



Land for New Homes

The Housing Monitor 2026

Stafford Borough Council

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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 2025 - 31 March 2026), 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 2025-2026. 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 2026 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 2026 also presents analysis of new windfall permissions granted during 2025-2026 (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 2026 is provided in Appendices A to C. These comprise 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

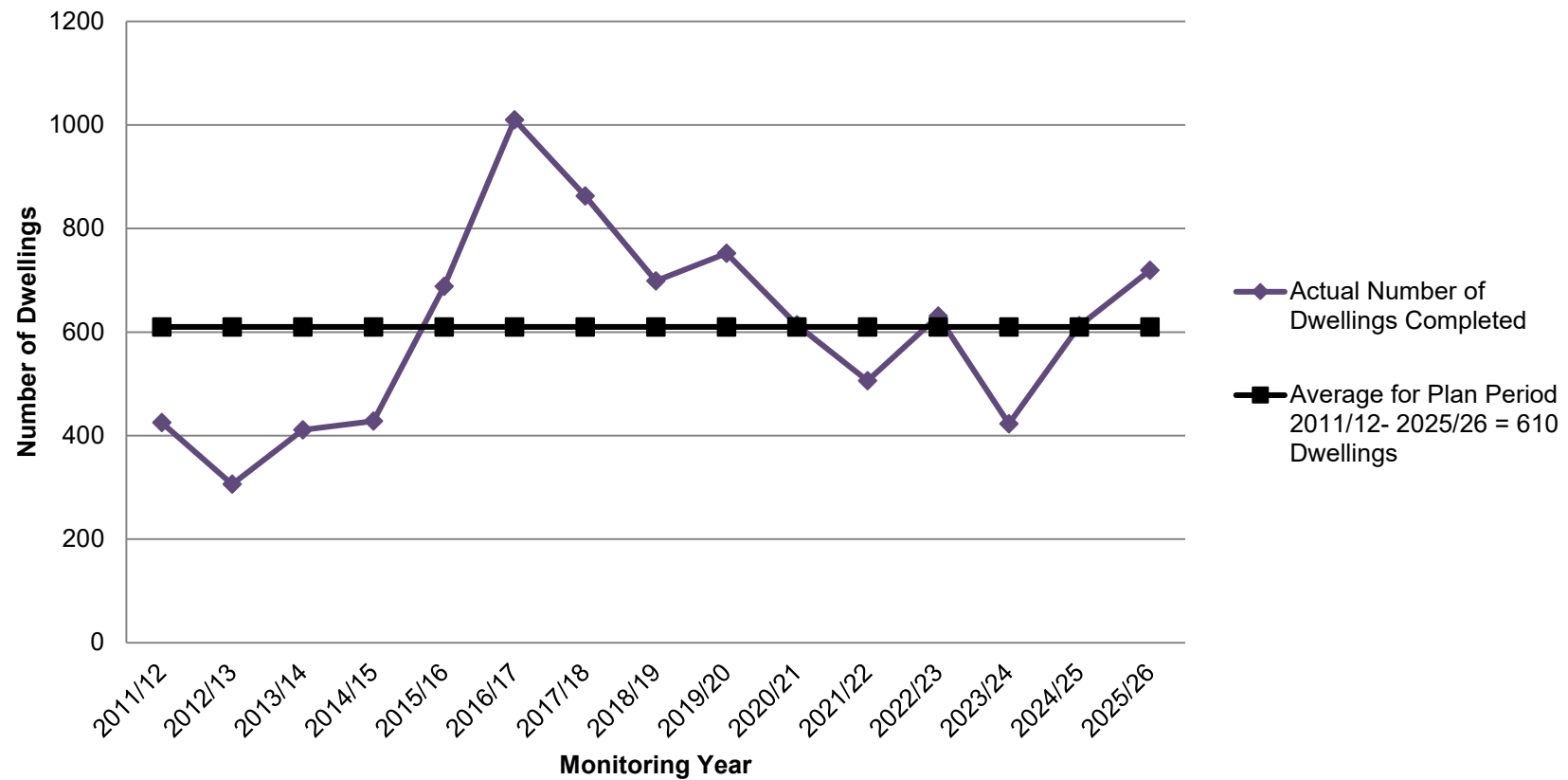
"Previously Developed Land" (PDL) - as per the definition in the National Planning Policy Framework (NPPF) Annex 2: Glossary, can also be referred to as "Brownfield" land (see extract from the NPPF in Appendix D of this document).

"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 - 2025/26



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
2025/2026	719
Total	9,156
Average for period 2011-2026	610

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.

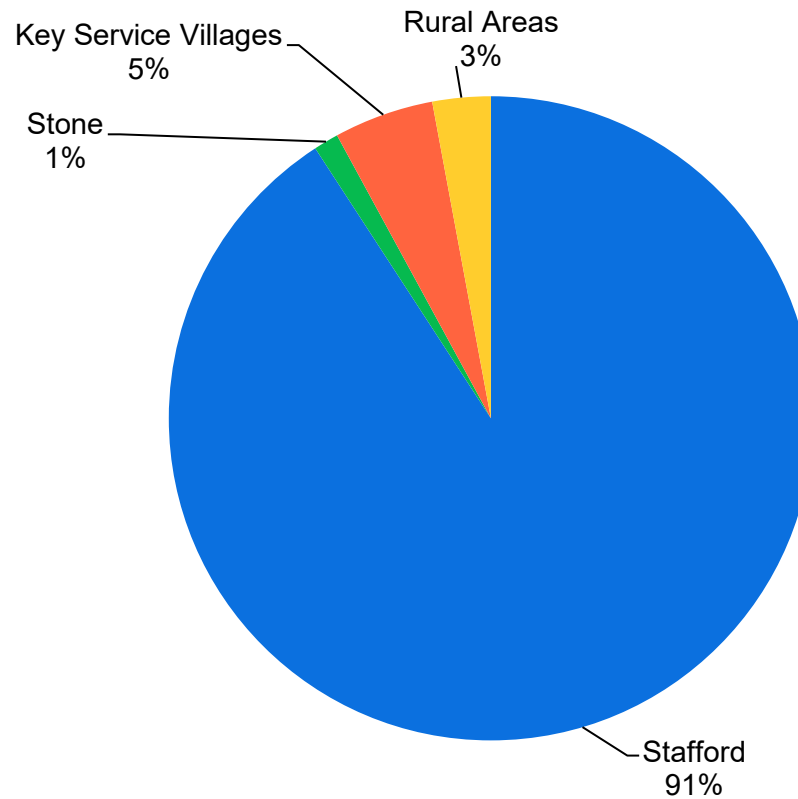
Table 2 - Completion Rates

Plan Period	Completion Rate (Number of Dwellings/Year)
Annual Target (2011 - 2031)	500
Annual Completion Average (2011 - 2026)	610
Cumulative Completions (2011 - 2026)	9,156
Remaining Balance (2026 - 2031)	844

3.4. Completions by Sub Area

Figure 2 below gives a broad locational breakdown of completions on all sites from 1 April 2025 to 31 March 2026.

Figure 2: Completions by Sub Area 2025/26

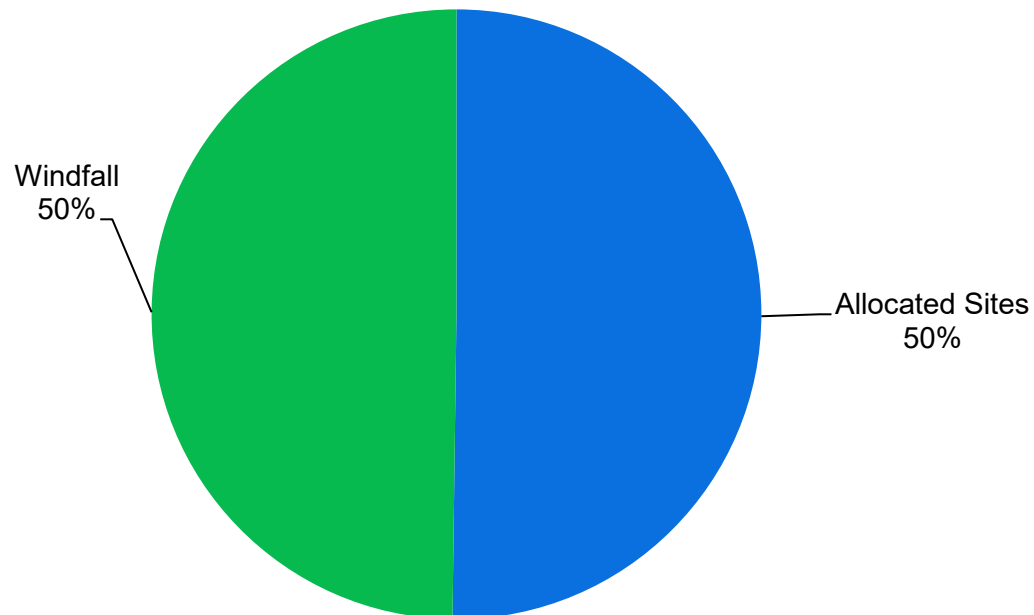


During the last monitoring year, 97% of total completions have been in the urban areas of Stafford, Stone and the Key Service Villages (KSV), with rural completions accounting for 3% of the total. This demonstrates no change in rural completions from the previous year.

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 2025 and 31 March 2026.

Figure 3: Origin of Completions 2025/26

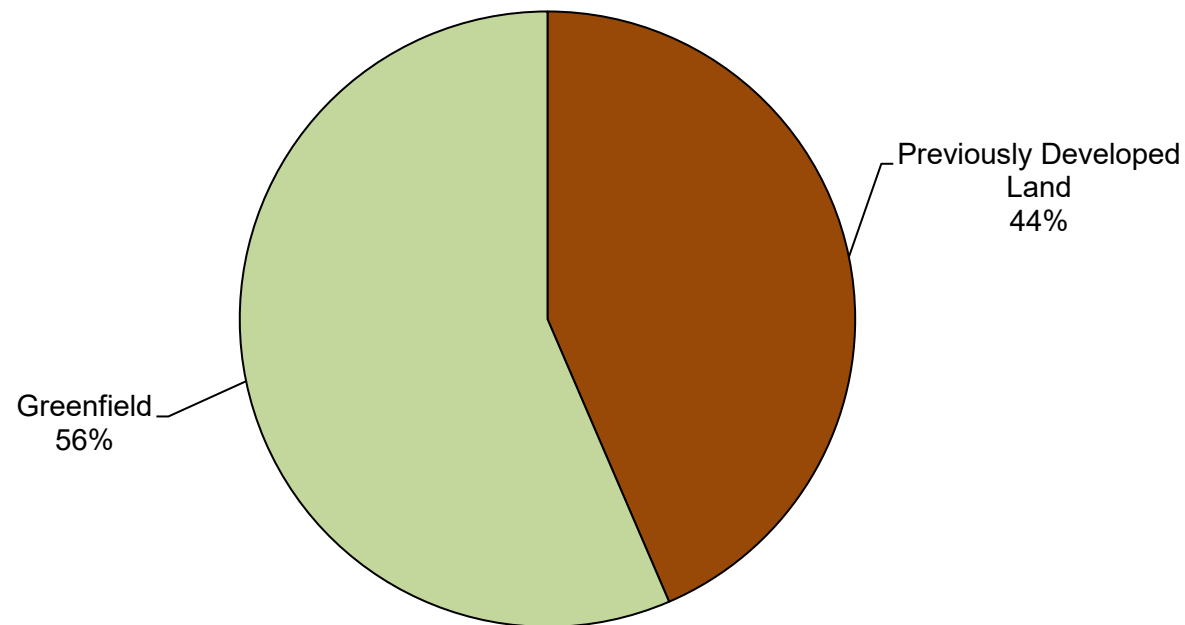


In 2025/26, unallocated (Windfall) sites account for 50% of completions. The figures this year have decreased for allocated sites compared to previous years, with a greater percentage of completions on windfall sites.

3.6. Completions by Site Type

Figure 4 shows completions by site type, i.e. “Greenfield” or “Previously Developed Land” (PDL), between 1 April 2025 and 31 March 2026.

Figure 4: Completions by Site Type 2025/26



During the last monitoring year 44% of development took place on Previously Developed Land (PDL). Since the start of the plan period in 2011, 40% 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%
2025/26	313	406	719	44%
Total	3,612	5,475	9,087	40%

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 2025/2026.

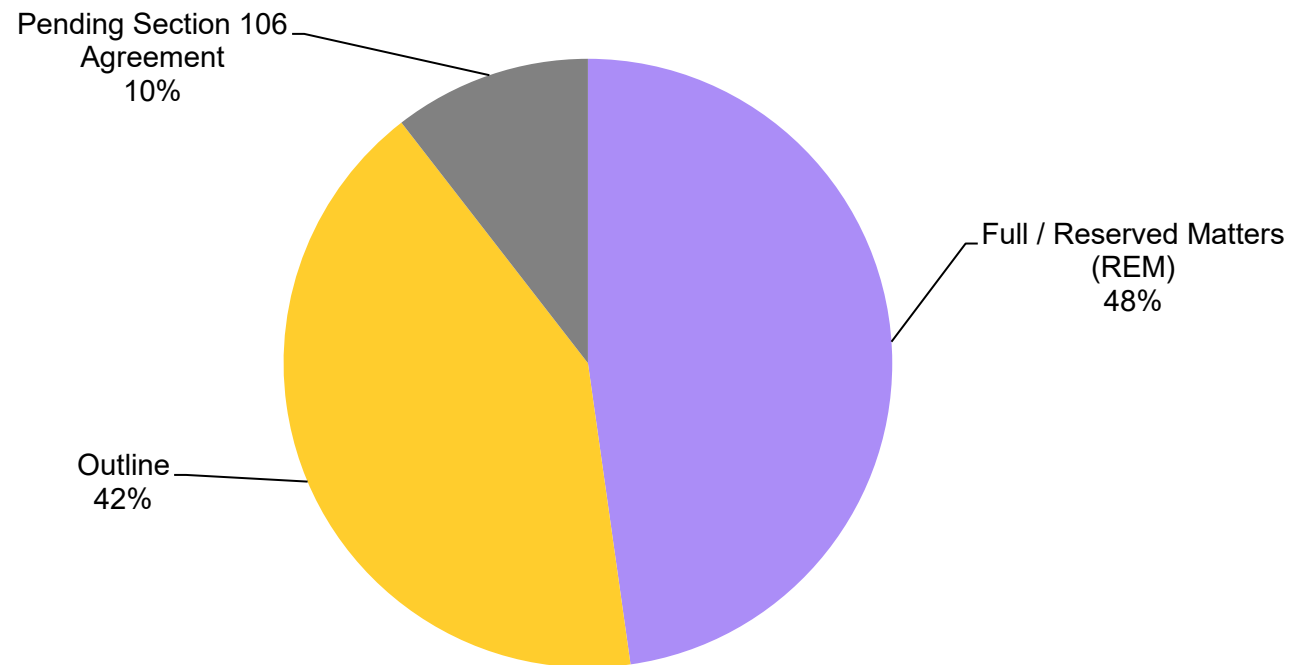
Table 4 - Number of outstanding net commitments as at 31 March 2026

Consent Type	Outstanding Committed Units	Percentage of Total
Full / Reserved Matters (REM)	1,911	48%
Outline	1,670	42%
Pending Section 106 Agreement	420	10%
Total	4,001	100%

4.1. Outstanding Commitments by Planning Status

Figure 5 provides a breakdown of housing commitments by planning status as at 31 March 2026.

**Figure 5: Planning Status of Outstanding Commitments
as at 31 March 2026**



Key:

Full / REM = Full planning consent/reserved matters

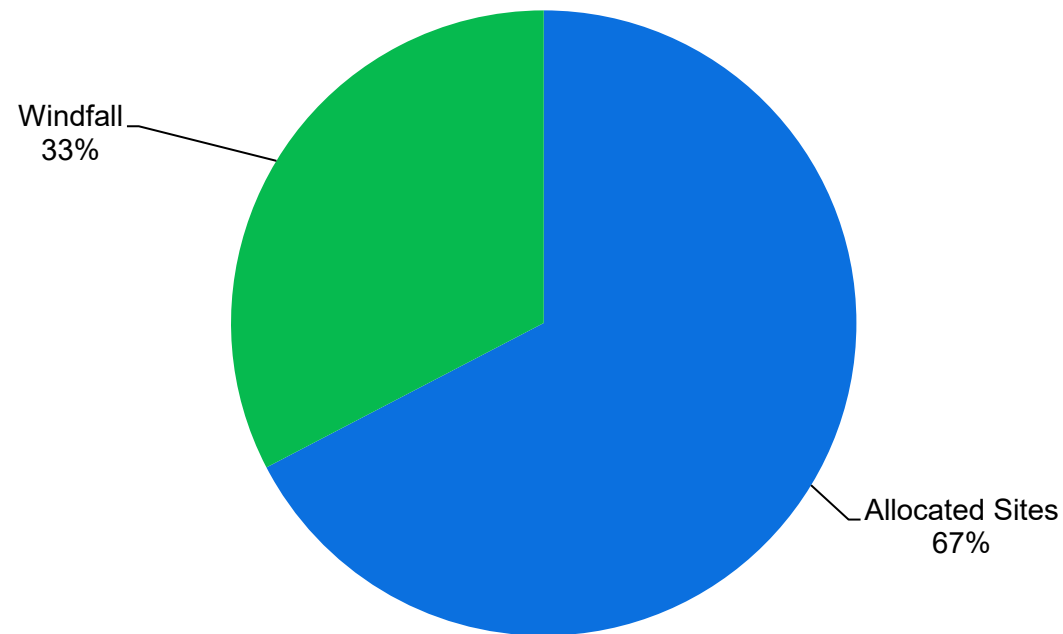
Outline = Outline permission

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 2026. This highlights that allocated sites within the Local Plan account for a significant portion of the 2026 commitments.

Figure 6: Origin of Outstanding Commitments as at 31 March 2026

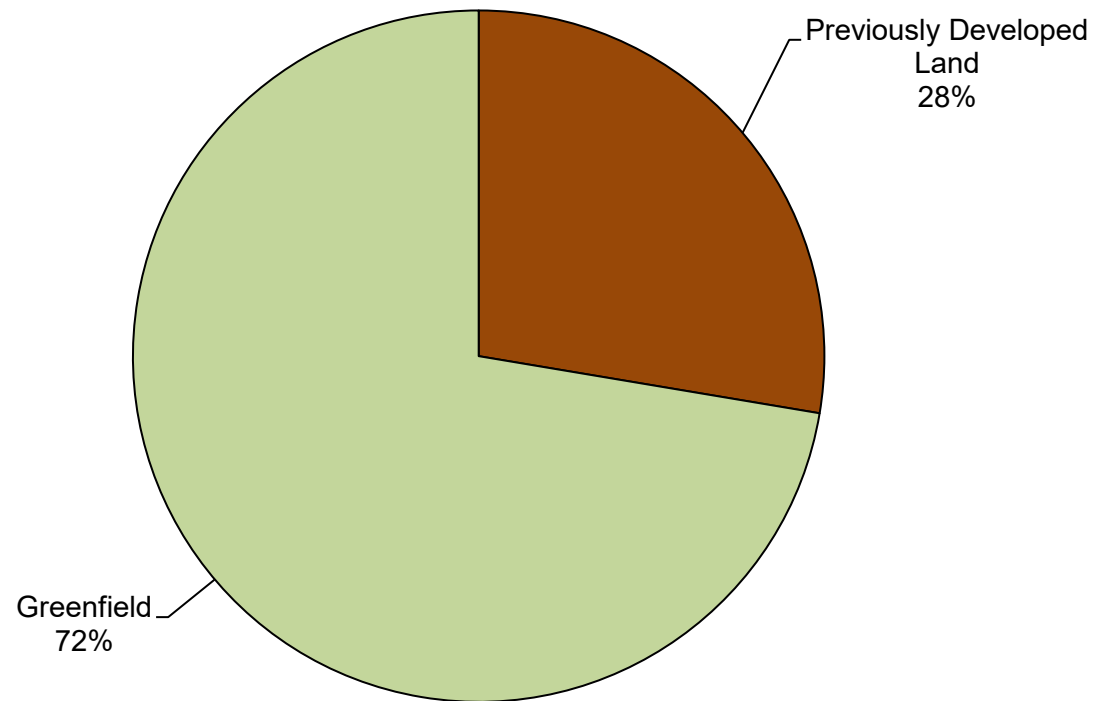


Please note: The allocated commitments only include those parts of the sites which have received planning permission (See Section 5).

4.3. Outstanding Commitments by Site Type

Figure 7 shows the outstanding commitments by site type as at 31 March 2026. 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 2026



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.

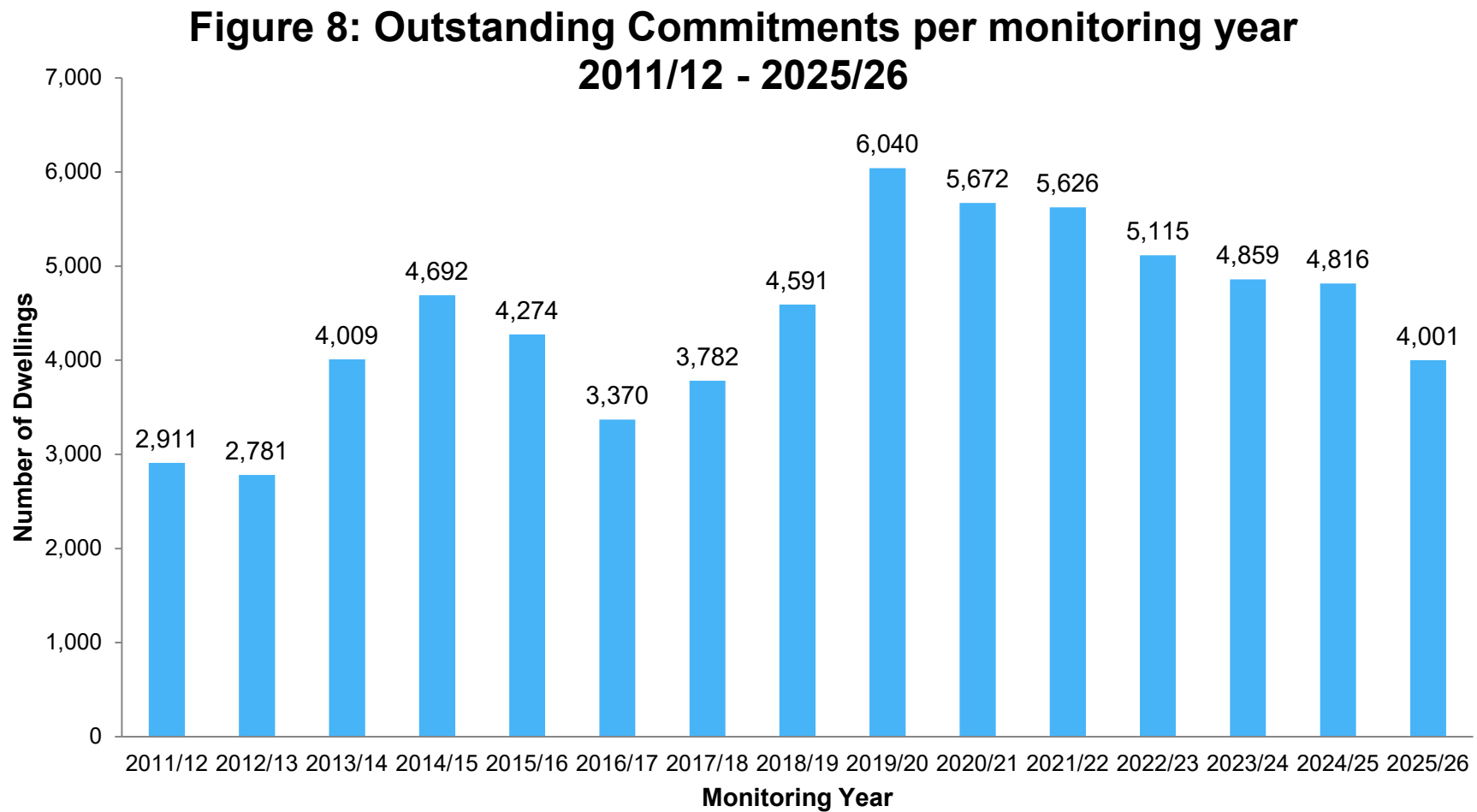


Table 5 - Outstanding Net Commitments 2011/12 - 2025/26

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
2025/26	4,001

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 adopted Plan for Stafford Borough. 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. North Stafford 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) phase 1A granted 350 dwellings (25/40539/REM)

North 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 Compl etions	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North of Beaconside Outline (16/25450/OUT)													0	0	0	0	0	1,650*
Land North Of Beaconside Phase 1A (25/40539/REM)													28	85	94	60	42	350*
5 Year Supply Total													66	85	94	60	42	347

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

5.2. West Stafford 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 1,415 dwellings** (17/27731/FUL), 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 Compl etions	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

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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 Compl etions	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land At Burleyfields Outline (17/27731/FUL)													30	99	190	115	93	527
Land At Burleyfields PHASE 1 ONLY (20/32034/FUL)							49	98	175	96	9	15						442
Land At Burleyfields PHASE 2A (21/35230/REM)									9	47	26	33	7					122
Land At Burleyfields PHASE 2B (21/35225/REM)											53	49						102
Land At Burleyfields Phase 3 (22/36642/REM)											25	74	123					222
Remaining Allocation																		437*
5 Year Supply Total													160	99	190	115	93	657

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

** Following confirmation from landowners, the proposed dwelling count has been adjusted from 1,500 to 1,415.

5.3. East Stafford 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)

East 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 Compl etions	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*
5 Year Supply Total													0	0	0	0	0	0

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), superseding 16/25155/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 Compl etions	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 2026

Strategic Development Location (SDL)	Total Capacity (with Planning Permission)	Completions 2025/26	Total cumulative completions	Remaining capacity (with Planning Permission)	Remaining Allocation (without Planning permission)
North Stafford SDL	3,275	190	1,237	2,038	0
West Stafford SDL	1,763	171	1,106	657	437
East Stafford SDL	623	0	623	0	30
Stone SDL	559	0	559	0	0
Total	6,220	361	3,525	2,695	467

6. Windfalls

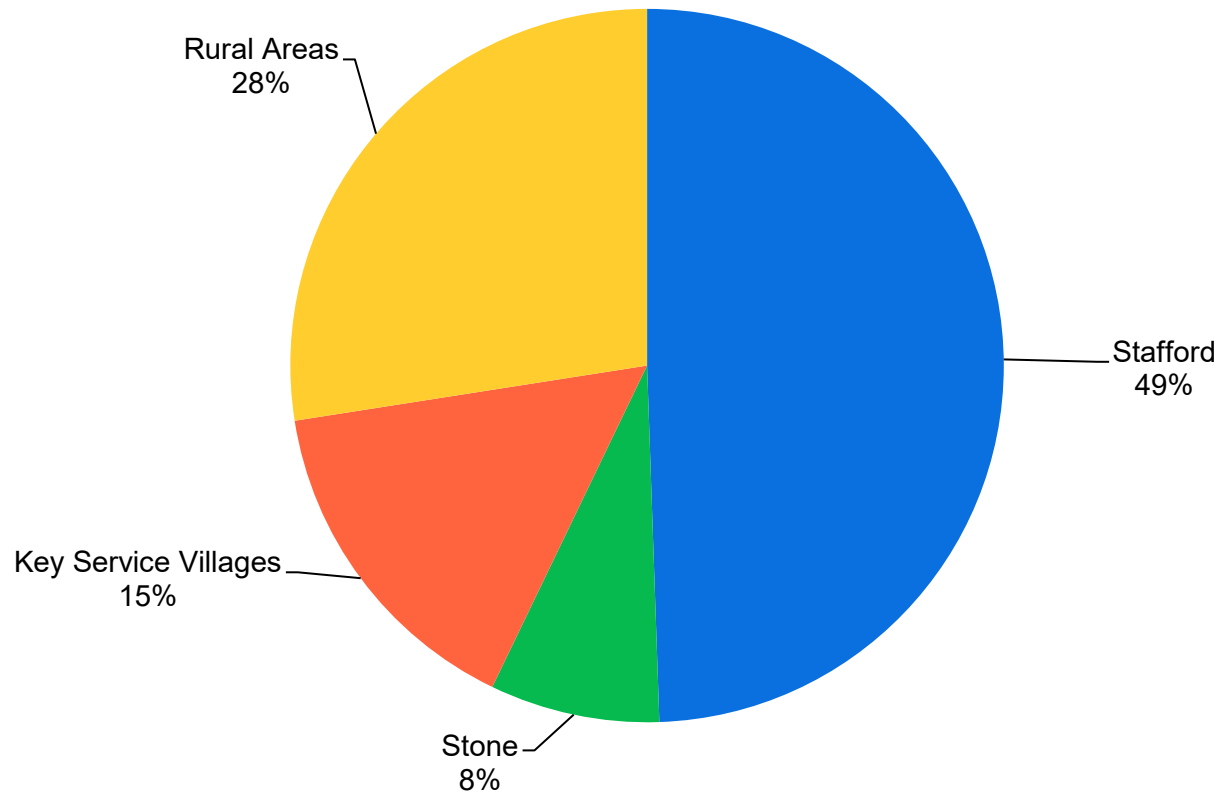
Sites that come forward through the planning application process without having been previously allocated in the Local Plan comprise windfall provision - by means of infill, conversion or redevelopment - and are an important numerical contributor to the provision of new dwellings.

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 2025 to 31 March 2026 by geographical area. The analysis shows that 72% of dwellings were granted planning permission in the urban areas of Stafford, Stone and the Key Service Villages.

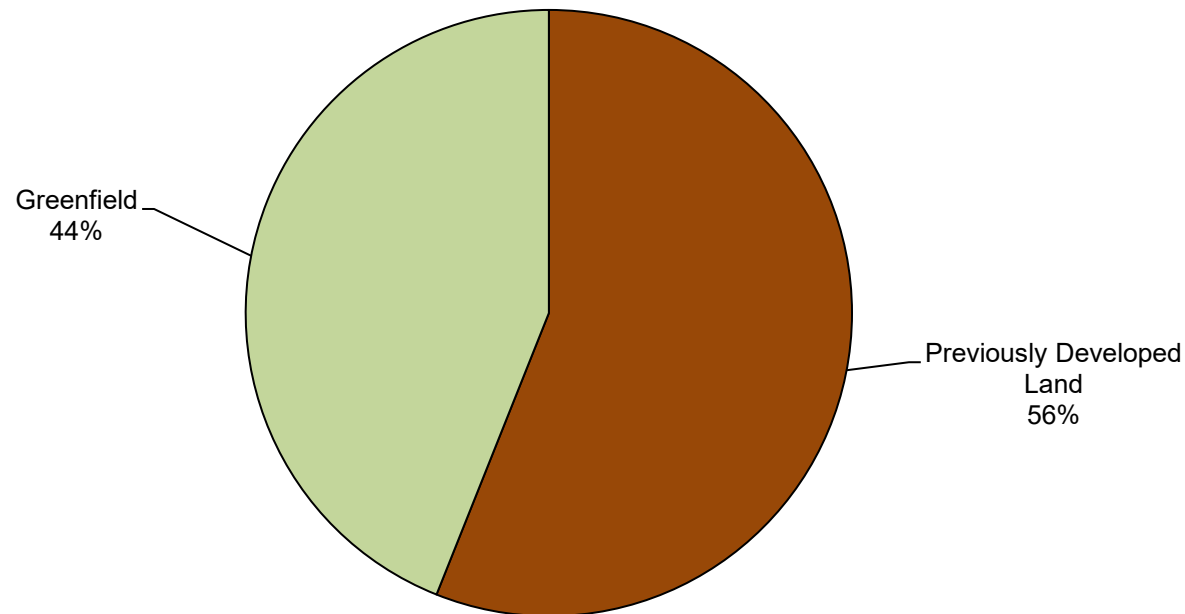
**Figure 9: New Windfall Permissions granted in 2025/26
broken down by Sub-Area**



6.2. New Windfall Permissions by Site Type

Figure 10 provides a breakdown of residential windfall permissions granted from 1 April 2025 to 31 March 2026 by site type.

**Figure 10: New Windfall Permissions granted in 2025/26
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

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 2025 - 2026
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	FE	22/36853/REM	20/03/2023	Reserved matters (appearance, landscaping, layout and scale) pursuant to planning permission ref. 18/28423/OUT for phases 1, 1a, 2 & 3 of the proposed development comprising 213 dwellings, public open space, landscaping and associated infrastructure	MH/AH	CU	213	177	36	6
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	46	15 0	27
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	37	0	2
Former Garage Site, Kingcup Road	Stafford	O	20/31766/FUL	22/06/2020	Detached bungalow	AH	CU	1	0	1	0
Land At Former Garage Site, Thackeray Walk,	Stafford	FR	20/32129/FUL	17/12/2021	One detached bungalow	AH	NB	1	0	1	0

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Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Highfields, Stafford, Staffordshire, ST17 9SE											
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	CU	359	164	19 5	10 1
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	1	0	1
18 Wolverhampton Road, Stafford, ST17 4BP	Stafford	FR	21/35370/COU	25/07/2022	Change of use - first floor residential property (C3) to dental practice (e) to allow for expansion of the business and reinstate the existing internal staircase to allow for access	AH	CU	0	0	0	0
70 Lichfield Road, Stafford, Staffordshire, ST17 4LW	Stafford	FE	22/36797/COU	01/03/2023	Change of use from C1 (bed and breakfast hotel) to 6 bed house of multiple occupation (HMO) SUI GENERIS	MH	CU	1	1	0	1
Garages Laurel Grove, Rising Brook, Stafford,	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

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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 2025 - 2026
Staffordshire, ST17 9EG											
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
29 Gaolgate Street, Stafford, Staffordshire, ST16 2NT	Stafford	FE	22/35778/POTH	01/08/2023	Change of use from retail to residential (class C3) 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

Land for New Homes 2026

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 2025 - 2026
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) - in conjunction with 23/37473/LBC	MH	CU	1	0	1	0
Land At The Former Three Tuns Public House, Doxey, Stafford, Staffordshire, ST16 1EQ	Stafford	FE	21/35347/FUL	01/09/2023	Erection of class e convenience store with 4 no. Apartments at first floor.	MH	NB	4	0	4	0
93 Queensville, Stafford, Staffordshire, ST17 4NX	Stafford	GL	22/36148/FUL	11/09/2023	Erection of 3 bedroom detached dwelling	MH	NB	1	0	1	0
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
Crossfields, 35 Cannock Road,	Stafford	FR	21/34912/FUL	02/01/2024	Demolition of the existing structures and the construction of a 76 bedroom care home	MH	CU	0	0	0	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Stafford, Staffordshire, ST17 0QE					(use class C2) with associated access, parking, landscaping, plant and site infrastructure.						
33 & 34 Gaolgate Street, Stafford, ST16 2NT	Stafford	FE	20/33458/FUL	14/02/2024	Demolition and redevelopment of no.33 and extensions to 34. Change of use from retail to mixed use shops (class E) and house in multiple occupation (SUI GENERIS). In conjunction with 20/33459/LBC.	MH	CU	1	0	1	0
Victoria Park House, Victoria Road, Stafford, Staffordshire, ST16 2AF	Stafford	FE	23/38139/FUL	15/02/2024	Proposed single additional 2 bed 3 person apartment to the existing apartment building	MH	CU	1	1	0	1
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	42	0	42
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,	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 for New Homes 2026

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 2025 - 2026
Staffordshire, ST16 3AX											
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
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

Land for New Homes 2026

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 2025 - 2026
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
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) & 2-18 Princes Street (Ground & 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	19	0	19
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
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
Taxiservices 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 for New Homes 2026

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 2025 - 2026
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	4	0	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
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	1	0	1
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
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	1	0	1

Land for New Homes 2026

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 2025 - 2026
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	7	0	6
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 & 5 Mount Street And Balk Passage, Stafford,	Stafford	FE	24/39667/FUL	17/03/2025	Change of use from former retail, tanning salon and photo studio (all currently vacant)	MH	CU	6	0	6	0

Land for New Homes 2026

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 2025 - 2026
Staffordshire, ST16 2BZ					to six apartments, alongside associated external alterations						
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
2 Mount Street, Stafford, Staffordshire, ST16 2BZ	Stafford	FE	24/39820/FUL	20/05/2025	Change of use from former retail (currently vacant) to 6 no. Apartments (in conjunction with 24/39821/LBC)	MH	CU	6	0	6	0
92 Cambridge Street, Stafford, Staffordshire, ST16 3PG	Stafford	FE	25/40248/COU	06/05/2025	Change of use from business administration to residential property (retrospective)	MH	CU	1	1	0	1
Garages, West Way, Highfields, Stafford, Staffordshire	Stafford	O	24/39255/FUL	03/06/2025	Demolition of existing garages and the construction of eight dwellings with associated landscaping	MH	NB	8	0	8	0
Barn At New Buildings Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire	Stafford	G	24/39864/PAR	04/06/2025	Prior approval - change of use from agricultural barn to dwelling	MH	CU	1	0	1	0
13 - 15 Greyfriars Place, Stafford, Staffordshire, ST16 2SD	Stafford	FE	25/40253/FUL	20/06/2025	Change of use of first floor retail space to form two new two bedroom apartments	MH	CU	2	0	2	0

Land for New Homes 2026

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 2025 - 2026
131 - 141 North Walls, Stafford, Staffordshire, ST16 3AD	Stafford	FE	25/40316/POTH	04/06/2025	Conversion of office building to residential use (10 dwellings)	MH	CU	10	0	10	0
92 Tennyson Road, Highfields Stafford, Staffordshire	Stafford	FR	25/40551/LDCP P	29/08/2025	Lawful development certificate proposed change of use from c3 dwellinghouse to c4 house in multiple occupation.	MH	CU	1	1	0	0
Radfield House, Austin Friars, Stafford, Staffordshire, ST17 4AP	Stafford	FE	25/40967/POTH	16/09/2025	Class ma conversion of vacant office building into 2x 3 bedroom flats	MH	CU	2	0	2	0
Land Rear Of 206 - 208 Stone Road, Stafford, Staffordshire	Stafford	GL	25/40928/PIP	17/11/2025	Permission in principle - construction of up to six dwellings	MH	NB	6	0	6	0
156 Doxey, Stafford, Staffordshire	Stafford	FR	25/40470/FUL	25/02/2026	Erection of new single 3 bed dwelling and elevational changes to no. 156 Doxey Road, Stafford	MH	NB	1	0	1	0
26 Princes Street, Stafford, Staffordshire	Stafford	FE	25/41074/FUL	27/02/2026	Change of use of the first floor of existing beauty and tanning salon to a 1-bedroom apartment including new windows to front and rear elevations. Alterations to ground floor to suit new apartment including new access to existing stairs, new entrance door and shop frontage and proposed WC for ground floor retail use.	MH	CU	1	0	1	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
1st And 2nd Floor, 55 Greengate Street, Stafford, Staffordshire, ST16 2JE	Stafford	FE	26/41761/POTH	26/03/2026	Prior approval - conversion of first and second floor to four self contained apartments	MH	CU	4	0	4	0
Total								1056	503	553	211

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 2025 - 2026
St John's Church, Granville Terrace, Stone, Staffordshire, ST15 8DF	Stone	O	16/23671/FUL	10/08/2017	Conversion of Church and erection of rear two-storey extension (following demolition of existing single-storey extension) to provide five residential units and the erection of a 2.5 storey building fronting The Avenue to provide four apartments on the former Church car park (See also 16/23672/LBC and APP/Y3425/Y/16/3164144)	MH	MX	9	9	0	1
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 Rear Of 82 Manor Rise,	Stone	G	20/32937/FUL	20/04/2023	Erection of 2x semi-detached dwellings.	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 2025 - 2026
Walton, Stone, Staffordshire, ST15 0HY											
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
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

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 2025 - 2026
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
42 - 44 High Street, Stone, Staffordshire, ST15 8AU	Stone	FE	24/39983/FUL	13/05/2025	Proposed change of use of commercial space from sui generis (betting shop) to use class e for use by cauk as a banking hub including front	MH	CU	1	1	0	1
Total								41	10	31	2

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 2025 - 2026
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 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	6	4	6
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 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	MH	NB	8	8	0	4

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 2025 - 2026
					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						
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	37	0	24
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 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	1	0	1

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
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
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	1	0	1
The Gables, Winghouse Lane, Tittensor, Stoke On Trent, Staffordshire, ST12 9HN	Tittensor	FR	23/36960/FUL	04/09/2023	Replacement dwelling	MH	RN	1	1	0	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	1	0	1

Land for New Homes 2026

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 2025 - 2026
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
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	1	0	0
The Chapel, Eccleshall Road, Woodseaves,	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	MH	MX	3	1	2	1

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Stafford, Staffordshire, ST20 OLE					semi-detached 2-bedroom dwellinghouses within its curtilage, utilising existing site access of High Offley Road						
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
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	2	0	2
Trubshaw House, Main Road, Little Haywood, Stafford, Staffordshire, ST18 0TU	Little Haywood	FR	24/39227/FUL	11/04/2025	Subdivision of flat 4 into two apartments	MH	DC	2	0	2	0
2b Stafford Street, Eccleshall, Stafford, Staffordshire, ST21 6BH	Eccleshall	FE	24/39933/FUL	10/04/2025	Change of use of upper floors from b1 office to c3 residential	MH	CU	1	0	1	0
Land Adjacent White House, Ash Lane, Yarnfield, Stone, Staffordshire, ST15 0NJ	Yarnfield	G	25/40456/PIP	09/05/2025	Permission in principle - three - six dwellings	MH	NB	6	0	6	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 2025 - 2026
Johnson Hall, Newport Road, Wootton, Eccleshall, Staffordshire, ST21 6JA	Eccleshall	FR	25/40202/LBC	12/09/2025	Internal re-ordering to upgrade accommodation. Reverse subdivision of 5 no. Apartments to create single family residence. Minor external changes to provide new window and enlarged door opening. Linked with 25/40153/FUL	MH	DC	1	1	0	-5
Land East Of Springfields, Woodseaves, Stafford, Staffordshire	Woodseaves	G	25/40990/OUT	27/11/2025	Outline application - erection of a self-build bungalow (access)	MH	RN	1	0	1	0
Shropshire Inn, Newport Road, Haughton, Stafford, Staffordshire, ST18 9JH	Haughton	FE	25/40892/FUL	28/01/2026	Erection of new bungalow and detached double garage on former pub car park	MH	NB	1	0	1	0
5 Gaol Butts, Eccleshall, Staffordshire	Eccleshall	GL	25/40692/FUL	09/02/2026	Demolition of existing garage and construction of a single detached two-storey dwellinghouse on the site of 5 gaol butts, to be delivered as a custom self-build project including associated hard and soft landscaping and new vehicular and pedestrian access to proposed site and also 5 gaol butts	MH	NB	1	0	1	0
White Rock, The Rank, Gnosall, Stafford, Staffordshire	Gnosall	FR	25/40866/FUL	10/02/2026	Proposed self build detached three bedroom dwelling including new pedestrian and vehicular access, two car parking spaces and associated works	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 2025 - 2026
Land Off Stafford Road, Woodseaves, Stafford, Staffordshire	Woodseaves	G	25/41292/REM	27/02/2026	Erection of two dwellings and associated works	MH	NB	2	0	2	0
The Granary, 2 Friesian Court, Hartwell Lane, Barlaston, Stoke-On-Trent, Staffordshire, ST12 9AZ	Barlaston	O	25/40803/FUL	30/01/2026	Change of use of domestic outbuilding to form 1no. Dwellinghouse	MH	CO	1	0	1	0
Badgers Rake, Mill Lane, Gnosall, Stafford, Staffordshire, ST20 0BY	Gnosall	FR	25/41545/TDC	27/06/2024	Permission in principle - demolition of existing derelict house and construction of between 3 and 4 dwellings	MH	MX	3	0	3	0
Total								114	61	53	36

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 2025 - 2026
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
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
Land Adjacent Bowers Hall Farm, Butthouse Lane, Standon, Stafford,	Standon	G	20/32165/FUL	11/05/2021	Key agricultural workers 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 2025 - 2026
Staffordshire, ST21 6RW											
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
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	2	0	2
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	1	0	1

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Barn At The Oldershaws, Oldershaws Lane, Loynton, Stafford, Staffordshire, ST20 0NF	Norbury	G	21/34831/FUL	30/06/2022	Proposed conversion of barn into dwelling. Outbuilding partly demolished & adapted into ancillary buildings & associated works.	MH	CU	1	1	0	1
Darlaston Wood Farm, Jervis Lane, Meaford, Stone, ST15 0PZ	Meaford	F R	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
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,	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

Land for New Homes 2026

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 2025 - 2026
Stafford, Staffordshire, ST18 9AH											
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
Jakaranda, Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7NT	Meir Heath	F R	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
1 Anson Row, Little Haywood, Stafford, Staffordshire, ST18 0UN	Little Haywood	F R	22/36338/FUL	10/02/2023	Replacement dwelling	MH	RN	1	0	1	0
29 Hilderstone Road, Meir Heath, Stoke On	Meir Heath	F R	22/36758/COU	09/03/2023	Change of use from dwellinghouse (use class C3) to children's care home (use class C2)	MH	CU	0	0	0	0

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 2025 - 2026
Trent, Staffordshire, ST3 7PB											
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
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
Valley View, Harley Thorn Lane, Beech, Stoke On Trent, Staffordshire, ST4 8SL	Beech	F R	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	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

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 2025 - 2026
Bridge, Stoke On Trent, Staffordshire, ST11 9JS											
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
2 Yarlet Hall Cottages, Stone Road, Yarlet, Stafford, Staffordshire, ST18 9SD	Yarlet	F R	22/36671/FUL	12/06/2023	Change of use from a use class C3 dwellinghouse to use class F1(a) provision of education to include removal of a single-storey section of the existing building within the school boundary to help accommodate for disabled access with a graded ramp	MH	CU	0	0	0	0
Spon Drumble Byre, Uttoxeter Road, Milwich, Stafford, Staffordshire, ST18 0HD	Milwich	G	23/37523/PAR	30/06/2023	Prior notification for the change of use of an existing agricultural building into a single dwelling with associated building operations	MH	CU	1	0	1	0

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 2025 - 2026
4 North Road, Cold Meece, Stone, ST15 0QJ	Cold Meece	F R	22/35524/FUL	25/07/2023	Internal alterations to form division of existing property from two apartments to three apartments	MH	CO	3	0	3	0
Home Farm, Guest House, Main Street, Swynnerton, Stone, ST15 0RA	Swynnerton	F R	22/35652/FUL	24/07/2023	Refurbishment of existing guest house (existing no.8 letting rooms). Change of use of residential unit to guest house accommodation - to create no.2 additional letting rooms. Replacement windows, and removal of external stairs.	MH	CU	0	0	0	0
The Cottage Post Office Lane, Moreton, Newport, Staffordshire, TF10 9DR	Moreton	F R	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
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

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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 2025 - 2026
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 Abbeyside, 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	1	0	1
Shortwood Farm, Clayalders Bank, Standon, Stafford, Staffordshire, ST21 6RG	Standon	G	23/37591/PAR	27/09/2023	Prior approval - change of use of an agricultural building and associated curtilage to one dwelling	MH	CU	1	0	1	0
Barn 2, Burston Cottage Farm, Lichfield Road, Burston, Stafford,	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

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 2025 - 2026
Staffordshire, ST18 0DP											
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
Woodend Farm, Cocknage Road, Rough Close,	Rough Close	F R	22/35604/FUL	17/10/2023	Replacement dwelling and ground source heat pump	MH	RN	1	1	0	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Stoke On Trent, Staffordshire, ST3 4AA											
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
Darlaston Grange Farm, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NE	Stone	G	22/36388/FUL	04/10/2023	Proposed change of use of redundant agricultural buildings and land to form eight dwellings and associated gardens.	MH	CU	8	0	8	0
Romer Farm, Butterhill Bank, Burston, Stafford, ST18 0DT	Burston	G	21/35001/FUL	16/11/2023	Proposed conversion of five agricultural barns to form four new dwellings	MH	CU	4	0	4	0
The Old Boultons Office, Moddershall	Moddershall	F R	22/36151/FUL	08/11/2023	Partial demolition, extensions and alterations to existing garage and toilet block to form new single detached	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 2025 - 2026
Oaks, Moddershall, Stone, Staffordshire, ST15 8TG					dwelling (inc change of use garage/WC block to residential usage). In conjunction with 22/35775/LBD						
361 Sandon Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LJ	Meir Heath	F R	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
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

Land for New Homes 2026

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 2025 - 2026
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	1	0	1
Manor House Farm, Meadow Lane, Mill Meece, Stafford, Staffordshire, ST21 6QT	Mill Meece	F R	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
Site At Oulton Heath Farm, Old Road, Oulton Heath, Stone, Staffordshire, ST15 8US	Oulton Heath	G	23/38285/FUL	29/02/2024	Proposed agricultural dwelling	MH	NB	1	0	1	0
Bishton Hall, Bellamour Lane, Wolseley Bridge, Stafford, ST17 0XN	Wolseley Bridge	F R	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	1	0	1
Land On The Site Of The Old Cottage,	Bradley	G L	18/29029/FUL	27/09/2018	Proposed detached dwelling, access and associated works	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 2025 - 2026
Almshouse Croft, Bradley, Stafford, ST18 9DZ											
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	F R	23/38212/FUL	08/04/2024	Subdivision of two existing properties into three dwellings	MH	CU	3	0	3	0
Pershall Farm, Persall 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	1	0	1
Euxley Farm, Outwoods Farm	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

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 2025 - 2026
Road, Outwoods, Newport, Staffordshire, TF10 9EB											
Eaton Brook Farm, Woollaston Lane, Church Eaton, Stafford, Staffordshire, ST20 0AA	Church Eaton	F R	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	1	0	1
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

Land for New Homes 2026

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 2025 - 2026
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 Rear Of Jesmonde, Sandon Road, Hilderstone, Stone, Staffordshire, ST15 8SF	Hilderstone	G L	23/38051/FUL	28/08/2024	Detached dormer bungalow and alterations to vehicle access to adjacent property	MH	NB	1	1	0	1

Land for New Homes 2026

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 2025 - 2026
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	1	0	1
Butterhill Farm, Butterhill Bank, Burstons, Stafford, ST18 0DT	Burstons	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	F R	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	G	24/40024/REM	07/08/2025	Demolition of class q approved barn and erection of a brick and clay tile building in traditional agricultural style to	MH	CU	3	0	3	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Standon, Stafford, Staffordshire, ST21 6RP					contain 3 dwellings. Outline planning permission sought to cover matters of access, appearance, layout and scale.						
The Chalet, Nanny Goat Lane, Stone, Staffordshire, ST15 8DJ	Stone	F R	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	F R	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,	Fair Oak	G	23/37539/PAR	17/10/2024	Change of use of agricultural building to a single dwellinghouse (class C3)	MH	CU	1	1	0	1

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Staffordshire, ST21 6PP											
Charnes Farm House, Whittington Lane, Charnes Croxton, Staffordshire, ST21 6NP	Charnes	F R	23/37867/FUL	14/10/2024	Alterations to former squash court to create single one bedroom flat	MH	CU	1	1	0	1
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	F R	23/38385/FUL	14/10/2024	Erection of replacement dwelling and extension to curtilage.	MH	RN	1	1	0	0
Oak View Farm, Drointon Road, Drointon, Stafford,	Drointon	G	24/39299/OUT	04/10/2024	Proposed permanent dwelling with some matters reserved.	MH	NB	1	0	1	0

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Staffordshire, ST18 0LX											
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
Brancote Farm, Tixall Road, Tixall, Stafford,	Tixall	F R	23/38382/FUL	17/12/2024	Conversion of dutch barn to form two dwelling houses with associated parking and landscaping	MH	CU	2	2	0	2

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Staffordshire, ST18 0XX											
German Cemetery Camp Road, Broadhurst Green, Cannock, Staffordshire, WS12 4PT	Cannock	F R	24/39056/FUL & 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	0	0
Standon, Old Hall, Maer Lane, Standon, Stafford, Staffordshire, ST21 6RB	Standon	F R	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
Chatcull Green Farm, Chatcull Lane, Chatcull, Stafford, Staffordshire, ST21 6QF	Chatcull	F R	23/38241/FUL	20/01/2025	One replacement farmhouse dwelling	MH	RN	1	1	0	0
Eaton Brook Farm, Woollaston Lane, Church	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 & doors and the construction	MH	CU	1	0	1	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Eaton, Stafford, Staffordshire, ST20 0AA					of new garage, entrance gates and boundary walls and associated patio, outdoor kitchen						
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
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	1	0	1
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	1	0	1
Land Adj To High View, Windmill Hill,	Meir Heath	G	24/39284/FUL	13/03/2025	One self-build dwelling	MH	NB	1	0	1	0

Land for New Homes 2026

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 2025 - 2026
Rough Close, Stoke-On-Trent											
West View, Beechcliffe Lane, Stoke-On-Trent, Staffordshire, ST12 9HP	Beechcliffe	FE	24/40067/POT H	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	1	0	1
Land Adjacent To Rosedawn, Hartwell Lane, Rough Close, Stoke On Trent, ST3 7NG	Meir Heath	G L	21/33845/OUT	20/05/2025	Outline application - erection of single detached dwelling and garage - all matters reserved	MH	NB	1	0	1	0
Rosemarie Cottage, Aspley Lane, Chatcull, Stafford, Staffordshire, ST21 6QE	Chatcull	F R	25/40321/FUL	22/05/2025	Demolition of an existing dwelling and replacement with a new self-build house	MH	RN	1	0	1	0
The Paddocks, 2 Main Road, Wolseley Bridge, Stafford,	Wolseley Bridge	F R	24/39804/FUL	18/06/2025	Subdivision of existing property to form 2 independent dwellings, including extension to domestic curtilage	MH	DC	2	2	0	1

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Staffordshire, ST17 0XP											
Long Lane Head Farm, Long Lane Head Farm, Long Lane, Stoke-On-Trent, Staffordshire	Fulford	G	25/40269/PAR	19/06/2025	Proposed conversion of existing agricultural building to a residential dwelling	MH	CU	1	0	1	0
Walnut Tree Farm, Cowley Lane, Gnosall, Stafford, Staffordshire, ST20 0BE	Gnosall	G	23/38487/FUL	04/07/2025	Proposed conversion of 2 no agricultural barns to form a single dwelling (in conjunction with 23/38488/LBC)	MH	CU	1	0	1	0
Former Stable, Marston Lane, Marston, Stafford, Staffordshire	Marston	G	24/39605/FUL	15/07/2025	Proposed conversion of the existing stable into a single residential dwelling	MH	CU	1	0	1	0
Brockton Hall, Brockton Lane, Eccleshall, Stafford, Staffordshire, ST21 6LY	Brockton	G	24/39748/FUL	10/07/2025	Conversion of barns to create seven residential units and associated demolition. (in conjunction with 24/39893/LBC)	MH	CU	7	0	7	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Greyhound Cottage, Old Lichfield Road, Burston, Stafford, Staffordshire, ST18 0DR	Burston	F R	24/40006/FUL	22/07/2025	The reconfiguration of an existing garage/annexe into a self-contained dwelling	MH	DC	1	0	1	0
Top Farm, Green Lane, Whitgreave, Stafford, Staffordshire, ST18 9SR	Whitgreave	G	25/40588/PAR	09/07/2025	Conversion of an existing two storey agricultural barn into a residential dwelling with a shared driveway, shared amenity space and shared drainage provisions to the existing residential dwelling within the site curtilage. The location of the building is	MH	NB	1	1	0	1
New Inn Bank Farm, New Inn Bank, Bishops Offley, Stafford, Staffordshire, ST21 6HD	Bishops Offley	F R	23/37950/FUL	20/08/2025	Demolition of existing dwelling, adjoining outbuildings and garage and construction of a replacement dwelling with associated garage, parking and amenity space.	MH	RN	1	0	1	0
Land Adjacent Nirvana, Cannock Road, Brocton, Stafford,	Brocton	FE	25/40840/PIP	11/08/2025	Permission in principle- erection of detached dwelling	MH	CU	1	0	1	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Staffordshire, ST17 0SH											
Shutt Heath Farm, Shutt Heath Road, White Cross, Haughton, Staffordshire, ST18 9JN	Whitecross	G	25/40829/FUL	06/11/2025	Proposed conversion of agricultural building to form 2 new dwellings with 4m rear extension. Proposed garage buildings to barn conversions plots 1 and 2, works to improve access road, internal gates and landscaping amendments to plots 1 and 2 including alterations to residential curtilage	MH	CU	2	0	2	0
Blackthorn, Chase Road, Brocton, Stafford, Staffordshire	Brocton	F R	24/39516/OUT	06/01/2026	Demolition of existing three bed detached dwelling and construction of new three bed custom-build detached dwelling with attached garage (access, appearance, layout and scale)	MH	RN	1	0	1	0
Land Adjacent Bonnie Doone, Cannock Road, Brocton, Stafford, Staffordshire	Brocton	G L	25/41187/PIP	13/01/2026	Permission in principle - erection of a detached dwelling	MH	NB	1	0	1	0
Adjacent 201 Grindley Lane, Blythe Bridge, Stoke-On-Trent, Staffordshire	Blythe Bridge	G	25/41037/FUL	09/01/2026	Conversion and alteration of former agricultural building to form 2no. First floor dwellings and associated works.	MH	CO	2	0	2	0

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Garage Court, St James Green, Cotes Heath, Stafford, Staffordshire	Cotes Heath	G	25/40376/TDC	25/02/2026	Proposed demolition of existing 9 garages and erection of two semi detached 2 bedroom dwellings	MH	NB	2	0	2	0
Crescent Cottage, Brocton, Crescent, Brocton, Stafford, Staffordshire	Brocton	G L	25/41055/FUL	24/02/2026	Extension to existing dwelling and the erection of two new two-bedroom dwellings	MH	NB	2	0	2	0
Land Adjacent Bramble Cottage, Wincote Lane, Wootton, Stafford, Staffordshire	Wootton	G	23/37100/OUT	11/02/2026	Outline application (all matters reserved) - new dwelling in association with existing equestrian business	MH	NB	1	0	1	0
Windmill Hill House, Windmill Hill, Rough Close, Stoke-On-Trent,	Rough Close	F R	25/41605/POT H	17/02/2026	Prior approval change of use - commercial/business/service to residential	MH	CU	1	1	0	1

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2025 - 2026
Staffordshire, ST3 7PR											
Oxleasows, Lower Heamies Lane, Chebsey, Stafford, Staffordshire, ST21 6NX	Chebsey	G	25/41669/FUL	16/03/2026	Conversion of a redundant farm building to a self-contained residential dwelling (self-build)	MH	NB	1	0	1	0
Total								172	25	147	21

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 2025 - 2026
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	Gross Balance Remaining	Net Completions 2025 - 2026
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
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	145	0	145
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
2 Hillcrest, Highfields, Stafford, Staffordshire, ST17 9YA	Stafford	FR	24/40014/COU	22/05/2025	Change of use from class C3(a) to class c2 to provide a care home for up to three children	MH	DC	3	0	3	0

Land for New Homes 2026

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions	Gross Balance Remaining	Net Completions 2025 - 2026
47 & 48 Rowley Bank, Rising Brook, Stafford, Staffordshire, ST17 9BA	Stafford	FR	22/35582/FUL	25/09/2024	Demolition of the two vacant care homes and redevelopment of the site to provide a new care home (use class C2) together with associated access, car and cycle parking, structural landscaping and amenity space provision.	MH	RN	62	0	62	0
Crossfields, 35 Cannock Road, Stafford, Staffordshire, ST17 0QE	Stafford	FR	21/34912/FUL	02/01/2024	Demolition of the existing structures and the construction of a 76 bedroom care home (use class C2) with associated access, parking, landscaping, plant and site infrastructure.	MH	CU	76	0	76	0
Sherwood House, 60 Church Street, Stone, Staffordshire, ST15 8BD	Stone	FR	25/40347/FUL	22/07/2025	Change of use from house of multiple occupancy (sui generis use class) to residential institution for supported living (C2 use class)	MH	CU	13	13	0	13
22 Avon Rise, Kingston Hill, Stafford	Stafford	FR	25/41139/FUL	30/01/2026	To change the use from supported living accommodation for 4 adults with associated care/accommodation (class C3b) to a children's care home for up to 3 children (class C2)	MH	CU	3	0	3	0
Total								409	158	251	158
Discounted Total								239	88	151	88

All Site Totals

Settlement / Source	Gross Number Proposed	Gross Completions to Date*	Gross Balance Remaining	Net Completions 2025 - 2026
Stafford Town Total	1,056	503	553	211
Stone Town Total	41	10	31	2
Key Service Villages Total	114	61	53	36
Rural Areas Total	172	25	147	21
Pending Sites (S106) Total	420	0	420	0
Allocated Sites Pending S106	0	0	0	0
C2 Permissions Total**	239	88	151	88
SDL Sites Totals (sites with planning permission only)	6,220	3,525	2,695	361
OVERALL TOTALS	8,262	4,212	4,050	719

*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 2025/2026 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.