12	1	0	0		

<i>Ref</i>	<i>Location</i>	<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>		<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
1403		Heaton	1	1		0	0	0	COM	24-Jun-07
		SM02-0456								
1506	Rudyard Road	Heaton	2	2		0	0	0	COM	11-Feb-10
		SM04-1145								
1537	Barn at Heaton	Heaton Lowe	1	1		0	0	0	COM	17-Sep-09
		SM04-0845								
		Parish Total	4	4		0	0	0		
1271	Lake Road	Horton	1	1		0	0	0	COM	22-May-08
		SM03-0382								
1309	Rudyard Road	Horton	6	5		1	0	0	COM	17-Aug-05
		SM00-0050								
1354	Land at	Horton	1	1		0	0	0	COM	15-Jun-94
		SM92-0444								
1672	Land at Brookland/ Bro Lake Road	Horton	1	1		0	0	0	COM	24-Dec-07
		SM02-1090								
1775	Macclesfield Road	Horton	1	1		0	0	0	COM	13-Nov-10
		SM07-1137								
2353	Reacliffe Road	Horton	0			1		0	COM	17-Nov-13
		SM10-0891								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2435	Dunwood Lane	Horton	1	1			0		COM	19-Apr-14
RU030	Rudyard	SM11-0001								
		Parish Total	11	10		2	0	0		
1258	Land at	Ipstones	1	1		0	0	0	COM	13-Mar-08
		SM05-1480								
1297	Land Adj	High Street	Ipstones	1	1	0	0	0	COM	15-Sep-97
		SM92-0819								
1304		Daisy Avenue	Ipstones	1	1	0	0	0	COM	18-Mar-98
		SM93-0129								
1371		Ipstones	1	1		0	0	0	COM	12-Dec-05
		SM00-0816								
1445	Land off	Froghall Road	Ipstones	4	4	0	0	0	COM	18-Feb-06
		SM02-1277								
1518	Barn at	Ashbourne Road, Botto	Ipstones	1	1	0	0	0	COM	18-Mar-10
		SM05-0118								
1629		76 Brookfields Road	Ipstones	1	1	0	0		COM	30-Aug-09
		SM06-0442								
2139		Consall Forge	Ipstones	1	1	1	0	0	COM	20-May-12
	Consall	SM09-0257								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2371	Brookfields Road	Ipstones	0			1		0	COM	
		BC only								
		Parish Total	11	11	1	1	0	0		
1521	Land West of	The Green	Kingsley	1	1	0	0	0	COM	30-Mar-10
		SM05-0172								
1544		Clamgoose Lane	Kingsley	1	1	0			COM	04-Oct-09
		SM04-0951								
1588	Land adj	Hazles Cross Road	Kingsley	2	2	0	0	0	COM	14-Nov-09
		SM06-1002								
1592		High Street	Kingsley	8	8	0	0	0	COM	15-Feb-10
		SM06-1211								
1622		Hazles Cross Road	Kingsley	2	2	0	0	0	COM	21-May-10
		SM06-0997								
1669		High Street	Kingsley	1	1	0	0	0	COM	
		SM99-023								
1728		Churnet Valley Road	Kingsley	3	3	1	0	0	COM	24-May-10
		SM07-0335								
2102		Hollins Lane	Kingsley	1	1	0	0		COM	16-Sep-12
	Hazelcross	SM09-0769								
		Parish Total	19	19		1	0	0		

Ref SHLAA	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
343	Grosvenor Street	Leek	2	2		0	0	0	COM	24-Aug-10
			SM07-0520							
1153	Land at	Cheddleton Road	Leek	1	1		0	0	COM	23-Dec-12
			SM09-1093							
1176	Russell Street	Leek	3	3		0	0	0	COM	16-Apr-12
			SM09-0128							
1193	Garden Street	Leek	1	1		0	0	0	COM	24-May-09
			SM06-0342							
1194	Land adjacent to	Prospect Road	Leek	1	1		0	0	COM	08-May-09
			SM06-1066							
1228	Sheep Market	Leek	4	4		0	0	0	COM	27-Sep-08
			SM05-0839							
1229	Mill Street	Leek	11	11		0	0	0	COM	04-Oct-08
			SM05-0944							
1238	Grosvenor Street	Leek	1	1		0	0	0	COM	04-Nov-08
			SM05-1049							
1243	Sandon Street	Leek	5	5		0	0	0	COM	12-Dec-08
			SM05-1196							
1244	Nunn Street	Leek	3	3		0	0	0	COM	19-Dec-08
			SM05-1309							

Ref SHLAA	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
1246	North Street	Leek	1	1		0	0	0	COM	07-Jun-10
		SM05-0493								
1248	Stockwell Street	Leek	0	-1		1	0	0	COM	16-Aug-09
		SM06-0745								
1302	Land at rear of (Green	Hillswood Avenue	Leek	1	1		0	0	COM	23-Apr-03
		SM97-0278								
1332	Junction Road	Leek	1	1		0	0	0	COM	09-Apr-07
		SM02-0098								
1366	Plot adj	Cheddleton Heath Roa	Leek	1	1		0	0	COM	17-Apr-05
		SM00-0140								
1370	Moorhouse Street	Leek	2	2		0	0	0	COM	25-Apr-10
		SM07-0179								
1398	Cheadle Road	Leek	1	1		0	0	0	COM	23-Jul-08
		SM03-0614								
1408	Tittesworth Avenue	Leek	3	2		0	0	0	COM	07-Jun-07
		SM02-0224								
1417	Land north of	Nab Hill	Leek	1	1		0	0	COM	17-May-07
		SM02-0304								
1460	Picton Street	Leek	1	1		0	0		COM	25-Jan-16
		SM02-0903								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1461	Land to rear of Footbal	Grace Street	Leek	5	2		0	0	0	COM	02-Dec-07
			SM01-1184								
1466	Land at	Ballington Gardens	Leek	1	1		0	0	0	COM	12-May-06
			SM05-0925								
1470		Ashbourne Road	Leek	2	2		0	0	0	COM	09-Jul-08
			SM03-0587								
1485	Land at	Southfields	Leek	1	1		0	0	0	COM	26-Aug-08
			SM03-0731								
1491	Land adjacent to	Badgers Sett	Leek	1	1		0	0	0	COM	24-May-09
			SM06-1246								
1501	Land to rear of	Abbotts Road	Leek	5	5		0	0	0	COM	16-Jan-09
			SM04-1086								
1504	Former Slimma Fashio	Langford Street	Leek	3	1		0	0	0	COM	06-Apr-09
			SM04-0156								
1508	Land adjacent to	Southfields, Westfields	Leek	1	1		0	0	0	COM	05-Jan-10
			SM04-1378								
1510	Premises to the rear of	Derby Street	Leek	2	2		0	0	0	COM	19-Jan-10
			SM04-1383								
1551	Land adjacent to	Barnfield Road	Leek	1	1		0	0	0	COM	19-Nov-09
			SM04-1125								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1558	Land at Leekbrook	Cheadle Road	Leek	1	1		0	0	0	COM	02-Jun-09
			SM04-0370								
1561		New Street	Leek	0			2	0	0	COM	03-Aug-09
			SM04-0674								
1565	Land off Cheddleton Heath	High Lane	Leek	1	1		0	0	0	COM	05-Jul-09
			SM04-0484								
1567		Ashbourne Road	Leek	3	3		0	0	0	COM	17-Aug-09
			SM04-0735								
1582	Garden area	Westwood Park Avenu	Leek	1	1		0	0		COM	15-Sep-12
LE008	Westwood		SM09-0768								
1595		Sheepmarket	Leek	6	6		0	0	0	COM	20-Mar-10
			SM06-1401								
1598	Land at	Sandybrook Lane	Leek	30	9		0	0	0	COM	13-Aug-84
			SM89-0390								
1600			Leek	30	10		0	0		COM	26-May-11
	Hencroft		SM06-0335								
1608		Waterloo Street	Leek	26			0	0	0	COM	10-Sep-06
			SM02-1271								
1611		Frith Street	Leek	24	14		0	0	0	COM	09-Jan-09
			SM03-0852								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1615	Former Workshop	Sneyd Street	Leek	11	11		0	0	0	COM	06-Jul-09
			SM04-0403								
1618	Land at	Ashbourne Road	Leek	16	16		1	0	0	COM	21-Mar-11
			SM04-1508								
1623		Moorhouse Street	Leek	2	2		1	0	0	COM	10-Oct-09
			SM06-0937								
1658			Leek	19	8		0	0	0	COM	22-Feb-05
			SM99-0629								
1663		Salisbury Street	Leek	9	9		0	0	0	COM	27-May-12
			SM09-0293								
1668	Former	Thornccliffe View	Leek	10	10		0	0		COM	21-Dec-13
			SM10-0911								
1692		Portland Street North	Leek	2	2		1	0	0	COM	11-Apr-11
			SM08-0154								
1696		Westfields	Leek	0			1	0	0	COM	28-Apr-11
			SM08-0462								
1698		Market Place	Leek	2	2		1	0	0	COM	17-Jul-11
			SM08-1035								
1747		St Georges Street	Leek	2	2		0	0	0	COM	17-May-10
			SM05-0330								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1748	Volunteer Bureau	Sheep Market	Leek	2	2		1	0	0	COM	29-Nov-10
			SM07-1190								
1749		Sneyd Street	Leek	9	9		0	0	0	COM	19-Mar-10
			SM06-1402								
1753		Broad Street	Leek	2	2		1	0	0	COM	04-Jan-11
			SM07-1384								
1758	Land adjacent	Cheddleton Road	Leek	1	1		0	0		COM	06-Oct-11
			SM08-1408								
1760		Rosebank Street	Leek	0			1	0	0	COM	14-Aug-11
			SM08-1104								
1761	Part of	Stockwell Street	Leek	6	6		0	0	0	COM	11-Apr-10
			SM05-0156								
1763		Buxton Road	Leek	2	2		0	0	0	COM	30-Oct-09
			SM06-0823								
1764	Land adjacent to	Newcastle Road	Leek	1	1	1	0	0		COM	03-May-07
			SM06-1356								
1768		Basford Lane	Leek	1	1		0	0		COM	20-Sep-08
	Leekbrook		SM06-826								
1777	Barn at	Abbey Green Road	Leek	2	2		0	0	0	COM	13-May-10
			SM05-0116								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1962	Land Adjoining	Cheddleton Road	Leek	1	1			0		COM	01-Jun-15
				SM12-0339							
1963		Beggars Lane	Leek	1	1	1	0	0		COM	28-May-10
				SM10-0255							
1964		Moorhouse Street	Leek	1	1		0	0	0	COM	02-Nov-12
				SM09-0673							
2150		Deansgate	Leek	1	1			0	0	COM	09-Oct-12
				SM09-0775							
2402		Clerk Bank	Leek	8	8		16			COM	03-Aug-14
				SM11-0433							
2526		Leek Road	Leek	0	0		1		0	COM	08-Nov-13
	Leekbrook			SM12-0890							
2529		Market Place	Leek	4	4	4				COM	14-May-16
Del273	Leek			SM13-0181							
2609		Belle Vue Road	Leek	6	6	6	12		0	COM	
				BC only							
			Parish Total	309	214	12	40	0	0		
1776		Macclesfield Road	Leekfrith	1	1		0	0		COM	17-Dec-10
				SM07-1097							
			Parish Total	1	1		0	0			

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1209	Leek Old Road	Longsdon	1	1		0	0	0	COM	10-Feb-10
		SM04-0284								
		Parish Total	1	1		0	0	0		
1431	Farley Road	Oakamoor	2	2		0	0	0	COM	21-Jan-08
		SM02-1211								
1516	Star Bank	Oakamoor	1	1		0	0		COM	09-Mar-10
OA011		SM06-0574								
1525	Land adjacent	Churnet View Road	Oakamoor	1	1	0	0	0	COM	15-Jan-06
		SM03-1296								
1594	Barn at	Church Bank	Oakamoor	1	1	0	0	0	COM	20-Mar-10
		SM07-0036								
2358	Farley Road	Oakamoor	1	1	1			0	COM	22-Sep-13
		SM10-0666								
		Parish Total	6	6	1	0	0	0		
1502	Outbuilding at	Rushton	1	1		0	0	0	COM	27-Apr-09
		SM04-0245								
1514		Rushton	3			0	0	0	COM	01-Jan-07
		SM02-1007								
1531	Sugar Street	Rushton	2	1		1	0	0	COM	20-Jul-09
		SM04-0510								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1532	Dial Lane	Rushton	2	2		0	0	0	COM	08-Jul-09
	Congleton	SM04-0399								
1742	House at	Red Lane	Rushton	1	1	0	0		COM	04-Dec-11
		SM08-1902								
2357	Macclesfield Road	Rushton	1	1	1			0	COM	06-Jan-14
	Rushton Spencer	SM10-1024								
2377	Macclesfield Road	Rushton	6	6				0	COM	17-Feb-14
		SM09-0643								
		Parish Total	16	12	1	1	0	0		
1273	Ashbourne Road	Waterhouses	1	1		0	0	0	COM	08-Mar-93
		SM89-1269								
1686	Land adjacent to	Leek Road	Waterhouses	1	1	0	0		COM	22-Dec-09
WA008		SM06-1209								
		Parish Total	2	2		0	0	0		
1339	Brookhouse Lane	Werrington	2	2		0	0	0	COM	12-Nov-01
		SM96-0844								
1393	Cellarhead Road	Werrington	2	2		0	0	0	COM	14-Jun-09
		SM00-1154								
1414	land adj	Moorland Avenue	Werrington	1	1	0	0	0	COM	27-May-07
		SM02-0358								

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1478	Land adj. To	Washerwall Lane	Werrington	3	2		0	0	0	COM	20-Sep-09
			SM04-0874								
1528	Adj to	Armshead Road	Werrington	1	1		0	0	0	COM	16-Jun-10
1555	Land adj. To	Ash Bank Road	Werrington	1	1		0	0	0	COM	21-May-09
			SM05-0144								
1568	Land off	Drawell Lane	Werrington	7	7		0	0	0	COM	21-Nov-07
			SM05-1108								
1579		Moss Close	Werrington	1	1		0	0	0	COM	17-May-09
			SM06-0348								
1621		Ash Bank Road	Werrington	3	3		1	0		COM	20-Aug-11
			SM07-1373								
1801	Land adjacent to	Moss Close	Werrington	1	1		0	0	0	COM	03-Apr-09
			SM06-0122								
1822		Leek Road	Werrington	1	1		0	0	0	COM	25-Sep-11
	Moorville		SM08-0021								
			Parish Total	23	22		1	0	0		
			COM Sub-total	1966	1029	40	70	0	0		

FPP

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
211 AL004	Land South of	Smithy Bank	Alton	2				2		FPP	03-Jan-15
			SM11-1057								
2208 AL030		Limekiln Lane	Alton	1				1	0	FPP	03-Feb-17
					SMD/2013/1161						
			Parish Total	3				3	0		
1319 BG004	Barns at		Bagnall	2			0	2		FPP	08-Nov-14
			SM11-0847								
2420 BG012		The Green	Bagnall	1				1	0	FPP	20-Mar-15
			SM12-0058								
2548		The Green	Bagnall	1	0	0		1	0	FPP	15-Nov-16
	Springs Bank		SM11-1018								
			Parish Total	4	0	0	0	4	0		
73 BD028	Rear of	Kingsfield Road	Biddulph	4				4		FPP	25-Mar-16
			SM13-0110								
81 BD037	Adjacent & rear of	Halls Road	Biddulph	1				1		FPP	27-Mar-15
			SM12-0017								
89 BD041	Rear of	Congleton Road	Biddulph	1				1		FPP	27-Sep-14
			SM11-0666								
1072 BD107		Tunstall Road	Biddulph	5			0	5	0	FPP	05-Oct-15
			SM12-0593								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1144	Land at	West Street	Biddulph	9			9		FPP	27-Sep-16
BD113			SM13-0829							
1589	Land to the rear of	Thames Drive	Biddulph	1		0	1	0	FPP	31-Jan-15
BD095			SM11-0227							
1809		Meadowside	Biddulph	1		0	1	0	FPP	30-Dec-14
BD128			SM11-1081							
1992		Tunstall Road	Biddulph	3			3	0	FPP	19-Feb-16
BD022			SM12-1353							
2290		Mill Hayes Road	Biddulph	0		1		0	FPP	16-May-14
	Knypersley		SM11-0162							
2489		Tunstall Road	Biddulph	1	0		1	0	FPP	06-Sep-15
BD160			SM12-0554							
2509		Park Lane	Biddulph	1	0		1	0	FPP	26-Sep-16
BD158	Knypersley		SM13-0693							
2511		Crowborough Road	Biddulph	1	0		1	0	FPP	04-Dec-15
	Lask Edge		SM12-0965							
2513		Biddulph Road	Biddulph	1	0		1	0	FPP	24-Dec-15
OC069	Mow Cop		SM12-0674							
2522		Gardeners Close Brow	Biddulph	2	0		2	0	FPP	28-Mar-16
BD159	Brown Lees		SM13-0109							

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2524	Overton Road	Biddulph	1	0			1	0	FPP	01-Mar-16
BD161	Biddulph Common	SM12-0571								
2561	1 Anvil Drive	Biddulph	1	0	0		1	0	FPP	16-Jan-16
ADD		SM12-1264								
Parish Total			33	0	0	1	33	0		
297	Willfield Lane	Brown Edge	3				3		FPP	23-Jan-17
BE006		SM13-1061			SMD2013/0908					
308	Land at Sytch Road	Brown Edge	1				1	0	FPP	11-Oct-16
BE015		SM12-1360			SMD/2012/1203					
2517	Willfield Lane	Brown Edge	2	0			2	0	FPP	11-Jan-16
BE064		SM12-1089								
2581	Hill Top	Brown Edge	1	0	0		1	0	FPP	31-May-16
ADD		SM13-0267								
Parish Total			7	0	0		7	0		
248	Leek Road	Caverswall	22				22		FPP	17-Nov-16
WE023	Cellarhead	SM13-0964			SMD/2013/0976					
1697	North Side of Blythe Bridge Road	Caverswall	7			0	7	0	FPP	22-Dec-14
CV012		SM11-0578								
2575	Land adjacent Caverswall Common L	Caverswall	1	0	0		1	0	FPP	04-Jul-16
ADD		SM13-0309								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2619	Roughcote Lane	Caverswall	9	0	0	1	9	0	FPP	23-Dec-16
OC074		SM13-1059		SMD/2013/0896						
		Parish Total	39	0	0	1	39	0		
641	Bank Street	Cheadle	36			0	36		FPP	29-Nov-14
CH014		SM10-0914								
707	Land at Carlos Close	Cheadle	8				8		FPP	28-Mar-16
CH017		SM13-0086								
708	Prince George Street	Cheadle	6			0	6		FPP	13-Dec-14
CH018		SM11-0901								
727	Park Drive	Cheadle	1				1		FPP	01-Feb-16
CH032		SM12-1285								
1212	Land at Brookhouse Road	Cheadle	1	1		1	1	0	FPP	17-Aug-14
CH054		SM11-0404								
1713	High Street	Cheadle	4			0	4	0	FPP	23-Aug-14
CH101		SM11-0547								
2141	Victoria Street	Cheadle	2			0	2	0	FPP	15-Mar-16
CH027b		SM13-0056								
2155	Land adjacent to High Lid Lane	Cheadle	2			0	2		FPP	23-Aug-14
CH152		SM11-0587								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2417	Market Place	Cheadle	1			0	1	0	FPP	07-Jun-14
CH169		SM10-0978								
2431	Station Road	Cheadle	2			0	2	0	FPP	07-Dec-14
CH166		SM11-0482								
2483	Tape Street	Cheadle	2	0			2	0	FPP	05-Jul-15
CH175		SM12-0416								
2534	Baddeley Street	Cheadle	1	0	0		1		FPP	16-Jul-16
CH176		SM13-0114								
2535	Garage Court Off	Keeling Road	Cheadle	4	0	0	4	0	FPP	31-May-16
CH173		SM13-0343			SMD/2013/0417					
2537	Garage Site Off	Mackenzie Crescent	Cheadle	9	0	0	9	0	FPP	02-Jul-16
		SM13-0196								
2541	30 The Terrace	Cheadle	1	0	0		1	0	FPP	02-Jul-16
ADD		SM13-0521								
2543	Attlee Road	Cheadle	3	0	0		3	0	FPP	03-Apr-16
CH174		SM13-0083			SMD/2013/0002					
2573	Land adjacent	Brookhouse Road	Cheadle	3	0	0	3	0	FPP	30-Jul-16
ADD		SM13-0570								
2578	Cross Street	Cheadle	0	0	0	1		0	FPP	09-Aug-16
		SM13-0599								

Ref	Location		Parish	Proposed	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA			App. No.	New App No							
2579 ADD	Rear of	High Street	Cheadle	4	0	0		4	0	FPP	24-Jul-16
			SM13-0553								
2586 ADD		Hall Orchard	Cheadle	1	0	0		1	0	FPP	18-Jun-16
			SM12-0567								
2616 CH172		Tape Street	Cheadle	6	0	0		6	0	FPP	23-Dec-16
			SM13-1070		SMD/2013/0849						
2618 CH012		Well Street	Cheadle	18	0	0	1	18	0	FPP	14-Mar-17
			SM13-1093		SMD/2013/0853						
2624 ADD		Tape Street	Cheadle	2	0	0	1	2	0	FPP	19-Dec-16
			SM13-1007		SMD/13/1011						
2632 OC076		Tenford Lane	Cheadle	6	0	0		6		FPP	19-Apr-17
	Tean				SMD/2013/1198						
Parish Total				123	1	0	4	123	0		
31 UT017	Land rear of	Furlong Drive	Checkley	1				1		FPP	20-Jan-17
					SMD/2013/1118						
1706 UT035	Shop Adjacent Blacks	High Street	Checkley	3			0	3	0	FPP	20-Oct-14
			SM11-0761								
2562		Hollington Road	Checkley	0	0	0	1			FPP	14-Aug-16
			SM11-0462								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2626	St Thomas's Road	Checkley	6	0	0		6	0	FPP	05-Feb-17
UT044		SM13-1035		SMD/2013/10365						
		Parish Total	10	0	0	1	10	0		
2583	Uttoxeter Road	Checkley Parish	2	0	0		2	0	FPP	08-Aug-16
ADD		SM13-0598								
		Parish Total	2	0	0		2	0		
948	Land at	Cheadle Road	Cheddleton	1		0	1	0	FPP	14-May-15
CD054		SM13-0260								
1765	Land at	Cheadle Road	Cheddleton	4		0	4	0	FPP	13-Apr-14
CD104		SM10-1151								
2485	Leek Road	Cheddleton	2	0			2	0	FPP	12-Sep-15
WE083		SM12-0444								
2544	Flats 1 And 2	Cheadle Road	Cheddleton	4	0	0	2	4	FPP	19-Jun-16
		SM13-0401								
2585	50 Ostlers Lane	Cheddleton	1	0	0		1	0	FPP	24-Sep-16
		SM13-0792								
2617		Cheddleton	1	0	0		1	0	FPP	20-Dec-16
OC073	Basford	SM13-1078		SMD/2013/0886						
		Parish Total	13	0	0	2	13	0		

<i>Ref</i>	<i>Location</i>	<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>		<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
2426	Birchenfields Lane	Dilhorne	1				1	0	FPP	05-Mar-15
OC062	Dilhorne	SM11-1089								
		Parish Total	1				1	0		
2411	Rookery Crescent	Draycott	1				1	0	FPP	30-Sep-14
OC063	Cresswell	SM11-0718								
2550	Sandon Road	Draycott	2	0	0		2	0	FPP	04-Dec-15
ADD	Hilderstone	SM11-1096								
		Parish Total	3	0	0		3	0		
2625	Sandon Road	ycott in the Mc	1	0	0		1	0	FPP	24-Mar-17
OC075		SM13-0876			SMD/2013/1024					
		Parish Total	1	0	0		1	0		
1703	Land at	Clay Lake	don With Stan	1		0	1	0	FPP	24-Sep-16
EN062		SM13-0808								
2406	Brook Lane	don With Stan	1				1	0	FPP	16-Aug-14
EN133		SM11-0179								
2623	9 The Close	don With Stan	3	0	0		3	0	FPP	16-Dec-16
ADD		SM13-0995								
		Parish Total	5	0	0	0	5	0		
493	Land at	Cheadle Road	Forsbrook	2			2		FPP	21-Feb-17
BB014					SMD/2013/1175					

Ref	Location	Parish	Proposed	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA		App. No.	New App No							
2416	Forsbrook	Caverswall Old Road	Forsbrook	1			1	0	FPP	24-May-14
OC072			SM11-0189							
2519	BB088	Uttoxeter Road	Forsbrook	1	0		1	0	FPP	10-Jan-16
			SM12-0868							
2633	Land fronting BB074	Draycott Old Road	Forsbrook	1	0	0	1	0	FPP	19-Mar-17
					SMD/2014/0016					
Parish Total			5	0	0		5	0		
2547	ADD Blythe Bridge	Cheadle Road	Forsebrook	2	0	0	2	0	FPP	05-Feb-16
			SM12-0325							
Parish Total			2	0	0		2	0		
2476	OC070	Rudyard Road	Heaton	1	0		1	0	FPP	18-Jun-15
			SM12-0208							
Parish Total			1	0			1	0		
247	IP001	High Street	Ipstones	1			1		FPP	10-Jan-15
			SM11-1088							
Parish Total			1				1			
395	Land adjacent to KG001	Barnfields Lane	Kingsley	1			1		FPP	27-Nov-16
			SM13-1002		SMD/2013/1010					
414	Land adjacent to KG013	High Street	Kingsley	1		0	1	0	FPP	20-Jan-17
					SMD/2013/1150					

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2484 KG069	Churnet Valley Road	Kingsley	2	0			2	0	FPP	01-May-15
		SM12-0100								
2496	Hazles Cross	Kingsley	1	0			1	0	FPP	14-Feb-16
		SM12-1014								
2512 OC068	Ross Road	Kingsley	1	0			1	0	FPP	25-Feb-16
		SM12-1340								
Parish Total			6	0		0	6	0		
84 LE059	Land at	Tittesworth Avenue	Leek	35			35		FPP	13-Sep-16
		SM13-0673								
280 LE089	Land adjacent to The	Springfield Drive	Leek	9		0	9	0	FPP	10-Jan-16
		SM13-0680			SMD/2013/0680					
553 LE026	Land at	Buxton Road	Leek	1			1		FPP	02-Aug-16
		SM13-0606								
560 LE028	Land east of	Orchard Court	Leek	1			1		FPP	10-Apr-16
		SM13-0150								
572 LE033	Land at	Sandybrook Lane	Leek	1			1		FPP	05-Aug-14
		11-0449								
1132 LE148	Garage block	North Street	Leek	2			2		FPP	17-Feb-15
		SM11-1215								

<i>Ref</i>	<i>Location</i>	<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>		<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
1136	Compton Street	Leek	66				66		FPP	21-May-15
LE151		SM10-0124		SMD/2010/0145						
1139	Prince Street	Leek	60				60		FPP	05-Nov-16
LE154		SM13-0791		SMD/2013/0561						
1645	Haregate Road	Leek	15			0	15	0	FPP	26-Jul-16
LE078		SM13-0523		SMD/2013/0267						
1772	Former Popular Garag	Mill Street	Leek	26		0	26	0	FPP	08-Jul-14
LE124		SM11-0256								
1849	Sandybrook Lane	Leek	1				1	0	FPP	14-Aug-16
LE202		SM13-0586								
1941	Garage Court	Albion Street	Leek	4			4		FPP	21-Mar-16
LE236		SM13-0052								
2090	Land adjacent	Leek Road	Leek	2		0	2	0	FPP	27-Mar-16
LB004		SM13-0148								
2293	Land off	Garden Street	Leek	1			1	0	FPP	10-Jul-16
LE258		SM13-0508								
2336	Western extent of park	Leek Road	Leek	4			4	0	FPP	15-Sep-14
LB008		SM11-0603								
2407	Market Place	Leek	3				3	0	FPP	15-Sep-14
LE266		SM11-0378								

Ref SHLAA	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
2410 LE189	Ball Haye Road	Leek	3 SM11-0646			1	3	0	FPP	09-Sep-14
2412 LE271	Market Place	Leek	0 SM11-0490			1		0	FPP	04-Aug-14
2418 LE265	Woodside Lane Ladderedge	Leek	1 SM12-0042				1	0	FPP	14-Mar-15
2425 LE267	Market Place	Leek	2 SM12-0057				2	0	FPP	20-Mar-15
2475	Junction Road	Leek	1 SM12-0070	0			1	0	FPP	05-Apr-15
2480	King Street	Leek	1 SM12-0470	0			1	0	FPP	17-Aug-15
2490	Russell Street	Leek	1 SM12-0530	0			1	0	FPP	16-Aug-15
2520	Daintry Street	Leek	0 SM12-0822	0		1		0	FPP	20-Nov-15
2525	Picton Street	Leek	1 SM12-1352	0		1	1	0	FPP	25-Jan-16
2528 Leek	Fountain Street	Leek	0 SM13-0176	0		1		0	FPP	25-Apr-16

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2563	Fountain Street	Leek	0	0	0	1		0	FPP	25-Apr-16
		SM13-0176								
2615	East Street	Leek	2	0	0		2	0	FPP	02-Dec-16
LE274		SM13-1201			SMD/2013/0844					
2631	Leekbrook Way	Leek	1	0	0		1	0	FPP	03-Mar-17
LB013	Leekbrook				SMD/2013/1195					
Parish Total			244	0	0	6	244	0		
2362	Leek Road	Longsdon	3			1	3	0	FPP	22-Nov-15
OC059	Longsdon	SM12-0872								
2580	Sutherland Road	Longsdon	2	0	0		2	0	FPP	04-Jul-16
ADD		SM13-0301								
Parish Total			5	0	0	1	5	0		
1011	Land at	Farley Road	Oakamoor	2		0	2	0	FPP	11-Apr-16
OA003		SM13-0163								
Parish Total			2			0	2	0		
2477	Red Lane	Rushton	1	0			1	0	FPP	12-Sep-15
OC071	Cloudside	SM12-0527								
Parish Total			1	0			1	0		
2518	Tittesworth Estate	Tittesworth	3	0			3	0	FPP	27-Mar-16
BL008		SM13-0049								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
Parish Total			3	0			3	0		
2422	Ashbourne Road	Waterhouses	1				1	0	FPP	20-Dec-14
WA016		SM11-0569								
2429	Leek Road	Waterhouses	1				1	0	FPP	30-Mar-15
WA017		SM12-0024								
2434	Church Bank	Waterhouses	2			2	2	0	FPP	17-Feb-15
OC064	Cauldon	SM11-0866								
2614	Leek Road	Waterhouses	1	0	0		1	0	FPP	23-Dec-16
WA018		SM13-1087		SMD/2013/0810						
Parish Total			5	0	0	2	5	0		
1798	Windmill View	Werrington	1			0	1	0	FPP	27-Apr-14
WE029		SM11-0138								
2488	Ash Bank Road	Werrington	8	0			8	0	FPP	06-Sep-15
		SM12-0713								
Parish Total			9	0		0	9	0		
FPP Sub-total			528	1	0	18	528	0		
OPP										
215	Land adj to	Gallows Green	Alton	1			1		OPP	15-Feb-16
AL005		SM12-1344								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
Parish Total			1				1			
1233	Land adjacent to	Stanley Road	Bagnall	1		0	1	0	OPP	11-Aug-14
BG010			SM11-0507							
1704	Land adjacent	Stanley Road	Bagnall	1		0	1	0	OPP	11-Aug-14
BG011			SM11-0508							
Parish Total			2			0	2	0		
1120	Land at	Springfield Road	Biddulph	10			10		OPP	19-Jul-15
BD112			SM13/0340							
1707	Land off	Brook Street	Biddulph	4		0	4	0	OPP	01-Apr-14
BD114			SM08-0924							
2352		Anvil Drive	Biddulph	1			1	0	OPP	16-Jan-16
BD151			SM12-1264							
2546	Land off	Heath Street	Biddulph	2	0	0	2	0	OPP	04-Apr-16
	Biddulph		SM12-0225							
Parish Total			17	0	0	0	17	0		
2500		Kingsley Road	Caverswall	5	0		5	0	OPP	23-Dec-16
WE082			SM13-1107		SMD/2013/0903					
Parish Total			5	0			5	0		
2432		Eaves Lane	Cheadle	1		0	1	0	OPP	08-Dec-14
CH167			SM11-0248							

<i>Ref</i>	<i>Location</i>	<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>		<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
2533	Nursery Close	Cheadle	1	0	0		1	0	OPP	03-May-16
	Park Lane	SM13-0200								
2613	Conway Grove	Cheadle	1	0	0		1	0	OPP	20-Nov-16
CH045		SM13-0403		smd/2013/0323						
		Parish Total	3	0	0	0	3	0		
2099	The Cross Keys	Cheadle Road	Checkley	7		0	7	0	OPP	03-Aug-15
UT040		SM12-0557								
		Parish Total	7			0	7	0		
2495	Randles Lane	Cheddleton	1	0			1	0	OPP	25-Sep-15
		SM12-0118								
		Parish Total	1	0			1	0		
1700	Clay Lake	don With Stan	3			0	3	0	OPP	05-Apr-14
EN006		SM11-0103								
2428	Clay Lake	don With Stan	1				1	0	OPP	26-Nov-14
EN127		SM11-1059								
		Parish Total	4			0	4	0		
498	Land adjacent to	Cheadle Road	Forsbrook	2			2		OPP	26-Oct-15
BB051		SM12-0847								
2508	Land fronting	Draycott Old Road	Forsbrook	1	0		1	0	OPP	12-Feb-16
		SM12-0734								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
Parish Total			3	0			3	0		
1653	Land adjacent	Shawe Park Road	Kingsley	7		0	7	0	OPP	17-Dec-15
KH001			SM12-0724							
1710		Holt Lane	Kingsley	1		0	1	0	OPP	05-Oct-14
KG008			SM11-0750							
Parish Total			8			0	8	0		
620		Park Road	Leek	4		1	4		OPP	05-Nov-16
LE048			SM13-0921		SMD/2013/0926					
1527	Former Builders Yard	Sandon Street	Leek	12		0	12	0	OPP	28-Jun-15
LE118			SM12-0330							
1705		4 Daisy Bank	Leek	2		0	2	0	OPP	19-Dec-16
LE047			SM13-1091		SMD/2013/0851					
1810		London Street	Leek	96		0	96	0	OPP	21-Jan-15
LE079			SM12-0093							
2245	Land at rear of		Leek	1			1	0	OPP	03-Oct-14
LE255	Ladderedge		SM11-0516							
2364		Stockwell Street	Leek	3			3	0	OPP	25-Jan-16
LE112			SM12-0941							
2375	Land at the rear of		Leek	1			1	0	OPP	17-May-15
LE254	Ladderedge		SM13-0298							

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2521 LE269	Land to rear of	Woodcroft Avenue	Leek	1	0			1	0	OPP	25-Feb-16
			SM12-1133								
2621 LE275		81-83 Mill Street	Leek	2	0	0		2	0	OPP	24-Jan-17
			SM13-1062		SMD/2013/0909						
Parish Total				122	0	0	1	122	0		
202 RS001	Land northwest of	Off Sugar Street	Rushton	9				9		OPP	15-Apr-16
			SM12-0364								
Parish Total				9				9			
OPP Sub-total				182	0	0	1	182	0		

UC

1590 AL008		Smithy Bank	Alton	1			0	0	1	UC	29-Mar-10
			SM07-0039								
2095 AL017	Land off	High Street	Alton	1			0	0	1	UC	17-Jul-12
			SM09-0549								
2101 OC040		Ramshorn Road	Alton	1			0	0	1	UC	21-May-12
	Oakamoor		SM09-0270								
2274 AL034		Denstone Lane	Alton	5					5	UC	10-May-16
			SM12-0358								
Parish Total				8			0	0	8		

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
111	The Uplands	Biddulph	197	74	71	0	89	34	UC	10-Apr-14
BD056		SM11-1216								
1213	Well Lane	Biddulph	3	2	1	0		1	UC	28-Jul-10
BD085	Gillow Heath	SM05-0654								
1492	Land to rear of	Congleton Road	Biddulph	1		0	0	1	UC	01-Feb-07
BD100		SM04-1510								
1498	Under the Hill	Biddulph	1			0	0	1	UC	08-Dec-08
BM025		SM03-1041								
1557	Barn at	Stanways Lane	Biddulph	1		0	0	1	UC	30-Jun-09
BM026		SM04-0526								
1584	North of	Grange Road	Biddulph	1		0	0	1	UC	11-Jan-10
BD093		SM06-1125								
1648	Off	Park Lane	Biddulph	14		0	0	1	UC	04-Jan-94
BD081	Squirrel Hayes	SM88-0762								
1828	Marsh Green Road	Biddulph	2			0	0	2	UC	31-May-10
BD097		SM07-0458								
1829	Marsh Green Road	Biddulph	1			0	0	1	UC	01-Feb-16
BD129		SM12-1068								
1913	Roebuck Public House	12 Congleton Road	Biddulph	4		1		4	UC	19-Nov-13
BD142		SM10-0729								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1988 BD084	Sainsburys Site	Wharf Road	Biddulph	10		9	10	0	UC	01-Sep-12
			SM08-1547							
2098 BD146		High Street	Biddulph	6		2	0	6	UC	20-Apr-13
			SM10-0133							
2112 BD096	Land at	Grange Court	Biddulph	4	3	3	1	0	UC	05-Jan-14
			SM10-0988							
2285 BD127		Tunstall Road	Biddulph	2				2	UC	24-Aug-13
			SM10-0554							
2367 BD152	Land East of	Cross Street	Biddulph	1				1	UC	21-Oct-13
			SM10-0744							
2415 BD082		Halls Road	Biddulph	2				2	UC	23-Sep-14
			SM11-0579							
2486		Station Road	Biddulph	4	0			4	UC	19-Sep-15
			SM12-0748							
2542 BD124	Land Off Coronation A	Coronation Avenue	Biddulph	1	0	0	0	1	UC	29-May-16
	Knypersley		SM13-0316							
			Parish Total	255	79	75	13	99	64	
1293 OC017		Ashbourne Road	Bradnop	2		0	0	2	UC	18-May-97
	Leek		SM92-0143							

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1353	Stile House Lane	Bradnop	1			0	0	1	UC	07-Jan-01
OC035	Bradnop	SM98-0646								
1620	Porters Lane	Bradnop	1			0	0	1	UC	09-Oct-09
OC004	Bradnop	SM06-0931								
2423	Porters Lane	Bradnop	1				0	1	UC	13-Feb-15
OC025	Bradnop	SM11-1004								
Parish Total			5			0	0	5		
1333	Adjacent to	Church Road	Brown Edge	2		0	0	2	UC	25-Jun-01
BE042		SM96-0471								
1545	Hough Hill	Brown Edge	1			0	0	1	UC	12-Oct-09
BE036		SM04-0977								
1625	Garden area of	The Rocks	Brown Edge	1		0	0	1	UC	11-Nov-11
BE016		SM08-1695								
2130	Bank End	Brown Edge	3				1	2	UC	24-Feb-14
BE017		SM11-1209								
2359	St Annes Vale	Brown Edge	0			1		0	UC	12-Oct-13
		SM10-0709								
2549	Willfield Lane	Brown Edge	1	0	0		0	1	UC	22-Jan-16
ADD		SM11-1144								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2610	161 High Lane	Brown Edge	3	0	0	1		3	UC	05-Dec-16
BE063		SM13-1010			SMD/2013/1006					
		Parish Total	11	0	0	2	1	10		
2576	The Square	Caverswall	1	0	0		0	1	UC	07-Aug-16
CV016		SM13-0382								
		Parish Total	1	0	0		0	1		
1219	Cherry Lane	Cheadle	1			0	0	1	UC	09-Jun-10
CH055		SM03-1083								
1222	Cherry Lane	Cheadle	5			0	0	1	UC	27-Nov-06
CH107		SM01-0739								
1341	Eaves Lane	Cheadle	2	1		0	1	0	UC	15-Jan-02
CH120		SM96-0946								
1375	Rear of	Park Lane	Cheadle	1		0	0	1	UC	31-Jul-06
CH108		SM01-0536								
1435	Charles Street	Cheadle	1			0	0	1	UC	02-Jul-07
CH109		SM02-0259								
1630	Land adjacent	Charles Street	Cheadle	1		0		1	UC	15-Sep-13
CH060		SM10-0603								
1724	Prince George Street	Cheadle	1			0	0	1	UC	30-Oct-10
CH118		SM07-1048								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1729	Froghall Road	Cheadle	1			0	0	1	UC	27-Feb-11
CH119		SM08-0018								
2304	Moor Lane	Cheadle	1			0		1	UC	13-Apr-14
CH155		SM11-0127								
2361	Cross Street	Cheadle	2			0	0	2	UC	28-Mar-14
CH161		SM10-1052								
2397	Harborne Road	Cheadle	7				1	6	UC	11-Apr-16
CH164		SM13-0097								
2516	Ashbourne Road	Cheadle	8	0				8	UC	20-Dec-15
CH169		SM12-0994								
Parish Total			31	1		0	2	24		
1455	Riverside Road	Checkley	2	1		0	0	1	UC	15-Mar-10
OC019	Upper Tean	SM04-0724								
1640	St Thomas's Road	Checkley	14	11		0	0	3	UC	21-Dec-09
UT038		SM06-0547								
1734	Hollington Road	Checkley	1			0	0	1	UC	28-Feb-08
OC024	Winnothdale	SM02-1330								
2419	Uttoxeter Road	Checkley	1					1	UC	18-Oct-14
UT043		SM11-0754								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2611	Alton Road	Checkley	9	5	5		1	3	UC	27-Mar-17
OC036	Threapwood				SMD/2014/0049					
		Parish Total	27	17	5	0	1	9		
1314	Land adjacent	Basford Lane	Cheddleton	1		0	0	1	UC	21-Nov-99
OC034	Cheddleton		SM94-0748							
1535	Ostlers Lane	Cheddleton	1			0	0	1	UC	11-May-07
CD111			SM02-0539							
1702	Leek Road	Cheddleton	1			0	0	1	UC	30-Sep-11
WR026			SM08-1430							
1821	Coalpitford Lane	Cheddleton	1			0	0	1	UC	24-Sep-11
CD114			SM07-0649							
2405	Land at	Mill Lane	Cheddleton	1				1	UC	16-Dec-13
WR030			SM11-1008							
2538	Royal British Legion	Cheadle Road	Cheddleton	4	0	0	2	2	UC	13-Sep-16
ADD			SM13-0552							
		Parish Total	9	0	0	0	2	7		
1303	Building at	Consall Lane	Consall	1		0	0	1	UC	27-Jul-03
OC033	Wetley Rocks		SM98-0230							
1689	Consall Lane	Consall	1			0	0	1	UC	15-May-10
CS001			SM06-0277							

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2491	Folly Lane	Consall	1	0				1	UC	08-Dec-13
OC077		SM09-1222								
		Parish Total	3	0		0	0	3		
1221	Cotton Lane	Cotton	6			0	5	1	UC	28-Jul-05
OC002	Cotton	SM99-1049								
		Parish Total	6			0	5	1		
786	Land at	Sarver Lane	Dilhorne	1				1	UC	11-Oct-16
DH005					SMD/2013/1064					
2131	Land at	High Street	Dilhorne	3				3	UC	15-Feb-15
DH023		SM11-1204								
		Parish Total	4					4		
406	Land between	Stanley Bank	idon with Stanl	2		0	1	1	UC	06-Apr-14
ST003		SM10-0977								
817	Land adjacent	Leek Road	idon with Stanl	1				1	UC	13-Jun-15
EN056		SM12-0388								
1805	Land at	Post Lane	idon with Stanl	1		0		1	UC	20-Dec-13
EN114		SM11-1025								
2494	Ball Lane	idon with Stanl	1	0				1	UC	23-Apr-12
OC047		SM09-0165								
		Parish Total	5	0		0	1	4		

Ref	Location		Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA			App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1174 BB065	Land adjacent to	Cypress Grove	Forsbrook	2					2	UC	16-Aug-14
			SM11-0521								
1401 BB078	Land to Rear of	Uttoxeter Road	Forsbrook	1			0	0	1	UC	26-Oct-06
			SM04-0976								
1512 BB073		Chapel Street	Forsbrook	3			1	0	3	UC	12-Jan-10
			SM04-1432								
1647 BB076		Stallington Road	Forsbrook	26			0	2	0	UC	30-Jan-94
			SM13901								
2348 BB084		Cheadle Road	Forsbrook	2				2	0	UC	03-Nov-13
			SM10-0747								
Parish Total				34			1	4	6		
1487 OC020	Building at	Beat Lane	Heaton	1			0	0	1	UC	08-Mar-09
	Rushton Spencer		SM03-0975								
1708 OC012		Haddon Lane	Heaton	1			0	0	1	UC	19-Nov-11
	Heaton		SM08-1462								
Parish Total				2			0	0	2		
1627 OC022	Barns at	Reacliffe Road	Horton	4			0	0	4	UC	19-Jul-09
	Rudyard		SM06-0533								
2478			Horton	1	0				1	UC	15-May-15
			SM12-0136								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
		Parish Total	5	0		0	0	5		
250	Land adjacent to	High Street	Ipstones	1		0		1	UC	26-Mar-16
IP002			SM13-00096							
1556	Land south east of	Foxt Road	Ipstones	1		0	0	1	UC	26-Feb-10
FO002			SM06-1253							
1730		Foxt Road	Ipstones	1		0	0	1	UC	05-Mar-10
FO001			SM06-1315							
1731		Ipstones Bank	Ipstones	1		0	0	1	UC	22-Feb-05
OC023	Froghall		SM99-0841							
2135	Barn	Shay Lane	Ipstones	1		0	0	1	UC	08-Apr-10
OC043	Ipstones		SM04-1430							
2408		Froghall Road	Ipstones	3	1	1	2		UC	10-Jun-14
IP036			SM11-0310							
2424	Building at	Coley Hole	Ipstones	1			1	0	UC	20-Dec-14
OC061	Ipstones		SM11-0953							
2427		Foxt Road	Ipstones	1				1	UC	28-Nov-14
FO007			SM11-0829							
2492		Ashbourne Road	Ipstones	1	0			1	UC	14-Jul-12
	Bottomhouse		SM09-0072							
		Parish Total	11	1	1	0	3	7		

<i>Ref</i>	<i>Location</i>		<i>Parish</i>	<i>Proposed</i>	<i>Completions</i>	<i>2013/14</i>	<i>All</i>	<i>Remaining</i>	<i>Under</i>	<i>Status</i>	<i>Permission</i>
<i>SHLAA</i>			<i>App. No.</i>	<i>New App No</i>	<i>since 2006</i>	<i>Completions</i>	<i>Losses</i>	<i>Capacity</i>	<i>construction</i>		<i>Expires</i>
382	Land off	Black Lane	Kingsley	13			0	12	1	UC	21-Jan-10
WH003				SM05-0735							
1206		High Street	Kingsley	0			1	0	0	UC	
				bc only							
1306			Kingsley	3			0	0	3	UC	17-Dec-96
WH020				SM93-0950							
1430	Land adjacent	The Plain, Black Lane	Kingsley	7	1		0		6	UC	09-Sep-08
WH019				SM05-0782							
1695		Hazles Cross Road	Kingsley	1			0	0	1	UC	19-Jan-13
KG028				SM09-1111							
1722	Land at	Churnet Valley Road	Kingsley	1			0	0	1	UC	04-Sep-11
KH012				SM08-1098							
1732	Former		Kingsley	1			0		1	UC	31-Jan-11
WH017				SM07-1476							
2283	Land adjacent	Holt Lane	Kingsley	1					1	UC	02-Jul-13
OC049	Kingsley			SM10-0382							
2355		High Street	Kingsley	1					1	UC	26-Jan-13
KG065				SM10-1068							
2372		Church Street	Kingsley	1					1	UC	29-Jul-13
KG067				SM10-0491							

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
		Parish Total		29	1		1	12	16	
571	Land at	Cheddleton Road	Leek	1				1	UC	12-Feb-16
LE032			SM13-0006							
1104		2 Ashbourne Road	Leek	5				5	UC	24-May-15
LE050			SM12-0132		SMD/2012/0353					
1149	Land at	Novi Lane	Leek	16		24		16	UC	31-May-16
LE160			SM13-0363		SMD/2013/0363					
1322	Former	Ball Haye Street/ Rege	Leek	9		0	8	1	UC	22-Jul-08
LE177			SM03-0579							
1484		Birchall Lane	Leek	5	4	0	1	0	UC	24-Jun-09
LE036			SM02-0737							
1500	Land to rear of	Newcastle Road	Leek	2	1	0	1	0	UC	08-Jan-09
LE179			SM03-1098							
1583	Land off	Church Lane	Leek	1		0	0	1	UC	21-Jul-09
LE104			SM06-0632							
1591		Haywood Street	Leek	6	2	0	4	0	UC	05-Feb-10
LE107			SM06-1320							
1599		Ashbourne Road	Leek	194	29	0	2	8	UC	07-Mar-89
LE180			SM08-1682							

Ref SHLAA	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
1602 LE182	Albion Street	Leek	22	7		0	7	0	UC	14-Jun-07
		SM02-0062								
1609 LE184	Former Leek Road	Leek	194	162		0	22	4	UC	10-Dec-08
		SM03-1097								
1616 LE088	Mill Street	Leek	79	35		0	44	0	UC	08-Aug-09
		SM04-0170								
1634 LE083	Former West Street	Leek	11			0	3	8	UC	02-Sep-10
		SM05-0699								
1635 LE186	Selborne Road	Leek	18	5		0	7	6	UC	22-Feb-11
		SM05-1373								
1644 LE062	Former Ball Haye Road	Leek	88			0	1	87	UC	26-Mar-16
		SM13-0209								
1646 LE077	Land at Haregate Road	Leek	19			0	0	19	UC	06-Sep-16
		SM13-0310								
1675 LE058	Ashbourne Road	Leek	11	3	3	0	0	8	UC	13-Jul-13
		SM10-0457								
1680 LE162	Land at Belle Vue Road	Leek	3			0	1	2	UC	25-Jan-11
		SM07-1367								
1688 LE176	Church Street	Leek	1			0		1	UC	11-Apr-11
		SM08-0298								

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
1745	Derby Street	Leek	2			0	0	2	UC	10-Jan-11
LE188		SM07-1360								
1757	Land adjacent	Cheddleton Road	Leek	1		0	0	1	UC	13-Nov-12
LE034		SM09-0911								
1759	Cheddleton Road	Leek	1			0		1	UC	13-Jan-15
LE041		SM11-1032								
1774	Land adjacent to	Kiln Lane	Leek	1		0	0	1	UC	18-Apr-08
LE099		SM06-1191								
1951	Garage Block	Fair View Road	Leek	5				5	UC	21-Mar-16
LE021		SM13-0050								
2291	Russell Street	Leek	2					2	UC	14-Jul-13
LE257		SM10-0399								
2502	Sycamore Cottages	Leek	0	0				0	UC	
	Ladderedge	bc only								
2504	Mill Street	Leek	5	0				5	UC	
		BC ONLY								
Parish Total			702	248	3	24	101	184		
2137	Macclesfield Road	Leekfrith	1					1	UC	16-Oct-12
OC046	Rudyard	SM08-1459								
Parish Total			1					1		

Ref	Location	Parish	Proposed	Completions	2013/14	All	Remaining	Under	Status	Permission
SHLAA		App. No.	New App No	since 2006	Completions	Losses	Capacity	construction		Expires
2413	Dunwood Lane	Longsdon	1				0	1	UC	15-Jul-14
LO020		SM11-0426								
		Parish Total	1				0	1		
1820	Dingle Lane	Rushton	1			0		1	UC	31-Dec-11
RS024		SM07-1371								
		Parish Total	1			0		1		
1440	Springbank Wood	Tittesworth	4	2		0	2	0	UC	21-Jan-08
OC018		SM02-0920								
1659	Land immediately East	Tittesworth Estate	12			0	2	0	UC	17-Jan-00
BL001	Near Thorncliffe	SM94-0961								
		Parish Total	16	2		0	4	0		
1709	Bromley Edge Lane	Waterhouses	1			0	0	1	UC	31-Dec-11
WK001		SM08-1907								
		Parish Total	1			0	0	1		
2343	Ash Bank Road	Werrington	1					1	UC	04-Aug-14
WE077		SM11-0267								
		Parish Total	1					1		
UC Sub-total			1169	349	84	41	235	365		

Ref	Location	Parish App. No.	Proposed New App No	Completions since 2006	2013/14 Completions	All Losses	Remaining Capacity	Under construction	Status	Permission Expires
SHLAA										
		Grand total	3845	1379	124	130	945	365		