



Land for New Homes

The Housing Monitor 2025

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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 2024 - 31 March 2025), 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 2024-2025. 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 (Housing for older and disabled people guidance). 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 2025 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 2025 also presents analysis of new windfall permissions granted during 2024-2025 (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 2025 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

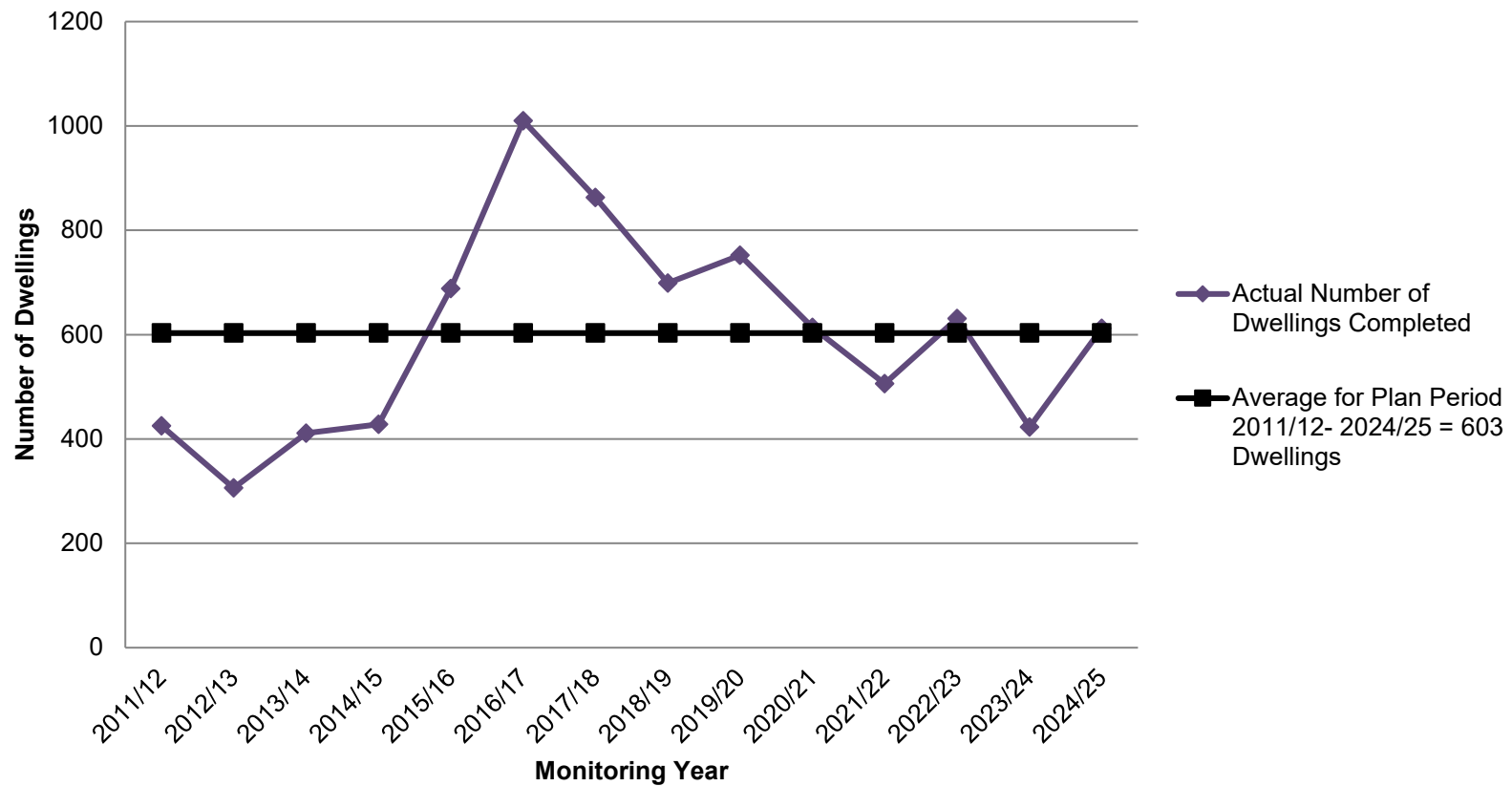
"Previously Developed Land" (PDL) - as per the definition in the National Planning Policy Framework (NPPF) Annex 2: Glossary, can also be referred to as "Brownfield" land (see extract from the NPPF in Appendix D of this document).

"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 - 2024/25



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

| Year | Actual Number of Dwellings Completed |
|------------------------------|--------------------------------------|
| C2 completions 2011 - 2014 | 69 |
| 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 |
| 2024/2025 | 612 |
| Total | 8,437 |
| Average for period 2011-2025 | 603 |

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.

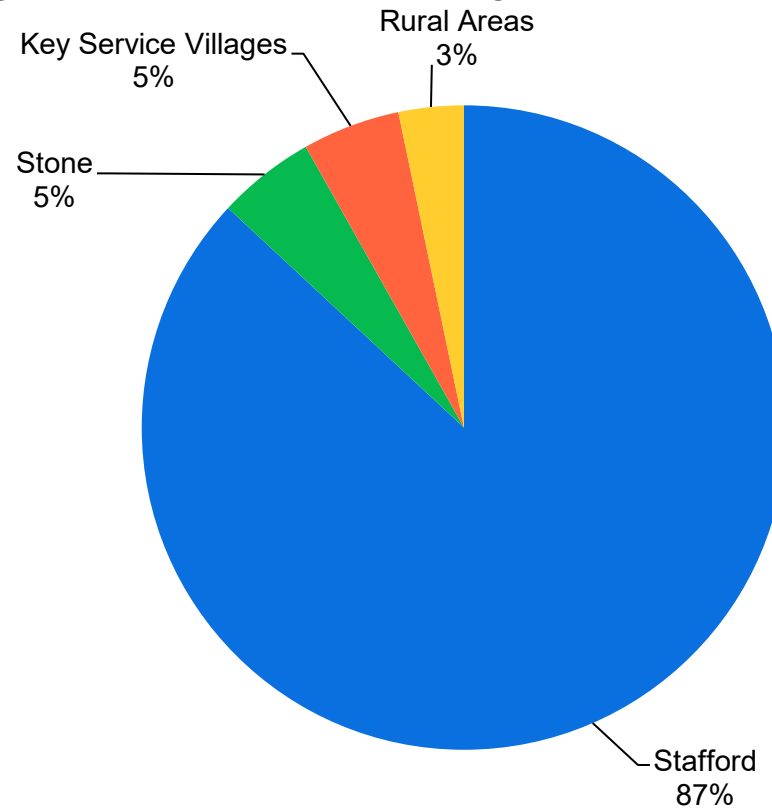
Table 2 - Completion Rates

| Plan Period | Completion Rate (Number of Dwellings/Year) |
|---|---|
| Annual Target (2011 - 2031) | 500 |
| Annual Completion Average (2011 - 2025) | 603 |
| Cumulative Completions (2011 - 2025) | 8,437 |
| Remaining Balance (2025 - 2031) | 1,563 |

3.4. Completions by Sub Area

Figure 2 below gives a broad locational breakdown of completions on all sites from 1 April 2024 to 31 March 2025.

Figure 2: Completions by Sub Area 2024/25

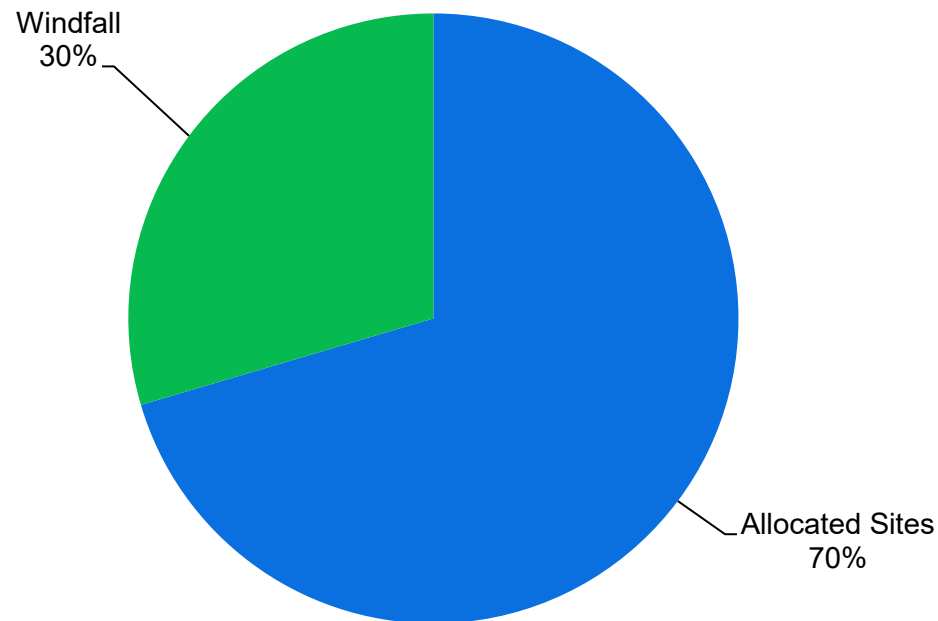


During the last monitoring year, 97% of total completions have been in the urban areas of Stafford, Stone and the Key Service Villages (KSV), with rural completions accounting for 3% of the total. This demonstrates no change in rural completions from the previous year.

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 2024 and 31 March 2025.

Figure 3: Origin of Completions 2024/25

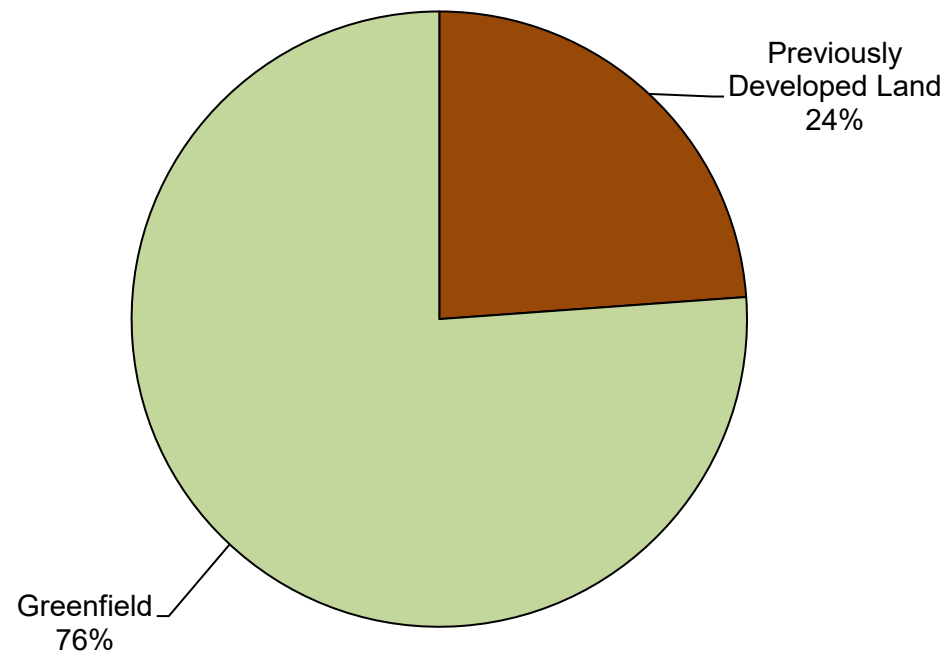


In 2024/25, unallocated (Windfall) sites account for 30% of completions. Due to allocated sites (i.e. the Strategic Development Locations) in the new Local Plan having permission and delivering housing completions, the figures this year have continued an increasing trend towards a greater percentage 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 2024 and 31 March 2025.

Figure 4: Completions by Site Type 2024/25



During the last monitoring year 24% of development took place on Previously Developed Land (PDL). Since the start of the plan period in 2011, 39% 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% |
| 2021/22 | 136 | 370 | 506 | 27% |
| 2022/23 | 141 | 490 | 631 | 22% |
| 2023/24 | 111 | 312 | 423 | 26% |
| 2024/25 | 146 | 466 | 612 | 24% |
| Total | 3,299 | 5,069 | 8,368 | 39% |

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 2024/2025.

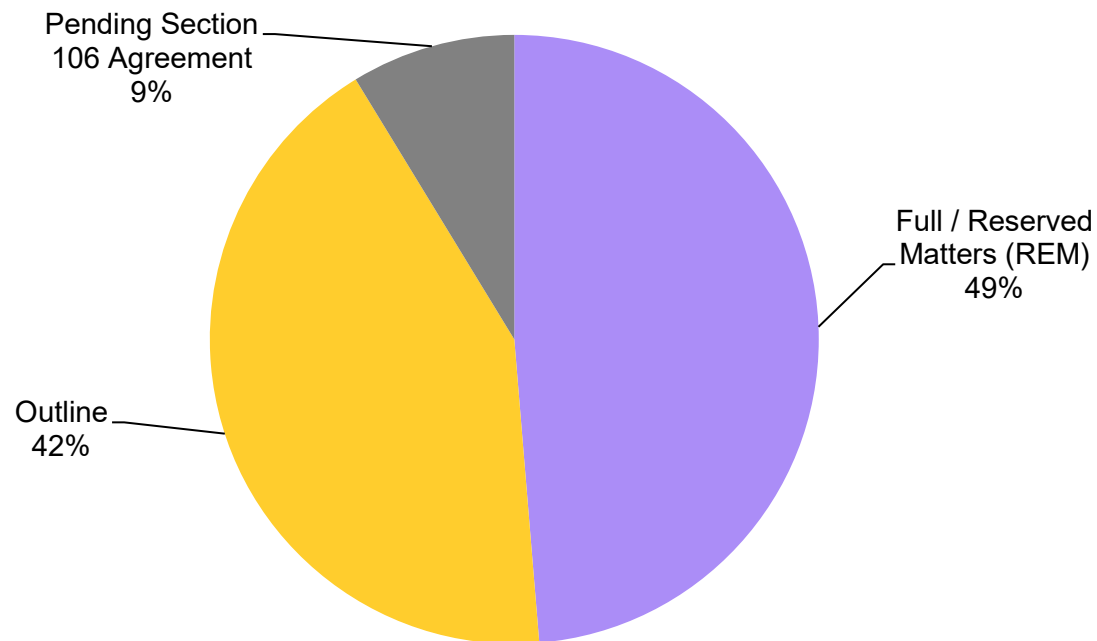
Table 4 - Number of outstanding net commitments as at 31 March 2025

| Consent Type | Outstanding Committed Units | Percentage of Total |
|-------------------------------|------------------------------------|----------------------------|
| Full/Reserved Matters (REM) | 2,345 | 49% |
| Outline | 2,051 | 43% |
| Pending Section 106 Agreement | 420 | 9% |
| Total | 4,816 | 100% |

4.1. Outstanding Commitments by Planning Status

Figure 5 provides a breakdown of housing commitments by planning status as at 31 March 2025.

Figure 5: Planning Status of Outstanding Commitments as at 31 March 2025



Key:

Full/REM = Full planning consent/reserved matters

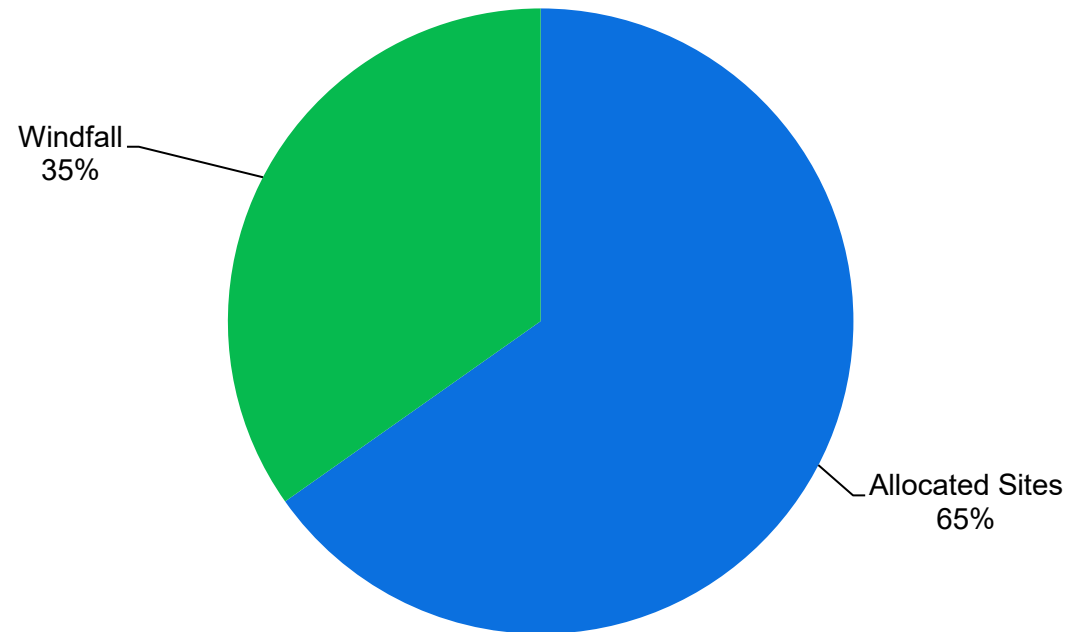
Outline = Outline permission

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 2025. This highlights that allocated sites within the Local Plan account for a significant portion of the 2025 commitments.

Figure 6: Origin of Outstanding Commitments as at 31 March 2025

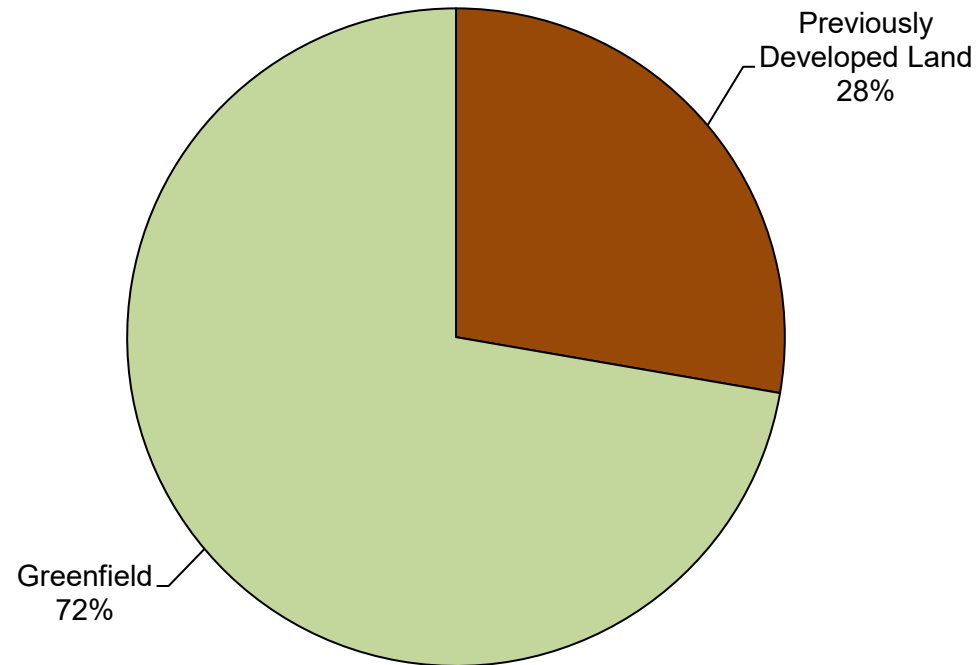


Please note: The allocated commitments only include those parts of the sites which have received planning permission (See Section 5).

4.3. Outstanding Commitments by Site Type

Figure 7 shows the outstanding commitments by site type as at 31 March 2025. Of the outstanding commitments, 28% are on Previously Developed Land (PDL) and 72% 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 2025



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.

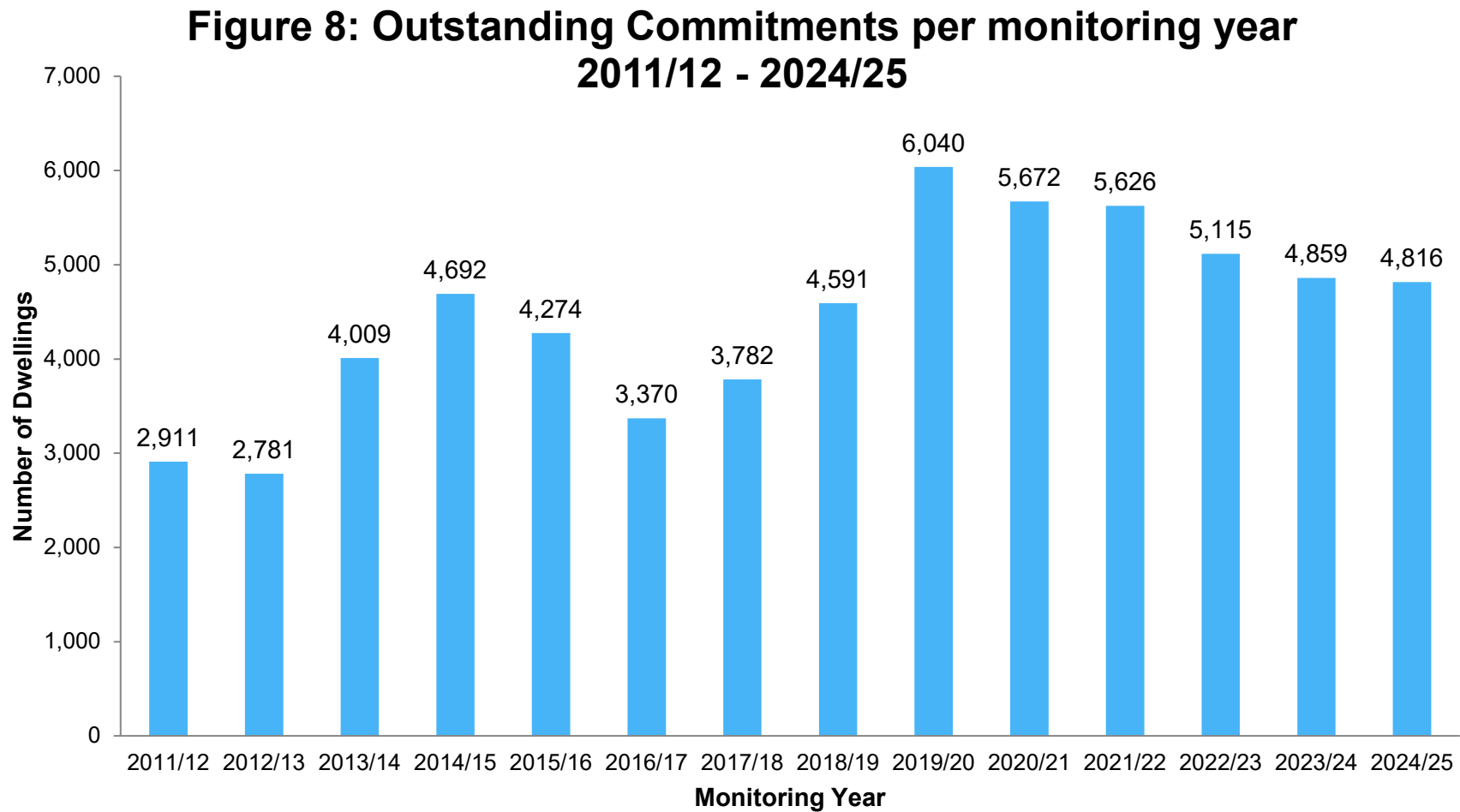


Table 5 - Outstanding Net Commitments 2011/12 - 2024/25

| 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 |
| 2024/2025 | 4,816 |

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

[illegible]

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| Year | 14/15 Compl etions | 15/16 Compl etions | 16/17 Compl etions | 17/18 Compl etions | 18/19 Compl etions | 19/20 Compl etions | 20/21 Compl etions | 21/22 Compl etions | 22/23 Compl etions | 23/24 Compl etions | 24/25 Compl etions | 25/ 26 | 26/ 27 | 27/ 28 | 28/ 29 | 29/ 30 | 30/ 31 | Total |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------|-----------|-----------|------------|------------|-----------|------------|
| Land North of Beaconside (16/25450/OUT) | | | | | | | | | | | | 0 | 30 | 80 | 120 | 120 | 120 | 2,000* |
| 5 Year Supply Total | | | | | | | | | | | | 180 | 78 | 80 | 120 | 120 | | 578 |

*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 Compl etions | 15/16 Compl etions | 16/17 Compl etions | 17/18 Compl etions | 18/19 Compl etions | 19/20 Compl etions | 20/21 Compl etions | 21/22 Compl etions | 22/23 Compl etions | 23/24 Compl etions | 24/25 Compl etions | 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 | 55 | 120 | 120 | 120 | 120 | 612* |
| Land At Burleyfields PHASE 1 ONLY (20/32034/FUL) | | | | | | | 49 | 98 | 175 | 96 | 9 | 15 | | | | | | 442 |

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| Year | 14/15 Compl etions | 15/16 Compl etions | 16/17 Compl etions | 17/18 Compl etions | 18/19 Compl etions | 19/20 Compl etions | 20/21 Compl etions | 21/22 Compl etions | 22/23 Compl etions | 23/24 Compl etions | 24/25 Compl etions | 25/ 26 | 26/ 27 | 27/ 28 | 28/ 29 | 29/ 30 | 30/ 31 | Total |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------|------------|------------|------------|------------|-----------|------------|
| Land At Burleyfields PHASE 2A (21/35230/REM) | | | | | | | | | 9 | 47 | 26 | 20 | 20 | | | | | 122 |
| Land At Burleyfields PHASE 2B (21/35225/REM) | | | | | | | | | | | 53 | 49 | | | | | | 102 |
| Land At Burleyfields Phase 3 (22/36642/REM) | | | | | | | | | | | 25 | 88 | 109 | | | | | 222 |
| Remaining Allocation | | | | | | | | | | | | | | | 100 | 100 | 100 | 352* |
| 5 Year Supply Total | | | | | | | | | | | | 172 | 184 | 120 | 220 | 220 | | 916 |

*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 Compl etions | 15/16 Compl etions | 16/17 Compl etions | 17/18 Compl etions | 18/19 Compl etions | 19/20 Compl etions | 20/21 Compl etions | 21/22 Compl etions | 22/23 Compl etions | 23/24 Compl etions | 24/25 Compl etions | 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 Compl etions | 15/16 Compl etions | 16/17 Compl etions | 17/18 Compl etions | 18/19 Compl etions | 19/20 Compl etions | 20/21 Compl etions | 21/22 Compl etions | 22/23 Compl etions | 23/24 Compl etions | 24/25 Compl etions | 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 | 27 | | | | | | | 302 |
| Walton Hill Residential Development (20/32249/FUL) | | | | | | | | | 42 | 17 | | | | | | | | 59 |
| 5 Year Supply Total | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | | 0 |

Table 6 - Summary of Allocated sites as at 31 March 2025

| Strategic Development Location (SDL) | Total Capacity (with Planning Permission) | Completions 2024/25 | Total cumulative completions | Remaining capacity (with Planning Permission) | Remaining Allocation (without Planning permission) |
|---|--|----------------------------|-------------------------------------|--|---|
| Northern SDL | 3,275 | 291 | 1,047 | 2,228 | 0 |
| Western SDL | 1,848 | 113 | 935 | 913 | 352 |
| Eastern SDL | 623 | 0 | 623 | 0 | 30 |
| Stone SDL | 559 | 27 | 559 | 0 | 0 |
| Total | 6,305 | 431 | 3,164 | 3,141 | 382 |

6. Windfalls

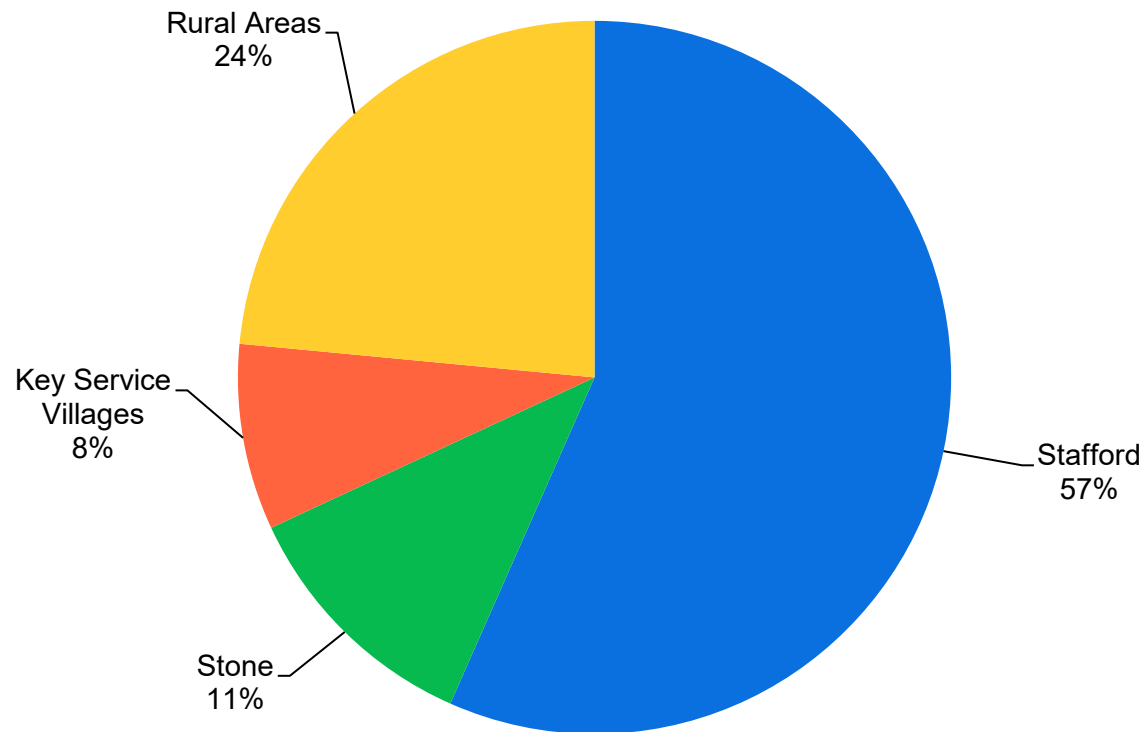
Sites that come forward through the planning application process without having been previously allocated in the Local Plan comprise windfall provision - by means of infill, conversion or redevelopment - and are an important numerical contributor to the provision of new dwellings.

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 2024 to 31 March 2025 by geographical area. The analysis shows that 76% of dwellings were granted planning permission in the urban areas of Stafford, Stone and the Key Service Villages.

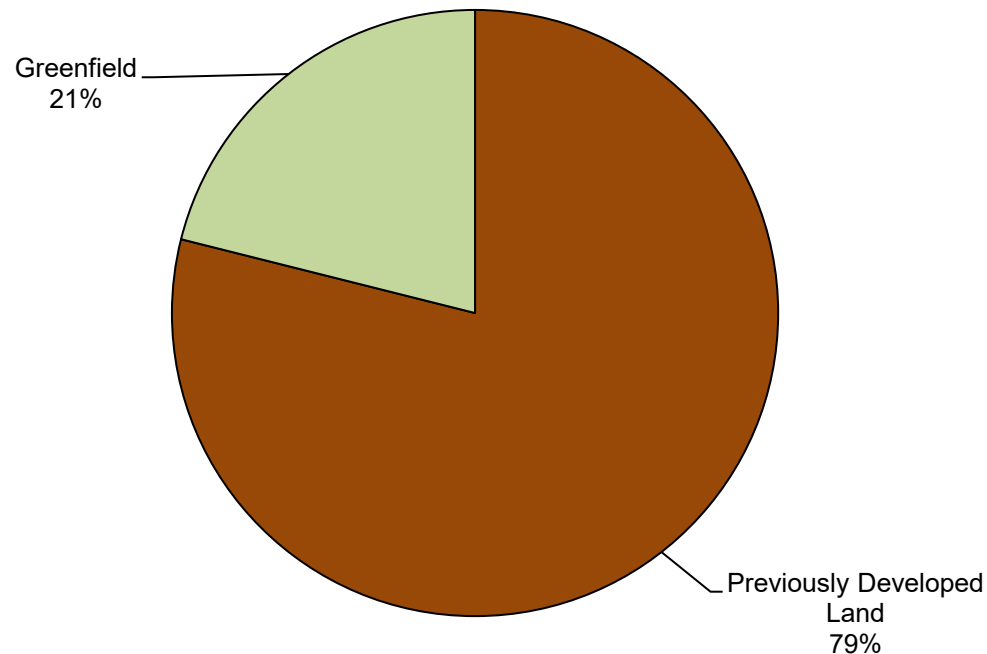
Figure 9: New Windfall Permissions granted in 2024/25 broken down by Sub-Area



6.2. New Windfall Permissions by Site Type

Figure 10 provides a breakdown of residential windfall permissions granted from 1 April 2024 to 31 March 2025 by site type.

Figure 10: New Windfall Permissions granted in 2024/25 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 (E,B2 and 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 2024 - 2025 |
|--|-------------------|-----------------|---------------------------------|----------------------|---|---------------------------|-------------------------|------------------------------|----------------------------------|--------------------------------|------------------------------------|
| Land Behind 1 Oak Avenue, Walton on the Hill, Stafford | Stafford | GL | 17/26109/FUL | 14/08/2017 | New dwelling | MH | NB | 1 | 1 | 0 | 1 |
| 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 and 3 of the proposed development comprising 213 dwellings, public open space, landscaping and associated infrastructure | MH/AH | CU | 213 | 171 | 42 | 34 |

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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 2024 - 2025 |
|--|------------|----------|-------------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 19 | 177 | 19 |
| 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 | 35 | 2 | 3 |
| Former Garage Site, Kingcup Road | Stafford | O | 20/31766/FUL | 22/06/2020 | Detached bungalow | AH | CU | 1 | 0 | 1 | 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 | 5 | 0 | 5 |

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 7 | 0 | 7 |
| 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 | 1 | 0 | 1 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 | 63 | 296 | 48 |
| 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 | 1 | 0 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 4 | 0 | 2 |
| Child And Adolescent Mental Health Services, 161 Eccleshall Road, Stafford, Staffordshire, ST16 1PD | Stafford | FE | 22/36589/POTH | 26/01/2023 | Change of use from child and family consultation centre to a single detached private dwelling | MH | CU | 1 | 0 | 1 | 0 |
| 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 |
| 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 | -4 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 |
| Adjacent To 18 Hunters Ride, Mosspit, 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 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 29 Gaolgate Street, Stafford, Staffordshire, ST16 2NT | Stafford | FE | 22/35778/POTH | 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 |
| 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 for New Homes 2025

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 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 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | -1 | 0 |
| 33 and 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 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 156/156a Corporation Street, Stafford, Staffordshire, ST16 3LS | Stafford | FR | 23/38575/LDCP P | 12/02/2024 | Lawful development certificate - proposed conversion of two flats back to original single dwelling | MH | CU | 1 | 1 | 0 | -1 |
| 18 Browning Street, Stafford, Staffordshire, ST16 3AX | Stafford | FR | 24/38629/LDCP P | 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/LDCP P | 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/LDCP P | 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 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 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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/POTH | 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 |
| 88 Wolverhampton Road, Stafford, Staffordshire, ST17 4AH | Stafford | FE | 23/37120/FUL | 26/06/2024 | Proposed demolition of existing motor vehicle repair building and replacement with 9 new apartments, including on site parking, cycle store and landscaping | MH | NB | 9 | 0 | 9 | 0 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Land Adjacent 151 Rickerscote Road, Stafford, Staffordshire, ST17 4HE | Stafford | FR | 23/38310/FUL | 13/06/2024 | Demolition of existing single storey outbuilding. Construction of new single storey dwelling | MH | NB | 1 | 1 | 0 | 1 |
| 198-199 Corporation Street, Stafford, ST16 3LQ | Stafford | FE | 21/34817/COU | 11/07/2024 | Change of use from commercial bed and breakfast (c1) to single residential property with 2 flats and a HMO of 4 bedrooms. | MH | CU | 3 | 0 | 3 | 0 |
| 1-3 Mount Street (Second Floor) and 2-18 Princes Street (Ground and First Floor), Stafford, Staffordshire, ST16 2BZ | Stafford | FE | 23/37012/FUL | 05/07/2024 | Change of use of second floor to form 19no. Apartments and refurbishment of building | MH | CU | 19 | 0 | 19 | 0 |
| Unit 49 St Patricks Street, Stafford, Staffordshire, ST16 2PL | Stafford | FE | 21/34975/FUL | 13/08/2024 | One 2 bedroom apartment | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 95 Wolverhampton Road, Stafford, Staffordshire, ST17 4AH | Stafford | FE | 23/37786/FUL | 28/08/2024 | Conversion of office building to form 4 x apartments and also including part demolition of existing building | MH | CU | 4 | 0 | 4 | 0 |
| 5 Owen Walk, Western Downs, Stafford, Staffordshire, ST17 9YY | Stafford | FE | 24/38606/COU | 22/08/2024 | Retention of existing building and change of use from commercial office to residential flat | AH | CU | 1 | 1 | 0 | 1 |
| Taxi services, 141a Newport Road, Stafford, Staffordshire, ST16 2EZ | Stafford | FE | 24/39071/POTH | 09/08/2024 | Change of office space into 1 bed flat | MH | CU | 1 | 0 | 1 | 0 |
| Land Adjacent 62 Crab Lane, Trinity Fields, Stafford, Staffordshire, ST16 1SQ | Stafford | FE | 24/39158/REM | 20/09/2024 | Reserved matters for appearance, landscaping, layout and scale on application 22/36130/OUT (erection of four dwellings and new vehicular access) | MH | NB | 4 | 2 | 2 | 2 |
| 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 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Anson House, Old Lammascote Road, Littleworth, Stafford, ST16 3TA | Stafford | FE | 20/33347/FUL | 01/10/2024 | Conversion of existing retail showroom, storage warehouse and offices to 11 residential apartments | MH | CU | 11 | 0 | 11 | 0 |
| Land At Rear of 40 Rowley Bank, Rising Brook, Stafford, Staffordshire, ST17 9BA | Stafford | G | 24/38761/FUL | 14/11/2024 | The proposed development consists of one new single storey bungalow. | MH | NB | 1 | 0 | 1 | 0 |
| Rear Of 40 Rowley Bank, Rising Brook, Stafford, Staffordshire, ST17 9BA | Stafford | G | 22/35635/OUT | 20/04/2023 | Outline application - new dwelling with new driveway access (access) | MH | NB | 0 | 0 | 0 | 0 |
| Land Off Beechcroft Avenue, Stafford, Staffordshire, ST16 1BH | Stafford | G | 24/39149/FUL | 22/11/2024 | Erection of two dwellings | MH | NB | 2 | 0 | 2 | 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 | 0 | 0 | 0 | 0 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Hop Pole, 22 Sandon Road, Stafford, Staffordshire, ST16 3ES | Stafford | FE | 24/39203/FUL | 28/11/2024 | Change of use of a public house to a nine bed HMO (sui generis), including replacement front door, new escape door and a new window | MH | CU | 1 | 0 | 1 | 0 |
| 80 Weeping Cross, Stafford, Staffordshire, ST17 0DL | Stafford | FR | 24/39318/FUL | 29/11/2024 | Proposed replacement four-bedroom dwelling (self build) with integral garage and the creation of a new access. | MH | RN | 1 | 0 | 1 | 0 |
| The Emerald Club, 31 Marston Road, Stafford, Staffordshire, ST16 3BT | Stafford | FE | 21/33706/COU | 19/12/2024 | Change of use of existing building to create nine apartments | MH | CU | 9 | 0 | 9 | 0 |
| 16 Martin Street, Stafford, Staffordshire, ST16 2LB | Stafford | FE | 23/38070/FUL | 24/01/2025 | Conversion of existing grade 2 listed building into seventeen apartments | MH | CU | 17 | 0 | 17 | 0 |
| Sherwood, Doxey, Stafford, Staffordshire, ST16 1HG | Stafford | FR | 24/39694/REM | 28/01/2025 | Reserved matters on application 23/37532/OUT- scale , appearance and landscaping | MH | NB | 7 | 0 | 7 | 0 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 8 Hearn Court, Rising Brook, Stafford, Staffordshire, ST17 9QN | Stafford | FE | 24/39908/POTH | 31/01/2025 | Prior approval - conversion of office space to a dwelling | MH | CU | 1 | 0 | 1 | 0 |
| Land At Rear Of 243 Eccleshall Road, Stafford, Staffordshire | Stafford | GL | 24/39395/FUL | 26/02/2025 | Self build 2 storey 5 bedroom detached dwelling. | MH | NB | 1 | 0 | 1 | 0 |
| 4 and 5 Mount Street and Balk Passage, Stafford, Staffordshire, ST16 2BZ | Stafford | FE | 24/39667/FUL | 17/03/2025 | Change of use from former retail, tanning salon and photo studio (all currently vacant) to six apartments, alongside associated external alterations | MH | CU | 6 | 0 | 6 | 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 |
| Total | | | | | | | | 1036 | 312 | 719 | 123 |

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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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/16/31 64144) | MH | MX | 9 | 8 | 1 | 0 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 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 | 9 | 0 | 1 |
| 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 | 1 | 0 | 1 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 1 | 0 | 1 |
| 2 Granville Square, Stone, Staffordshire, ST15 8AB | Stone | FE | 24/38627/POTH | 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 |
| Land At Former Bowling Club, Crown Street, Stone, Staffordshire, ST15 8UY | Stone | FE | 22/35503/FUL | 02/05/2024 | Demolition of existing structures and erection of 9no. Dwellings, with access, landscaping, and associated works | MH | NB | 9 | 0 | 9 | 0 |
| 17/17a - 21 High Street, Stone, ST15 8AJ | Stone | FR | 22/35428/FUL | 14/08/2024 | Conversion of four dwellings into nine apartments | MH | DC | 9 | 0 | 9 | 0 |
| 3 Joules Passage, Crown Street, Stone, Staffordshire, ST15 8TR | Stone | FE | 24/39598/POTH | 29/10/2024 | Change of use from nail bar treatment rooms (granted in 2019) to its original use as a 1 bedroom flat. | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 67 High Street, Stone, Staffordshire, ST15 8AD | Stone | FE | 22/36184/FUL | 04/10/2024 | New shop front to existing estate agents and partial change of use to form 3 residential apartments. | MH | CU | 3 | 0 | 3 | 0 |
| 18a Victor Street, Stone, Staffordshire, ST15 8HJ | Stone | FE | 24/39636/FUL | 24/12/2024 | Change of use of ground floor from class E to class C3 and inclusion of existing first floor flat to create one dwelling. | MH | CU | 1 | 0 | 1 | 0 |
| 42 - 44 High Street, Stone, Staffordshire, ST15 8AU | Stone | FE | 24/39982/POTH | 27/01/2025 | Change of use of first floor from use class E to use class C3 i.e. 1no apartment. | MH | CU | 1 | 0 | 1 | 0 |
| Total | | | | | | | | 51 | 19 | 32 | 3 |

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 2024 - 2025 |
|--|-------------------|-----------------|---------------------------------|----------------------|--|---------------------------|-------------------------|------------------------------|----------------------------------|--------------------------------|------------------------------------|
| 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 | 4 | 0 | 1 |
| 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 for New Homes 2025

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|--|---------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 8 | 2 | 8 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 4 | 4 | 4 |
| Land At Audmore Road, Gnosall, Stafford, Staffordshire, St20 0HE | Gnosall | G | 21/33771/FUL | 06/07/2021 | Proposed detached dwelling | MH | NB | 1 | 1 | 0 | 1 |

Land for New Homes 2025

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|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 13 | 24 | 13 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 1 | 0 | 1 |
| 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 for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 1 | 0 | 1 |
| 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 | MX | 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 |

Land for New Homes 2025

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|--|----------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 1 | 1 | 1 |
| 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 |
| Badgers Rake Mill Lane, Gnosall, Stafford, Staffordshire, ST20 0BY | Gnosall | FR | 24/38750/PIP | 27/06/2024 | Permission in principle - demolition of existing derelict house and construction of between 3 and 4 dwellings | MH | MX | 4 | 0 | 4 | 0 |
| 35a High Street, Eccleshall, Stafford, Staffordshire, ST21 6BW | Eccleshall | FE | 23/37594/FUL | 31/07/2024 | Planning application for the demolition of existing dilapidated buildings and the erection of a single dwelling | MH | MX | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Land to the rear of 14 and 16 Monument Lane, Tittensor, Stoke-on-Trent, Staffordshire, ST12 9JH | Tittensor | GL | 24/39332/PIP | 12/08/2024 | Proposed two detached dormer style bungalows with a shared driveway with access from monument lane. | MH | NB | 2 | 0 | 2 | 0 |
| Shropshire Inn, Newport Road, Haughton, Stafford, Staffordshire, ST18 9JH | Haughton | FE | 23/38459/FUL | 26/09/2024 | Demolition of existing pub and associated outbuildings and the erection of two new bungalows and one detached double garage | MH | CU | 2 | 0 | 2 | 0 |
| The Eagle Inn, Horsefair, Eccleshall, Stafford, Staffordshire, ST21 6AE | Eccleshall | FE | 24/38718/FUL | 10/10/2024 | Proposed conversion and refurbishment of an existing vacant public house to a residential dwelling including, change of use, demolition of an existing WC block, new extension to rear, new windows, external rendering. | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| The Chapel, Eccleshall Road, Woodseaves, Stafford, Staffordshire, ST20 0LE | Woodseaves | FE | 24/38798/FUL | 08/10/2024 | Full planning application to convert former Woodseaves chapel to a 3-bedroom dwellinghouse and the erection of a pair of semi-detached 2-bedroom dwellinghouses within its curtilage, utilising existing site access of High Offley road | MH | MX | 3 | 0 | 3 | 0 |
| Land Adjacent 3 Quarry Lane, Gnosall, Stafford, Staffordshire, ST20 0BZ | Gnosall | GL | 24/39424/OUT | 04/12/2024 | Outline application for a single, self-build dwelling within the garden area of 3 Quarry Lane (access only) | MH | NB | 1 | 0 | 1 | 0 |
| Bursley 29 Old Road, Barlaston, Stoke-On-Trent, Staffordshire, ST12 9EQ | Barlaston | FR | 24/39449/FUL | 16/12/2024 | Erection of replacement dwelling, formation of new vehicular access and alterations to existing access. | MH | RN | 1 | 0 | 1 | 0 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Eagle Inn Car Park, Newport Road, Eccleshall | Eccleshall | FE | 21/35138/REM | 10/04/2024 | Residential development for up to 2 dwellings appearance, landscaping, layout, scale | MH | NB | 2 | 0 | 2 | 0 |
| Total | | | | | | | | 109 | 33 | 76 | 30 |

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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 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 | MH | CU | 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 | MH | RN | 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 3 | 0 | 3 |
| South Brow, Main Road, Adbaston, Stafford, ST20 0QB | Adbaston | FR | 19/30803/FUL | 06/11/2019 | Replacement dwelling | MH | RN | 1 | 1 | 0 | 0 |
| 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 |
| 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 |
| 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 | 4 | 0 | 4 |

Land for New Homes 2025

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| Barncroft Long Lane, Derrington, Stafford, ST18 9LL | Derrington | FR | 21/33959/FUL | 23/09/2021 | Construction of a replacement dwelling | MH | RN | 1 | 1 | 0 | 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 | MH | CU | 1 | 0 | 1 | 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 |

Land for New Homes 2025

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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 |
| 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 |
| 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 and adapted into ancillary buildings and 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 |

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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 | 2 | 0 | 1 |
| 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 | 1 | 0 | 1 |

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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 |
| 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 |
| 28 Old Acre Lane, Brocton, Stafford, ST17 0TW | Brocton | FR | 22/35473/FUL | 23/02/2023 | Proposed replacement dwelling | MH | RN | 1 | 1 | 0 | 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 |
| Dalserf 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 |

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 1 | 0 | 1 |
| 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 | -1 | 0 |
| 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 | 1 | 0 | 1 |

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|--|---------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 2 | 0 | 2 |
| 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 |

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|--|----------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 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 | -1 | 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 |
| 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 |

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | -1 | 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 |
| 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 |

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|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 Abbesside, 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 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|-------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 | 1 | 0 | 1 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|-------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|--------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 1 | 0 | 0 |
| 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 |
| 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 | -1 |
| 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 |

| 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 2024 - 2025 |
|---|-----------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 |
| Land off Sutton Lane and Guild Lane, Aqualate, Newport, Staffordshire, TF10 8DE | Sutton | G | 15/22374/FUL | 12/10/2016 | New five bedroom house with associated living, dining, kitchen and games room, together with energy research facilities and integral garage, as well associated landscaping | MH | NB | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Land Adj Johnson Lodge, Glebe Close, Eccleshall, Stafford, Staffordshire, ST21 6JA | Eccleshall | FE | 23/37871/FUL | 18/04/2024 | Conversion of existing outbuilding to a single dwelling | MH | CU | 1 | 0 | 1 | 0 |
| Hunters Cottage, Stone Road, Meaford, Stone, Staffordshire, ST15 0QT | Meaford | FR | 23/38212/FUL | 08/04/2024 | Subdivision of two existing properties into three dwellings | MH | CU | 3 | 0 | 3 | 0 |
| Knightley Grange, Grange Road, Knightley, Stafford, Staffordshire, ST20 0JU | Knightley | FR | 24/38776/LDC | 08/05/2024 | Lawful development certificate existing - in relation to the lawful implementation of permission 18/28881/FUL (partial demolition and replacement dwelling) and variation permission 19/31604/FUL. Confirming that both permissions remain extant. | MH | RN | 1 | 1 | 0 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|--------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Pershall Farm, Pershall Lane, Eccleshall, Stafford, Staffordshire, ST21 6NE | Eccleshall | G | 24/39019/PAR | 31/05/2024 | Proposed change of use of farm machinery maintenance garage to a single storey dwelling | MH | CU | 1 | 0 | 1 | 0 |
| Euxley Farm, Outwoods Farm Road, Outwoods, Newport, Staffordshire, TF10 9EB | Newport | G | 23/38162/FUL | 28/06/2024 | Conversion of existing barns into a single dwelling following previous approval. | MH | CU | 1 | 0 | 1 | 0 |
| Eaton Brook Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire, ST20 0AA | Church Eaton | FR | 23/38259/FUL | 27/06/2024 | Demolition of existing farmhouse and construction of new four-bed dwelling house | MH | RN | 1 | 0 | 1 | 0 |
| Weston Ridge Farm, Maer Lane, Standon, Stafford, Staffordshire, ST21 6RF | Standon | G | 23/38524/FUL | 19/06/2024 | Construction of single dwelling house for an agricultural worker | MH | NB | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Hundred Acre Farm, Green Lane, Whitgreave, Stafford, Staffordshire, ST18 9SR | Whitgreave | G | 24/39000/PAR | 14/06/2024 | Proposed change of use of agricultural building to a single dwelling house and associated operational development. | MH | CU | 1 | 0 | 1 | 0 |
| Barn Rear of Crossfields Farm, Baulk Lane, Fulford, ST11 9QE | Fulford | G | 24/38858/PAR | 02/07/2024 | Prior approval - change of use of agricultural building to dwellinghouse | MH | CU | 1 | 0 | 1 | 0 |
| Barn Southeast Of Weston Hall, Weston Bank, Stafford, Staffordshire | Weston | G | 23/37323/FUL | 12/08/2024 | Conversion of redundant building to form fishing bothy for holiday let use (class C3) | MH | CU | 1 | 0 | 1 | 0 |
| Barn At Church House Farm, Church Lane, Milwich, Stafford, Staffordshire, ST18 0EG | Milwich | G | 23/37817/FUL | 05/08/2024 | Demolition of existing outbuildings and lean-to to facilitate the change of use of existing rural building, along with single storey rear extension, garden outbuilding and septic tank to create one dwellinghouse | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|---------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Land Rear of Jesmonde, Sandon Road, Hilderstone, Stone, Staffordshire, ST15 8SF | Hilderstone | GL | 23/38051/FUL | 28/08/2024 | Detached dormer bungalow and alterations to vehicle access to adjacent property | MH | NB | 1 | 0 | 1 | 0 |
| Lock House Restaurant, Trent Lane, Great Haywood, Stafford, Staffordshire, ST18 0ST | Great Haywood | FE | 24/39074/LDC | 08/08/2024 | Lawful development certificate existing - confirmation that the premises have been used for a continuous period of 4 years as a single dwelling prior to the date of the application | MH | CU | 1 | 1 | 0 | 1 |
| Bank Top Farm, Wheatlow Brooks Road, Milwich, Stafford, Staffordshire, ST18 0EP | Milwich | G | 24/39121/PAR | 13/08/2024 | Prior approval - change of use of an agricultural building to a dwellinghouse | MH | CU | 1 | 0 | 1 | 0 |
| Land Off Summerhill, Milwich, Stafford, Staffordshire, ST18 0EJ | Milwich | G | 24/39277/PAR | 21/08/2024 | Conversion of an existing barn to a dwelling | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|--------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Butterhill Farm, Butterhill Bank, Burston, Stafford, ST18 0DT | Burston | G | 22/35435/REM | 10/09/2024 | Application for the approval of reserved matters (access, appearance, landscaping, layout and scale), pursuant to outline planning permission ref. 20/31856/OUT, for the proposed development, comprising an agricultural workers dwelling | MH | NB | 1 | 0 | 1 | 0 |
| The Quails, Old Road, Oulton Heath, Stone, Staffordshire, ST15 8US | Oulton Heath | FR | 23/38432/FUL | 11/09/2024 | Erection of replacement dwelling and detached garage | MH | RN | 1 | 0 | 1 | 0 |
| Standon Mill Farm, Mill Lane, Standon, Stafford, Staffordshire, ST21 6RP | Standon | G | 24/38753/OUT | 06/09/2024 | Demolition of class q approved barn and erection of a brick and clay tile building in traditional agricultural style to contain 3 dwellings. Outline planning permission sought to cover matters of access, appearance, layout and scale. | MH | CU | 3 | 0 | 3 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|-------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 0 | 0 | 0 | 0 |
| The Chalet, Nanny Goat Lane, Stone, Staffordshire, ST15 8DJ | Stone | FR | 24/38912/FUL | 13/09/2024 | Erection of replacement dwelling and associated hard and soft landscaping | MH | RN | 1 | 0 | 1 | 0 |
| Grange Farm, Yarlet Lane, Marston, Stafford, Staffordshire, ST18 9ST | Marston | G | 24/39305/PAR | 05/09/2024 | Prior approval - change of use of agricultural building to dwellinghouse | MH | CU | 1 | 0 | 1 | 0 |
| Lodge Croft, Sandon Bank, Sandon, Stafford, Staffordshire, ST18 9TB | Sandon Bank | FR | 23/37441/FUL | 14/10/2024 | Replace existing dwelling (lodge croft) and to convert two commercial buildings to provide two new dwellings, provision of new access and associated works | MH | MX | 3 | 0 | 3 | 0 |
| Little Blore Farm, Langot Lane, Fair Oak, Stafford, Staffordshire, ST21 6PP | Fair Oak | G | 23/37539/PAR | 17/10/2024 | Change of use of agricultural building to a single dwellinghouse (class C3) | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|-------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Charnes Farm House, Whittington Lane, Charnes, Croxton, Staffordshire, ST21 6NP | Charnes | FR | 23/37867/FUL | 14/10/2024 | Alterations to former squash court to create single one bedroom flat | MH | CU | 1 | 0 | 1 | 0 |
| Plardiwick Farm, Plardiwick Road, Gnosall, Stafford, Staffordshire, ST20 0EJ | Gnosall | G | 23/38180/FUL | 09/10/2024 | Conversion of a range of traditional agricultural buildings to provide two residential dwellings | MH | CU | 2 | 0 | 2 | 0 |
| Dove Farm, Mill Lane, Standon, Stafford, Staffordshire, ST21 6RR | Standon | FR | 23/38385/FUL | 14/10/2024 | Erection of replacement dwelling and extension to curtilage. | MH | RN | 1 | 0 | 1 | 0 |
| Chestnut Farm, Windmill Hill, Rough Close, Stoke-On-Trent, Staffordshire, ST3 7PJ | Rough Close | FE | 24/39154/COU | 03/10/2024 | Change of use from guesthouse (C1) to dwellinghouse (C3) to include ancillary building | MH | CU | 1 | 1 | 0 | 1 |
| Oak View Farm, Drointon Road, Drointon, Stafford, Staffordshire, ST18 0LX | Drointon | G | 24/39299/OUT | 04/10/2024 | Proposed permanent dwelling with some matters reserved. | MH | NB | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Heathyards Farm, Fradswell Lane, Fradswell, Stafford, Staffordshire, ST18 0EY | Fradswell | G | 24/39507/PAR | 04/10/2024 | Proposed conversion into a 2 bedroom dwelling | MH | CU | 1 | 0 | 1 | 0 |
| Barn At Whittington Farm, Arn Hill, Croxton, Stafford, Staffordshire, ST21 6QD | Croxton | G | 23/37305/FUL | 28/11/2024 | Conversion of existing barn into residential accommodation (in conjunction with 23/37306/LBC) | MH | CU | 1 | 0 | 1 | 0 |
| Doley Mill Farm, Doley Road, Adbaston, Stafford, Staffordshire, ST20 0RQ | Adbaston | G | 23/38325/FUL | 08/11/2024 | Conversion of traditional building into one agricultural workers dwelling | MH | CU | 1 | 0 | 1 | 0 |
| Badenhall Lodge, Swynnerton Road, Sturbridge, Stafford, Staffordshire, ST21 6LG | Stafford | FR | 24/39643/LDC | 01/11/2024 | Lawful development certificate - occupancy of dwellinghouse in breach of agricultural occupancy condition (condition 2 of application 14406) | MH | CU | 1 | 1 | 0 | 1 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|-------------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Brancote Farm, Tixall Road, Tixall, Stafford, Staffordshire, ST18 0XX | Tixall | FR | 23/38382/FUL | 17/12/2024 | Conversion of dutch barn to form two dwelling houses with associated parking and landscaping | MH | CU | 2 | 0 | 2 | 0 |
| German Cemetery Camp Road, Broadhurst Green, Cannock, Staffordshire, WS12 4PT | Cannock | FR | 24/39056/FUL and 24/39057/LBC | 06/12/2024 | Proposed change-of-use, alteration and extension to the former caretaker's accommodation to form a new education and exhibition facility at Cannock chase german military cemetery. The proposal includes new replacement roof covering across the complex of structures on the site following numerous thefts, and new rainwater goods. | MH | CU | 0 | 0 | -1 | 0 |
| Standon Old Hall, Maer Lane, Standon, Stafford, Staffordshire, ST21 6RB | Standon | FR | 23/38427/FUL | 19/11/2024 | Conversion and alteration of outbuilding to form residential annex and alterations to driveway and erection of carport (in conjunction with 23/38428/LBC) | MH | CU | 1 | 0 | 1 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|--------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Chatcull Green Farm, Chatcull Lane, Chatcull, Stafford, Staffordshire, ST21 6QF | Chatcull | FR | 23/38241/FUL | 20/01/2025 | One replacement farmhouse dwelling | MH | RN | 1 | 0 | 1 | 0 |
| Eaton Brook Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire, ST20 0AA | Church Eaton | G | 24/38563/FUL | 28/01/2025 | Conversion of an agricultural barn to a residential unit including the alteration and upgrade of fabric to accommodate new windows and doors and the construction of new garage, entrance gates and boundary walls and associated patio, outdoor kitchen | MH | CU | 1 | 0 | 1 | 0 |
| Barn East of Ryland's Covert, Norbury Road, Norbury, Stafford, Staffordshire, ST20 0PP | Norbury | G | 24/39613/FUL | 10/01/2025 | Conversion and alteration of existing building to form two dwellinghouses and associated external alterations | MH | CU | 2 | 0 | 2 | 0 |

Land for New Homes 2025

| 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 2024 - 2025 |
|--|-------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Agricultural Building Off Norbury Road, Norbury, Stafford, Staffordshire, ST20 0PP | Norbury | G | 23/37181/PAR | 11/05/2023 | Prior notification for change of use of agricultural building to residential use to 2no. Dwellinghouses and associated building operations | MH | CU | 0 | 0 | 0 | 0 |
| Garage Court, St James Green, Cotes Heath, Stafford, Staffordshire, ST21 6RU | Cotes Heath | FR | 24/39944/PIP | 20/01/2025 | Permission in principle for the construction of 1-2 dwellings. | MH | NB | 2 | 0 | 2 | 0 |
| The Laurels, Croxton Lane, Croxton, Stafford, Staffordshire, ST21 6PE | Croxton | G | 24/39889/FUL | 14/02/2025 | Change of use of existing outbuilding to c3 use as a single dwelling served by existing access to be improved. | MH | CU | 1 | 0 | 1 | 0 |
| Land Adjacent to Nebraska, Moss Lane, Moss Gate, Stone, ST15 8RQ | Mossgate | FE | 24/38835/FUL | 19/02/2025 | Change of use from garden centre (class e) to residential (class c3) including replacement of buildings to provide a single storey self-build dwellinghouse and garage (including the temporary siting of a residential caravan for the duration of the build) | 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 2024 - 2025 |
|--|-------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Land Adj to High View, Windmill Hill, Rough Close, Stoke-on-Trent | Meir Heath | G | 24/39284/FUL | 13/03/2025 | One self-build dwelling | MH | NB | 2 | 0 | 2 | 0 |
| West View, Beechcliffe Lane, Stoke-on-Trent, Staffordshire, ST12 9HP | Beechcliffe | FE | 24/40067/POTH | 20/03/2025 | To convert the existing office/workshop building to provide a modest residential unit comprising 2 bedrooms and associated living accommodation. | MH | CU | 1 | 0 | 1 | 0 |
| Total | | | | | | | | 183 | 24 | 155 | 17 |

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 2024 - 2025 |
|---|-------------------|-----------------|---------------------------------|----------------------|--|---------------------------|-------------------------|------------------------------|----------------------------------|--------------------------------|------------------------------------|
| Land Off Sandon Road And MOD 4 Site, Beaconside, Stafford, ST18 9SZ | Stafford | FE | 22/36919/OUT | | Outline planning application for residential development of up to 420 dwellings (Use Class C3) with supporting infrastructure (including green infrastructure, highways and associated works) and the demolition of existing buildings and structures. All matters are reserved other than means of access to the Site from Beaconside and Sandon Road | MH/AH | MX | 420 | 0 | 420 | 0 |

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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 and in | MH | CU | 143 | 0 | 143 | 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 |

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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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 35 | 0 | 35 | 0 |
| 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 2025

| 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 2024 - 2025 |
|--|------------|----------|--------------------------|---------------|---|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| 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 | 3 | 0 | 3 |
| 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 |
| Burnden 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 |
| 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 | 5 | 0 | 5 |

Land for New Homes 2025

| 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 2024 - 2025 |
|---|------------|----------|--------------------------|---------------|--|--------------------|------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| Dementia Care Home, Limewood, Limetree Avenue, Stafford, Staffordshire, ST16 3DF | Stafford | FR | 24/39473/LDCPP | 02/10/2024 | Lawful development certificate - proposed conversion of communal lounges into residents bedrooms | MH | CU | 7 | 7 | 0 | 7 |
| Total | | | | | | | | 512 | 15 | 497 | 15 |
| Discounted Total | | | | | | | | 323 | 8 | 315 | 8 |

All Site Totals

| Settlement/Source | Gross Number Proposed | Gross Completions to Date* | Gross Balance Remaining | Net Completions 2023 - 2025 |
|---|------------------------------|-----------------------------------|--------------------------------|------------------------------------|
| Stafford Town Total | 1,036 | 312 | 719 | 123 |
| Stone Town Total | 51 | 19 | 32 | 3 |
| Key Service Villages Total | 109 | 33 | 76 | 30 |
| Rural Areas Total | 183 | 24 | 155 | 17 |
| Pending Sites (S106) Total | 420 | 0 | 420 | 0 |
| Allocated Sites Pending S106 | 0 | 0 | 0 | 0 |
| C2 Permissions Total** | 323 | 8 | 315 | 8 |
| SDL Sites Totals (sites with planning permission only) | 6,305 | 3,164 | 3,141 | 431 |
| OVERALL TOTALS | 8,427 | 3,560 | 4,858 | 612 |

*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 2024/2025 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) Annex 2: Glossary

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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.