



Land for New Homes

The Housing Monitor 2022

Development

Stafford Borough Council

Land for New Homes 2022

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1 Introduction

The Land for New Homes is Stafford Borough Council's annual Housing Monitor. The Housing Monitor provides an analysis of the provision and delivery of new dwellings given planning permission by Stafford Borough Council, through the adopted Plan for Stafford Borough 2011-2031, which provides policy and guidance for determining planning application permissions.

Land for New Homes identifies sites with extant planning permissions as of 31 March each year to analyse the current housing provision in terms of completions and commitments. It should be noted that this document is different to the Council's '5 Year Housing Land Supply Statement' which identifies the supply of deliverable housing land for the next five years, based on planning commitments.

In terms of the availability of further information on housing matters, the Stafford Borough Council Housing Strategy and associated documents provide broad background information on tenure types and broader housing related issues, which inform the Local Plan, whilst a Strategic Housing Market Assessment (to provide an assessment of the Borough's Affordable Housing requirements), a Five Year Housing Land Supply Statement, a Strategic Housing and Employment Land Availability Assessment (SHELAA) and a Gypsy and Traveller Accommodation Assessment (GTAA) of the Borough are also prepared by the Council. Collectively, these documents - in association with this Housing Monitor - constitute the Borough Council's corporate approach to housing policy and related issues.

2 Housing Monitor Methodology

The Housing Monitor database is compiled from a number of sources in order to identify:

- The number of dwellings built during the previous twelve month period (1 April 2021 – 31 March 2022), and those built cumulatively since the commencement of the current Local Plan period in 2011;
- The total number of dwellings which could be built by virtue of having permission for residential development;
NB: Section 106 – a separate count is taken of sites where there has been a resolution to grant consent subject to completion of a Section 106 Agreement, but where the Agreements have yet to be completed. These sites are grouped together within Appendix B;
- The outstanding number of dwellings which have been granted planning permission, but which have not yet been completed (firm commitments).
- Sites which are allocated through the Local Plan but have not been granted planning permission are excluded from the Housing Monitor analysis. However, details of these allocations are set out in section 5.

Section 3 of this document identifies the net number of completions for 2021-2022. Section 4 and beyond sets out the net number of commitments. C2 residential accommodation figures are included throughout, but a discount has been applied to bedroomed development completions and commitments (see Appendix C). This is in accordance with the PPG (paragraph 43) the Council has applied a ratio of 1.8 adults per household to each C2 bedroomed establishment, meaning that for each 1.8 bedrooms in a care home 1 dwelling is released into the market.

Using the data collected in sections 3 and 4, the Housing Monitor 2022 presents analysis of completions and commitments by:

- Year, geographical location, “origin” of commitment (i.e. whether it is an allocated or a windfall site) and “type” of site (i.e. whether the site is Greenfield or Previously Developed Land).

In section 6, the Housing Monitor 2022 also presents analysis of new windfall permissions granted 2021-2022 (i.e. dwellings on sites not allocated in the Local Plan) by:

- Geographical location and site “type”.

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All of the data collected in order to undertake the analysis set out in the Housing Monitor 2022 is provided in Appendices A to C. These comprise of lists of all sites with a valid planning consent that have been completed this year, have yet to be fully implemented and / or have not lapsed, as well as those sites approved in principle but which are being held in abeyance pending the signing of requisite Section 106 Agreements.

The information is taken from selected fields in the Council's Planning Application System database. The listings in Appendices A to C show for each site:

- Site Type i.e. "Greenfield" or "Previously Developed Land"
- Planning consent details i.e. application number, type and approval (decision) date
- Description, Tenure and Type of the proposal
- Capacity of site with planning consent
- Total completions delivered on the site to date (which include completions in previous years)
- Balance remaining to be built on those sites
- The number of net completions in the monitoring year

Each time the Housing Monitor is produced it updates the preceding one by:

- Adding in new permissions given in the subject year (April 1 – March 31)
- Removing lapsed permissions (permissions previously granted but not implemented and during the year under consideration the permission expired);
- Identifying and recording the number of units on each site which have been built, together with a "running total" of completions (where appropriate) on those sites that are under construction;
- Removing sites from the list that have been fully completed in the previous year.

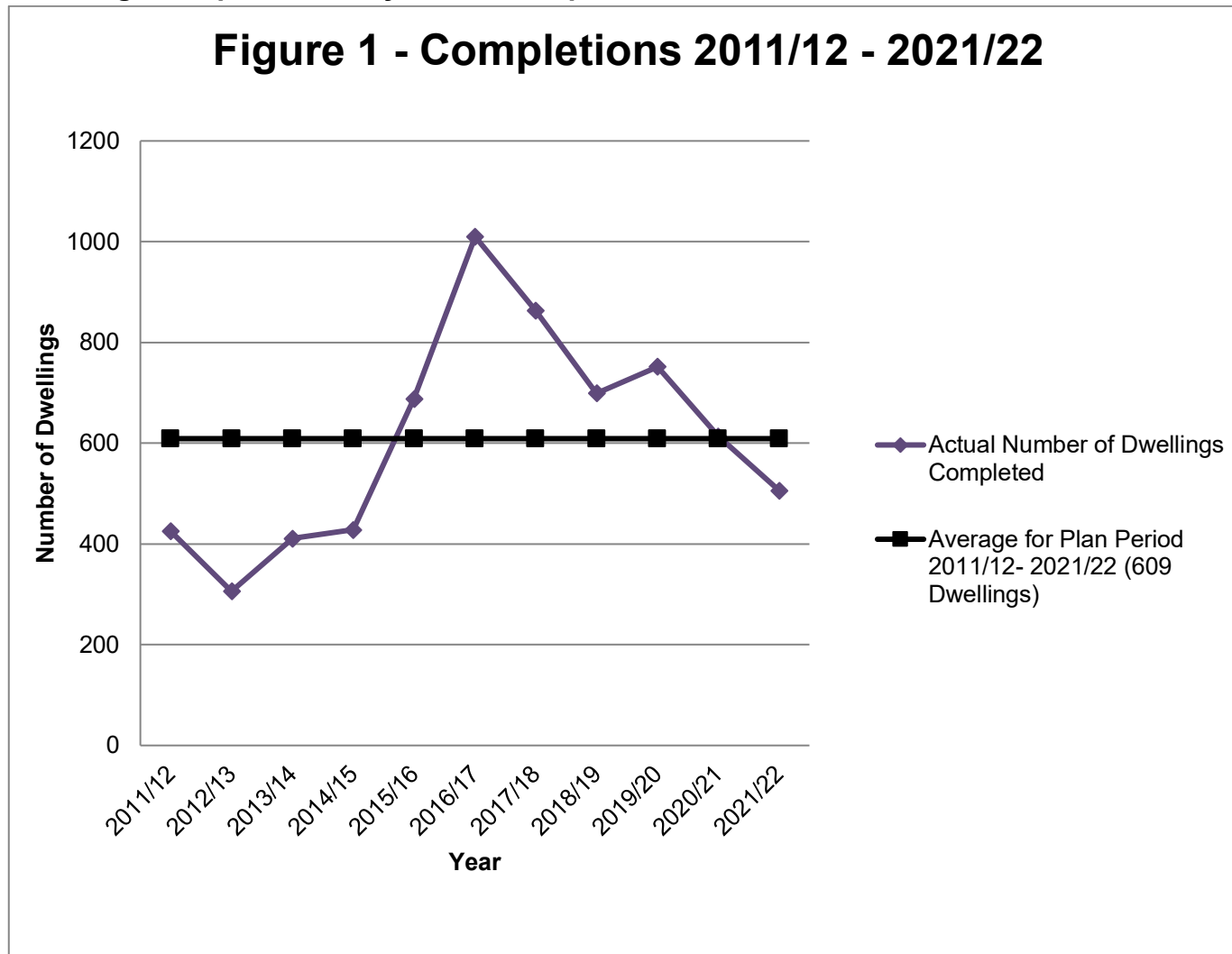
Site Types

"Previously Developed Land" (PDL) – as per the definition in the National Planning Policy Framework (NPPF), can also be referred to as "Brownfield" land (see extract from the NPPF in Appendix D of this document).

"Greenfield" – sites that do not fall within the definition of previously developed land (see Appendix D for a fuller description of what constitutes Greenfield land).

3 Completions

3.1. Number of dwellings completed each year from 1 April 2011



3.2. Table 1 – Number of Dwellings Completed during the Plan Period

Year	Actual Number of Dwellings Completed
2011/2012	425
2012/2013	306
2013/2014	411
2014/2015	428
2015/2016	688
2016/2017	1,010
2017/2018	863
2018/2019	699
2019/2020	752
2020/2021	614
2021/2022	506
Total	6,702
Average for period 2011-2022	609

3.3. Assessment against the Local Plan

The NPPF has placed a renewed emphasis on Local Authorities setting their own housing targets, using robust and the most up to date evidence to determine their local housing requirements. The Plan for Stafford Borough (adopted June 2014) sets the local housing requirement at 10,000 dwellings (2011-2031), with an annual requirement of 500 dwellings per annum.

Table 2 shows how this compares with the rate required for the whole plan period and the actual annual coverage.

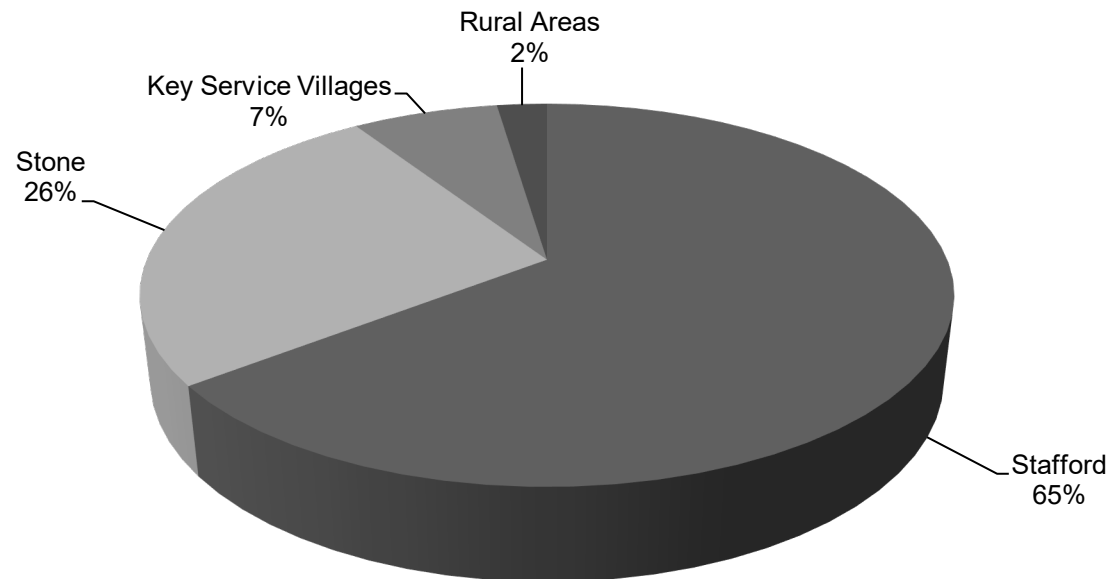
Table 2 - Completion Rates

Plan Period	Completion Rate (Number of Dwellings per Year)
Annual Target (2011 - 2031)	500
Annual Completion Average (2011 - 2022)	609
Cumulative Completions (2011 - 2022)	6,702
Remaining Balance (2022 - 2031)	3,298

3.4. Completions by Sub Area

Figure 2 below gives a broad locational breakdown of completions on all sites from 1 April 2021 to 31 March 2022.

Figure 2 - Completions by Sub Area 2021/22

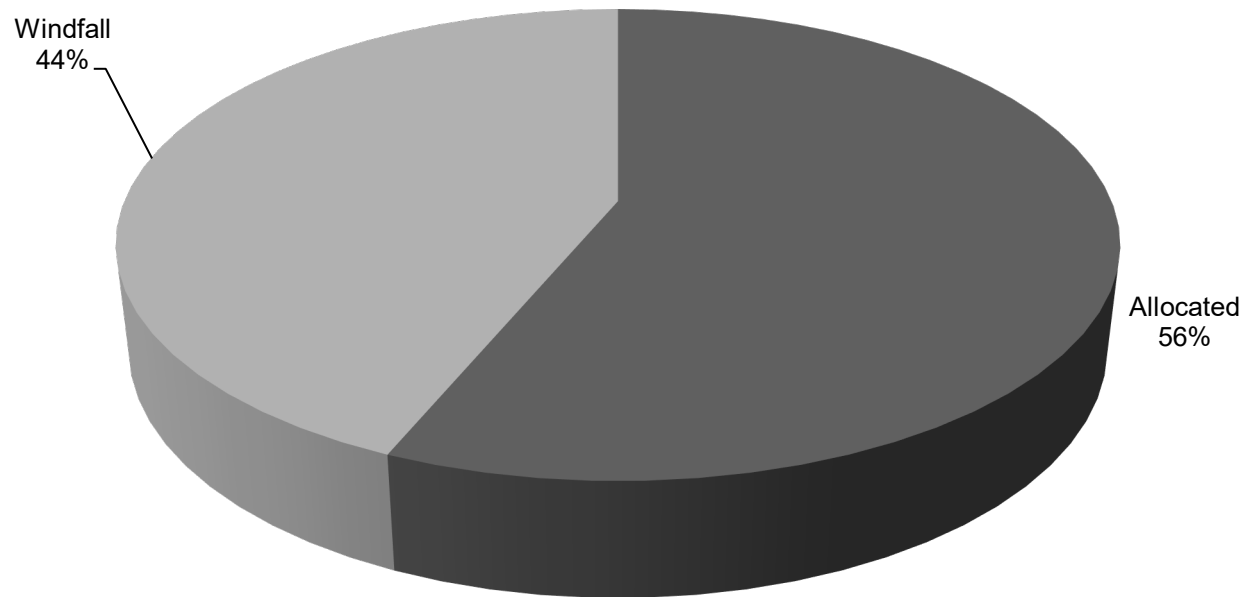


During the last monitoring year, 98% of total completions have been in the urban areas of Stafford, Stone and the Key Service Villages (KSV), with rural completions accounting for 2% of the total. This demonstrates a decrease in rural completions from previous years.

3.5. Completions by “Origin” of Completion

Figure 3 shows completions by origin of completion, i.e. the number of completions that occurred on either “Unallocated (Windfall)” or “Allocated” sites between 1 April 2021 and 31 March 2022.

Figure 3 - Origin of Completions 2021/22

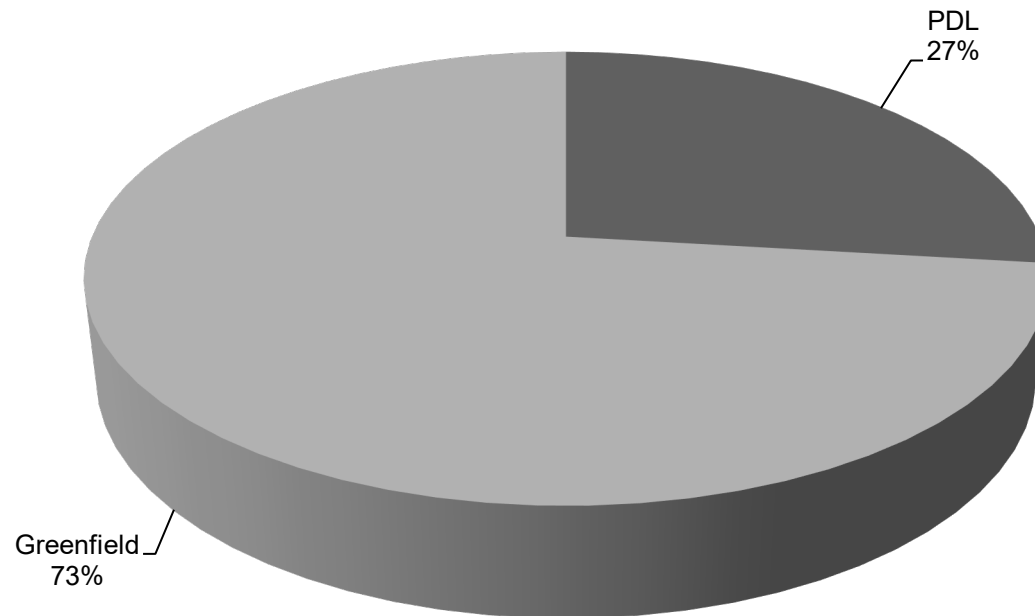


In 2021/22, unallocated (Windfall) sites account for 44% of completions. Due to allocated sites (i.e. the Strategic Development Locations) in the new Local Plan having permission and delivering housing completions, the figures this year have continued an increasing trend towards a greater percentage of completions on allocated sites.

3.6. Completions by Site Type

Figure 4 shows completions by site type, i.e. “Greenfield” or “Previously Developed Land” (PDL), between 1 April 2021 and 31 March 2022.

Figure 4 - Completions by Site Type 2021/22



During the last monitoring year 27% of development took place on Previously Developed Land (PDL). Since the start of the plan period, 43% of all completions have been on PDL. A full breakdown of completions on PDL and Greenfield sites since the start of the Plan period is given below in Table 3.

Table 3 – Breakdown of Completions by Site Type

Year	Number of Completions on PDL Sites	Number of Completions on Greenfield Sites	Total Number of Completions	Percentage of Completions on PDL	Percentage of Completions on Greenfield
2011/2012	251	174	425	59%	41%
2012/2013	245	61	306	80%	20%
2013/2014	251	160	411	61%	39%
2014/2015	305	123	428	71%	29%
2015/2016	344	344	688	50%	50%
2016/2017	412	598	1,010	41%	59%
2017/2018	271	592	863	31%	69%
2018/2019	191	508	699	27%	73%
2019/2020	228	524	752	30%	70%
2020/2021	267	347	614	43%	57%
2021/2022	136	370	506	27%	73%
Total	2,901	3,801	6,702	43%	57%

4 Commitment Sites

Commitment sites are those which have a planning consent or consent subject to the completion of a Section 106 Agreement. Therefore, dwelling **units actually under construction** at the time this study was undertaken **are included**. Sites allocated in the Plan for Stafford Borough which do **not** currently have planning permission are **not included**. Table 4 shows each type of planning consent and the number of outstanding committed dwelling units, giving the Borough's total for 2021/2022.

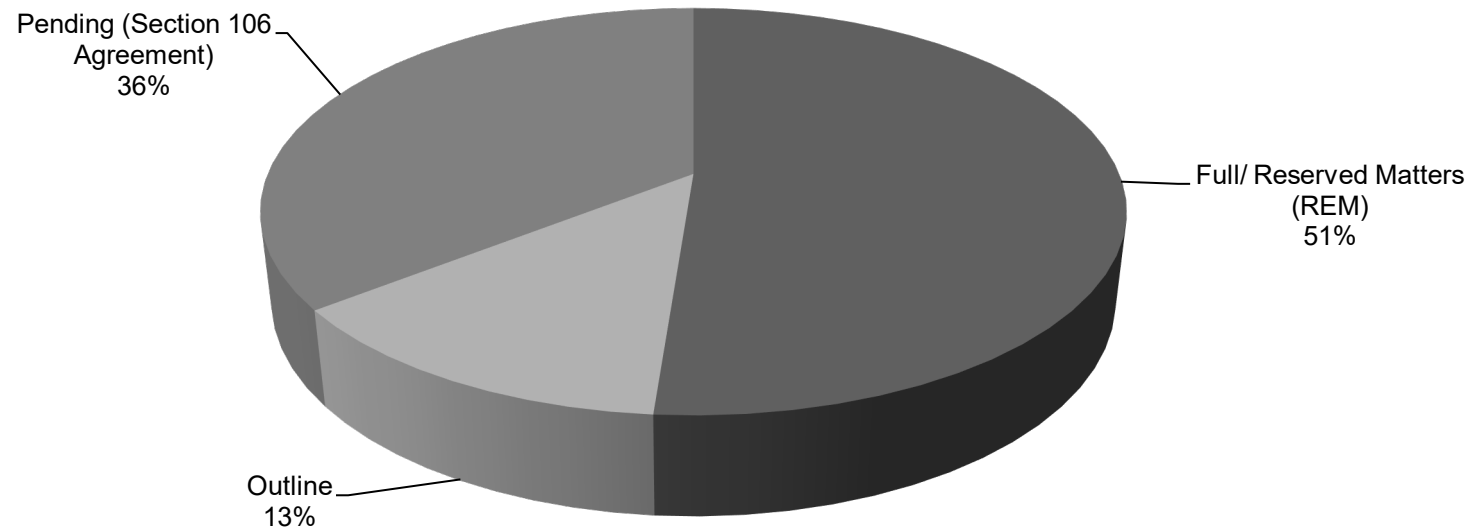
Table 4 – Number of outstanding net commitments as at 31 March 2022

Consent Type	Outstanding Committed Units	Percentage of Total
Full/ Reserved Matters (REM)	2,882	51%
Outline	744	13%
Pending (Section 106 Agreement)	2,000	36%
Total	5,626	100%

4.1. Outstanding Commitments by Planning Status

Figure 5 provides a breakdown of housing commitments by planning status as at 31 March 2022.

Figure 5 - Outstanding Commitments Planning Status at 31 March 2022



Key:

Full / REM = Full planning consent / reserved matters

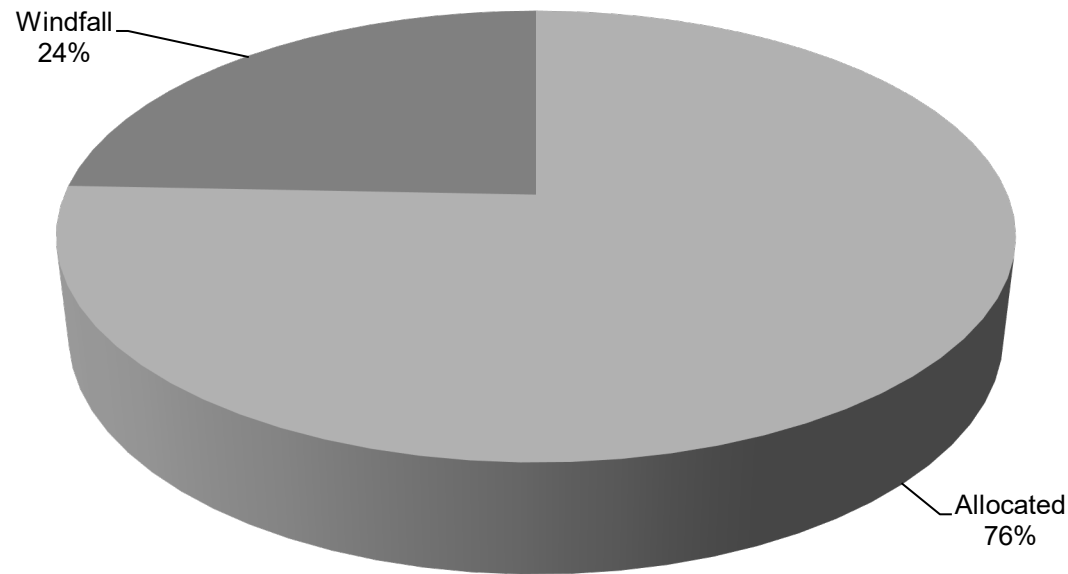
Outline = Outline permission

Pending S106 = Pending completion of planning obligation under Section 106 of the Town and Country Planning Act 1990

4.2. Outstanding Commitments by Origin of Commitment

Figure 6 shows the origin (i.e. whether it is an allocated or a windfall site) of housing commitments as at 31 March 2022. This highlights that allocated sites within the Local Plan account for a significant portion of the 2022 commitments.

Figure 6 - Origin of Outstanding Commitments at 31 March 2022

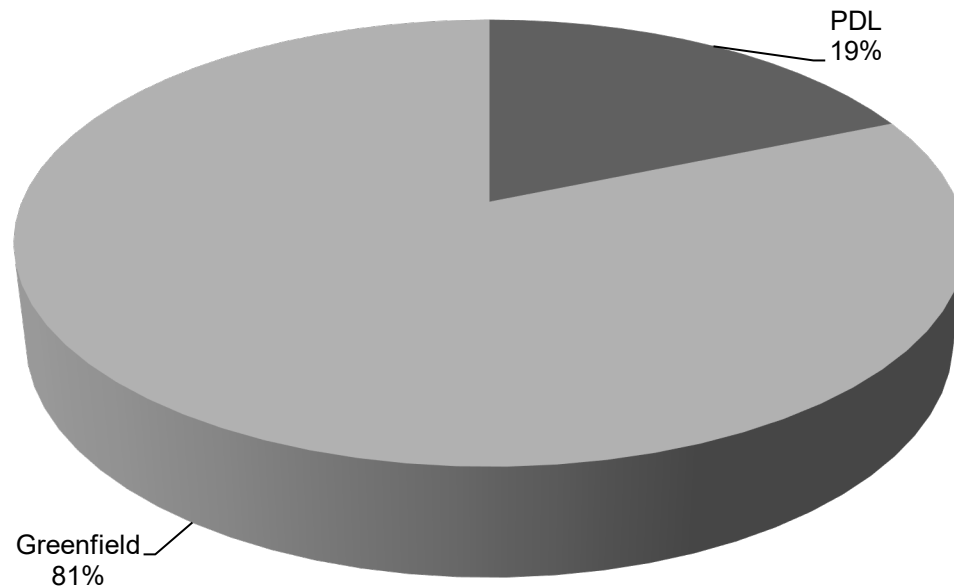


Please note: The allocated commitments only include those parts of the sites which have received planning permission (See Section 5).

4.3. Outstanding Commitments by Site Type

Figure 7 shows the outstanding commitments by site type as at 31 March 2022. Of the outstanding commitments, 19% are on Previously Developed Land (PDL) and 81% are on Greenfield sites. Figure 7 can be compared to Figure 4 above, which shows completions this year, by site type.

Figure 7 - Outstanding Commitments by Site Type at 31 March 2022



4.4. Outstanding Commitments by Year

Figure 8 illustrates the number of net outstanding commitments (with planning permission or resolution to grant subject to S106 agreement) as of 31 March for each year so far this plan period.

Figure 8 - Outstanding Net Commitments 2011/12 - 2021/22

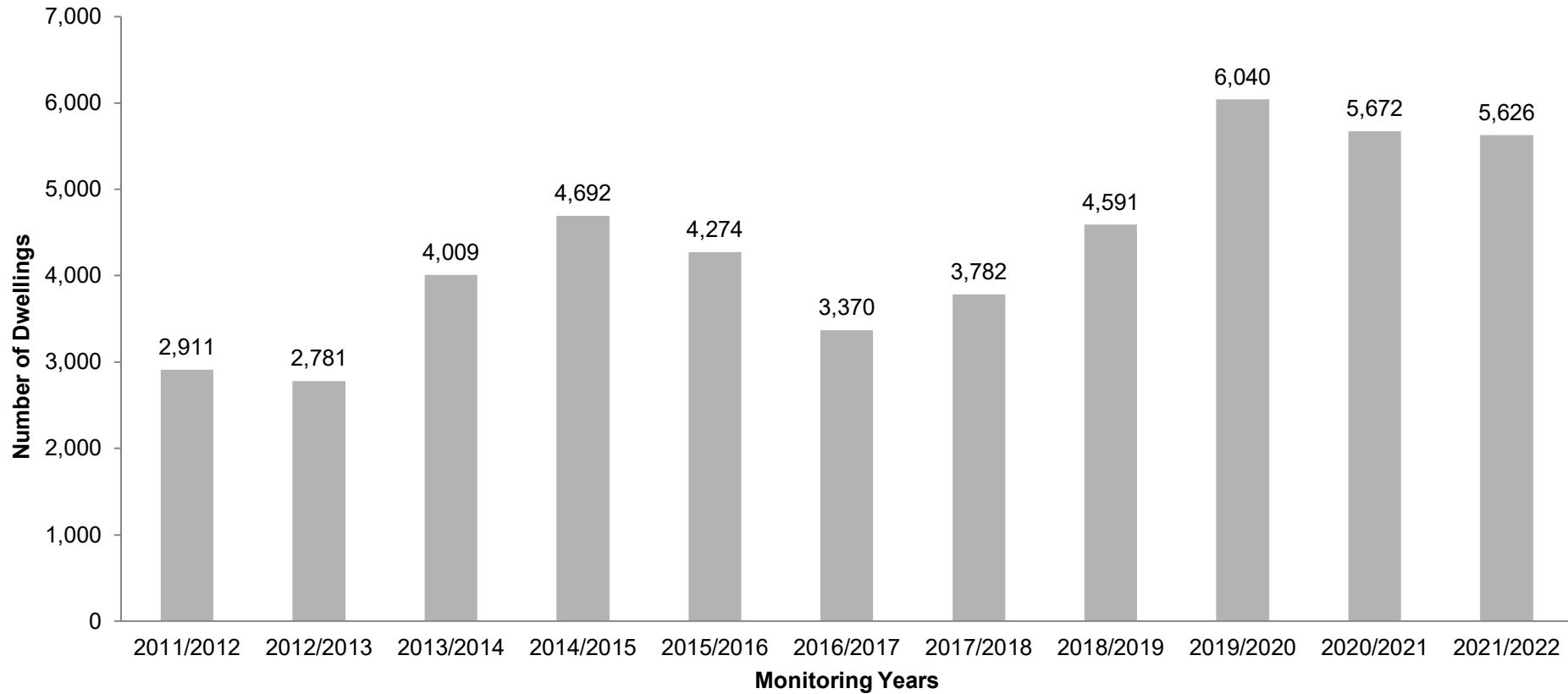


Table 5 – Outstanding Net Commitments 2011/12 – 2021/22

Year	Number of Units
2011/2012	2,911
2012/2013	2,781
2013/2014	4,009
2014/2015	4,692
2015/2016	4,274
2016/2017	3,370
2017/2018	3,782
2018/2019	4,591
2019/2020	6,040
2020/2021	5,672
2021/2022	5,626

5 Local Plan Allocations

The complete list of Local Plan allocations, their delivery timescales and the quantum of development is set out below. The tables include a row for the 'Remaining Allocation' which are sites that have not been granted planning permission but are allocated for residential development in the Local Plan. The '5 year supply total' at the bottom of the tables indicates the number of houses that will be delivered over the next 5 years for each site.

5.1. Northern Strategic Development Location (SDL)

Land North of Beaconside

1. Outline Planning permission granted for 409 houses (10/13362/OUT)
2. Reserved matters permission granted for 257 dwellings (13/18533/REM)
3. Reserved matters permission granted for 152 dwellings (14/20781/REM)
4. Full Planning permission granted for 66 dwellings (14/21007/FUL)
5. Reserved matters permission granted for 700 dwellings (20/32039/REM) to outline permission (16/24595/OUT)
6. Reserved matters permission granted for 100 houses (18/28182/REM and 16/24595/OUT)
7. Outline Planning permission granted for 2,000 dwellings (16/25450/OUT)

Northern Stafford SDL Total - 3,275

Year	14/15 Comp letion s	15/16 Comp letion s	16/17 Comp letion s	17/18 Comp letion s	18/19 Comp letion s	19/20 Comp letion s	20/21 Comp letion s	21/22 Comp letion s	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North Of Beaconside (13/18533/REM)	44	56	72	43	31	11												257
Land North Of Beaconside (14/20781/REM)					13	76	33	30										152
Land North Of Beaconside (14/21007/FUL)						10	15	41										66
Land North Of Beaconside (20/32039/REM)									83	95	99	99	99	99	91	35		700

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Year	14/15 Completions	15/16 Completions	16/17 Completions	17/18 Completions	18/19 Completions	19/20 Completions	20/21 Completions	21/22 Completions	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North Of Beaconside (18/28182/REM and 16/24595/OUT)					10	33	30	27										100
Land North Of Beaconside (16/25450/OUT)											60	120	120	120	120	120	120	2,000*
5 Year Supply Total									83	95	159	219	219					775

*Delivery continues beyond 2031. Therefore individual years do not add up to final column in row.

5.2. Western SDL

Former Castleworks

1. Reserved matters permission granted for 80 dwellings (18/29160/FUL).
2. Full planning permission for 24 dwellings granted (19/30343/FUL)

Land South of Doxey Road

3. Full planning permission for 174 dwellings granted (14/20425/FUL and 16/24740/FUL).

Land at former Rugby practice pitches

4. Full planning permission for 70 dwellings granted (17/26061/FUL)

Land at Burleyfields

5. Outline planning permission for 1,500 dwellings with 442 having full permission (17/27731/FUL)

Western Stafford SDL Total - 2,200

Year	14/15 Com pleti ons	15/16 Com pleti ons	16/17 Com pleti ons	17/18 Com pleti ons	18/19 Com pleti ons	19/20 Com pleti ons	20/21 Com pleti ons	21/22 Com pleti ons	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Former Castleworks (18/29160/FUL)				4	29	23	0	0	24									80
Former Castleworks (19/30343/FUL)							24											24
Land South Of Doxey Road (14/20425/FUL / 16/24740/FUL)			17	105	22	30												174

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Year	14/15 Com pleti ons	15/16 Com pleti ons	16/17 Com pleti ons	17/18 Com pleti ons	18/19 Com pleti ons	19/20 Com pleti ons	20/21 Com pleti ons	21/22 Com pleti ons	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Former Rugby Practice Pitches (17/26061/FUL)					45	25												70
Land At Burleyfields (17/27731/FUL)							49	98	138	118	150	150	150	150	150	150	150	1,500*
Remaining Allocation													100	100	100	52		352
5 year Supply Total									162	118	150	150	250					830

*Delivery continues beyond 2031. Therefore individual years do not add up to final column in row.

5.3. Eastern SDL

Land South of Tixall Road

1. Outline planning permission granted for up to 262 dwellings (13/18697/OUT)
2. Reserved matters permission granted for 262 dwellings (16/24075/REM)

Land North of Tixall Road

3. Outline planning permission granted for up to 373 houses (13/18698/OUT)
4. Reserved matters permission granted for 361 dwellings (14/20318/REM)

Eastern Stafford SDL Total - 653

Year	14/15 Comp letion s	15/16 Comp letion s	16/17 Comp letion s	17/18 Comp letion s	18/19 Comp letion s	19/20 Comp letion s	20/21 Comp letion s	21/22 Comp letion s	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land South Of Tixall Road (16/24075/REM)				67	53	71	71											262
Land North Of Tixall Road (14/20318/REM)		93	144	90	34													361
Remaining Allocation												30						30
5 Year Supply Total									0	0	0	30	0					30

5.4. Stone SDL

1. Outline planning permission granted for 500 dwellings (13/19002/OUT)
2. Reserved matters permission for access and landscaping for 200 dwellings (16/25155/REM)
3. Reserved matters permission for appearance, landscaping, layout and scale for 117 dwellings (17/27052/REM)
4. Reserved matters permission for 81 dwellings (18/28191/REM)
5. Reserved matters for phases 2 and 3 pursuant to outline consent 13/19002/OUT for 302 dwellings (19/30440/REM)

Stone SDL Total - 500

Year	14/15 Comp letion s	15/16 Comp letion s	16/17 Comp letion s	17/18 Comp letion s	18/19 Comp letion s	19/20 Comp letion s	20/21 Comp letion s	21/22 Comp letion s	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Persimmon Element (17/27052/RE M)					56	61												117
Anwyl Element (18/28191/RE M)					21	26	22	12										81
Persimmon Element (19/30440/RE M)							78	78	55	55	36							302
5 Year Supply Total									55	55	36	0	0					146

Table 6 - Summary of Allocated sites as at 31 March 2022

Strategic Development Location (SDL)	Total Capacity (with Planning Permission)	Completions 2021/22	Total cumulative completions	Remaining capacity (with Planning Permission)	Remaining Allocation (without Planning permission)
Northern SDL	1,275	98	575	700	2,000
Western SDL	1,848	98	471	1,377	352
Eastern SDL	623	0	623	0	30
Stone SDL	500	90	354	146	0
Total	4,246	286	2,023	2,223	2,382

The remaining 2,000 permitted on the Northern SDL are subject to the signing of the S106 Agreement. Upon signing S106 the 2,000 dwellings in the “Remaining Allocation (without Planning Permission)” column will switch to the “Remaining capacity (with Planning Permission)” column.

6 Windfalls

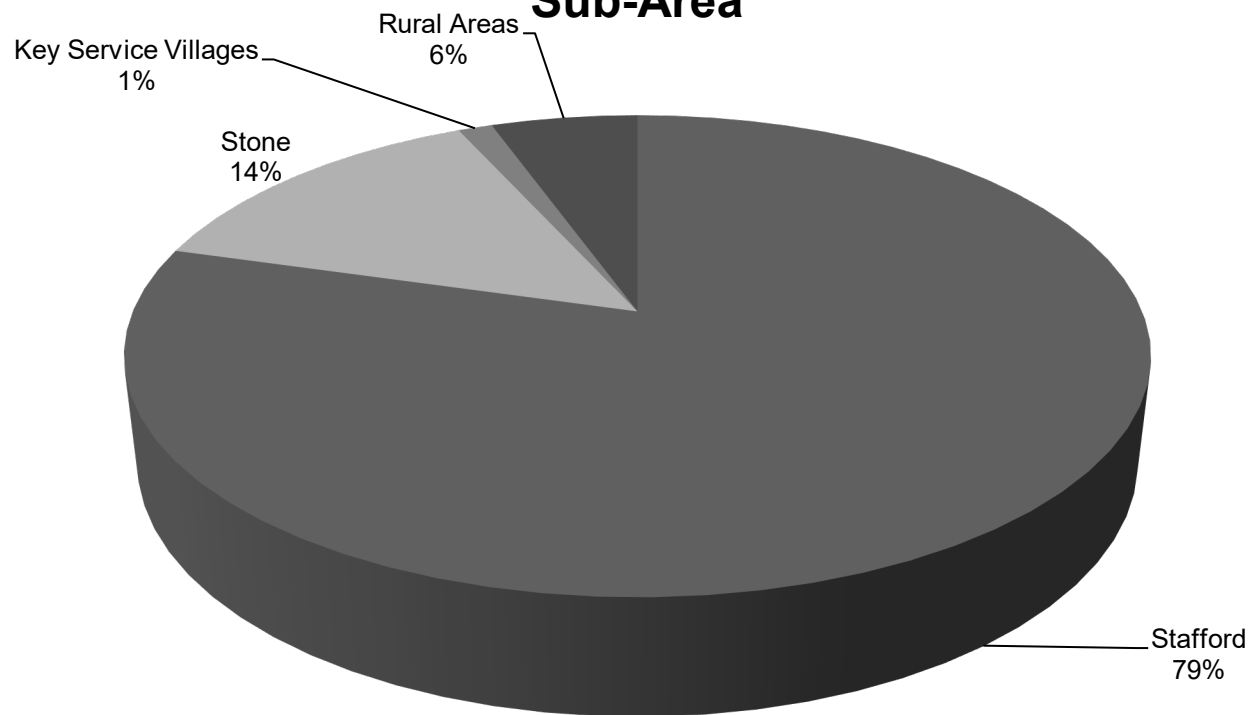
Sites that come forward through the planning application process without having been previously allocated in the Local Plan comprise windfall provision - by means of infill, conversion or redevelopment - and are an important numerical contributor to the provision of new dwellings.

The rate at which “windfall” sites come forward is influenced by many factors including market demand and the release of sites previously in non-residential use. It is important to monitor windfall provision as an assessment of past trends, and to be able to derive some indication as to likely future supply.

6.1. New Windfall Permissions by Geographical Location

Figure 9 provides a breakdown of residential windfall permissions granted from 1 April 2021 to 31 March 2022 by geographical area. The analysis shows that 94% of dwellings were granted planning permission in the urban areas of Stafford, Stone and the Key Service Villages.

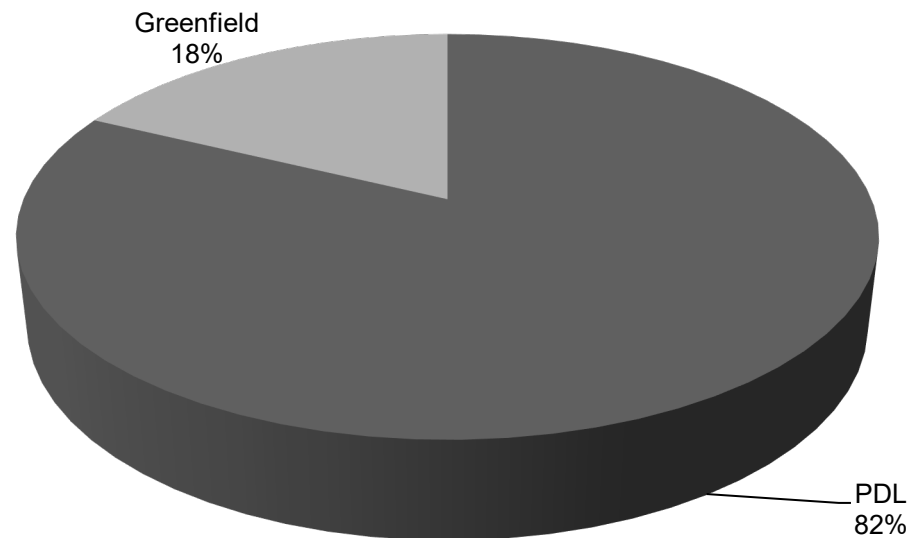
Figure 9 - New Windfall Permissions 2021/22 by Sub-Area



6.2. New Windfall Permissions by Site Type

Figure 10 provides a breakdown of residential windfall permissions granted from 1 April 2021 to 31 March 2022 by site type. Recent monitoring years have shown an increase in permissions being granted on PDL sites when compared to monitoring years earlier in the plan period.

**Figure 10 - New Windfall Permissions
2021/22 by Site Type**



Note: Conversions of existing, former agricultural buildings as well as residential gardens are included as “Greenfield” sites. A large proportion of rural dwellings granted through windfall permissions this year on Greenfield sites were conversions of existing and former agricultural buildings. Insofar as the permissions granted on Previously Developed Land (PDL) are concerned, these comprise land generally classed as having been developed previously (i.e. brownfield), for example former garages, industrial premises etc.

7 Sites with Planning Permission

Key to Tables in Appendices A to C

Development Type

CR – Conversion from Residential
CO – Change of Use from Other Use
CE – Change of Use from Employment (B1-B8)
NC – Not a Conversion or Change of Use
MX – Mix
NB – New Build
DC – Dwelling Conversion
CU – Change of Use
RN – Renewal

Development Tenure

MH – Market Housing
AH – Affordable Housing

Recycled: Greenfield/ Previously Developed Land (PDL) Type

G – Greenfield Site
GL – Garden Land
FE – Former Employment
FR – Former Residential
O – Other PDL

Approval Types

OUT – Outline Planning Permission
POR – Residential Prior Approval from Office Use
FUL – Full Planning Permission
PRR – Residential Prior Approval from Retail Use
EXT – Extension of Time
EXTF – Extension of Time on Full planning application

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EXTO – Extension of Time on Outline planning application

AMN – Non material Amendment

COU – Change of Use

LDC – Lawful Development Certificate (existing)

POTH – Prior approvals Other

NOTH – Notifications Other

PAR – Residential prior approval (from Agricultural buildings)

REM – Reserved Matters

APPENDIX A – Settlement Sites (Windfall)**Stafford Sites**

Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land At 16-18 Park Avenue	Stafford	FR	14/20084/REM	22/05/2014	Demolition of existing buildings, construction of six apartments, access, parking to rear	MH	NC	6	0	6	0
Glebelands Court, Penkvale Road	Stafford	O	13/19568/FUL	19/06/2014	Demolish existing buildings, three storey apartment block with 18 x two bed apartments and 2 two-storey terraces with 5 x 2/3 bed houses	MH	NB	23	0	23	0
Glebelands Court Penkvale Road Mossnit Stafford Staffordshire ST17 9EY	Stafford	FR	17/25676/FUL	05/04/2017	Residential development to create one 2-storey block of three 2-bedroom flats	MH	RN	3	0	3	0

Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land Behind 1 Oak Avenue Walton On The Hill Stafford	Stafford	GL	17/26109/FUL	14/08/2017	New dwelling	MH	NB	1	0	1	0
Staffordshire Police Headquarters, Cannock Road, Stafford	Stafford	FE	18/27849/FUL	20/06/2018	Residential development of 141 dwellings, including balancing pond, play and open space and associated infrastructure.	MH	MX	141	134	7	11
Land Off Fairway Littleworth Stafford Staffordshire ST17 4NH	Stafford	FE	18/28423/OUT	30/04/2019	Outline planning permission for up to 430 dwellings, local retail units up to 575 sq m a1/a2/a3 or a5 of floor space.	MH/AH	CU	217	0	217	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land Off Fairway Littleworth Stafford Staffordshire ST17 4NH	Stafford	FE	19/31577/REM	09/11/2020	Reserved matters (appearance, landscaping, layout and scale) pursuant to planning permission ref. 18/28423/out for phases 1, 1a, 2 and 3 of the proposed development comprising 213 dwellings, public open space, landscaping and associated infrastructure	MH/AH	CU	213	82	131	82
Land Adjacent 8 Radford Bank	Stafford	G	15/22513/REM	20/08/2015	Detached two storey house with linked garage	MH	NC	1	0	1	0
24a Marston Road, Stafford, Staffordshire	Stafford	FE	18/28411/FUL	15/06/2018	COU from storage on the first and second floors into 2 dwellings	MH	CU	2	0	2	0
Proposed Flat 11 Bridge Street, Stafford, Staffordshire	Stafford	FR	18/28830/COU	06/08/2018	Conversion of first and second floor of building to bedsit/ studios (class c4)	MH	DC	6	0	6	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land Rear Of Former Browse Antique 15 Sandon Road, Stafford, Staffordshire	Stafford	FE	18/27978/FUL	10/09/2018	Demolish buildings; erect 23 dwellings comprising 8 no 3 bedroom houses, 9 no 1 bedroom flats, 6 no 2 bedroom flats with associated car parking, landscaping and access roads	AH	MX	23	23	0	15
Chetwynd Centre, 10 Newport Road, Stafford	Stafford	O	18/28342/FUL and 20/31771/FUL	10/07/2020	Proposed change of use of former school to residential use and to a performing arts centre with associated uses along with then new build houses in a terrace	MH	CU	37	10	27	10
Former Stafford College Annex	Stafford	O	18/28772/OUT	03/06/2019	Outline application to demolish existing building and build 15 apartments	MH	CU	15	0	15	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land Adjacent To 38 Rowley Grove Rowley Grove Stafford Staffordshire	Stafford	GL	18/29376/FUL	01/05/2019	Erection of a new 2 bed detached property. Built over two floors, with the addition of a garden basement storage (taking account of the stepped site) and accessible storage in the loft space.	MH	NB	1	0	1	0
Water Tower St Georges Parkway Stafford Staffordshire	Stafford	O	19/29943/FUL	08/05/2019	Restore and convert an existing Victorian era water tower to a single family residential unit. There will be no changes to the exterior facade of the building under any circumstances and we will be restoring the facade and windows. The interior will be co	MH	CU	1	0	1	0
Land Off Morton Road Stafford Staffordshire	Stafford	GL	19/30317/FUL	26/06/2019	Proposed erection of two detached dwellings; access and parking	MH	NB	2	2	0	2

Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Floors 2 And 3 Greyfriars House Greyfriars Stafford Staffordshire St16 2se	Stafford	FE	19/30749/POR	21/08/2019	Prior approval - change of use of floors 2 and 3 from office use (class b1a) to residential (class c3)	MH	CU	34	0	34	0
The Old Library The Green Stafford Staffordshire	Stafford	O	18/29663/FUL	29/01/2020	Conversion of existing building to 2 apartments and bar/restaurant on the ground floor and 8 apartments on the first floor	MH	CU	10	0	10	0
Public House Princess Royal 68 Sandon Road Stafford ST16 3HF	Stafford	O	17/27754/FUL	19/06/2019	Demolition of former public house and construction of six 3-storey houses.	MH	CU	6	0	6	0
76 Eastgate Street, Stafford, ST16 2NG	Stafford	O	19/31388/FUL	07/04/2020	Change of use from a4 to c4 (comprising 12 studio bedrooms).	MH	CU	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
3 Eastgate Street, Stafford	Stafford	O	19/31429/FUL	14/04/2020	Alterations and extensions to, and conversion of, existing building to form 10 flats (change of use from class a4 to c3)	MH	CU	10	0	10	0
23 Marston Road, Stafford	Stafford	O	20/31891/FUL	30/04/2020	Proposed conversion/rebuilding of 23 Marston Road to form a mixed use development comprising ground floor retail space and 3 residential apartments with off road parking to the rear	MH	CU	3	3	0	3
Land Adjacent 24 St Peters Garden, Mosspit	Stafford	GL	20/31958/FUL	12/05/2020	Detached 2 bed bungalow	MH	NB	1	0	1	0
Land Adjacent Hopton Grange, Sandon Road, Hopton	Stafford	G	20/31731/FUL	08/06/2020	Six houses and new access road	MH	NB	6	0	6	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Former Garage Site, Kingcup Road	Stafford	O	20/31766/FUL	22/06/2020	Detached bungalow	AH	CU	1	0	1	0
Works Unit, Chapel Terrace, ST16 3AH	Stafford	FE	20/32245/COU	19/06/2020	Change of use and conversion of class b2 industrial works to form single private dwelling	MH	CU	1	0	1	0
Land At 163 Eccleshall Road, Stafford, ST16 1PD	Stafford	GL	20/32197/FUL	23/09/2020	Residential development of three houses and associated garages	MH	NB	3	0	3	0
Second Floor, 4-7 And 7a Gaolgate Street, Stafford, ST16 2BG	Stafford	FE	20/32695/POR	01/09/2020	Prior approval - proposed change of use second floor from office (b1) to residential (c3)	MH	CU	5	0	5	0
First Floor 4 - 7 And 7a Gaolgate Street Stafford Staffordshire ST16 2BG	Stafford	O	20/32673/FUL	14/10/2020	Change of use of first floor level from professional and financial services (use class a2) to residential (use class c3) with associated amenity space, cycle store, bin store and other associated works	MH	CU	7	0	7	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land Adjacent 21 Heronswood Wildwood Stafford Staffordshire	Stafford	GL	20/32113/FUL	19/11/2020	Proposed single storey bungalow to the south of the existing dwelling with new access and dropped kerb	MH	NB	1	0	1	0
The Bungalow Rotherwood Drive Stafford Staffordshire ST17 9AF	Stafford	GL	20/31974/OUT	07/12/2020	Outline application for the demolition of an existing bungalow and construction of three detached dwellings - to include access, layout and scale all other matters reserved.	MH	MX	3	0	3	0
6 Tillington Street Stafford ST16 2RP	Stafford	FR	20/33326/FUL	27/01/2021	Conversion from one dwelling house to two residential flats	MH	DC	2	2	0	1
Former The Albion Inn Marston Road Stafford Staffordshire ST16 3BU	Stafford	FE	20/33286/FUL	11/03/2021	Proposed development of five apartments	MH	CU	5	0	5	0

Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
55 Lichfield Road Stafford Staffordshire ST17 4LL	Stafford	FE	20/32755/FUL	30/04/2021	Change of use of existing offices to form six residential self contained apartments	MH	CU	6	6	0	6
Record Office 17 Eastgate Street Stafford ST16 2LZ	Stafford	FE	21/33842/FUL	19/05/2021	New extension and remodelling of the Staffordshire records office and William Salt library including demolition of existing modern extension to the William Salt library, new single storey entrance and exhibition space, 4 storey strong room extension, and associated external landscaping works. Conversion of no. Eastgate street from current library use back to residential use with associated internal alterations.	MH	CU	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Former Garages At Trent Close Mosspit Stafford Staffordshire ST17 9EP	Stafford	FR	20/32255/FUL	05/08/2021	Development of three dwellings	AH	RN	3	0	3	0
Land Adjacent 136 Silkmore Lane Stafford ST17 4JD	Stafford	GL	21/34106/FUL	25/10/2021	Erection of new two-storey dwelling	MH	NB	1	0	1	0
28 Eastgate Street Stafford Staffordshire ST16 2LZ	Stafford	FE	21/34777/COU	11/11/2021	Change of use from sui generis to mixed use (residential and sui generis)	MH	CU	1	1	0	1
Land At St Peters Gardens Mosspit Stafford Staffordshire ST17 4HJ	Stafford	G	21/34876/FUL	05/11/2021	Erection of 1 bedroom bungalow	MH	NB	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Land At Former Garage Site Thackeray Walk Highfields Stafford Staffordshire ST17 9SE	Stafford	FR	20/32129/FUL	17/12/2021	One detached bungalow	AH	NB	1	0	1	0
Land At Former Flash Ley Centre Hawksmoor Road Rising Brook Stafford Staffordshire ST17 9DR	Stafford	FE	21/33962/FUL	23/12/2021	Erection of care home, assisted living apartments and affordable dwellings with associated access and landscaping	AH	NB	17	0	17	0
Land Rear Of 1 And 2 St Leonards Avenue Queensville Stafford Staffordshire ST17 4LT	Stafford	FR	21/34837/FUL	07/02/2022	Proposed detached bungalow including increase of width of existing access, parking and turning space	MH	RN	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision date	Proposal	Development Tenure	Development type	Gross number proposed	Gross completions to date	Gross balance remaining	Net completions 2021 - 2022
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	FE	20/32041/OUT	10/02/2022	Outline application for ground remodelling, drainage infrastructure, and development of up to 365 dwellings with landscaping, access and associated works (outline, all matters reserved save for means of access to the site).	MH/AH	NB	365	0	365	0
11 Greensome Lane Doxey Stafford Staffordshire ST16 1HE	Stafford	GL	21/34608/FUL	22/03/2022	Resubmission of previously approved application 20/31936/FUL - proposed two bedroom bungalow, access, parking and associated works and single garage to serve 11 Greensome Lane.	MH	NB	1	0	1	0
Total								1,189	263	926	131

Stone Sites

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land At 2 Airdale Road Stone Staffordshire ST15 8DW	Stone	GL	20/32263/FUL	02/10/2020	Proposed detached bungalow	MH	NB	1	0	1	0
Land Rear Of 207 Newcastle Road, Stone, Staffordshire	Stone	GL	20/31788/FUL	20/03/2020	Proposed residential development for one and half storey dwelling and attached garage	MH	NB	1	1	0	1
Land Rear Of 82 Manor Rise Walton Stone Staffordshire	Stone	GL	18/29820/REM	05/04/2019	Reserved matters for two semi detached dwellings for Access, appearance, landscaping, layout and scale.	MH	NB	2	0	2	0
Land Between Boat Yard And Chandlers Way, Newcastle Road, Stone	Stone	G	15/23264/FUL	28/05/2021	Construction of 4 houses	MH	NB	4	0	4	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
St John's Church, Granville Terrace, Stone, Staffordshire. ST15 8DF	Stone	O	16/23671/FUL	10/08/2017	Conversion of Church and erection of rear two-storey extension (following demolition of existing single-storey extension) to provide five residential units and the erection of a 2.5 storey building fronting The Avenue to provide four apartments on the former Church car park (See also 16/23672/LBC and APP/Y3425/Y/16/31641 44)	MH	MX	9	4	5	0
3 The Fillybrooks Stone Staffordshire ST15 0DH	Stone	GL	17/27300/FUL	11/12/2017	Erection of 2 new 2 bed bungalows in curtilage of No.3 Filleybrooks	MH	NB	2	2	0	2

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Stone Town Council Car Park, Crown Street, Stone, ST15 8QN	Stone	O	18/28965/FUL	21/01/2019	Public house and studio theatre including use of wharfingers cottage; outbuildings; parking; alterations	MH	CU	1	1	0	1
Gannett 29 Airdale Road, Stone, ST15 8DP	Stone	FR	18/29307/FUL	04/03/2019	Demolition of existing dwelling and proposed replacement dwelling	MH	RN	1	0	1	0
Land Rear Of 80 Manor Rise Walton Stone Staffordshire	Stone	G	19/30611/FUL	23/07/2019	2 semi detached dwellings	MH	NB	2	0	2	0
Land Adjacent To 11 Flax Croft Stone Staffordshire	Stone	GL	19/30663/FUL	10/09/2019	Proposed detached dormer bungalow	MH	NB	1	0	1	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Granvilles 3 - 5 Station Road Stone Staffordshire ST15 8JP	Stone	O	19/31222/FUL	20/12/2019	Change of use of area hatched pink from use class a3/a4 to c3 with car parking as shown via area marked right of way. Area hatched orange change of use from a4/a3 to a1 and minor changes to rear elevation, proposed staircase and interior spatial layout.	MH	CU	1	0	1	0
49 High Street Stone ST15 8AD	Stone	FE	20/33146/FUL	31/12/2020	Rear storey extension to retail unit and conversion of first and second floor to 2 no self-contained apartments	AH	CU	2	0	2	0
Walton Hill Residential Development West Of Longhope Drive Stone Staffordshire ST15 0FU	Stone	G	20/32249/FUL	07/05/2021	Full application for the erection of 59 no. Dwellings including access, open space and associated infrastructure	MH /AH	NB	59	0	59	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
1 Albert Street and 40 Old Road Stone Stone ST15 8HQ	Stone	FR	20/33574/FUL	01/06/2021	Proposed internal alterations to convert two flats into 4 whilst providing alternative access into building, and two new windows to front elevation.	MH	DC	4	4	0	2
Former Stone Police Station Radford Street Stone Staffordshire ST15 8DB	Stone	FE	21/33919/FUL	01/12/2021	Change of use of former stone police station and associated outbuilding to provide eight apartments and related works including small elements of demolition and rebuild on main police station building, first floor extension to outbuilding to be converted,	MH	CU	8	0	8	0
Total								98	12	86	6

Key Service Village Sites

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Adjacent To New Farm, Stafford Road, Woodseaves, Stafford	Woodseaves	G	19/30281/FUL	15/08/2019	Erection of four two storey houses	MH	NB	4	0	4	0
Land At Elms Business Centre Main Road Great Haywood, Stafford	Great Haywood	FE	18/28018/FUL	21/11/2018	Residential development (six units) at rear of elms business centre/elms lodge/elms farmhouse including demolition of asbestos clad commercial unit - resubmission of 14/21329/FUL to include access route within red edge	MH	NB	6	0	6	0
Land Off Little Tixall Lane, Lichfield Road, Great Haywood	Great Haywood	G	17/25920/REM	04/07/2017	Reserved matters on planning permission 14/20886/OUT addressing the appearance, landscaping, layout and scale	MH	NB	77	27	50	27

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Rear Of Fernwood, Highlows Lane, Yarnfield, Stone, Staffordshire	Yarnfield	GL	15/22298/FUL	03/09/2015	Detached dwelling on land to rear of high lows lane	M H	NB	1	0	1	0
Land At Elms Business Centre Phase 2 Main Road Great Haywood	Great Haywood	FE	15/23140/FUL	11/08/2017	Demolish existing commercial units (marked 2 and 3 on survey drawing), change of use of existing 2 storey building (marked 4 on survey drawing) to create 2 two-bedroom units and build an additional attached block of 4 one-bedroom units and 4 two-bedroom units (total number 10 units)	M H	NB	10	0	10	0
Land At Sunnyside Cottage, High Street, Hixon	Hixon	G	18/29803/FUL	25/06/2019	Detached split level dwelling	M H	NB	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Claremont Garage Stafford Road Eccleshall Stafford Staffordshire St21 6jp	Eccleshall	FE	19/31596/REM	22/05/2020	Outline application for residential development (including access, all other matters reserved)	M H	RN	9	9	0	7
Land At New Farm, Stafford Road, Woodseaves, Stafford, Staffordshire	Woodseaves	G	19/30828/FUL	02/09/2019	Detached four bedroom dwelling and detached garage	M H	NB	1	0	1	0
The Green Man, Lea Road, Hixon	Hixon	O	18/28351/FUL	09/09/2019	Demolition of public house, new retail unit and 3 new dwellings	M H	CU	3	0	3	0
Land Adjacent Wheelwrights Cottage Puddle Hill Hixon Stafford Staffordshire ST18 0NG	Hixon	GL	18/29660/FUL	04/04/2019	Demolition of two-storey side extension at wheelwrights cottage and the erection of a detached bungalow with reinstatement of existing drive and parking for two cars at cottage	M H	NB	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Adjacent Greenways The Green Barlaston Stoke On Trent ST12 9AB	Barlaston	GL	19/30805/OUT	30/08/2019	New dwelling and proposed access	M H	NB	1	1	0	1
Land Adjacent To Audmore Cottage The Horseshoe Audmore Stafford ST20 0HF	Gnosall	G	20/31775/FUL	14/05/2020	Erection of a detached 3 bed dwelling, single carport and log store. Removal of section of hedge and widening of existing field access. Associated hard standing and landscaping.	M H	NB	2	0	2	0
Adj Tree Tops 59 Longton Road Barlaston Stoke On Trent Staffordshire ST12 9AR	Barlaston	GL	19/31115/FUL	20/12/2019	Erection of detached dwelling and integral garage, new access and dropped kerb	M H	NB	1	0	1	0
Land Adjacent To Yew Tree House Egg Lane Hixon Stafford Staffordshire	Hixon	G	18/29383/OUT	15/01/2020	Demolish building; erection of 11 dwellings (outline) with access to be determined	M H	CU	11	0	11	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land At Fernhollow Malthouse Lane Barlaston Stoke On Trent Staffordshire	Barlaston	GL	20/31737/FUL	06/03/2020	Demolition of existing garage to give way for proposed dwelling house on land adjacent to fern hollow.	M H	NB	1	0	1	0
Land Adjacent To The Paddocks, Woodseaves	Woodseaves	G	19/31678/OUT	21/04/2020	Outline application for the erection of 8 detached dwellings including reserved matters of access, appearance, layout and scale	M H	CU	8	0	8	0
Little Hasty Bungalow, The Horseshoe, Audmore, ST20 0HF	Gnosall	FR	20/31794/FUL	10/07/2020	Proposed demolition of existing dwelling and associated outbuildings, replacement dwelling within existing residential boundary	M H	RN	1	0	1	0
Eagle Inn Car Park, Newport Road, Eccleshall	Eccleshall	O	20/32127/OUT	21/07/2020	Residential development for up to 2 dwellings	M H	NB	2	0	2	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Plot To Rear 75 Longton Road Barlaston Stoke On Trent ST12 9AU	Barlaston	G	21/33908/REM	16/06/2021	Reserved matters - proposed consent for single family sized dwelling following consent of outline planning (18/28514/OUT). Pedestrian and vehicle access to remain as approved on the outline consent.	M H	NB	1	0	1	0
Land At Audmore Road Gnosall Stafford Staffordshire ST20 0HE	Gnosall	G	21/33771/FUL	06/07/2021	Proposed detached dwelling	M H	NB	1	0	1	0
54 High Street Eccleshall Stafford ST21 6BZ	Eccleshall	FE	21/34231/FUL	22/10/2021	Change of use of existing acupuncture clinic into residential property, including single and two storey rear extensions. In conjunction with 21/34232/LBC.	M H	CU	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
The Gables Winghouse Lane Tittensor Stoke On Trent ST12 9HN	Tittensor	FR	20/33441/OUT	10/01/2022	Outline application for replacement dwelling - scale, layout and access	M H	RN	1	0	1	0
Land At The Hollies 61 Longton Road Barlaston Stoke On Trent Staffordshire ST12 9AU	Barlaston	FR	21/33743/FUL	14/01/2022	Erection of dwelling	M H	NB	1	0	1	0
Willowbrook Stafford Road Weston Stafford Staffordshire ST18 0HX	Weston	FR	21/34962/FUL	11/03/2022	Erection of 1no. Detached dwelling, conversion, extension and alteration of existing outbuilding to form 1no. Dwelling along with associated alterations to site access and formation of new vehicular access	M H	M X	2	0	2	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Off Castle Street, Eccleshall, Stafford, Staffordshire	Eccleshall	G	19/31613/OUT	19/03/2021	The development of up to 37 residential dwellings (use class c3), with means of site access from a519, castle street; earthworks to facilitate surface water drainage; and all other ancillary and enabling works. All other matters such as layout, scale, appearance and landscaping are reserved for subsequent approval	M H	NB	37	0	37	0
Total								18 4	37	14 7	35

Rural Area Sites

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Home Farm, Creswell Road	Hilderstone	G	05/05590/FUL	17/02/2006	Conversion of agricultural buildings to form two dwellings	M H	C U	2	2	0	1
Hooks Green Farm, Old Road	Oulton Heath	G	06/07477/FUL	20/04/2007	Conversion of barns to form dwellings	M H	C O	3	1	2	0
Manor Farm, Hilderstone Road	Spot acre	G	09/12281/FUL	06/08/2009	Conversion of agricultural buildings into 3 dwellings	M H	C U	3	3	0	1
Bank Farm House	Sugnall	G	10/14099/FUL	01/10/2010	Conversion of a redundant agricultural building into dwelling	M H	C O	1	0	1	0
Land At Waltonhurst Farm, Walton Hurst Lane	Eccleshall	G	10/14723/FUL	21/01/2011	Three barn conversions	M H	C O	3	1	2	0
Outbuildings At Green Farm Lower Road Knightley	Knightley	FE	11/15667/FUL	23/12/2011	Conversion of building into dwelling	M H	C U	1	1	0	1
Land At Alstone Farm, Alstone Lane	Haughton	G	12/16586/FUL	17/06/2013	Conversion of buildings to form 4 dwellings	M H	C O	4	1	3	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land At Hill Farm	Bradley	G	12/16994/FUL	12/07/2012	Conversion of redundant farm outbuilding into a single dwelling	M H	C O	1	0	1	0
Hunters Moon	Fulford	G	15/23155/REM	15/12/2015	Demolition of existing garage/store, proposed new dwelling and vehicular access	M H	N C	1	0	1	0
Warren House Farm, Stone Road	Meaford	G	13/19375/FUL	18/12/2013	Change of use of agricultural building to dwelling house inc demolition of associated outbuilding	M H	C U	1	1	0	1
Buildings At Upper Enson Farm, Enson Lane	Marston	G	14/20648/FUL	03/09/2014	Conversion of agricultural buildings to form three dwellings	M H	C U	3	1	2	0
Outbuilding At Yew Tree Farm, Wootton Lane, Eccleshall, Stafford, Staffordshire	Eccleshall	G	14/21320/POTH	15/01/2015	Prior approval for change of use of agricultural building to a dwellinghouse (use class c3) and for associated operational development	M H	C U	1	1	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Rear Of 5 Golborn Avenue Stoke On Trent ST3 7LT	Meir Heath	GL	16/23948/FUL	16/09/2016	Erection of 3 detached dwellings to the rear of 5 Golborn Avenue	M H	NB	3	3	0	1
Land At Wood Eaton Manor, Broad Lane, Church Eaton, Stafford. ST20 0BB	Church Eaton	FR	15/22997/FUL	23/11/2015	Replacement dwelling and creation of new vehicular access together with associated works	M H	R N	1	0	1	0
Moreton Farm, Bishton Lane, Wolseley Bridge, Stafford, Staffordshire. ST18 0XD	Coley	FR	15/21698/FUL	03/08/2016	Replacement farmhouse	M H	R N	1	1	0	0
Upper Moreton Farmhouse Bishton Lane Wolseley Bridge Stafford Staffordshire ST18 0XD	Wolseley Bridge	G	16/24367/PAR	09/08/2016	Conversion of existing agricultural building into three dwellings	M H	C U	3	2	1	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Off Woodside Road Gnosall	Gnosall	G	18/28053/REM	17/04/2019	Construction of a permanent agricultural workers dwelling	M H	NB	1	1	0	1
Land South Of Shirleywich London Road Pasturefields Stafford Staffordshire	Hixon	G	15/22518/FUL	20/03/2017	Construction of 196 berth narrowboat marina, facilities building, dry dock/workshop, pump out building; car parking; access and landscaping (managers flat - 3 bed)	M H	NB	1	0	1	0
Barn Adjacent To Granary Cottage Chartley Manor Mews Uttoxeter Road Chartley Stafford Staffordshire	Chartley	O	17/25651/FUL	30/06/2017	Barn conversion consisting of two new dwellings and to support the restoration and conservation of the Grade II listed Barns at Chartley Manor Mews and the proposal to incorporate two new affordable dwellings for the purpose of renting (see also 17/25652/	M H	C U	2	2	0	2

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Former Sandon School Church Lane Sandon Stafford Staffordshire ST18 0DB	Sandon	O	17/26693/FUL	26/09/2017	Change of use - Former School, alteration and extension to two dwellings	M H	C C	2	0	2	0
The Halsteads Uttoxeter Road Milwich Stafford ST18 0HB	Fradswell	FR	17/26358/FUL	03/10/2017	Part-demolition of existing dwelling, construction of replacement dwelling, construction of detached carport and reorientation of residential curtilage	M H	R N	1	0	1	0
Brancote Farm Tixall Road Tixall Stafford Staffordshire ST18 0XX	Tixall	O	17/26837/PAR	25/10/2017	Prior approval to change of use agricultural building to two dwellings	M H	C U	2	2	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Farm Buildings, Radmore Lane Farm, Radmore Lane, Gnosall, Stafford, Staffordshire	Gnosall	GF	17/27659/FUL	08/02/2018	Change of use from agricultural buildings to dwelling houses	M H	C C	2	0	2	0
Barn North East Of Home Farm Cotwalton Road Cotwalton Stone Staffordshire	Cotwalton	GF	19/30423/PAR	05/06/2019	Change of use of agricultural building into a single residential dwelling	M H	C O U	1	0	1	0
Barn, Sunnyside, Butterhill Bank, Burston, Stafford, Staffordshire, ST18 0DT	Burston	G	17/27668/FUL	19/07/2018	Conversion of an agricultural barn to form a dwelling	M H	C U	1	0	1	0
The Old Smithy, Hartley Green Road, Gayton, Stafford, ST18 0HJ	Gayton	FE	18/28930/FUL	25/10/2018	Change of use of redundant forge to create a single three-bedroom dwelling house	M H	C U	1	1	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Harleythorn House, Harley Thorn Lane, Beech, Stoke On Trent, ST4 8SL	Beech	FR	19/30620/FUL	06/08/2019	Demolition of existing dwelling and two outbuildings and construction of replacement dwelling, landscaping and associated works	M H	R N	1	0	1	0
The Ferns, Ginger Lane, Croxton, Stafford, Staffordshire, ST21 6NF	Croxton	G	20/32795/PAR	05/02/2021	Change of use from agricultural building to one residential dwelling house	M H	C U	1	0	1	0
White Hart Farm, Eccleshall Road, Great Bridgeford, Stafford, ST18 9QB	Great Bridgeford	FR	18/29821/FUL	04/03/2019	Demolition of structurally unsafe (fire damaged) house at white farm with a replacement house	M H	R N	1	1	0	0
Highfields Farm, The Green, Barlaston, Stoke On Trent, Staffordshire, ST12 9AF	Barlaston	FR	19/29898/FUL	06/03/2019	Replacement dwelling	M H	R N	1	1	0	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Adjacent To Lichfield Road, Stone	Stone	G	18/27783/OUT	07/10/2019	Outline planning application for affordable housing and a local shopping and service centre	AH	NB	20	0	20	0
Land Between Blackies Lane And Saddler Avenue	Stone	G	17/25759/OUT	04/01/2021	Application for up to 20 affordable houses	AH	NB	20	0	20	0
24 The Parkway Trentham Stoke On Trent ST4 8AG	Trentham	FR	18/29789/FUL	25/04/2019	Demolition of existing dwelling and construction of replacement dwelling	M H	R N	1	0	1	0
Heron Brook Fisheries Slindon Road Slindon Stafford Staffordshire ST21 6QP	Slindon	FE	18/29719/FUL	14/05/2019	Erection of permanent dwelling as manager accommodation and polytunnel fish hatchery	M H	NB	1	0	1	0
361 Sandon Road Meir Heath Stoke On Trent Staffordshire ST3 7LJ	Meir heath	FR	19/30080/FUL	07/05/2019	Replacement of existing dwelling to provide new three bedroom dwelling and detached garage	M H	R N	1	1	0	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Wolseley Coach House Main Road Wolseley Bridge Stafford Staffordshire ST17 0XP	Bishton	FE	19/30354/POTH	24/05/2019	Notification prior approval - change of use from storage building to two dwellings	M H	C C	2	2	0	2
The Boroughs Long Compton Lane Ranton Stafford ST18 9JT	Ranton	G	19/30424/FUL	12/06/2019	Change of use of agricultural building into a single residential dwelling	M H	C U	1	0	1	0
Land To Rear Of The Gables	Great Bridgeford	G	15/22164/REM	12/06/2015	Reserved matters for construction of a dormer cottage plus a double garage	M H	NB	1	0	1	0
Walton Grange Walton Grange Lane Moreton Newport Staffordshire TF10 9DW	Moreton	G	18/29536/FUL	01/07/2019	Conversion of agricultural buildings to create three dwellings, including associated drainage and parking, in conjunction with 18/29537/LBC	M H	C U	3	2	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Barn At New House Farm Newport Road Haughton Stafford Staffordshire	Haughton	G	19/30306/FUL	20/08/2019	Conversion of an existing barn into a dwelling	M H	C C	1	0	1	0
Grindley Lodge Aynsleys Drive Blythe Bridge Stoke On Trent ST11 9HJ	Blythe Bridge	FR	19/30662/FUL	07/08/2019	Demolition of existing, dilapidated early 20th century rendered detached dwelling and construction of two new detached dwellings with associated garages	M H	R N	2	2	0	1
Old Road Garage Old Road Barlaston Stoke On Trent	Barlaston	FE	20/32843/OUT	27/11/2020	Residential redevelopment of existing developed site	M H	C U	5	0	5	0
Land At Castle Farm Garshall Green Stafford Staffordshire ST18 0EP	Garshall Green	G	19/30850/FUL	01/10/2019	Proposed farmhouse and detached double garage	M H	NB	1	1	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
The Hollies Farm High Offley Road Woodseaves Stafford ST20 0LH	Woodseaves	G	18/27781/FUL	06/11/2019	Conversion of agricultural buildings to five dwellings	M H	C C	5	5	0	5
South Brow Main Road Adbaston Stafford ST20 0QB	Adbaston	FR	19/30803/FUL	06/11/2019	Replacement dwelling	M H	R N	1	0	1	0
The Coach House Sandon Hall Lichfield Road Sandon Stafford Staffordshire ST18 0BY	Sandon	G	19/30931/LDCP	14/11/2019	Lawful development certificate - proposed conversion of coach house to single dwelling and rebuilding of existing garage block in accordance with permission 93/29155/FUL	M H	D C	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Standon Hall Maer Lane Standon Stafford Staffordshire ST21 6RA	Standon	O	19/30860/COU	20/12/2019	Change of use to an event venue (class d2 use) and a separate dwelling house (class c3 use); car parking and associated works; retention of 2.4m high trellis screens to former ward outbuildings	M H	C U	1	0	1	0
Land Adjacent Brookside Cottages Wood Eaton Road Church Eaton Stafford Staffordshire	Wood Eaton	G	19/30998/FUL	18/12/2019	Demolition of covered cattle yard and conversion of vacant former agricultural buildings including two storey extension to form a single dwelling with associated curtilage.	M H	C U	1	0	1	0
Doxeywood Farm Thorneyfields Lane Hyde Lea Stafford Staffordshire ST18 9BY	Hyde Lea	G	19/31427/PAR	28/02/2020	Prior approval - change of use of agricultural building to dwelling houses	M H	C U	3	2	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land At Ivyhouse Drive Barlaston Stoke On Trent Staffordshire	Barlaston Park	FR	18/28215/FUL	13/03/2020	Demolition of existing garage blocks, local convenience shop and bungalow and the creation of 13 new bungalows and local convenience shop	AH	R N	13	0	13	0
Lower Farm Drointon Lane Grindley Stafford ST18 0LX	Drointon	G	19/31051/FUL	18/03/2020	Change of use and conversion of a range of agricultural buildings to form 4no residential units	M H	C U	4	0	4	0
Manor House Farm Moddershall Oaks Moddershall Stone Staffordshire ST15 8TG	Moddershall II	G	19/31240/COU	03/03/2020	Change of use of an agricultural building to a dwelling	M H	C U	1	0	1	0
Hollybank Farm Summerhill Milwich Stafford Staffordshire ST18 0EJ	Milwich	G	19/31497/COU	16/03/2020	Change of use of agricultural building to form a class c3 dwelling house	M H	C U	1	1	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
96 Grindley Lane Meir Heath Stoke On Trent	Meir Heath	FE	18/28748/OUT	19/11/2019	Demolish buildings; residential development (outline) with details of access for approval	M H	C C	7	0	7	0
Greatwood Farmhouse, Offleybrook, ST21 6PJ	Offleybrook	FR	20/31808/FUL	28/06/2020	Replacement dwelling with extension of residential curtilage and retention of temporary caravan	M H	R N	1	0	1	0
Upper Cowley Farm, Cowley Lane, Gnosall, ST20 0BE	Gnosall	G	20/32120/FUL	04/06/2020	Conversion of redundant farm building to a single residential dwelling unit together with relocation of highway access, creation of residential curtilage and change of use of land to residential	M H	C U	1	0	1	0
Holly Bush Farm, Garshall Green, Stafford, ST18 0EP	Garshall Green	G	20/32125/FUL	26/06/2020	Restoration of farm house and change of use of agricultural building to create a single residential unit	M H	R N	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Mount Pleasant Farm, Sandon Road, Sharpley Heath, Stone, ST15 8SL	Sharpley Heath	FR	20/32289/COU	17/07/2020	Change of use from dwelling house to children care home	M H	D C	0	0	0	0
Barn At Greatwood Farm, Offleybrook Road, Offleybrook	Offleybrook	G	20/32358/PAR	11/08/2020	One proposed dwelling	M H	C U	1	0	1	0
Oulton Farm, Oulton Lane	Oulton	G	20/32404/PAR	10/09/2020	Prior approval - change of use from agricultural building into 4 dwellings	M H	C U	4	0	4	0
The Old Dairy, Cotwalton Road, Cotwalton, Stone, ST15 8TA	Cotwalton	G	20/32434/PAR	15/09/2020	Prior approval - change of use from agricultural building into 2 dwellings	M H	C U	2	0	2	0
Land At Former Sawmill, Fernhill Road, Sutton	Sutton	O	20/32465/FUL	08/09/2020	Erection of dormer bungalow and detached garage	M H	NB	1	0	1	0
Stables, Brancote Farm, Tixall Road	Brancote	G	20/32528/FUL	11/09/2020	Conversion of redundant cowshed to provide a single dwelling	M H	C U	1	1	0	1

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Whitleyford Farm Shay Lane Forton Newport TF10 8DL	Forton	G	20/32357/COU	26/10/2020	Change of use from agricultural building to single dwelling house	M H	C U	1	0	1	0
Barns At The Ford Farm Washdale Lane Meaford Stone Staffordshire	Oulton Heath	G	20/32853/PAR	06/10/2020	Change the use of 4no. Agricultural building to provide 4no. Dwellings	M H	C U	4	0	4	0
Land Rear Of The Boroughs Long Compton Lane Ranton Stafford	Ranton	G	20/32136/FUL	11/12/2020	Change of use of barns to dwelling including glazed link and erection of a stable block with the demolition of the existing workshops	M H	C U	1	0	1	0
Yew Tree Farm Gnosall Road Knightley Stafford Staffordshire ST20 0JS	Knightley	G	20/32310/FUL	31/12/2020	Conversion of redundant agricultural buildings to three residential units and conversion of disused storage shed to garage, including change of use of agricultural land to residential	M H	C U	3	0	3	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Brancote Farm Tixall Road Tixall Stafford Staffordshire ST18 0XX	Tixall	G	20/33074/PAR	21/12/2020	Prior approval - conversion of Dutch barn to two dwelling houses with associated car parking	M H	C U	2	0	2	0
Doxeywood Farm Thorneyfields Lane Hyde Lea Stafford ST18 9BY	Hyde Lea	G	20/31957/FUL	20/01/2021	Change of use of existing barns to create 2 no. Dwellings, car parking, landscaping and associated works.	M H	C U	2	0	2	0
Aston Pool Farm Stafford Road Aston By Stone Stone Staffordshire ST15 0BH	Aston By Stone	G	20/32720/PAR	11/01/2021	Proposed conversion of former milking parlour, associated dairy and cattle collection shed into 3 self contained dwellings, with associated parking/curtilage not exceeding more than 50% of floor area of units created.	M H	C U	3	0	3	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Disused Barns Opposite Sunnyside Hartley Green Road Gayton Stafford Staffordshire	Gayton	G	20/33161/PAR	26/01/2021	Prior approval - convert agricultural building to a dwelling house.	M H	C C	1	0	1	0
Brockton Hall Brockton Lane Eccleshall Stafford Staffordshire ST21 6LY	Slindon	G	19/31282/FUL	01/02/2021	Proposed conversion of barns to create 7 residential units. In conjunction with 19/31283/LBC	M H	C U	7	0	7	0
Kents Barn Farm Sandon Road Hopton Stafford ST18 9TH	Hopton	G	20/33159/FUL	18/02/2021	Conversion and alteration of agricultural building to create two dwelling houses (use class c3) and erection of two storey rear extension to farmhouse	M H	C U	2	0	2	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Norbury Manor Manor Drive Norbury Stafford ST20 0PN	Norbury	FR	20/32360/FUL	05/03/2021	Subdivision of Norbury manor to create 3no. Dwellings, with partial demolition, extensions and associated garages.	M H	D C	3	0	3	0
Alstone Farm Alstone Lane Haughton Stafford Staffordshire ST18 9EQ	Haughton	G	20/33478/PAR	10/03/2021	Change of use of two agricultural buildings to form 3no. Dwelling houses, along with associated building operations.	M H	C U	3	0	3	0
Brancote Farm Tixall Road Tixall Stafford ST18 0XX	Tixall	G	20/33189/FUL	30/04/2021	Conversion of large barn into 4 no 4-bedroom semi-detached dwellings	M H	C U	4	0	4	0
The Old House Main Road Wolseley Bridge Stafford ST17 0XJ	Wolseley Bridge	FE	21/33768/COU	28/04/2021	Change of use from c1 hotels to c3 residential	M H	C U	1	1	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land Adjacent Bowers Hall Farm Butthouse Lane Standon Stafford Staffordshire ST21 6RW	Standon	G	20/32165/FUL	11/05/2021	Key agricultural workers dwelling	M H	NB	1	0	1	0
Disused Barn Opposite Sunnyside Hartley Green Road Gayton Stafford Staffordshire ST18 0HJ	Gayton	G	20/33153/PAR	10/05/2021	Prior approval - convert the redundant agricultural building to a dwelling house.	M H	C U	1	0	1	0
Stables Wheatlow Brooks Road Milwich Stafford Staffordshire ST18 0EP	Milwich	G	20/33179/FUL	20/05/2021	Change of use of a building to a dwelling.	M H	C U	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
The Agency Lichfield Road Sandon Stafford Staffordshire ST18 0BY	Sandon	FR	21/33732/COU	18/05/2021	Change of use from dwelling to holiday let. No building or landscaping works are proposed.	M H	C U	0	0	0	-1
Yew Tree Farm Gnosall Road Knightley Stafford Staffordshire ST20 0JS	Knightley	FR	20/33312/FUL	11/06/2021	Sub-division of an existing farmhouse to form two new dwellings and two-storey extension to the (south) side elevation of the existing property	M H	D C	2	0	2	0
Barn Northeast Of Home Farm Cotwalton Road Cotwalton Stone Staffordshire ST15 8TA	Cotwalton	G	20/33578/FUL	30/06/2021	Change of use of agricultural building to a single dwelling	M H	C U	1	0	1	0
Barn At Grange Farm Yarlet Lane Marston Stafford Staffordshire ST18 9ST	Marston	G	20/33471/PAR	12/08/2021	Prior approval - conversion of agricultural building to residential dwelling	M H	C U	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Barncroft Long Lane Derrington Stafford ST18 9LL	Derrington	FR	21/33959/FUL	23/09/2021	Construction of a replacement dwelling	M H	R N	1	0	1	0
Butterhill Farm Butterhill Bank Burston Stafford ST18 0DT	Burston	G	20/31856/OUT	01/10/2021	Outline application for an agricultural workers dwelling - all matters reserved	M H	NB	1	0	1	0
Bank Farm Back Lane Croxton Stafford ST21 6PE	Croxton	G	20/33051/FUL	29/10/2021	Proposed conversion of two barns with glazed link to form one dwelling including new septic tank and ground source heating systems	M H	C U	1	0	1	0
Grove Farm Stone Road Yarlet Stafford ST18 9SD	Yarlet	G	20/33477/FUL	12/11/2021	Conversion of former agricultural building to form a single dwelling - resubmission following time elapse	M H	C U	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Barn 3 High Onn Manor Barns High Onn Church Eaton Stafford Staffordshire ST20 0AX	Church Eaton	G	21/34675/FUL	24/11/2021	Retrospective application for the change of use of traditional former agricultural building to four bedroomed residential dwelling	M H	C C	1	1	0	1
Land South Of Tithebarn Farm Toldish Lane Great Haywood Stafford Staffordshire ST18 0RA	Great Haywood	G	20/32011/OUT	23/12/2021	Outline application for replacement farmhouse together with replacement range of farm buildings, stable block, garage and yard area with new access - all matters reserved	M H	NB	1	0	1	0
Flat At Hillcrest Bradley Lane Levedale Stafford Staffordshire ST18 9AH	Levedale	FR	21/34937/LDC	23/12/2021	Lawful development certificate existing - the subdivision of the main dwelling at hillcrest by blocking up openings to form a separate dwelling together with associated residential curtilage.	M H	D C	2	2	0	1

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Halfway House Cottage Hanyards Lane Tixall Stafford Staffordshire ST18 0XZ	Tixall	FR	21/34357/FUL	07/01/2022	Subdivision of single dwelling into two dwellings.	M H	D C	2	0	2	0
Pear Tree Farm Cotwalton Road Cotwalton Stone Staffordshire ST15 8TA	Cotwalton	G	20/32885/FUL	10/02/2022	Change of use from agricultural barns to form four single and two-storey residential units	M H	C U	4	0	4	0
Shutt Heath Farm Shutt Heath Road White Cross Haughton ST18 9JN	Haughton	G	20/32544/FUL	31/03/2022	Conversion of barns to two dwellings.	M H	C U	2	0	2	0
Stables At Aqualate Hall Stafford Road Aqualate Newport TF10 9DB	Newport	FE	21/34059/FUL	23/03/2022	Change of use and listed building consent for part of the stables at Aqualate Hall to form single dwelling with guest bedrooms. In conjunction with 21/34060/LBC.	M H	C U	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Barn North Of The Old Farmhouse London Road Weston Stafford Staffordshire ST18 0JS	Weston	G	21/35404/PAR	08/03/2022	Prior approval - change of use of agricultural buildings (barn 3) into dwelling house (c3).	M H	C C	1	0	1	0
Total								221	47	174	25

APPENDIX B – Sites Awaiting the signing of a Section 106 Agreement

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land North Of Beaconside, Stafford	Stafford	G	16/25450/OUT	N/A	Outline planning application for mixed-use development including the development of up to 2,000 dwellings	MH/AH	NB	2,000	0	2,000	0
Total								2,000	0	2,000	0

APPENDIX C – C2 Residential Accommodation

Address	Settlement	Recycled	Planning Application No.	Date Decision Issued	Proposal	Tenure	Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land North Of Marston Grange - Care Facility	Stafford	G	16/24595/OUT	10/10/2018	1 (60 bed) elderly living facility (C2)	MH	NB	60	0	60	0
94 Stone Road, Stafford	Stafford	FR	17/26110/FUL	26/02/2019	Sheltered apartment scheme for retirement living	MH /A H	DC	26	0	26	0
Land Adjacent To The Fillybrooks (A34) Walton Stone ST15 0AH	Stone	G	19/29876/FUL	07/10/2019	Erection of a sixty-six bedroom, two-storey care home for older people, with associated access, car parking and landscaping	MH	NB	66	66	0	66
Oliver Leese Court, Flat 13, Mossnit, ST17 9HW	Stafford	O	20/31837/FUL	24/07/2020	Convert redundant lower ground floor space into a one bedroomed flat to create an additional rental dwelling	MH	CU	1	1	0	1
Site Of Former Truview 12 Sandon Road Stafford Staffordshire ST16 3ES	Stafford	FE	20/33158/FUL	18/08/2021	Proposed development consisting of ten self contained apartments with two self contained staff units for c3(b) use (supported housing) together with new access	AH	MX	12	0	12	0

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Address	Settlement	Recycled	Planning Application No.	Date Decision Issued	Proposal	Tenure	Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land At St Peters Gardens Stafford Staffordshire ST17 4HJ	Stafford	G	21/34133/FUL	18/08/2021	Erection of eight assisted living bungalows	AH	NB	8	0	8	0
Standon Hall Maer Lane Standon Stafford Staffordshire ST21 6RA	Standon	FR	20/32598/FUL	15/04/2021	Removal of existing oil fire boiler flue, associated oil tank and former 1930's hospital building to enable the creation of new remote car park area and sustainable renewable energy centre and estates maintenance workshop building incorporating new biomass	MH	CU	-24	-24	0	-24
Brookside Rest Home 159 Eccleshall Road Stafford Stafford ST16 1PD	Stafford	FR	21/34758/FUL	28/10/2021	Proposed rear ground and lower ground floor extension, associated parking and increase in capacity from 25 to 29 residents	MH	DC	6	0	6	0

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Address	Settlement	Recycled	Planning Application No.	Date Decision Issued	Proposal	Tenure	Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2021 - 2022
Land At Former Flash Ley Centre Hawksmoor Road Rising Brook Stafford Staffordshire ST17 9DR	Stafford	FE	21/33962/FUL	23/12/2021	Erection of care home, assisted living apartments and affordable dwellings with associated access and landscaping	MH	NB	14	0	14	0
Total								169	43	126	43
Discounted Total								118	24	94	24

All Site Totals

Settlement/ Source	Gross Number Proposed	Gross Completions to Date*	Gross Balance Remaining	Net Completions 2021 - 2022
Stafford Town Total	1,189	263	926	131
Stone Town Total	98	12	86	6
Key Service Villages Total	184	37	147	35
Rural Areas Total	221	47	174	25
Pending Sites (S106) Total	0	0	0	0
Allocated Sites Pending S106	2,000	0	2,000	0
C2 Permissions Total**	118	24	94	24
SDL Sites Totals (sites with planning permission only)***	4,246	2,023	2,223	285
OVERALL TOTALS	8,056	2,406	5,650	506

*This column shows the number of completions to date on sites currently identified within this Housing Monitor. Please see Table 1 in the main body of the report to see the total number of cumulative completions since the start of the plan period.

Bedroomed C2 completions to date and completions in 2021/2022 have been discounted; therefore the totals differ slightly from those in **APPENDIX C.

***Excluding sites subject to Section 106 being signed.

Note: The above table does not include sites which are allocated through the Local Plan but have not been granted planning permission. In addition, totals can not be used to compare against the percentages in Policy SP4 of the Plan for Stafford Borough.

APPENDIX D – Definitions

Previously Developed Land (PDL or Brownfield) - as defined in the National Planning Policy Framework (NPPF)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Greenfield

Greenfield land for the purpose of this monitor is land which has not been occupied by a permanent structure, including land in both rural and urban areas. The conversion of agricultural buildings falls within the Greenfield definition as does the development of garden land of existing dwellings.