



Land for New Homes

The Housing Monitor 2024

Development

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1. Introduction

The Land for New Homes document 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 applications.

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 strategic 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 2023 - 31 March 2024), 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 2023-2024. 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 2024 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 2024 also presents analysis of new windfall permissions granted during 2023-2024 (i.e. dwellings on sites not allocated in the Local Plan) by:

- Geographical location and site “type”.

All of the data collected in order to undertake the analysis set out in the Housing Monitor 2024 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 (1 April - 31 March)
 - 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

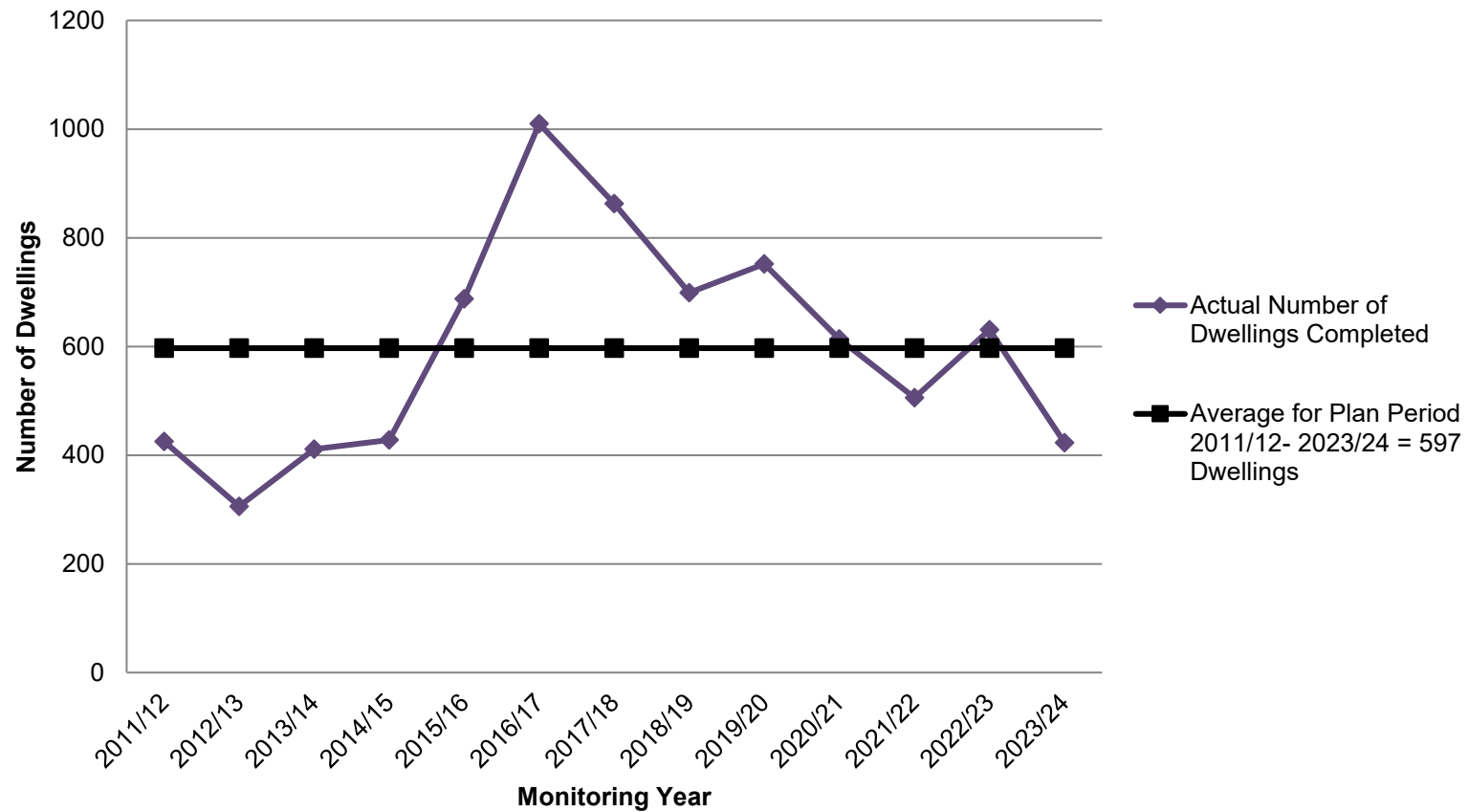
"Previously Developed Land" (PDL) - as per the definition in the National Planning Policy Framework (NPPF), can also be referred to as "Brownfield" land (see extract from the NPPF in Appendix D of this document).

"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

Figure 1: Completions 2011/12 - 2023/24



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
2022/2023	631
2023/2024	423
Total	7,756
Average for period 2011-2024	597

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.

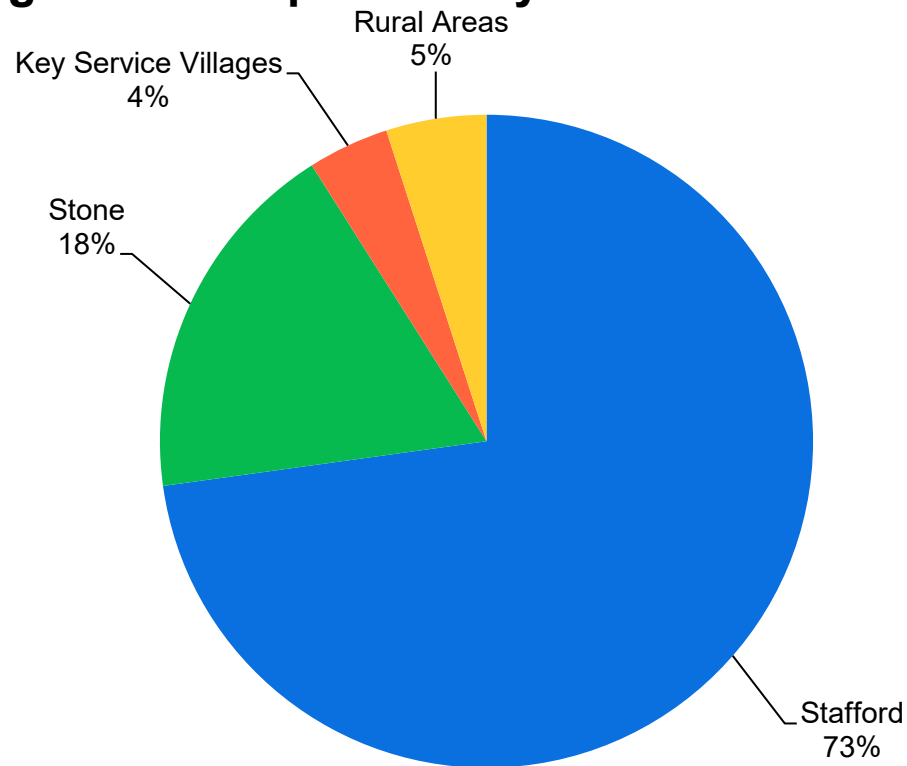
Table 2 - Completion Rates

Plan Period	Completion Rate (Number of Dwellings/Year)
Annual Target (2011 - 2031)	500
Annual Completion Average (2011 - 2024)	597
Cumulative Completions (2011 - 2024)	7,756
Remaining Balance (2024 - 2031)	2,244

3.4. Completions by Sub Area

Figure 2 below gives a broad locational breakdown of completions on all sites from 1 April 2023 to 31 March 2024.

Figure 2: Completions by Sub Area 2023/24

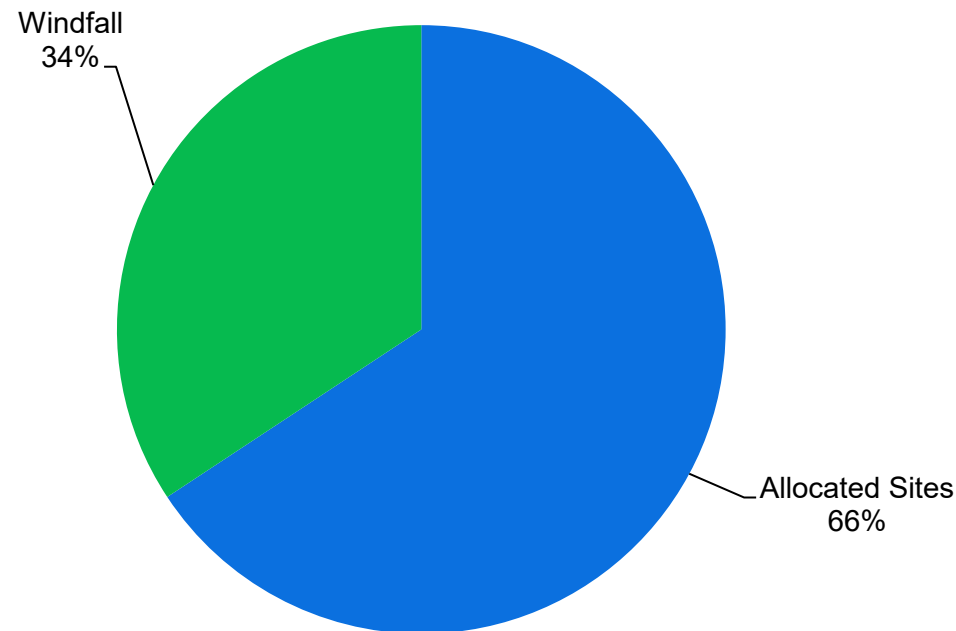


During the last monitoring year, 95% of total completions have been in the urban areas of Stafford, Stone and the Key Service Villages (KSV), with rural completions accounting for 5% of the total. This demonstrates no change in rural completions from the previous year.

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 2023 and 31 March 2024.

Figure 3: Origin of Completions 2023/24

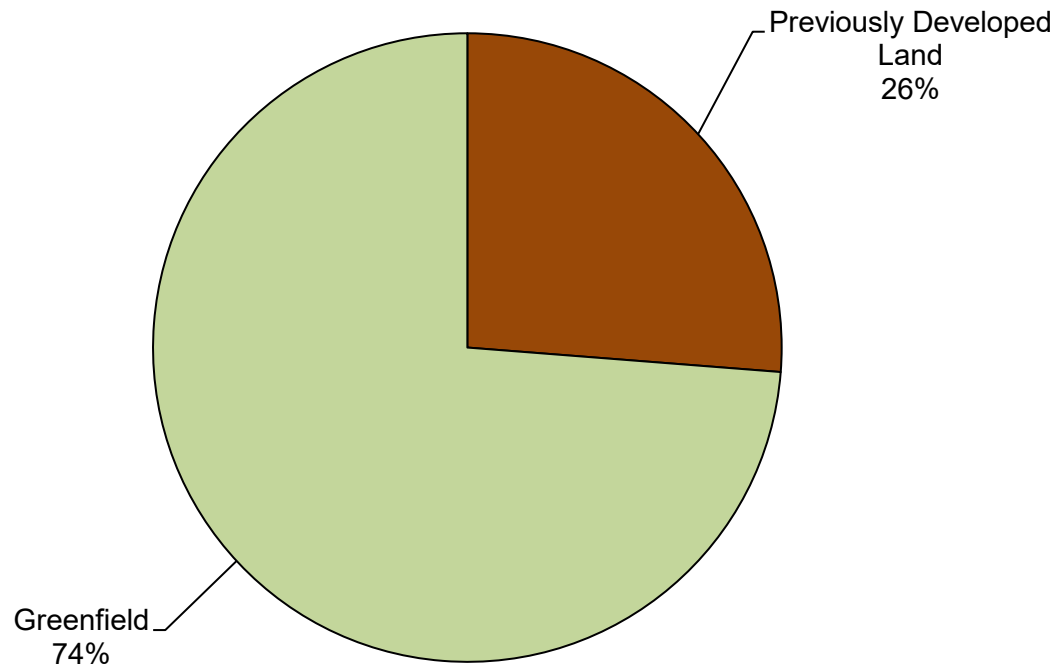


In 2023/24, unallocated (Windfall) sites account for 34% of completions. Due to allocated sites (i.e. the Strategic Development Locations) in the new Local Plan having permission and delivering housing completions, the figures this year have continued an increasing trend towards a greater percentage 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 2023 and 31 March 2024.

Figure 4: Completions by Site Type 2023/24



During the last monitoring year 26% of development took place on Previously Developed Land (PDL). Since the start of the plan period in 2011, 41% 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
2011/12	251	174	425	59%
2012/13	245	61	306	80%
2013/14	251	160	411	61%
2014/15	305	123	428	71%
2015/16	344	344	688	50%
2016/17	412	598	1,010	41%
2017/18	271	592	863	31%
2018/19	191	508	699	27%
2019/20	228	524	752	30%
2020/21	267	347	614	43%
2021/2022	136	370	506	27%
2022/23	141	490	631	22%
2023/24	111	312	423	26%
Total	3,153	4,603	7,756	41%

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 2011 - 2031 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 2023/2024.

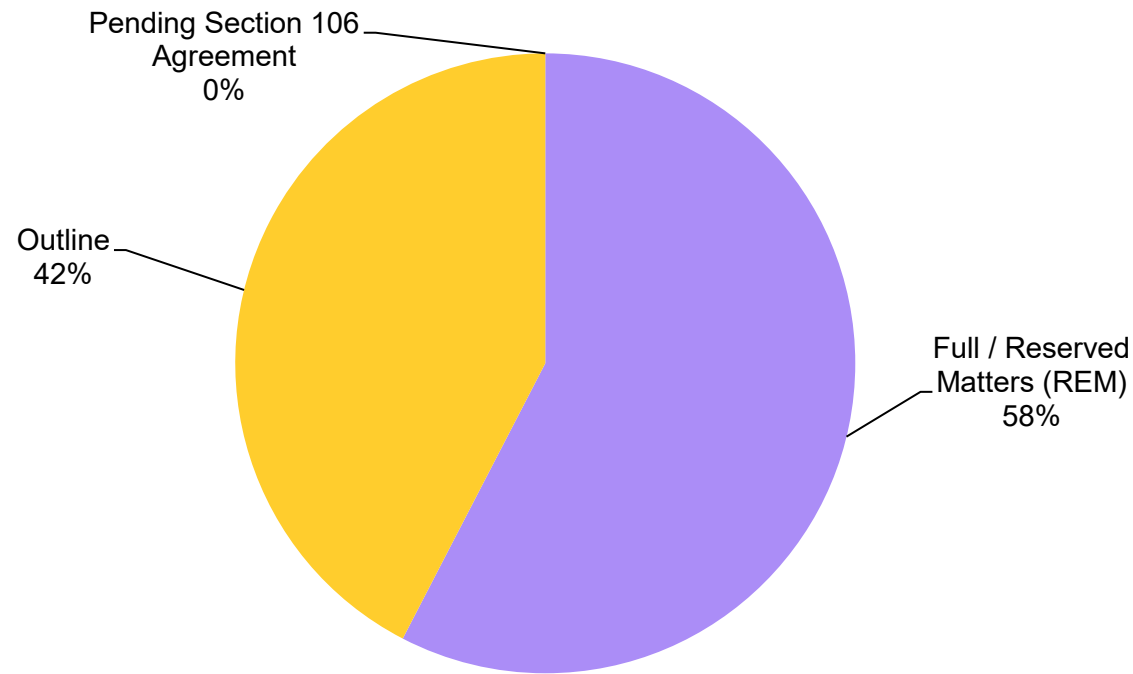
Table 4 - Number of outstanding net commitments as at 31 March 2024

Consent Type	Outstanding Committed Units	Percentage of Total
Full / Reserved Matters (REM)	2,799	58%
Outline	2,060	42%
Pending Section 106 Agreement	0	0%
Total	4,859	100%

4.1. Outstanding Commitments by Planning Status

Figure 5 provides a breakdown of housing commitments by planning status as at 31 March 2024.

Figure 5: Planning Status of Outstanding Commitments as at 31 March 2024



Key:

Full / REM = Full planning consent / reserved matters

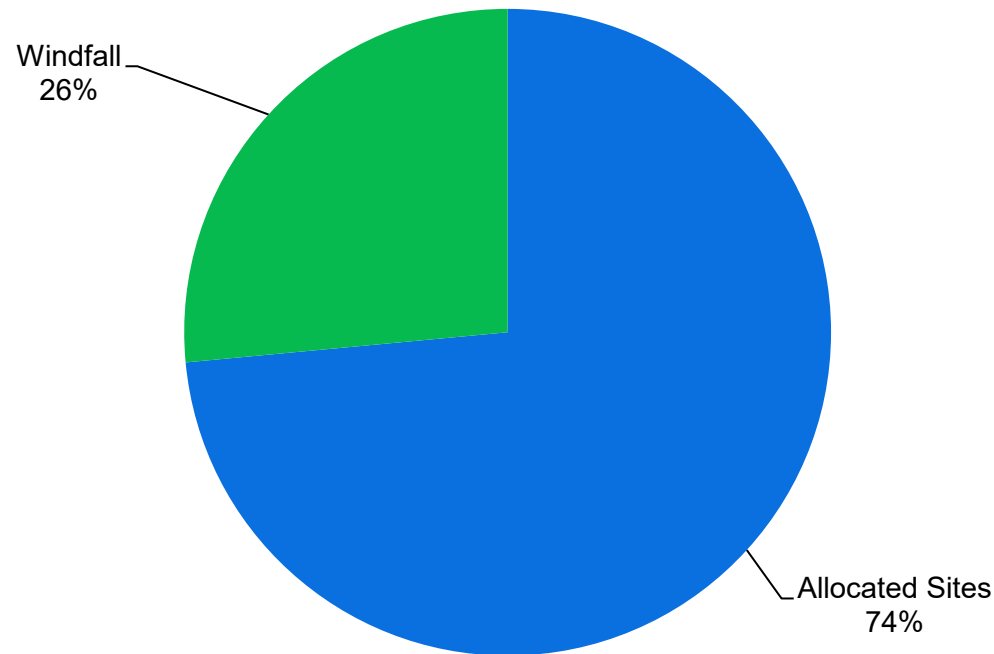
Outline = Outline permission

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 2024. This highlights that allocated sites within the Local Plan account for a significant portion of the 2024 commitments.

Figure 6: Origin of Outstanding Commitments as at 31 March 2024

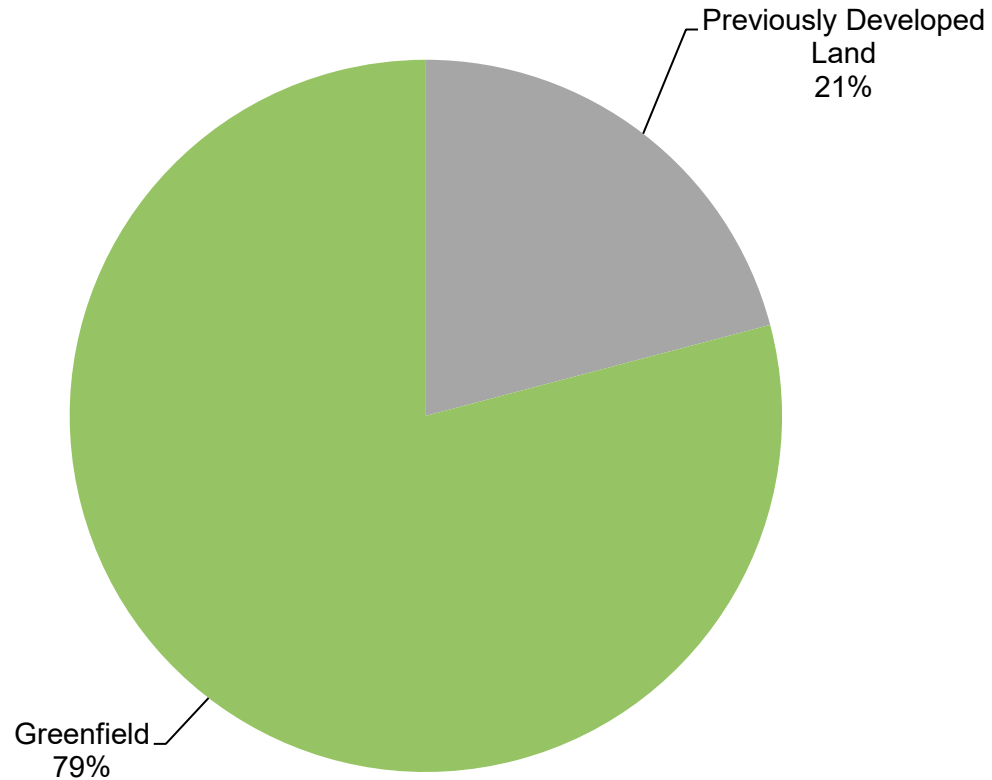


Please note: The allocated commitments only include those parts of the sites which have received planning permission (See Section 5).

4.3. Outstanding Commitments by Site Type

Figure 7 shows the outstanding commitments by site type as at 31 March 2024. Of the outstanding commitments, 21% are on Previously Developed Land (PDL) and 79% 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 as at 31 March 2024



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.

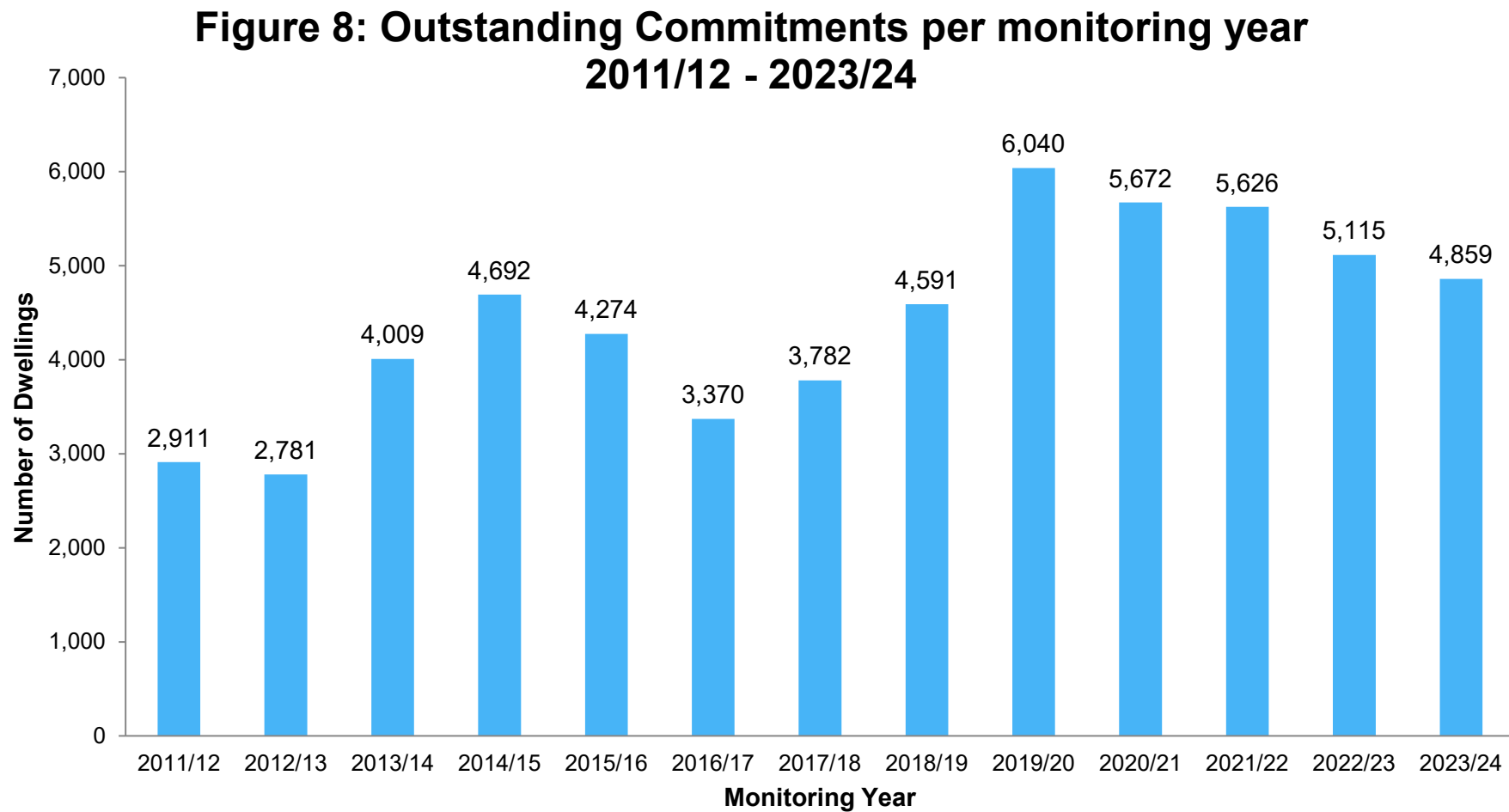


Table 5 – Outstanding Net Commitments 2011/12 - 2023/24

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
2022/2023	5,115
2023/2024	4,859

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.

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Year	14/15 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/23 Com pletio ns	23/24 Com pletio ns	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
Land North Of Beaconside (16/25450/OUT)											0	30	60	120	120	120	120	2,000 *
5 Year Supply Total											186	239	147	157	120			849

*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, phase 1 granted 442 dwellings (20/32034/FUL), phase 2a granted 122 dwellings (21/35230/REM), phase 2b granted 102 dwellings (21/35225/REM) and phase 3 granted 222 dwellings (22/36642/REM)

Western Stafford SDL Total - 2,200

Year	14/15 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/23 Com pletio ns	23/24 Com pletio ns	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
Former Rugby Practice Pitches (17/26061/FUL)					45	25												70
Land At Burleyfields Outline (17/27731/FUL)											0	40	120	120	120	120	92	612

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Year	14/15 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/23 Com pletio ns	23/24 Com pletio ns	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
Land At Burleyfields Phase 1 Only (20/32034/FUL)							49	98	175	96	24							442
Land At Burleyfields Phase 2a (21/35230/REM)									9	47	33	33						122
Land At Burleyfields Phase 2b (21/35225/REM)											29	47	26					102
Land At Burleyfields Phase 3 (22/36642/REM)											77	127	18					222
Remaining Allocation														100	100	100	52	352
5 Year Supply Total											163	247	164	220	220			1,014

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 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/23 Com pletio ns	23/24 Com pletio ns	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	0	30			30

5.4. Stone SDL

Walton Hill Residential Development Outline

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)

Northwest Section of Walton Hill Residential Development

1. Full planning permission for 59 dwellings granted (20/32249/FUL)

Stone SDL Total - 559

Year	14/15 Com pletio ns	15/16 Com pletio ns	16/17 Com pletio ns	17/18 Com pletio ns	18/19 Com pletio ns	19/20 Com pletio ns	20/21 Com pletio ns	21/22 Com pletio ns	22/23 Com pletio ns	23/24 Com pletio ns	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
Persimmon Element (17/27052/REM)					56	61												117
Anwyl Element (18/28191/REM)					21	26	22	12										81
Persimmon Element (19/30440/REM)							78	78	71	48	14	13						302
Walton Hill Residential Development (20/32249/FUL)									42	17								59
5 Year Supply Total											14	13	0	0	0			27

Table 6 - Summary of Allocated sites as at 31 March 2024

Strategic Development Location (SDL)	Total Capacity (with Planning Permission)	Completions 2023/24	Total cumulative completions	Remaining capacity (with Planning Permission)	Remaining Allocation (without Planning permission)
Northern SDL	3,275	70	756	2,519	0
Western SDL	1,848	143	822	1,026	352
Eastern SDL	623	0	623	0	30
Stone SDL	559	65	532	27	0
Total	6,305	278	2,733	3,572	382

6. Windfalls

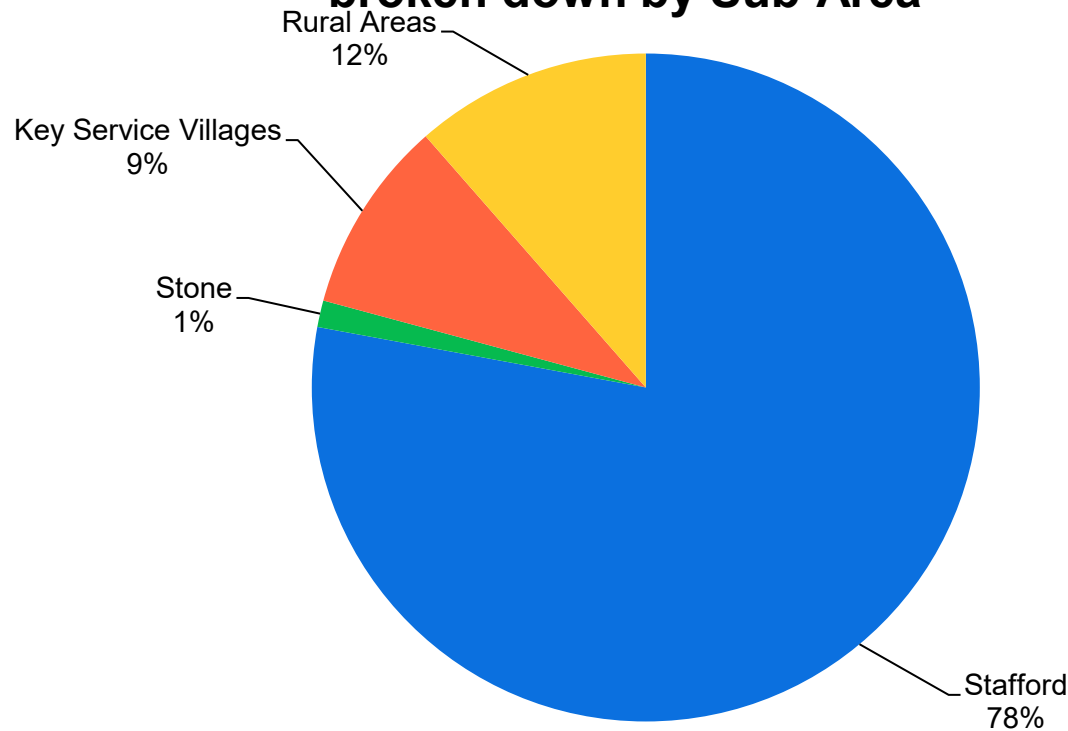
Sites that come forward through the planning application process without having been previously allocated in the Local Plan comprise windfall provision - by means of infill, conversion or redevelopment - and are an important numerical contributor to the provision of new dwellings.

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 2023 to 31 March 2024 by geographical area. The analysis shows that 88% of dwellings were granted planning permission in the urban areas of Stafford, Stone and the Key Service Villages.

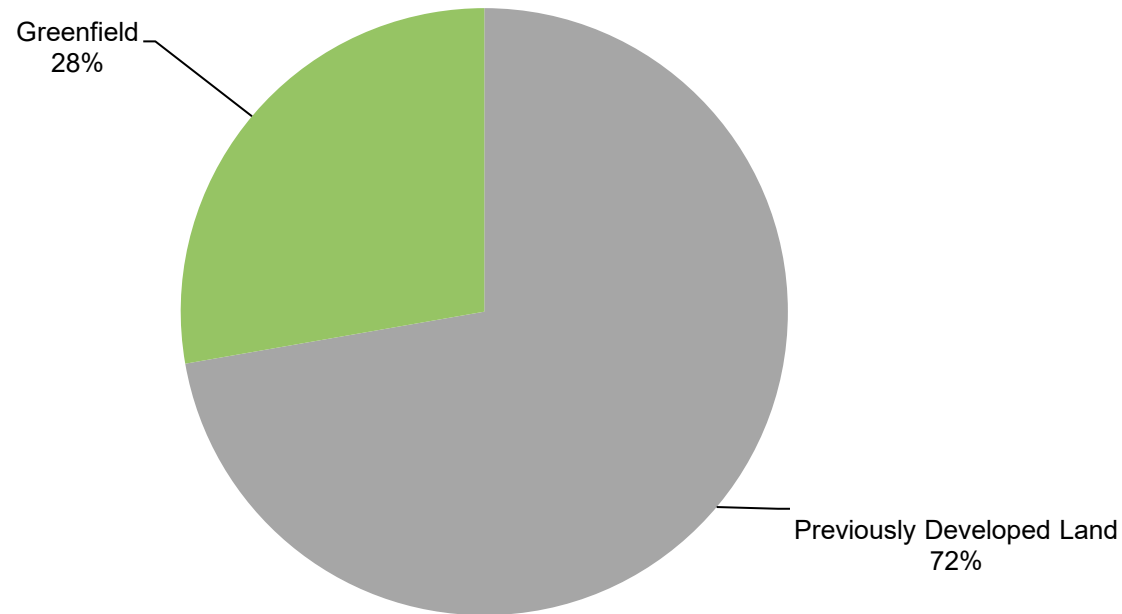
**Figure 9: New Windfall Permissions granted in 2023/24
broken down by Sub-Area**



6.2. New Windfall Permissions by Site Type

Figure 10 provides a breakdown of residential windfall permissions granted from 1 April 2023 to 31 March 2024 by site type.

Figure 10: New Windfall Permissions granted in 2023/24 broken down 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 2023 - 2024
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	23	0	23
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	3	0	3
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

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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 2023 - 2024
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	FE	22/36853/REM	20/03/2023	Reserved matters (appearance, landscaping, layout and scale) pursuant to planning permission ref. 18/28423/OUT for phases 1, 1a, 2 & 3 of the proposed development comprising 213 dwellings, public open space, landscaping and associated infrastructure	MH/AH	CU	213	137	76	27
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	FE	22/36513/REM	07/03/2023	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to planning permission reference 18/28423/OUT for phase 4 of the proposed development which comprises 209 dwellings, parking, landscaping, and associated infrastructure	MH/AH	NB	196	0	196	0
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	32	5	0
Former Garage Site, Kingcup Road	Stafford	O	20/31766/FUL	22/06/2020	Detached bungalow	AH	CU	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 2023 - 2024
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	1	0	1
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

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 2023 - 2024
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
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	1	0	1
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 for New Homes 2024

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 2023 - 2024
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
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	6	0	6	0
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	FE	22/36245/REM	18/05/2023	Residential development of 359 dwellings with associated infrastructure, landscaping and open space (reserved matters pursuant to 20/32041/OUT).	MH/AH	NB	359	15	344	15

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 2023 - 2024
Land Rear Of 151 Rickerscote Road, Stafford, Staffordshire, ST17 4HE	Stafford	G	20/33629/FUL	09/06/2022	Residential development consisting of two new semi-detached dwellings and the conversion of an existing outbuilding	MH	MX	3	2	1	2
1 The Close, Stafford, ST16 1BN	Stafford	FR	21/35284/FUL	11/07/2022	Demolition of existing 4 bed dwelling to ground floor level. Build new 3 bed house on existing footprint but with rear extension. New dwelling to be suitable for wheelchair access and be environmentally sustainable.	MH	RN	1	0	1	0
128 - 130 North Walls, Stafford, Staffordshire, ST16 3AD	Stafford	FR	21/35100/FUL	02/12/2022	Extensions and alterations to form two houses and two flats	MH	DC	4	0	4	0
Child And Adolescent Mental Health Services, 161 Eccleshall Road, Stafford, Staffordshire, ST16 1PD	Stafford	FE	22/36589/POT H	26/01/2023	Change of use from child and family consultation centre to a single detached private dwelling	MH	CU	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 2023 - 2024
23 Darnford Close, Parkside, Stafford, ST16 1LR	Stafford	FR	21/35150/COU	08/08/2022	Change of use of property from use class c3 (dwelling houses) to use class c2 (residential institutions)	MH	CU	0	0	0	-1
14b Gaolgate Street, First And Second Floors, Stafford, ST16 2BQ	Stafford	FE	21/35056/COU	08/02/2023	Proposed change of use of the first and second floors from commercial (e (g) (i)) to house of multiple occupation (c4)	MH	CU	1	0	1	0
Park Lodge, Hargreaves Lane, Stafford, ST17 9AE	Stafford	G	21/35173/FUL	15/03/2023	Construction of a detached dormer bungalow	MH	NB	1	1	0	1
18 Wolverhampton Road, Stafford, ST17 4BP	Stafford	FR	21/35370/COU	25/07/2022	Change of use - first floor residential property (c3) to dental practice (e) to allow for expansion of the business and reinstate the existing internal staircase to allow for access	AH	CU	0	0	0	0
70 Lichfield Road, Stafford, Staffordshire, ST17 4LW	Stafford	FE	22/36797/COU	01/03/2023	Change of use from c1 (bed and breakfast hotel) to 6 bed house of multiple occupation (HMO) sui generis	MH	CU	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 2023 - 2024
Garages, Laurel Grove, Rising Brook, Stafford, Staffordshire, ST17 9EG	Stafford	FR	21/33954/FUL	21/04/2023	Residential development comprising of three two-storey dwellings in a terraced block	AH	NB	3	0	3	0
Rear Of 40 Rowley Bank, Rising Brook, Stafford, Staffordshire, ST17 9BA	Stafford	GL	22/35635/OUT	20/04/2023	Outline application - new dwelling with new driveway access (access)	MH	NB	1	0	1	0
Katherine House Hospice Charity Shop, 28 Princes Street, Stafford, Staffordshire, ST16 2BT	Stafford	FE	22/36580/FUL	22/05/2023	Change of use of first floor of existing retail unit to two studio apartments including new windows to front and rear elevations. Alterations to ground floor retail unit to provide new WC facilities and shared rear access	MH	CU	2	2	0	2
Adjacent To 18 Hunters Ride, Mossnit, Stafford, Staffordshire, ST17 9HU	Stafford	G	23/36971/FUL	16/06/2023	Erection of single dwelling	MH	NB	1	0	1	0
23 Gaolgate Street, Stafford, ST16 2NT	Stafford	FE	21/34569/FUL	07/07/2023	Change of use of existing first and second floor offices to 3 no. Residential apartments	MH	CU	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 2023 - 2024
12 Crab Lane, Trinity Fields, Stafford, ST16 1SB	Stafford	GL	22/35501/OUT	11/07/2023	Outline application for the erection of detached dwelling (all matters reserved)	MH	NB	1	0	1	0
11 - 11a Princes Street, Stafford, Staffordshire, ST16 2BN	Stafford	FE	23/37515/POR	27/07/2023	Prior approval - conversion of existing office space to 16no. Dwellings	MH	CU	16	16	0	16
29 Gaolgate Street, Stafford, Staffordshire, ST16 2NT	Stafford	FE	22/35778/POT H	01/08/2023	Change of use from retail to residential (classc3) of the upper floor currently in ancillary use to the ground floor retail unit.	MH	CU	1	0	1	0
163 Eccleshall Road, Stafford, Staffordshire, ST16 1PD	Stafford	FR	22/35820/FUL	16/08/2023	Demolition of existing bungalow and erection of 6 no dwellings.	MH	MX	6	0	6	0
The Tavern 33 Greengate Street, Stafford, Staffordshire, ST16 2HY	Stafford	FE	22/36167/FUL	11/08/2023	Proposed partial demolition of existing single-storey rear outrigger. 3 storey side extension and 2 storey rear extension, change of use from public house to restaurant/cafe with 5no. Self contained flats over	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 2023 - 2024
19 The Hayes, Geneshall Offices, Newport Road, Stafford, Staffordshire, ST16 1BA	Stafford	FE	23/37472/FUL	10/08/2023	Change of use from a former autistic childrens consultation centre back to a residential dwelling (class c3) - inconjunction with 23/37473/LBC	MH	CU	1	0	1	0
Land At The Former Three Tuns Public House, Doxey, Stafford, Staffordshire, ST16 1EQ	Stafford	FE	21/35347/FUL	01/09/2023	Erection of class e convenience store with 4 no. Apartments at first floor.	MH	NB	4	0	4	0
93 Queensville, Stafford, Staffordshire, ST17 4NX	Stafford	GL	22/36148/FUL	11/09/2023	Erection of 3 bedroom detached dwelling	MH	NB	1	0	1	0
Land Off Beechcroft Avenue, Stafford, Staffordshire, ST16 1BJ	Stafford	G	21/34691/OUT	20/10/2023	Outline application for access and layout - residential development to consist of 2 dwellings.	MH	NB	2	0	2	0

Land for New Homes 2024

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 2023 - 2024
Chetwynd Centre, 10 Newport Road, Stafford Staffordshire, ST16 2HE	Stafford	FE	21/35180/FUL	01/11/2023	Change of use of part of former school to residential use (class c3). In conjunction with 21/35181/LBC.	MH	CU	9	0	9	0
Land Adjacent 62 Crab Lane, Trinity Fields, Stafford, Staffordshire, ST16 1SQ	Stafford	FE	22/36130/OUT	22/12/2023	Outline application - erection of four dwellings and new vehicular access (all matters reserved except for access)	MH	NB	4	0	4	0
Land Adjoining 2 Shelmore Close, Stafford, Staffordshire, ST16 1SJ	Stafford	G	23/37572/FUL	22/12/2023	The erection of a single dormer bungalow, including new access off crabb lane	MH	NB	1	0	1	0
Crossfields 35 Cannock Road, Stafford, Staffordshire, ST17 0QE	Stafford	FR	21/34912/FUL	02/01/2024	Demolition of the existing structures and the construction of a 76 bedroom care home (use class c2) with associated access, parking, landscaping, plant and site infrastructure.	MH	CU	0	0	0	0

Land for New Homes 2024

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 2023 - 2024
33 & 34 Gaolgate Street, Stafford, ST16 2NT	Stafford	FE	20/33458/FUL	14/02/2024	Demolition and redevelopment of no.33 and extensions to 34. Change of use from retail to mixed use shops (class e) and house in multiple occupation (sui generis). In conjunction with 20/33459/LBC.	MH	CU	1	0	1	0
Victoria Park House, Victoria Road, Stafford, Staffordshire, ST16 2AF	Stafford	FE	23/38139/FUL	15/02/2024	Proposed single additional 2 bed 3 person apartment to the existing apartment building	MH	CU	1	0	1	0
Victoria Park House, Victoria Road, Stafford, Staffordshire, ST16 2AF	Stafford	FE	21/34099/POR	14/07/2023	Prior approval - change of use from offices (b1a) to dwellinghouse (c3).	MH	CU	42	0	42	0
Second Floor 150 Newport Road, Stafford, Staffordshire, ST16 2EZ	Stafford	FE	23/38267/FUL	15/02/2024	Proposed change of use from offices (taxi) to two x two bed apartments	MH	CU	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 2023 - 2024
156 / 156a Corporation Street, Stafford, Staffordshire, ST16 3LS	Stafford	FR	23/38575/LDC PP	12/02/2024	Lawful development certificate - proposed conversion of two flats back to original single dwelling	MH	CU	1	0	1	0
18 Browning Street, Stafford, Staffordshire, ST16 3AX	Stafford	FR	24/38629/LDC PP	16/02/2024	Change of use from dwelling (c3) to house in multiple occupation (c4)	MH	CU	1	0	1	0
19 Browning Street, Stafford, Staffordshire, ST16 3AX	Stafford	FR	24/38630/LDC PP	16/02/2024	Change of use from dwelling (c3) to house in multiple occupation (c4)	MH	CU	1	0	1	0
20 Browning Street, Stafford, Staffordshire, ST16 3AX	Stafford	FR	24/38631/LDC PP	16/02/2024	Change of use from dwelling (c3) to house in multiple occupation (c4)	MH	CU	1	0	1	0
Land Adjacent To 35 Trenchard Avenue, Beaconside, Stafford, Staffordshire, ST16 3RD	Stafford	G	21/35329/FUL	13/09/2023	New dwelling house with new dropped kerb, pedestrian and vehicular access.	MH	NB	1	0	1	0

Land for New Homes 2024

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 2023 - 2024
Land At Embry Avenue, Stafford, Staffordshire, ST16 3QF	Stafford	G	22/36317/FUL	18/03/2024	Erection of two two-bed semi-detached houses and two one-bed maisonettes with associated parking and amenity space	MH	NB	4	0	4	0
Former Garage Site At Laurel Grove, Rising Brook, Stafford, Staffordshire, ST17 9EF	Stafford	FR	21/33897/FUL	07/03/2024	A residential development that will comprise of 3 houses that will sit in a terraced block.	MH	NB	3	0	3	0
64 Sandon Road, Stafford, Staffordshire, ST16 3HF	Stafford	FE	23/38011/POT H	15/03/2024	Proposed works are to convert sandon fishbar into a self contained apartment	MH	CU	1	0	1	0
64 Lichfield Road, Stafford, Staffordshire, ST17 4LW	Stafford	FE	23/38480/FUL	12/03/2024	Demolition of the existing single storey porch to the south east elevation. Conversion of the existing office accommodation to two, two bedroom apartments including access, parking.	MH	CU	2	0	2	0
Total								990	235	755	92

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 2023 - 2024
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
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/16/3164144)	MH	MX	9	8	1	4
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

Land for New Homes 2024

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 2023 - 2024
Land Off Northesk Street And Station Road, Radford Street, Stone, Staffordshire, ST15 8DP	Stone	FE	22/36297/FUL	22/03/2023	Erection of nine dwellings, associated access works and infrastructure	MH	NB	9	8	1	8
Land Rear Of 82 Manor Rise, Walton, Stone, Staffordshire, ST15 0HY	Stone	G	20/32937/FUL	20/04/2023	Erection of 2x semi-detached dwellings.	MH	NB	2	0	2	0
Land Adjacent 14 Sutherland Road, Stone, Staffordshire, ST15 8NU	Stone	G	23/37487/FUL	07/03/2024	Proposed two storey dwelling	MH	NB	1	0	1	0
1a Edward Street, Stone, Staffordshire, ST15 8HN	Stone	FE	23/38379/COU	13/03/2024	Change of use from commercial property to a residential dwelling	MH	CU	1	0	1	0
2 Granville Square, Stone, Staffordshire, ST15 8AB	Stone	FE	24/38627/POT H	22/03/2024	Change of use from commercial premises to 4 no. Apartment dwellings and associated refuse and cycle stores	MH	CU	4	0	4	0
Total								31	16	15	12

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 2023 - 2024
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	3	1	3
Land At Elms Business Centre, Main Road, Great Haywood, Stafford	Stafford	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	77	0	14

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 2023 - 2024
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)	MH	NB	10	0	10	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	MH	CU	3	0	3	0
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 dwellinghouse on land adjacent to fern hollow.	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 2023 - 2024
Land Adjacent To The Paddocks, Woodseaves	Woodseaves	G	23/37078/REM	14/07/2023	Outline application for the erection of 8 detached dwellings including reserved matters of access, appearance, layout and scale variation of condition 4 (plans) on 19/31678/out: outline application for the erection of 8 detached dwellings including reserved matters of access, appearance, layout and scale approval of landscaping for the erection of 8 detached dwellings following 23/37259/FUL	MH	NB	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	MH	RN	1	1	0	0
Land At Audmore Road, Gnosall, Stafford, Staffordshire, ST20 0HE	Gnosall	G	21/33771/FUL	06/07/2021	Proposed detached dwelling	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 2023 - 2024
Land Off Castle Street, Eccleshall, Stafford, Staffordshire	Eccleshall	G	22/35728/REM	05/06/2023	Approval of the following matters reserved at outline consent on application 19/31613/OUT: layout, scale, appearance and landscaping	MH	NB	37	0	37	0
13 High Street, Eccleshall, Stafford, ST21 6BW	Eccleshall	FE	19/31477/FUL	13/04/2022	Change of use of ground floor from bank (e(c)) to restaurant (e(b)) and change of use of upper floors to three residential apartments (c3).	MH	CU	3	0	3	0
Land Adjacent Salt Works Farm, Salt Works Lane, Weston, Stafford Staffordshire, ST18 0JE	Weston	G	21/34300/REM	27/04/2022	Reserved matters on application 17/26105/OUT for the appearance, landscaping and scale of three two storey dwellings	MH	NB	3	0	3	0
White Rock, The Rank, Gnosall, Stafford, Staffordshire, ST20 0BU	Gnosall	FR	21/34957/FUL	21/09/2022	Demolition of the existing dwelling and construction of new three-bedroom detached dwelling including slightly revised pedestrian access and associated works, retention of existing garage and parking area	MH	RN	1	1	0	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 2023 - 2024
Land Adjacent To Audmore Cottage, The Horseshoe, Audmore, Stafford, Staffordshire, ST20 0HF	Gnosall	G	21/33938/FUL	07/02/2023	Erection of one detached dwelling with detached double garage. Removal of section of hedge and replacement/ enhanced access. Infill of existing field accesses, associated hard standings and landscaping	MH	NB	1	0	1	0
Land Adjacent To Highwinds, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NF	Yarnfield	GL	21/35323/OUT	03/05/2023	Outline application for one detached bungalow and garage (access, layout and scale)	MH	NB	1	0	1	0
Tree Tops, 59 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AR	Barlaston	GL	22/36465/FUL	24/05/2023	Erection of detached dwelling with integral garage, new access with dropped kerb and associated landscaping	MH	NB	1	0	1	0
Land Rear Of 75 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AU	Barlaston	G	23/38147/FUL	15/11/2023	New dwelling	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 2023 - 2024
Willowbrook, Stafford Road, Weston, Stafford, Staffordshire, ST18 0HX	Weston	FR	22/36251/FUL	21/07/2023	Proposed erection of one detached dwelling, conversion, extension and alteration of existing outbuilding to form one dwelling along with associated alterations to site access erection of three detached garages	MH	M X	2	0	2	0
Labour In Vain Inn, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NJ	Yarnfield	FE	23/37093/OUT	20/07/2023	Outline application - three dwellings (all matters reserved except for access)	MH	NB	3	0	3	0
1 - 2 Horsefair, Eccleshall, Stafford, Staffordshire, ST21 6AA	Eccleshall	FR	23/36984/FUL	16/08/2023	Proposed residential development to provide 1no. Detached dwelling, along with associated parking and landscaping.	MH	NB	1	0	1	0
Land Adjacent To 1 Brazenhill Lane, Haughton, Stafford, Staffordshire, ST18 9HS	Haughton	G	22/35886/FUL	25/09/2023	Proposed erection of one two-bedroom dwelling	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 2023 - 2024
The Gables, Winghouse Lane, Tittensor, Stoke On Trent, Staffordshire, ST12 9HN	Tittensor	FR	23/36960/FUL	04/09/2023	Replacement dwelling	MH	RN	1	0	1	0
Land At Trubshaw House, Main Road, Little Haywood, Stafford, Staffordshire, ST18 0TU	Little Haywood	G	23/37585/FUL	13/10/2023	Erection of a detached dormer bungalow	MH	NB	1	0	1	0
Plough Inn, Newport Road, Woodseaves, Stafford Staffordshire, ST20 0NP	Woodseaves	FE	22/36040/FUL	07/12/2023	Proposed demolition of existing public house and replacement with 2 no new detached dwellings	MH	NB	2	0	2	0
Land At Sunnyside Cottage, High Street, Hixon, Stafford, Staffordshire, ST18 0QF	Hixon	G	23/37596/FUL	15/12/2023	Construction of detached, split-level dwelling	MH	NB	1	0	1	0
Total								171	82	89	17

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 2023 - 2024
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	MH	CU	3	2	1	0
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)	MH	NB	1	0	1	0
Former Sandon Schooll, 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	MH	CU	2	0	2	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 2023 - 2024
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	MH	RN	1	0	1	0
Land Adjacent To Lichfield Road, Stone	Stone	G	22/36505/REM	26/01/2024	Application for reserved matters: access, appearance, landscaping, layout, and scale under application 22/36324/FUL :variation/removal of conditions 12 (closing lay-by), 13 (pedestrian crossing), 20 (number of dwellings), and 21 (design brief) of 18/27783/OUT (an outline planning application seeking planning permission for affordable (local) housing and a local shopping and service centre including the provision of a local food store with all matters reserved for later approval.)	AH	NB	21	0	21	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 2023 - 2024
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	MH	CU	3	2	1	0
South Brow, Main Road, Adbaston, Stafford, ST20 0QB	Adbaston	FR	19/30803/FUL	06/11/2019	Replacement dwelling	MH	RN	1	0	1	0
The Coach House, Sandon Hall, Lichfield Road, Sandon, Stafford, Staffordshire, ST18 0BY	Sandon	G	19/30931/LDC PP	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	MH	DC	1	0	1	0
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	MH	CU	1	1	0	1

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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.	MH	CU	1	1	0	1
Mount Pleasant Farm, Sandon Road, Sharpley Heath, Stone, ST15 8SL	Sharpley Heath	FR	20/32289/COU	17/07/2020	Change of use from dwellinghouse to children care home	MH	DC	0	0	0	-1
Oulton Farm, Oulton Lane	Oulton	G	20/32404/PAR	10/09/2020	Prior approval - change of use from agricultural building into 4 dwellings	MH	CU	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	MH	CU	2	1	1	1
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	MH	CU	1	0	1	0

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Brancote Farm, Tixall Road, Tixall, Staffordshire, ST18 0XX	Tixall	G	20/33074/PAR	21/12/2020	Prior approval - conversion of dutch barn to two dwellinghouses with associated car parking	MH	CU	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.	MH	CU	2	2	0	2
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.	MH	DC	3	3	0	2
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	MH	CU	4	0	4	0
Land Adjacent Bowers Hall Farm, Butthouse Lane, Standon, Stafford, Staffordshire, ST21 6RW	Standon	G	20/32165/FUL	11/05/2021	Key agricultural workers dwelling	MH	NB	1	0	1	0

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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.	MH	CU	1	1	0	1
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	MH	CU	1	1	0	1
Barncroft Long Lane, Derrington, Stafford, ST18 9LL	Derrington	FR	21/33959/FUL	23/09/2021	Construction of a replacement dwelling	MH	RN	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	MH	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	MH	CU	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 2023 - 2024
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	MH	CU	1	0	1	0
Land South Of Tithebarn Farm, Toldish Lane, Great Haywood, Stafford, Staffordshire, ST18 0RA	Great Haywood	G	22/36069/FUL	09/03/2023	Form single detached farm house with detached double garage and timber stables to replace existing farmstead which is to be demolished for hs2 rail line	MH	NB	1	1	0	1
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.	MH	DC	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	MH	CU	4	0	4	0

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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.	MH	CU	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.	MH	CU	1	0	1	0
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 dwellinghouse (c3).	MH	CU	1	1	0	1
Casa De Lune 32 Pool Lane, Brocton, Stafford, ST17 0TY	Brocton	G	20/33151/FUL	26/05/2022	Garage with living accommodation above	MH	NB	1	0	1	0

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Barn North East Of The Old Farmhouse, London Road, Weston, Stafford, Staffordshire, ST18 0JS	Weston	G	21/35407/PAR	19/05/2022	Prior approval - change of use of agricultural buildings (barn 1&2) into two dwellinghouse (c3).	MH	CU	2	2	0	2
Barn At The Oldershaws, Oldershaws Lane, Loynton, Stafford, Staffordshire, ST20 0NF	Norbury	G	21/34831/FUL	30/06/2022	Proposed conversion of barn into dwelling. Outbuilding partly demolished & adapted into ancillary buildings & associated works.	MH	CU	1	0	1	0
Darlaston Wood Farm, Jervis Lane, Meaford, Stone, ST15 0PZ	Meaford	FR	20/33538/FUL	15/07/2022	Demolition of the existing dwelling and outbuildings (two garage blocks) and erection of a replacement dwelling and outbuildings, and alteration to a portion of the existing private driveway	MH	RN	1	0	1	0
Greenacres 3 Moreton Avenue, Clayton, Newcastle Under Lyme, ST5 4DE	Clayton	FR	21/34739/FUL	22/07/2022	Existing dwelling to be demolished and replaced with new dwelling. Proposed alterations to access.	MH	RN	1	1	0	0

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Prospect Cottage, Moddershall Oaks, Moddershall, Stone, ST15 8TG	Moddershall	G	21/33750/FUL	12/08/2022	Change of use of existing attached barn into additional living accommodation, new vehicular access and demolition of existing greenhouse and log store and erection of detached double garage (in conjunction with 21/33751/LBC)	MH	CU	1	0	1	0
The Ferns Ginger Lane, Croxton, Stafford, ST21 6NF	Croxton	G	21/34263/FUL	05/08/2022	Change of use of agricultural building to a dwelling	MH	CU	1	0	1	0
Down House Farm, Bradley Lane, Levedale, Stafford, Staffordshire, ST18 9AH	Levedale	G	20/33630/PAR	12/09/2022	Proposed conversion of brick and tile barn to form 1 x dwelling	MH	CU	1	0	1	0
Yew Tree Farm, House Barn, Wootton Lane, Eccleshall, Stafford Staffordshire, ST21 6JF	Wootton	G	21/35027/FUL	17/10/2022	Conversion of existing barn into one bedroomed dwelling	MH	CU	1	0	1	0

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Brickyard Bungalow Main Road, Colwich, Stafford, Staffordshire, ST18 0UQ	Colwich	FR	21/34923/FUL	03/11/2022	Replacement dwelling	MH	RN	1	0	1	0
Ranton Abbey, Stafford Road, Ranton, Stafford, ST20 0JQ	Ranton	FR	22/35467/FUL	25/11/2022	Conservation and alterations of former estate office and existing first floor flat to form two separate dwellings (in association with 22/35468/LBC)	MH	CU	2	0	2	0
96a Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP	Meir Heath	FE	22/36020/OUT	17/11/2022	Redevelopment of a previously developed site for residential use.	MH	NB	7	0	7	0
Calloway Farm, Summerhill, Milwich, Stafford, Staffordshire, ST18 0EJ	Milwich	G	22/36215/PAR	22/11/2022	Prior approval - change of use from agricultural building to dwellinghouse	MH	CU	1	0	1	0

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Jakaranda Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7NT	Meir Heath	FR	22/35678/FUL	15/12/2022	Application for the demolition of two dwellings (jakaranda and wood view), the demolition of associated outbuildings and the erection of two replacement dwellings with associated landscaping	MH	RN	2	0	2	0
102 Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP	Meir Heath	FR	22/36419/COU	16/12/2022	Change of use from dwellinghouse (use class c3) to children's care home (use class c2)	MH	CU	0	0	0	-1
Land North Of Willow Bank Farm, Sandon Road, Sharpley Heath, Stone, Staffordshire, ST15 8SL	Hilderstone	G	21/34520/LDC	09/12/2022	Lawful development certificate existing - existing use of the land edged red for the siting of one mobile home and garden incidental to the residential occupation of the mobile home; and the erection of a shed used for storage incidental to the residential	MH	NB	1	1	0	1
Ivy House Farm, Rock Lane, Standon, Staffordshire, ST21 6QZ	Standon	G	22/36226/FUL	18/01/2023	Conversion of existing outbuildings to one dwelling	MH	CU	1	0	1	0

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28 Old Acre Lane, Brocton, Stafford, ST17 0TW	Brocton	FR	22/35473/FUL	23/02/2023	Proposed replacement dwelling	MH	RN	1	0	1	0
1 Anson Row, Little Haywood, Stafford, Staffordshire, ST18 0UN	Little Haywood	FR	22/36338/FUL	10/02/2023	Replacement dwelling	MH	RN	1	0	1	0
Dalsarf House, Stone Road, Meaford, Stone, Staffordshire, ST15 0QT	Meaford	FR	22/36841/FUL	09/02/2023	Proposed replacement dwelling	MH	RN	1	0	1	0
Tixall Walled Garden, Tixall Village Road, Tixall, Stafford, ST18 0XT	Tixall	FR	21/35067/FUL	23/03/2023	Change of use from ancillary domestic outbuildings to a single residential dwelling including alterations. In conjunction with 21/35068/LBC	MH	CU	1	0	1	0
29 Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7PB	Meir Heath	FR	22/36758/COU	09/03/2023	Change of use from dwellinghouse (use class c3) to children's care home (use class c2)	MH	CU	0	0	0	0

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Upper Haughton House Farm, Bradley Lane, Haughton, Stafford, Staffordshire, ST18 9DL	Haughton	G	21/35388/FUL	28/04/2023	Conversion and alterations of agricultural barns to deliver residential dwellings	MH	CU	2	0	2	0
Stables At Shelmore Manor, Norbury Road, Norbury, Stafford, ST20 0PW	Norbury	G	21/35114/FUL	18/05/2023	Change of use of redundant stable to form 2-bed dwelling, detached garage, septic tank and associated works.	MH	CU	1	0	1	0
Beau Chene Windmill Hill, Rough Close, Stoke On Trent, Staffordshire, ST3 7PJ	Fulford	G	22/35614/OUT	22/05/2023	Erection of a detached dwelling (including access). All other matters reserved.	MH	NB	1	0	1	0
Spon Farm, Uttoxeter Road, Milwich, Stafford, Staffordshire, ST18 0HD	Milwich	G	22/36504/PAR	31/05/2023	Prior approval - change of use from agricultural buildings to two dwellinghouses	MH	CU	2	0	2	0

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Valley View, Harley Thorn Lane, Beech, Stoke On Trent, Staffordshire, ST4 8SL	Beech	FR	22/36912/FUL	31/05/2023	Demolition of existing house and construction of replacement dwelling	MH	RN	1	0	1	0
203 Grindley Lane, Blythe Bridge, Stoke On Trent, Staffordshire, ST11 9JS	Blythe Bridge	G	23/37122/FUL	30/05/2023	Conversion and alteration of former agricultural building to form one apartment and associated works	MH	CU	1	0	1	0
Land To The Rear 250 Grindley Lane, Blythe Bridge, Stoke On Trent, Staffordshire, ST11 9LW	Blythe Bridge	G	21/34577/FUL	09/06/2023	Proposed demolition of existing dwelling, construction of four new dwellings, driveway and alterations to access	MH	MX	4	0	4	0
Office The Croft Stafford Road, Aston By Stone, Stone, Staffordshire, ST15 0BH	Aston-By-Stone	FE	23/37685/FUL	21/12/2023	Change of use of building to form 1 no. Dwellinghouse including associated works	MH	CU	1	0	1	0

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Manor Farm, Cotwalton Road, Cotwalton, Stone, ST15 8TA	Cotwalton	FR	22/35602/FUL	29/06/2023	Extension and reconfiguration of flat/garage into a dwelling	MH	CU	1	1	0	1
2 Yarlet Hall, Cottages Stone Road, Yarlet, Stafford, Staffordshire, ST18 9SD	Yarlet	FR	22/36671/FUL	12/06/2023	Change of use from a use class c3 dwellinghouse to use class f1(a) provision of education to include removal of a single-storey section of the existing building within the school boundary to help accommodate for disabled access with a graded ramp	MH	CU	0	0	0	0
Spon Drumble Byre, Uttoxeter Road, Milwich, Stafford, Staffordshire, ST18 0HD	Milwich	G	23/37523/PAR	30/06/2023	Prior notification for the change of use of an existing agricultural building into a single dwelling with associated building operations	MH	CU	1	0	1	0
Deer Park Farm, Sugnall Road, Sugnall, Stafford, Staffordshire, ST21 6NF	Sugnall	FR	22/35515/LDC	12/07/2023	Lawful development certificate existing - use of building as a single dwellinghouse.	MH	CU	1	1	0	1

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4 North Road, Cold Meece, Stone, ST15 0QJ	Cold Meece	FR	22/35524/FUL	25/07/2023	Internal alterations to form division of existing property from two apartments to three apartments	MH	CO	3	0	3	0
Home Farm, Guest House, Main Street, Swynnerton, Stone, ST15 0RA	Swynnerton	FR	22/35652/FUL	24/07/2023	Refurbishment of existing guest house (existing no.8 letting rooms). Change of use of residential unit to guest house accommodation - to create no.2 additional letting rooms. Replacement windows, and removal of external stairs.	MH	CU	0	0	0	0
The Cottage Post Office Lane, Moreton, Newport, Staffordshire, TF10 9DR	Moreton	FR	22/36221/FUL	19/07/2023	Demolition of dwellinghouse and erection of a replacement dwelling with associated works.	MH	RN	1	0	1	0
Standon Mill Farm, Mill Lane, Standon, Stafford, Staffordshire, ST21 6RP	Standon	G	22/36381/PAR	17/07/2023	Prior approval - change of use from agricultural building to 3 dwellinghouses	MH	CU	3	0	3	0

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The Old Post Office And Park View, Park Lane, Chebsey, Stafford, Staffordshire, ST21 6JU	Chebsey	FE	23/37273/FUL	07/07/2023	Extension and alterations to the old post office and park view, park lane, Chebsey comprising part demolition of the hall/kitchen/living room of the old post office and extensions to the rear and the side of the old post office/park view	MH	CO	1	0	1	0
Flatts Farm, Balaams Lane, Moss Gate, Stone, ST15 8RH	Spot Acre	FE	21/34605/FUL	22/08/2023	Conversion of existing building to form dwelling	MH	CU	1	0	1	0
Barn 1 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	G	23/38270/PAR	23/11/2023	To convert the redundant agricultural building to one dwelling house	MH	CU	1	0	1	0
Land Rear Of 9 Abbey-side, Ranton, Stafford, Staffordshire, ST18 9JF	Ranton	G	23/37727/PAR	11/08/2023	Prior approval - change of use of agricultural building to dwelling house with associated operational development	MH	CU	1	0	1	0

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Shortwood Farm, Clayalders Bank, Standon, Stafford, Staffordshire, ST21 6RG	Standon	G	23/37591/PAR	27/09/2023	Prior approval - change of use of an agricultural building and associated curtilage to one dwelling	MH	CU	1	0	1	0
Barn 2 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	G	23/38271/PAR	23/11/2023	Prior approval - conversion of agricultural building to dwelling house with associated building works	MH	CU	1	0	1	0
Barn 3 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	G	23/37856/PAR	21/09/2023	Prior approval - conversion of redundant agricultural building to one dwelling house	MH	CU	1	0	1	0
Barn 4 Burston Cottage Farm, Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DP	Burston	G	23/38277/PAR	23/11/2023	Prior approval - conversion of redundant agricultural building to one dwelling house	MH	CU	1	0	1	0

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Barn At North Pirehill Farm, Pirehill Lane, Walton, Stone, Staffordshire, ST15 0BU	Stone	G	21/35357/FUL	24/10/2023	Proposed conversion and modification of an existing agricultural barn into 1 dwelling.	MH	CU	1	0	1	0
Woodend Farm, Cocknage Road, Rough Close, Stoke On Trent, Staffordshire, ST3 4AA	Rough Close	FR	22/35604/FUL	17/10/2023	Replacement dwelling and ground source heat pump	MH	RN	1	0	1	0
The Old Boultons Office, Moddershall Oaks, Moddershall, Stone, Staffordshire, ST15 8TG	Moddershall	FE	22/36163/FUL	05/10/2023	Extensions and alterations to existing listed building, to create a private dwelling. Including change of use from offices to residential. In conjunction with 22/35774/lbc.	MH	CU	1	0	1	0

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Waters Edge, Lower Farm, Drointon Lane, Grindley, Stafford, Staffordshire, ST18 0LX	Drointon	G	22/36349/FUL	20/10/2023	Conversion of three existing barn structures to form one dwelling at lower farm	MH	CU	1	0	1	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	MH	CU	2	0	2	0
Darlaston Grange Farm, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NE	Stone	G	22/36388/FUL	04/10/2023	Proposed change of use of redundant agricultural buildings and land to form eight dwellings and associated gardens.	MH	CU	8	0	8	0
Romer Farm, Butterhill Bank, Burston, Stafford, ST18 0DT	Burston	G	21/35001/FUL	16/11/2023	Proposed conversion of five agricultural barns to form four new dwellings	MH	CU	4	0	4	0

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The Old Boultons Office, Moddershall Oaks, Moddershall, Stone, Staffordshire, ST15 8TG	Moddershall	FR	22/36151/FUL	08/11/2023	Partial demolition, extensions and alterations to existing garage and toilet block to form new single detached dwelling (inc change of use garage/wc block to residential usage). In conjunction with 22/35775/LBD	MH	NB	1	0	1	0
361 Sandon Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LJ	Meir Heath	FR	23/37183/FUL	03/11/2023	Replacement of existing dwelling to provide new three bedroom dwelling and detached garage	MH	RN	1	0	1	0
Deer Park Farm, Lane Through Deer Park, Hopton, Stafford, Staffordshire, ST18 0BB	Hopton	G	23/37105/FUL	21/06/2023	Erection of new principal farmhouse and detached garage at deer park farm to replace main dwelling being lost at upper hanyards farm due to hs2 (revised application following withdrawal of 22/36649/FUL).	MH	NB	1	1	0	1
Oak House, Old Road, Oulton Heath, Stone, ST15 8US	Oulton Heath	FR	21/33861/FUL	14/03/2022	Proposed replacement detached single dwelling	MH	RN	1	1	0	0

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Hollywood Farm, Uttoxeter Road, Hollywood, Stone, Staffordshire, ST15 8RB	Hollywood	G	22/36344/FUL	20/12/2023	Conversion of redundant agricultural building to four dwelling houses. Change of use of agricultural land to provide amenity land for new dwellings. Including landscaping and new access works. Demolition of pole barn.	MH	CU	4	0	4	0
Manor Farm, Marston Road, Marston, Church Eaton, Stafford, Staffordshire, ST20 0AS	Marston	G	22/36692/FUL	07/12/2023	Conversion and change of use of traditional range of farm buildings into 4 dwellings together with associated, access, amenity space, landscaping and the demolition of adjacent modern farm buildings.	MH	CU	4	0	4	0
Brancote Farm, Tixall Road, Tixall, Stafford, ST18 0XX	Tixall	G	21/34467/FUL	30/01/2024	Barn conversion into one c3 dwelling	MH	CU	1	0	1	0
The Handfords Cottage, Long Lane, Derrington, Stafford, Staffordshire, ST18 9PA	Derrington	FR	23/37768/FUL	10/01/2024	Demolition of existing detached house and detached garage and erection one detached house and detached garage	MH	RN	1	0	1	0

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Manor House Farm, Meadow Lane, Mill Meece, Stafford, Staffordshire, ST21 6QT	Mill Meece	FR	23/37916/FUL	10/01/2024	Retention of approved ancillary residential building and its change of use as an independent residential unit, provision of independent car parking for manor house farm	MH	CU	1	0	1	0
The W heatsheaf Inn, 6 Kibblestone Road, Oulton, Stone, Staffordshire, ST15 8UW	Oulton	FE	23/38223/COU	30/01/2024	Change of use of former public house and associated car park into single dwelling, including external and internal alterations and improvements	MH	CU	1	1	0	1
Farmgate Cottage, Weston Lane, Bowers, Stafford, Staffordshire, ST21 6RF	Standon	FR	23/37504/FUL	08/02/2024	Retrospective change of use to residential use (class c3) and proposed extension (in association with 23/37505/LBC)	MH	CU	1	1	0	1
Estate Yard House, Stafford Road, Ranton, Stafford, Staffordshire, ST20 0JQ	Ranton	FR	23/37988/COU	09/02/2024	Change of use from dwellinghouse (use class c3) to childrens care home (use class c2)	MH	CU	0	0	0	0

Land for New Homes 2024

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 2023 - 2024
Site At Oulton Heath Farm, Old Road, Oulton Heath, Stone, Staffordshire, ST15 8US	Oulton Heath	G	23/38285/FUL	29/02/2024	Proposed agricultural dwelling	MH	NB	1	0	1	0
Bishton Hall, Bellamour Lane, Wolseley Bridge, Stafford, ST17 0XN	Wolseley Bridge	FR	21/33780/FUL	28/03/2024	Change of use and extension of former bothy to form 1 no. Dwelling, access drive and associated works, including repair and rebuild of sections of walled garden, re-roofing of the former bothy, new windows and doors and associated works to facilitate	MH	CU	1	0	1	0
Land On The Site Of The Old Cottage, Almshouse Croft, Bradley, Stafford, ST18 9DZ	Bradley	GL	18/29029/FUL	27/09/2018	Proposed detached dwelling, access and associated works	MH	NB	1	0	1	0
Total								169	27	142	18

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

No sites awaiting the signing of a S106 Agreement.

Appendix C – C2 Residential Accommodation

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 2023 - 2024
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/AH	DC	26	0	26	0
St Dominics Convent, Station Road, Stone, Staffordshire, ST15 8JP	Stone	FR	18/28402/FUL	22/04/2022	Change of use of part of the convent building to provide senior living accommodation (use class c2) with ancillary office, gym and hair salon, the associated internal alterations to convent building, including removal of walls, creation of openings.	MH	CU	133	0	133	0
Little Ingestre House, Ingestre Park Road, Ingestre, Stafford, Staffordshire, ST18 0RE	Ingestre	FR	21/33955/FUL	28/06/2022	Proposed single storey extension to existing care home with pitched tiled roof	MH	NB	2	0	2	0

Land for New Homes 2024

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 2023 - 2024
St Dominics Convent, Station Road, Stone, Staffordshire, ST15 8JP	Stone	G	20/32135/FUL	28/07/2022	Erection of one care home (use class c2), with associated floor space to include gym, treatment/physio areas, hair salon and cafe to complete application 18/28402/FUL. Relocation of bin store, parking areas and associated works	MH	NB	33	0	33	0
23 Darnford Close, Parkside, Stafford, ST16 1LR	Stafford	FR	21/35150/COU	08/08/2022	Change of use of property from use class c3 (dwelling houses) to use class c2 (residential institutions)	MH	CU	5	5	0	5
Tillington Hall Hotel, Eccleshall Road, Stafford, ST16 1JJ	Stafford	FE	21/34855/FUL	14/03/2023	Demolition of existing building and construction of a four storey care home (c2) with roof garden and associated parking	MH	NB	145	0	145	0
29 Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7PB	Meir Heath	FR	22/36758/COU	09/03/2023	Change of use from dwellinghouse (use class c3) to children's care home (use class c2)	MH	CU	5	0	5	0

Land for New Homes 2024

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 2023 - 2024
Former Stonefields House, St Georges Hospital, Corporation Street, Stafford, Staffordshire, ST16 3AG	Stafford	FE	23/37567/FUL	30/10/2023	Erection of a crisis assessment centre building.	MH	NB	3	0	3	0
Land At Silkmore Lane, Stafford, ST17 4JD	Stafford	G	20/31757/FUL	22/12/2023	Proposed 75 bed care home.	MH	NB	75	0	75	0
Burden House, 150 Weston Road, Stafford, Staffordshire, ST16 3RU	Stafford	FE	23/37256/COU	13/12/2023	Proposed change of use from hospice to childrens residential care home	MH	CU	6	0	6	0
102 Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP	Meir Heath	FR	22/36419/COU	16/12/2022	Change of use from dwellinghouse (use class c3) to children's care home (use class c2)	MH	CU	5	5	0	5

Land for New Homes 2024

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 2023 - 2024
Estate Yard House, Stafford Road, Ranton, Stafford, Staffordshire, ST20 0JQ	Ranton	FR	23/37988/COU	09/02/2024	Change of use from dwellinghouse (use class c3) to childrens care home (use class c2)	MH	CU	5	0	5	0
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
Total								515	10	505	10
Discounted Total								336	6	330	6

All Site Totals

Settlement/ Source	Gross Number Proposed	Gross Completions to Date*	Gross Balance Remaining	Net Completions 2023 - 2024
Stafford Town Total	990	235	755	92
Stone Town Total	31	16	15	12
Key Service Villages Total	171	82	89	17
Rural Areas Total	169	27	142	18
Pending Sites (S106) Total	0	0	0	0
Allocated Sites Pending S106	0	0	0	0
C2 Permissions Total**	336	6	330	6
SDL Sites Totals (sites with planning permission only)	6,305	2,733	3,572	278
OVERALL TOTALS	8,002	3,099	4,903	423

*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 2023/2024 have been discounted; therefore, the totals differ slightly from those in Appendix C.

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 cannot 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.