



Land for New Homes

The Housing Monitor 2023

Development

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1. Introduction

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

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

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

2. Housing Monitor Methodology

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

- The number of dwellings built during the previous twelve month period (1 April 2022 - 31 March 2023), 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 2022-2023. Section 4 and beyond sets out the net number of commitments. C2 residential accommodation figures are included throughout, but a discount has been applied to bedroomed development completions and commitments (see Appendix C). This is in accordance with the PPG (paragraph 43). The Council has applied a ratio of 1.8 adults per household to each C2 bedroomed establishment, meaning that for each 1.8 bedrooms in a care home 1 dwelling is released into the market.

Using the data collected in sections 3 and 4, the Housing Monitor 2023 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 2023 also presents analysis of new windfall permissions granted during 2022-2023 (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 2023 is provided in Appendices A to C. These comprise of lists of all sites with a valid planning consent that have been completed this year, have yet to be fully implemented and / or have not lapsed, as well as those sites approved 'in principle' but which are being held in abeyance pending the signing of requisite Section 106 Agreements.

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

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

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

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

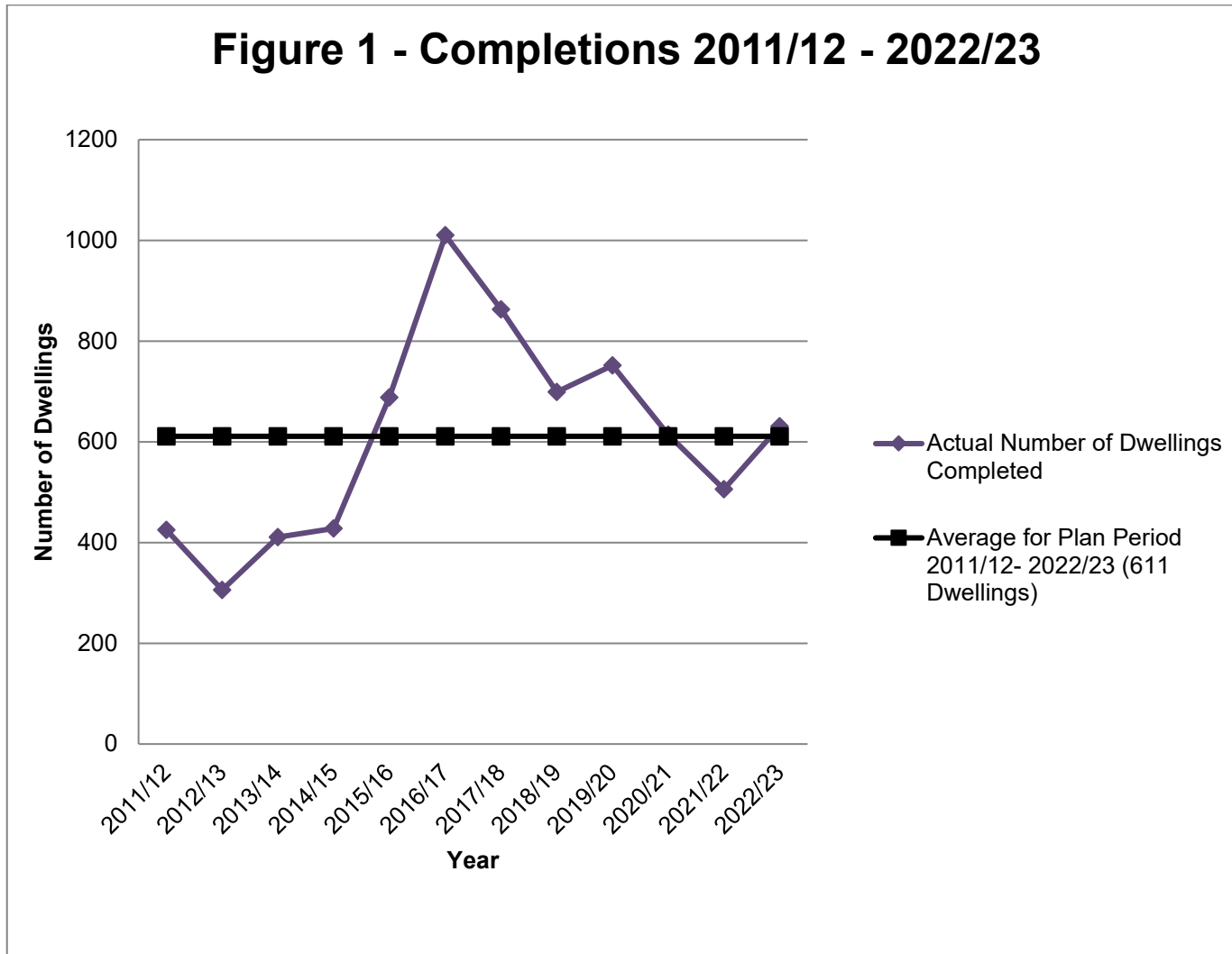
Site Types

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

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

3. Completions

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



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

Year	Actual Number of Dwellings Completed
2011/2012	425
2012/2013	306
2013/2014	411
2014/2015	428
2015/2016	688
2016/2017	1,010
2017/2018	863
2018/2019	699
2019/2020	752
2020/2021	614
2021/2022	506
2022/2023	631
Total	7,333
Average for period 2011-2023	611

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.

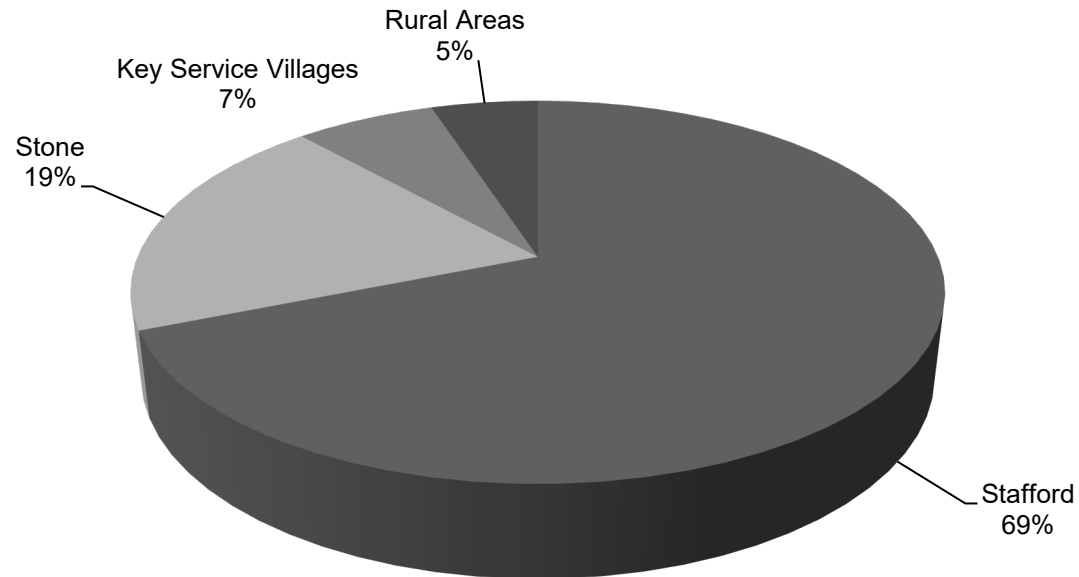
Table 2 - Completion Rates

Plan Period	Completion Rate (Number of Dwellings/Year)
Annual Target (2011 - 2031)	500
Annual Completion Average (2011 - 2023)	611
Cumulative Completions (2011 - 2023)	7,333
Remaining Balance (2023 - 2031)	2,667

3.4. Completions by Sub Area

Figure 2 below gives a broad locational breakdown of completions on all sites from 1 April 2022 to 31 March 2023.

Figure 2 - Completions by Sub Area 2022/23

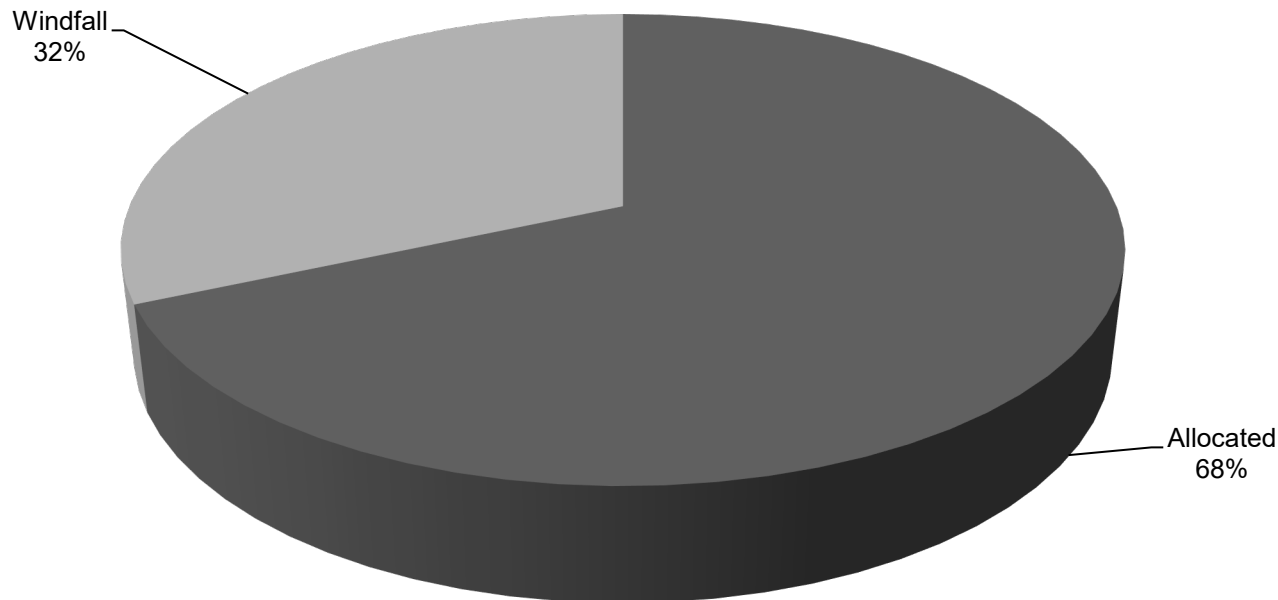


During the last monitoring year, 95% of total completions have been in the urban areas of Stafford, Stone and the Key Service Villages (KSV), with rural completions accounting for 5% of the total. This demonstrates an increase in rural completions from the previous year.

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 2022 and 31 March 2023.

Figure 3 - Origin of Completions 2022/23

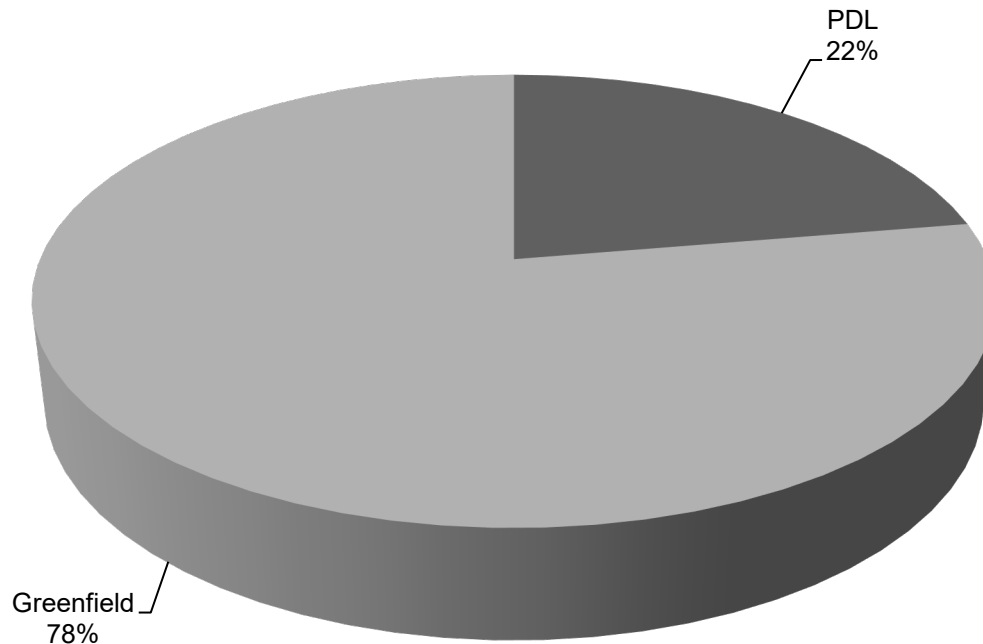


In 2022/23, unallocated (Windfall) sites account for 32% of completions. Due to allocated sites (i.e. the Strategic Development Locations) in the new Local Plan having permission and delivering housing completions, the figures this year have continued an increasing trend towards a greater percentage 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 2022 and 31 March 2023.

Figure 4 - Completions by Site Type 2022/23



During the last monitoring year 22% of development took place on Previously Developed Land (PDL). Since the start of the plan period in 2011, 41% of all completions have been on PDL. A full breakdown of completions on PDL and Greenfield sites since the start of the Plan period is given below in Table 3.

Table 3 - Breakdown of Completions by Site Type

Year	Number of Completions on PDL Sites	Number of Completions on Greenfield Sites	Total Number of Completions	Percentage of Completions on PDL
2011/12	251	174	425	59%
2012/13	245	61	306	80%
2013/14	251	160	411	61%
2014/15	305	123	428	71%
2015/16	344	344	688	50%
2016/17	412	598	1,010	41%
2017/18	271	592	863	31%
2018/19	191	508	699	27%
2019/20	228	524	752	30%
2020/21	267	347	614	43%
2021/2022	136	370	506	27%
2022/23	141	490	631	22%
Total	3,042	4,291	7,333	41%

4. Commitment Sites

Commitment sites are those which have a planning consent or consent subject to the completion of a Section 106 Agreement. Therefore, dwelling **units actually under construction** at the time this study was undertaken **are included**. Sites allocated in the Plan for Stafford Borough 2011 - 2031 which do **not** currently have planning permission are **not included**. Table 4 shows each type of planning consent and the number of outstanding committed dwelling units, giving the Borough's total for 2022/2023.

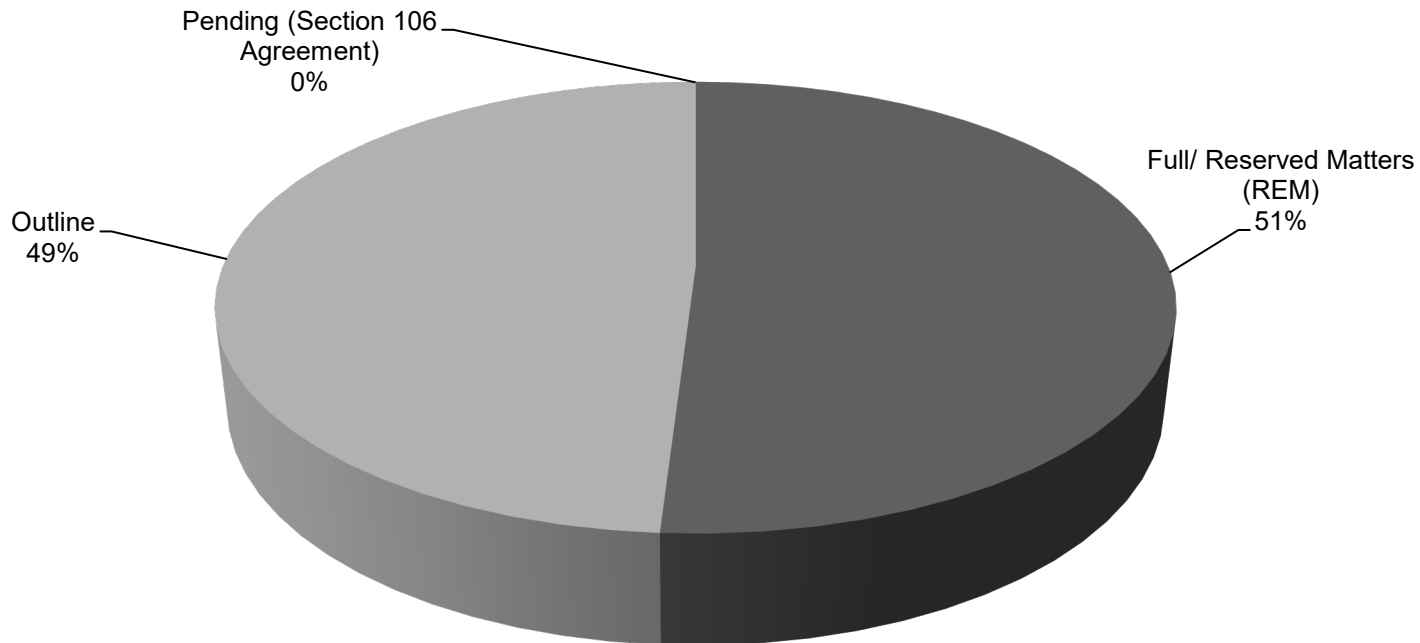
Table 4 - Number of outstanding net commitments as at 31 March 2023

Consent Type	Outstanding Committed Units	Percentage of Total
Full/ Reserved Matters (REM)	2,608	51%
Outline	2,507	49%
Pending (Section 106 Agreement)	0	0%
Total	5,115	100%

4.1. Outstanding Commitments by Planning Status

Figure 5 provides a breakdown of housing commitments by planning status as at 31 March 2023.

Figure 5 - Outstanding Commitments Planning Status at 31 March 2023



Key:

Full / REM = Full planning consent / reserved matters

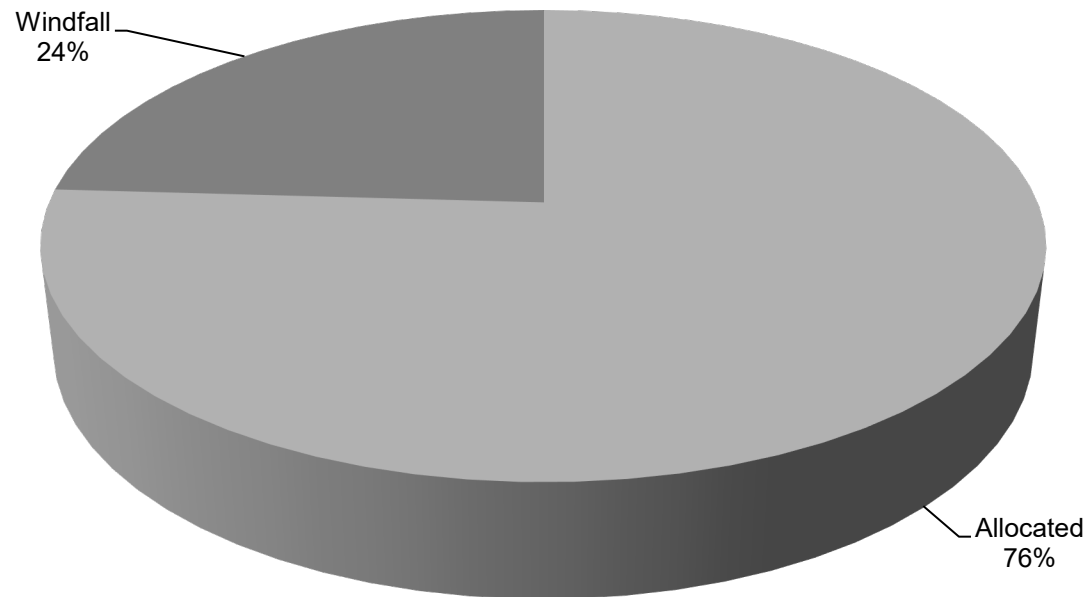
Outline = Outline permission

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 2023. This highlights that allocated sites within the Local Plan account for a significant portion of the 2023 commitments.

Figure 6 - Origin of Outstanding Commitments at 31 March 2023

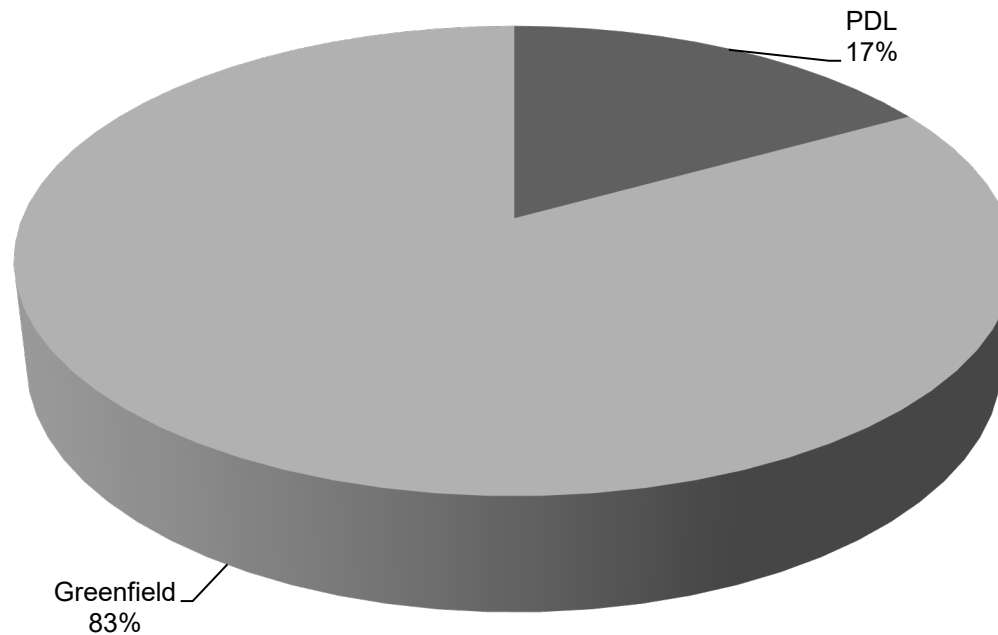


Please note: The allocated commitments only include those parts of the sites which have received planning permission (See Section 5).

4.3. Outstanding Commitments by Site Type

Figure 7 shows the outstanding commitments by site type as at 31 March 2023. Of the outstanding commitments, 17% are on Previously Developed Land (PDL) and 83% are on Greenfield sites. Figure 7 can be compared to Figure 4 above, which shows completions this year, by site type.

Figure 7 - Outstanding Commitments by Site Type at 31 March 2023



4.4. Outstanding Commitments by Year

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

Figure 8 - Outstanding Commitments 2011/12 - 2022/23

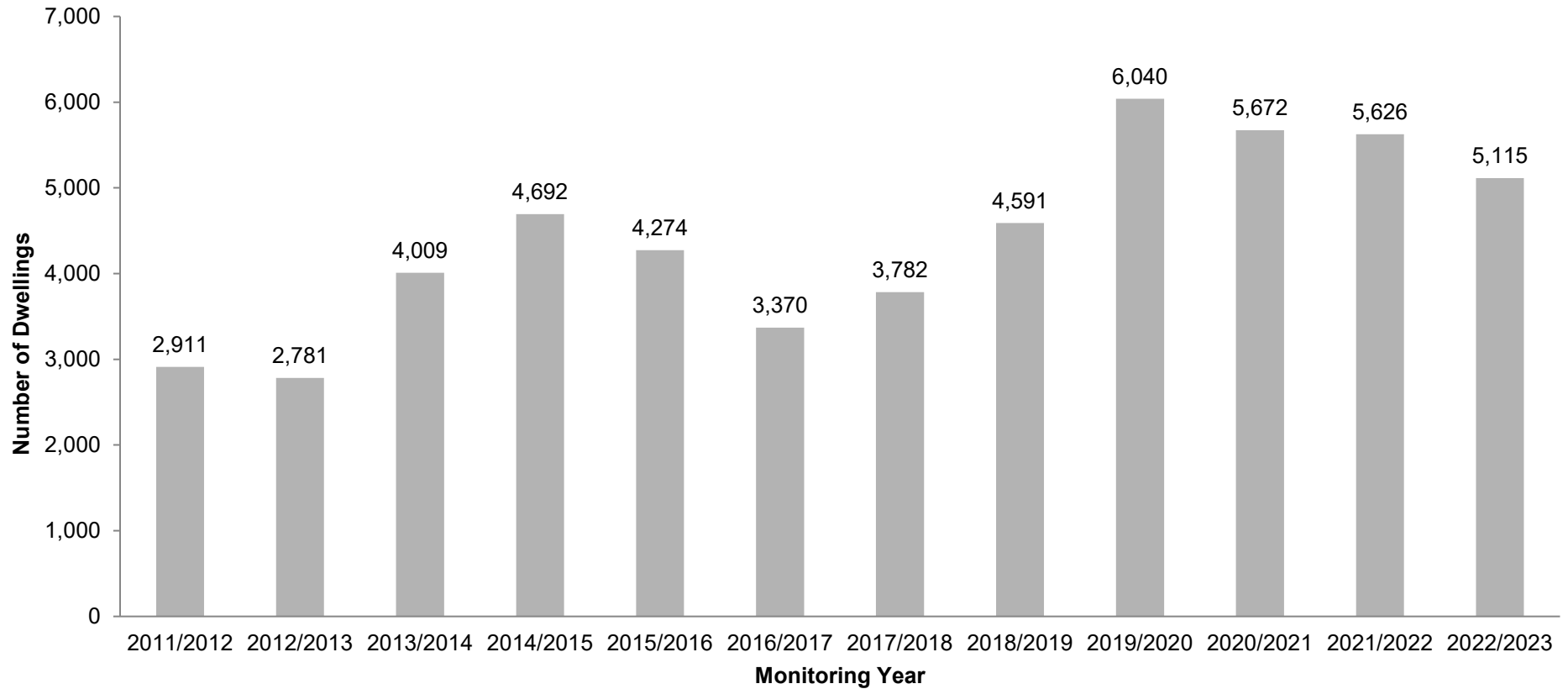


Table 5 – Outstanding Net Commitments 2011/12 - 2022/23

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

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. North of 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)

Northern Stafford SDL Total - 3,275

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

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Year	14/15 Com p l e t i o n s	15/16 Com p l e t i o n s	16/17 Com p l e t i o n s	17/18 Com p l e t i o n s	18/19 Com p l e t i o n s	19/20 Com p l e t i o n s	20/21 Com p l e t i o n s	21/22 Com p l e t i o n s	22/23 Com p l e t i o n s	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Land North Of Beaconside (20/32039/REM)									111	95	170	170	142	12				700
Land North Of Beaconside (18/28182/REM &16/24595/OUT)					10	33	30	27										100
Land North Of Beaconside (16/25450/OUT)											60	120	120	120	120	120	120	2,000 *
5 Year Supply Total										95	230	290	262	132				1,009

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

5.2. West of 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 1,500 dwellings with 442 having full permission (17/27731/FUL and 20/32034/FUL)

Western Stafford SDL Total - 2,200

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

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Year	14/15 Completion s	15/16 Completion s	16/17 Completion s	17/18 Completion s	18/19 Completion s	19/20 Completion s	20/21 Completion s	21/22 Completion s	22/23 Completion s	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Former Rugby Practice Pitches (17/26061/FUL)					45	25												70
Land At Burleyfields (20/32034/FUL)							49	98	175	115	118	185	132	120	150	150	86	1,378
Land West Of Stafford Martin Drive 21/35230/REM									9	38	38	37						122
Remaining Allocation														100	100	100	52	352
5 year Supply Total										153	156	222	132	220				883

5.3. East of 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)

Eastern Stafford SDL Total - 653

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

North West Section of Walton Hill Residential Development

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

Stone SDL Total - 559

Year	14/15 Comp letion s	15/16 Comp letion s	16/17 Comp letion s	17/18 Comp letion s	18/19 Comp letion s	19/20 Comp letion s	20/21 Comp letion s	21/22 Comp letion s	22/23 Comp letion s	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Total
Persimmon Element (17/27052/REM)					56	61												117
Anwyl Element (18/28191/REM)					21	26	22	12										81
Persimmon Element (19/30440/REM)							78	78	71	55	20							302
Walton Hill Residential Development (20/32249/FUL)									42	17								59
5 Year Supply Total										72	20	0	0	0				92

Table 6 - Summary of Allocated sites as at 31 March 2023

Strategic Development Location (SDL)	Total Capacity (with Planning Permission)	Completions 2022/23	Total Cumulative Completions	Remaining Capacity (with Planning Permission)	Remaining Allocation (without Planning Permission)
North Stafford SDL	3,275	111	686	2,589	0
West Stafford SDL	1,848	208	679	1,169	352
East Stafford SDL	623	0	623	0	30
Stone SDL	559	113	467	92	0
Total	6,305	432	2,455	3,850	382

6. Windfalls

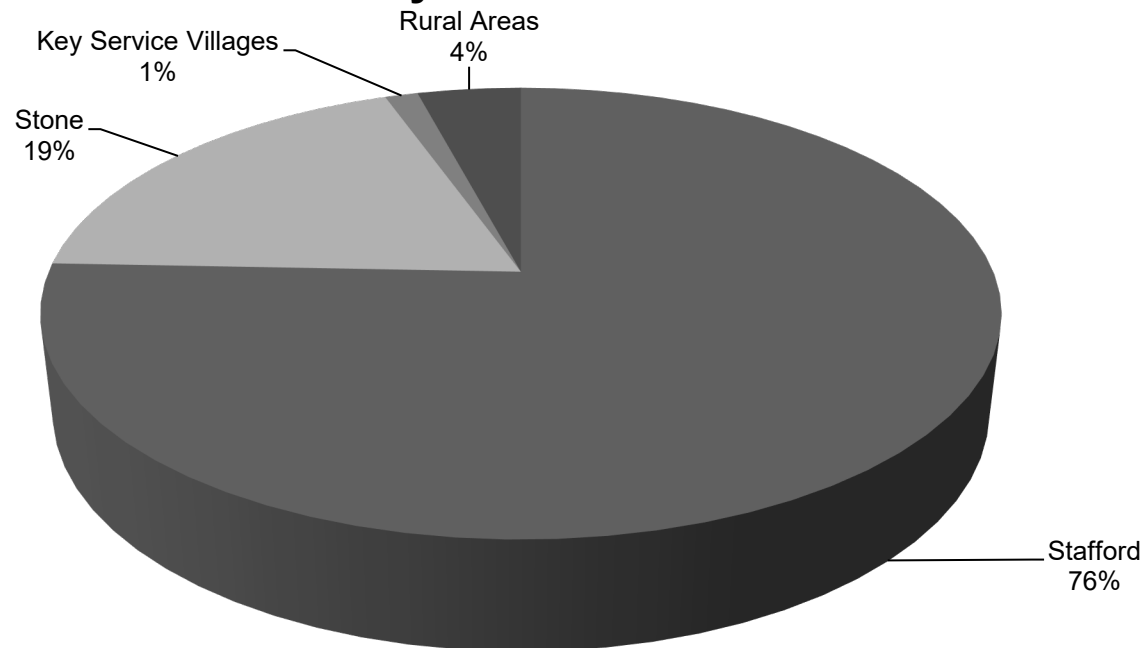
Sites that come forward through the planning application process without having been previously allocated in the Local Plan comprise windfall provision - by means of infill, conversion or redevelopment - and are an important numerical contributor to the provision of new dwellings.

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 2022 to 31 March 2023 by geographical area. The analysis shows that 96% of dwellings were granted planning permission in the urban areas of Stafford, Stone and the Key Service Villages.

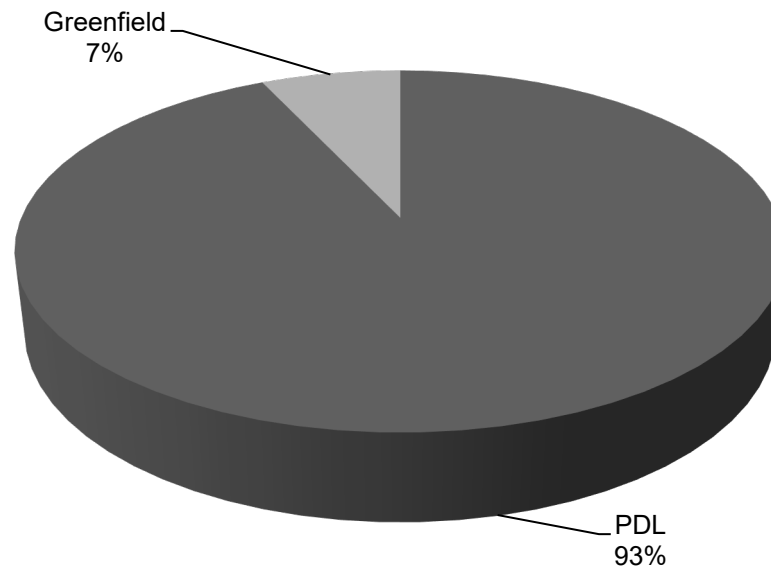
**Figure 9 - New Windfall Permissions 2022/23
by Sub-Area**



6.2. New Windfall Permissions by Site Type

Figure 10 provides a breakdown of residential windfall permissions granted from 1 April 2022 to 31 March 2023 by site type. Recent monitoring years have shown an increase in permissions being granted on PDL sites when compared to monitoring years earlier in the plan period.

**Figure 10 - New Windfall Permissions
2022/23 by Site Type**



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

7. Sites with Planning Permission

Key to Tables in Appendices A to C

Development Type

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

Development Tenure

MH - Market Housing
AH - Affordable Housing

Recycled: Greenfield/ Previously Developed Land (PDL) Type

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

Approval Types

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

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EXTO - Extension of Time on Outline planning application
AMN - Non material Amendment
COU - Change of Use
LDC - Lawful Development Certificate (existing)
POTH - Prior approvals Other
NOTH - Notifications Other
PAR - Residential prior approval (from Agricultural buildings)
REM - Reserved Matters

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

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2022 - 2023
Land At 16-18 Park Avenue	Stafford	FR	14/20084/REM	22/05/2014	Demolition of existing buildings, construction of six apartments, access, parking to rear	MH	NC	6	0	6	0
Glebelands Court, Penkvale Road	Stafford	O	13/19568/FUL	19/06/2014	Demolish existing buildings, three storey apartment block with 18 x two bed apartments and 2 two-storey terraces with 5 x 2/3 bed houses	MH	NB	23	0	23	0
Glebelands Court, Penkvale Road, Mossnit, Stafford, Staffordshire, ST17 9EY	Stafford	FR	17/25676/FUL	05/04/2017	Residential development to create one 2-storey block of three 2-bedroom flats	MH	RN	3	0	3	0
Land Behind 1 Oak Avenue, Walton On The Hill, Stafford	Stafford	GL	17/26109/FUL	14/08/2017	New dwelling	MH	NB	1	0	1	0
Staffordshire Police Headquarters, Cannock Road, Stafford	Stafford	FE	18/27849/FUL	20/06/2018	Residential development of 141 dwellings, including balancing pond, play and open space and associated infrastructure.	MH	MX	141	141	0	7

Land for New Homes 2023

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 2022 - 2023
Land Off Fairway, Littleworth, Stafford, Staffordshire, ST17 4NH	Stafford	FE	18/28423/OUT	30/04/2019	Outline planning permission for up to 430 dwellings, local retail units up to 575 sq m A1/A2/A3 or A5 of floor space.	MH/AH	CU	7	0	7	0
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	214	110	104	28
24a Marston Road, Stafford, Staffordshire	Stafford	FE	18/28411/FUL	15/06/2018	COU from storage on the first and second floors into 2 dwellings	MH	CU	2	2	0	2
Proposed Flat 11 Bridge Street, Stafford, Staffordshire	Stafford	FR	18/28830/COU	06/08/2018	Conversion of first and second floor of building to bedsit/ studios (Class C4)	MH	DC	6	6	0	4
Chetwynd Centre, 10 Newport Road, Stafford	Stafford	O	18/28342/FUL and 20/31771/FUL	10/07/2020	Proposed change of use of former school to residential use and to a performing arts centre with associated uses along with then new build houses in a terrace	MH	CU	37	32	5	22

Land for New Homes 2023

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 2022 - 2023
The Old Library The Green Stafford Staffordshire	Stafford	O	18/29663/FUL	29/01/2020	Conversion of existing building to 2 apartments and bar/restaurant on the ground floor and 8 apartments on the first floor	MH	CU	10	10	0	10
76 Eastgate Street, Stafford, ST16 2NG	Stafford	O	19/31388/FUL	07/04/2020	Change of use from a4 to C4 (comprising 12 studio bedrooms).	MH	CU	1	0	1	0
3 Eastgate Street, Stafford	Stafford	O	19/31429/FUL	14/04/2020	Alterations and extensions to, and conversion of, existing building to form 10 flats (change of use from class A4 to C3)	MH	CU	10	0	10	0
Land Adjacent 24 St Peters Garden, Mosspit	Stafford	GL	20/31958/FUL	12/05/2020	Detached 2 bed bungalow	MH	NB	1	1	0	1
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
Former Garage Site, Kingcup Road	Stafford	O	20/31766/FUL	22/06/2020	Detached bungalow	AH	CU	1	0	1	0
Works Unit, Chapel Terrace, ST16 3AH	Stafford	FE	20/32245/COU	19/06/2020	Change of use and conversion of class b2 industrial works to form single private dwelling	MH	CU	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Land At 163 Eccleshall Road, Stafford, ST16 1PD	Stafford	GL	20/32197/FUL	23/09/2020	Residential development of three houses and associated garages	MH	NB	3	0	3	0
Second Floor, 4-7 And 7a Gaolgate Street, Stafford, ST16 2BG	Stafford	FE	20/32695/POR	01/09/2020	Prior approval - proposed change of use second floor from office (B1) to residential (C3)	MH	CU	5	0	5	0
First Floor 4 - 7 And 7a Gaolgate Street, Stafford, Staffordshire, ST16 2BG	Stafford	O	20/32673/FUL	14/10/2020	Change of use of first floor level from professional and financial services (use class A2) to residential (use class C3) with associated amenity space, cycle store, bin store and other associated works	MH	CU	7	0	7	0
Land Adjacent 21 Heronswood, Wildwood, Stafford, Staffordshire	Stafford	GL	20/32113/FUL	19/11/2020	Proposed single storey bungalow to the south of the existing dwelling with new access and dropped kerb	MH	NB	1	1	0	1
The Bungalow, Rotherwood Drive, Stafford, Staffordshire, ST17 9AF	Stafford	GL	20/31974/OUT	07/12/2020	Outline application for the demolition of an existing bungalow and construction of three detached dwellings - to include access, layout and scale all other matters reserved.	MH	MX	3	0	3	0

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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 2022 - 2023
Former The Albion Inn, Marston Road, Stafford, Staffordshire, ST16 3BU	Stafford	FE	20/33286/FUL	11/03/2021	Proposed development of five apartments	MH	CU	5	0	5	0
Record Office 17 Eastgate Street, Stafford, ST16 2LZ	Stafford	FE	21/33842/FUL	19/05/2021	New extension and remodelling of the Staffordshire records office and William Salt library including demolition of existing modern extension to the William Salt library, new single storey entrance and exhibition space, 4 storey strong room extension, and associated external landscaping works. Conversion of no. Eastgate street from current library use back to residential use with associated internal alterations.	MH	CU	1	0	1	0
Former Garages At Trent Close, Mossfit, Stafford, Staffordshire, ST17 9EP	Stafford	FR	20/32255/FUL	05/08/2021	Development of three dwellings	AH	RN	3	0	3	0
Land Adjacent 136 Silkmore Lane, Stafford, ST17 4JD	Stafford	GL	21/34106/FUL	25/10/2021	Erection of new two-storey dwelling	MH	NB	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Land At St Peters Gardens, Mosspit, Stafford, Staffordshire, ST17 4HJ	Stafford	G	21/34876/FUL	05/11/2021	Erection of 1 bedroom bungalow	MH	NB	1	1	0	1
Land At Former Garage Site, Thackeray Walk, Highfields, Stafford, Staffordshire, ST17 9SE	Stafford	FR	20/32129/FUL	17/12/2021	One detached bungalow	AH	NB	1	0	1	0
Land At Former Flash Ley Centre, Hawksmoor Road, Rising Brook, Stafford, Staffordshire, ST17 9DR	Stafford	FE	21/33962/FUL	23/12/2021	Erection of care home, assisted living apartments and affordable dwellings with associated access and landscaping	AH	NB	17	17	0	17
Land Rear Of 1 And 2 St Leonards Avenue, Queensville, Stafford, Staffordshire, ST17 4LT	Stafford	FR	21/34837/FUL	07/02/2022	Proposed detached bungalow including increase of width of existing access, parking and turning space	MH	RN	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Former General Electric / Alstom Premises, Lichfield Road, Stafford, ST17 4UJ	Stafford	FE	20/32041/OUT	10/02/2022	Outline application for ground remodelling, drainage infrastructure, and development of up to 365 dwellings with landscaping, access and associated works (outline, all matters reserved save for means of access to the site).	MH/AH	NB	365	0	365	0
11 Greensome Lane, Doxey, Stafford, Staffordshire, ST16 1HE	Stafford	GL	21/34608/FUL	22/03/2022	Resubmission of previously approved application 20/31936/FUL - proposed two bedroom bungalow, access, parking and associated works & single garage to serve 11 Greensome Lane.	MH	NB	1	1	0	1
Land Rear Of 151 Rickerscote Road, Stafford, Staffordshire, ST17 4HE	Stafford	G	20/33629/FUL	09/06/2022	Residential development consisting of two new semi-detached dwellings and the conversion of an existing outbuilding	MH	MX	3	0	3	0

Land for New Homes 2023

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 2022 - 2023
1 The Close, Stafford, ST16 1BN	Stafford	FR	21/35284/FUL	11/07/2022	Demolition of existing 4 bed dwelling to ground floor level. Build new 3 bed house on existing footprint but with rear extension. New dwelling to be suitable for wheelchair access and be environmentally sustainable.	MH	RN	1	0	1	0
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	-4	0	-4	0
128 - 130 North Walls, Stafford, Staffordshire, ST16 3AD	Stafford	FR	21/35100/FUL	02/12/2022	Extensions and alterations to form two houses and two flats	MH	DC	4	0	4	0
Child And Adolescent Mental Health Services, 161 Eccleshall Road, Stafford, Staffordshire, ST16 1PD	Stafford	FE	22/36589/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

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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 2022 - 2023
23 Darnford Close, Parkside, Stafford, ST16 1LR	Stafford	FR	21/35150/COU	08/08/2022	Change of use of property from use class C3 (dwelling houses) to use class C2 (residential institutions)	MH	CU	-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
Park Lodge, Hargreaves Lane, Stafford, ST17 9AE	Stafford	G	21/35173/FUL	15/03/2023	Construction of a detached dormer bungalow	MH	NB	1	0	1	0
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	209	0	209	0
70 Lichfield Road, Stafford, Staffordshire, ST17 4LW	Stafford	FE	22/36797/COU	01/03/2023	Change of use from C1 (bed and breakfast hotel) to 6 bed house of multiple occupation (HMO) Sui Generis	MH	CU	1	0	1	0
Total								1,101	322	779	94

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 2022 - 2023
Land At 2 Airdale Road, Stone, Staffordshire, ST15 8DW	Stone	GL	20/32263/FUL	02/10/2020	Proposed Detached Bungalow	MH	NB	1	0	1	0
Land Between Boat Yard And Chandlers Way, Newcastle Road, Stone	Stone	G	15/23264/FUL	28/05/2021	Construction Of 4 Houses	MH	NB	4	0	4	0
St John's Church, Granville Terrace, Stone, Staffordshire, ST15 8DF	Stone	O	16/23671/FUL	10/08/2017	Conversion Of Church And Erection Of Rear Two-Storey Extension (Following Demolition Of Existing Single-Storey Extension) To Provide Five Residential Units And The Erection Of A 2.5 Storey Building Fronting The Avenue To Provide Four Apartments On The Former Church Car Park (See Also 16/23672/LBC And APP/Y3425/Y/16/3164144)	MH	MX	9	4	5	0
Gannett 29 Airdale Road, Stone, ST15 8DP	Stone	FR	18/29307/FUL	04/03/2019	Demolition Of Existing Dwelling And Proposed Replacement Dwelling	MH	RN	1	1	0	0

Land for New Homes 2023

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 2022 - 2023
Granvilles 3 - 5 Station Road, Stone, Staffordshire, ST15 8JP	Stone	O	19/31222/FUL	20/12/2019	Change Of Use Of Area Hatched Pink From Use Class A3/A4 To C3 With Car Parking As Shown Via Area Marked Right Of Way. Area Hatched Orange Change Of Use From A4/A3 To A1 And Minor Changes To Rear Elevation, Proposed Staircase And Interior Spatial Layout.	MH	CU	1	0	1	0
49 High Street, Stone, ST15 8AD	Stone	FE	20/33146/FUL	31/12/2020	Rear Storey Extension To Retail Unit And Conversion Of 1st And 2nd Floor To 2 No Self-Contained Apartments	AH	CU	2	2	0	2
Former Stone, Police Station, Radford Street, Stone, Staffordshire, ST15 8DB	Stone	FE	21/33919/FUL	01/12/2021	Change Of Use Of Former Stone Police Station And Associated Outbuilding To Provide Eight Apartments And Related Works Including Small Elements Of Demolition And Rebuild On Main Police Station Building, First Floor Extension To Outbuilding To Be Converted,	MH	CU	8	8	0	8
Mayfield House, 15 Lichfield Street, Stone, Staffordshire, ST15 8NA	Stone	FR	21/34251/FUL	12/05/2022	Carry Out Internal Alterations To First & Second Floors Forming Existing Domestic Accommodation To Dental Practice. Carry Out External Alterations To Include Installation Of Air Conditioning Units. Provide Additional Car Parking To Rear Use Existing Rear	MH	CU	-1	-1	0	-1

Land for New Homes 2023

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 2022 - 2023
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	0	9	0
Total								34	14	20	9

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	Net Completions 2022
Land Adjacent To New Farm, Stafford Road, Woodseaves, Stafford	Woodseaves	G	19/30281/FUL	15/08/2019	Erection of four two storey houses	MH	NB	4	2	2	2
Land At Elms Business Centre, Main Road, Great Haywood, Stafford	Stafford	FE	18/28018/FUL	21/11/2018	Residential development (six units) at rear of elms business centre/elms lodge/elms farmhouse including demolition of asbestos clad commercial unit - resubmission of 14/21329/FUL to include access route within red edge	MH	NB	6	0	6	0
Land Off Little Tixall Lane, Lichfield Road, Great Haywood	Great Haywood	G	17/25920/REM	04/07/2017	Reserved matters on planning permission 14/20886/OUT addressing the appearance, landscaping, layout and scale	MH	NB	77	63	14	36
Land Rear Of Fernwood, Highlows Lane, Yarnfield, Stone, Staffordshire	Yarnfield	GL	15/22298/FUL	03/09/2015	Detached dwelling on land to rear of high lows lane	MH	NB	1	1	0	1

Land for New Homes 2023

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance	Net Completions 2022
Land At Elms Business Centre Phase 2, Main Road, Great Haywood	Great Haywood	FE	15/23140/FUL	11/08/2017	Demolish existing commercial units (marked 2 and 3 on survey drawing), change of use of existing 2 storey building (marked 4 on survey drawing) to create 2 two-bedroom units and build an additional attached block of 4 one-bedroom units and 4 two-bedroom units (total number 10 units)	MH	NB	10	0	10	0
Land At New Farm, Stafford Road, Woodseaves, Stafford, Staffordshire	Woodseaves	G	19/30828/FUL	02/09/2019	Detached four bedroom dwelling and detached garage	MH	NB	1	1	0	1
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 Adjacent To Audmore Cottage, The Horseshoe, Audmore, Stafford, ST20 0HF	Gnosall	G	20/31775/FUL	14/05/2020	Erection of a detached 3 bed dwelling, single carport and log store. Removal of section of hedge and widening of existing field access. Associated hard standing and landscaping.	MH	NB	2	0	2	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 2023

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance	Net Completions 2022
Land Adjacent To The Paddocks, Woodseaves	Woodseaves	G	19/31678/OUT	21/04/2020	Outline application for the erection of 8 detached dwellings including reserved matters of access, appearance, layout and scale	MH	CU	8	0	8	0
Little Hasty Bungalow, The Horseshoe, Audmore, ST20 0HF	Gnosall	FR	20/31794/FUL	10/07/2020	Proposed demolition of existing dwelling and associated outbuildings, replacement dwelling within existing residential boundary	MH	RN	1	0	1	0
Eagle Inn Car Park, Newport Road, Eccleshall	Eccleshall	O	20/32127/OUT	21/07/2020	Residential development for up to 2 dwellings	MH	NB	2	0	2	0
Plot To Rear 75 Longton Road, Barlaston, Stoke On Trent, ST12 9AU	Barlaston	G	21/33908/REM	16/06/2021	Reserved matters - proposed consent for single family sized dwelling following consent of outline planning (18/28514/OUT). Pedestrian and vehicle access to remain as approved on the outline consent.	MH	NB	1	0	1	0
Land At Audmore Road, Gnosall, Stafford, Staffordshire, ST20 0HE	Gnosall	G	21/33771/FUL	06/07/2021	Proposed detached dwelling	MH	NB	1	0	1	0
54 High Street, Eccleshall, Stafford, ST21 6BZ	Eccleshall	FE	21/34231/FUL	22/10/2021	Change of use of existing acupuncture clinic into residential property, including single and two storey rear extensions. In conjunction with 21/34232/LBC.	MH	CU	1	1	0	1

Land for New Homes 2023

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance	Net Completions 2022
The Gables Winghouse Lane Tittensor Stoke On Trent ST12 9HN	Tittensor	FR	20/33441/OUT	10/01/2022	Outline application for replacement dwelling - scale, layout and access	MH	RN	1	0	1	0
Land At The Hollies 61 Longton Road, Barlaston, Stoke On Trent, Staffordshire, ST12 9AU	Barlaston	FR	21/33743/FUL	14/01/2022	Erection of dwelling	MH	NB	1	1	0	1
Willowbrook, Stafford Road, Weston, Stafford, Staffordshire, ST18 0HX	Weston	FR	21/34962/FUL	11/03/2022	Erection of 1no. Detached dwelling, conversion, extension and alteration of existing outbuilding to form 1no. Dwelling along with associated alterations to site access and formation of new vehicular access	MH	MX	2	0	2	0
Land Off Castle Street, Eccleshall, Stafford, Staffordshire	Eccleshall	G	19/31613/OUT	19/03/2021	The development of up to 37 residential dwellings (use class C3), with means of site access from a519, castle street; earthworks to facilitate surface water drainage; and all other ancillary and enabling works. All other matters such as layout, scale, appearance and landscaping are reserved for subsequent approval	MH	NB	37	0	37	0

Land for New Homes 2023

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance	Net Completions 2022
13 High Street, Eccleshall, Stafford, ST21 6BW	Eccleshall	FE	19/31477/FUL	13/04/2022	Change of use of ground floor from bank (E(C)) to restaurant (E(B)) and change of use of upper floors to three residential apartments (C3).	MH	CU	3	0	3	0
Land Adjacent Salt Works Farm, Salt Works Lane, Weston, Stafford, Staffordshire, ST18 0JE	Weston	G	21/34300/REM	27/04/2022	Reserved matters on application 17/26105/OUT for the appearance, landscaping and scale of three two storey dwellings	MH	NB	3	0	3	0
White Rock, The Rank, Gnosall, Stafford, Staffordshire, ST20 0BU	Gnosall	FR	21/34957/FUL	21/09/2022	Demolition of the existing dwelling and construction of new three bedroom detached dwelling including slightly revised pedestrian access and associated works, retention of existing garage and parking area	MH	RN	1	0	1	0
Land Adjacent To Audmore Cottage, The Horseshoe, Audmore, Stafford, Staffordshire, ST20 0HF	Gnosall	G	21/33938/FUL	07/02/2023	Erection of one detached dwelling with detached double garage. Removal of section of hedge and replacement/ enhanced access. Infill of existing field accesses, associated hard standings and landscaping	MH	NB	1	0	1	0
Total								168	69	99	42

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 2022 - 2023
Hooks Green Farm, Old Road	Oulton Heath	G	06/07477/FUL	20/04/2007	Conversion of barns to form dwellings	MH	CO	3	3	0	2
Bank Farm House	Sugnall	G	10/14099/FUL	01/10/2010	Conversion of a redundant agricultural building into dwelling	MH	CO	1	0	1	0
Land At Waltonhurst Farm, Walton Hurst Lane	Eccleshall	G	10/14723/FUL	21/01/2011	Three barn conversions	MH	CO	3	1	2	0
Land At Alstone Farm, Alstone Lane	Haughton	G	12/16586/FUL	17/06/2013	Conversion of buildings to form 4 dwellings	MH	CO	4	1	3	0
Land At Hill Farm	Bradley	G	12/16994/FUL	12/07/2012	Conversion of redundant farm outbuilding into a single dwelling	MH	CO	1	0	1	0
Hunters Moon	Fulford	G	15/23155/RE M	15/12/2015	Demolition of existing garage/store, proposed new dwelling and vehicular access	MH	NC	1	0	1	0
Buildings At Upper Enson Farm, Enson Lane	Marston	G	14/20648/FUL	03/09/2014	Conversion of agricultural buildings to form three dwellings	MH	CU	3	1	2	0
Land At Wood Eaton Manor, Broad Lane, Church Eaton, Stafford, ST20 0BB	Church Eaton	FR	15/22997/FUL	23/11/2015	Replacement dwelling and creation of new vehicular access together with associated works	MH	RN	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Upper Moreton Farmhouse, Bishton Lane, Wolseley Bridge, Stafford, Staffordshire, ST18 0XD	Wolseley Bridge	G	16/24367/PAR	09/08/2016	Conversion of existing agricultural building into three dwellings	MH	CU	3	2	1	0
Land South Of Shirleywich, London Road, Pasturefields, Stafford, Staffordshire	Hixon	G	15/22518/FUL	20/03/2017	Construction of 196 berth narrowboat marina, facilities building, dry dock/workshop, pump out building; car parking; access and landscaping (managers flat - 3 bed)	MH	NB	1	0	1	0
Former Sandon 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

Land for New Homes 2023

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 2022 - 2023
Farm Buildings, Radmore Lane Farm, Radmore Lane, Gnosall, Stafford, Staffordshire	Gnosall	GF	17/27659/FUL	08/02/2018	Change of use from agricultural buildings to dwelling houses	MH	CU	2	2	0	2
Barn North East Of Home Farm, Cotwalton Road, Cotwalton, Stone, Staffordshire	Cotwalton	GF	19/30423/PAR	05/06/2019	Change of use of agricultural building into a single residential dwelling	MH	COU	1	1	0	1
Barn, Sunnyside, Butterhill Bank, Burston, Stafford, Staffordshire, ST18 0DT	Burston	G	17/27668/FUL	19/07/2018	Conversion of an agricultural barn to form a dwelling	MH	CU	1	1	0	1
Harleythorn House, Harley Thorn Lane, Beech, Stoke On Trent, ST4 8SL	Beech	FR	19/30620/FUL	06/08/2019	Demolition of existing dwelling and two outbuildings and construction of replacement dwelling, landscaping and associated works	MH	RN	1	1	0	0
The Ferns, Ginger Lane, Croxton, Stafford, Staffordshire, ST21 6NF	Croxton	G	20/32795/PAR	05/02/2021	Change of use from agricultural building to one residential dwelling house	MH	CU	1	0	1	0
Land Adjacent To Lichfield Road, Stone	Stone	G	18/27783/OUT	07/10/2019	Outline planning application for affordable housing and a local shopping and service centre	AH	NB	20	0	20	0

Land for New Homes 2023

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 2022 - 2023
Land Between Blackies Lane And Saddler Avenue	Stone	G	17/25759/OUT	04/01/2021	Application for up to 20 affordable houses	AH	NB	20	0	20	0
24 The Parkway, Trentham, Stoke On Trent, ST4 8AG	Trentham	FR	18/29789/FUL	25/04/2019	Demolition of existing dwelling and construction of replacement dwelling	MH	RN	1	1	0	0
Land To Rear Of The Gables	Great Bridgeford	G	15/22164/REM	12/06/2015	Reserved matters for construction of a dormer cottage plus a double garage	MH	NB	1	0	1	0
Walton Grange, Walton, Grange Lane, Moreton, Newport, Staffordshire, TF10 9DW	Moreton	G	18/29536/FUL	01/07/2019	Conversion of agricultural buildings to create three dwellings, including associated drainage and parking, in conjunction with 18/29537/lbc	MH	CU	3	2	1	0
Barn At New House Farm, Newport Road, Haughton, Stafford, Staffordshire	Haughton	G	19/30306/FUL	20/08/2019	Conversion of an existing barn into a dwelling	MH	CU	1	1	0	1
Old Road Garage, Old Road, Barlaston, Stoke On Trent	Barlaston	FE	20/32843/OUT	27/11/2020	Residential redevelopment of existing developed site	MH	CU	5	0	5	0
South Brow, Main Road, Adbaston, Stafford, ST20 0QB	Adbaston	FR	19/30803/FUL	06/11/2019	Replacement dwelling	MH	RN	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
The Coach House, Sandon Hall, Lichfield Road, Sandon, Stafford, Staffordshire, ST18 0BY	Sandon	G	19/30931/LDC PP	14/11/2019	Lawful development certificate - proposed conversion of coach house to single dwelling and rebuilding of existing garage block in accordance with permission 93/29155/ful	MH	DC	1	0	1	0
Standon Hall, Maer Lane, Standon, Stafford, Staffordshire, ST21 6RA	Standon	O	19/30860/CO U	20/12/2019	Change of use to an event venue (class d2 use) and a separate dwelling house (class c3 use); car parking and associated works; retention of 2.4m high trellis screens to former ward outbuildings	MH	CU	1	0	1	0
Land Adjacent Brookside Cottages, Wood Eaton Road, Church Eaton, Stafford, Staffordshire	Wood Eaton	G	19/30998/FUL	18/12/2019	Demolition of covered cattle yard and conversion of vacant former agricultural buildings including two storey extension to form a single dwelling with associated curtilage.	MH	CU	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Doxeywood Farm, Thorneyfields Lane, Hyde Lea, Stafford, Staffordshire, ST18 9BY	Hyde Lea	G	19/31427/PAR	28/02/2020	Prior approval - change of use of agricultural building to dwellinghouses	MH	CU	3	3	0	1
Lower Farm, Drointon Lane, Grindley, Stafford, ST18 0LX	Drointon	G	19/31051/FUL	18/03/2020	Change of use and conversion of a range of agricultural buildings to form 4no residential units	MH	CU	4	0	4	0
Greatwood Farmhouse, Offleybrook, ST21 6PJ	Offleybrook	FR	20/31808/FUL	28/06/2020	Replacement dwelling with extension of residential curtilage and retention of temporary caravan	MH	RN	1	1	0	0
Upper Cowley Farm, Cowley Lane, Gnosall, ST20 0BE	Gnosall	G	20/32120/FUL	04/06/2020	Conversion of redundant farm building to a single residential dwelling unit together with relocation of highway access, creation of residential curtilage and change of use of land to residential	MH	CU	1	1	0	1
Holly Bush Farm, Garshall Green, Stafford, ST18 0EP	Garshall Green	G	20/32125/FUL	26/06/2020	Restoration of farm house and change of use of agricultural building to create a single residential unit	MH	RN	1	1	0	0

Land for New Homes 2023

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 2022 - 2023
Mount Pleasant Farm, Sandon Road, Sharpley Heath, Stone, ST15 8SL	Sharpley Heath	FR	20/32289/COU	17/07/2020	Change of use from dwellinghouse to children care home	MH	DC	0	0	0	0
Barn At Greatwood Farm, Offleybrook Road, Offleybrook	Offleybrook	G	20/32358/PAR	11/08/2020	One proposed dwelling	MH	CU	1	1	0	1
Oulton Farm, Oulton Lane	Oulton	G	20/32404/PAR	10/09/2020	Prior approval - change of use from agricultural building into 4 dwellings	MH	CU	4	0	4	0
The Old Dairy, Cotwalton Road, Cotwalton, Stone, ST15 8TA	Cotwalton	G	20/32434/PAR	15/09/2020	Prior approval - change of use from agricultural building into 2 dwellings	MH	CU	2	1	1	1
Land At Former Sawmill, Fernhill Road, Sutton	Sutton	O	20/32465/FUL	08/09/2020	Erection of dormer bungalow and detached garage	MH	NB	1	1	0	1
Whitleyford Farm, Shay Lane, Forton, Newport, TF10 8DL	Forton	G	20/32357/COU	26/10/2020	Change of use from agricultural building to single dwellinghouse	MH	CU	1	0	1	0
Barns At The Ford Farm, Washdale Lane, Meaford, Stone, Staffordshire	Oulton Heath	G	20/32853/PAR	06/10/2020	Change the use of 4no. Agricultural building to provide 4no. Dwellings	MH	CU	4	4	0	4

Land for New Homes 2023

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 2022 - 2023
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
Yew Tree Farm, Gnosall Road, Knightley, Stafford, Staffordshire, ST20 0JS	Knightley	G	20/32310/FUL	31/12/2020	Conversion of redundant agricultural buildings to three residential units and conversion of disused storage shed to garage, including change of use of agricultural land to residential	MH	CU	3	3	0	3
Brancote Farm, Tixall Road, Tixall, Stafford, Staffordshire, ST18 0XX	Tixall	G	20/33074/PAR	21/12/2020	Prior approval - conversion of dutch barn to two dwellinghouses with associated car parking	MH	CU	2	0	2	0
Doxeywood Farm, Thorneyfields Lane, Hyde Lea, Stafford, ST18 9BY	Hyde Lea	G	20/31957/FUL	20/01/2021	Change of use of existing barns to create 2 no. Dwellings, car parking, landscaping and associated works.	MH	CU	2	0	2	0

Land for New Homes 2023

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 2022 - 2023
Aston Pool Farm, Stafford Road, Aston By Stone, Stone, Staffordshire, ST15 0BH	Aston By Stone	G	20/32720/PAR	11/01/2021	Proposed conversion of former milking parlour, associated dairy and cattle collection shed into 3 self contained dwellings, with associated parking/curtilage not exceeding more than 50% of floor area of units created.	MH	CU	3	3	0	3
Disused Barns Opposite Sunnyside, Hartley, Green Road, Gayton, Stafford, Staffordshire	Gayton	G	20/33161/PAR	26/01/2021	Prior approval - convert agricultural building to a dwellinghouse.	MH	CU	1	1	0	1
Brockton Hall, Brockton Lane, Eccleshall, Stafford, Staffordshire, ST21 6LY	Slindon	G	19/31282/FUL	01/02/2021	Proposed conversion of barns to create 7 residential units. In conjunction with 19/31283/lbc	MH	CU	7	0	7	0
Kents Barn Farm, Sandon Road, Hopton, Stafford, ST18 9TH	Hopton	G	20/33159/FUL	18/02/2021	Conversion and alteration of agricultural building to create two dwellinghouses (use class c3) and erection of two storey rear extension to farmhouse	MH	CU	2	0	2	0

Land for New Homes 2023

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 2022 - 2023
Norbury Manor, Manor Drive, Norbury Stafford,, ST20 0PN	Norbury	FR	20/32360/FUL	05/03/2021	Subdivision of norbury manor to create 3no. Dwellings, with partial demolition, extensions and associated garages.	MH	DC	3	0	3	0
Alstone Farm, Alstone Lane, Haughton, Stafford, Staffordshire, ST18 9EQ	Haughton	G	20/33478/PAR	10/03/2021	Change of use of two agricultural buildings to form 3no. Dwellinghouses, along with associated building operations.	MH	CU	3	3	0	3
Brancote Farm, Tixall Road, Tixall, Stafford, ST18 0XX	Tixall	G	20/33189/FUL	30/04/2021	Conversion of large barn into 4 no 4-bedroom semi-detached dwellings	MH	CU	4	0	4	0
Land Adjacent Bowers Hall Farm, Butthouse Lane, Standon, Stafford, Staffordshire, ST21 6RW	Standon	G	20/32165/FUL	11/05/2021	Key agricultural workers dwelling	MH	NB	1	0	1	0
Disused Barn Opposite Sunnyside, Hartley, Green Road, Gayton, Stafford, Staffordshire, ST18 0HJ	Gayton	G	20/33153/PAR	10/05/2021	Prior approval - convert the redundant agricultural building to a dwelling house.	MH	CU	1	1	0	1
Stables Wheatlow, Brooks Road, Milwich, Stafford, Staffordshire, ST18 0EP	Milwich	G	20/33179/FUL	20/05/2021	Change of use of a building to a dwelling.	MH	CU	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Yew Tree Farm, Gnosall Road, Knightley, Staffordshire, ST20 0JS	Knightley	FR	20/33312/FUL	11/06/2021	Sub-division of an existing farmhouse to form two new dwellings and two-storey extension to the (south) side elevation of the existing property	MH	DC	2	2	0	1
Barn Northeast Of Home Farm, Cotwalton Road, Cotwalton, Stone, Staffordshire, ST15 8TA	Cotwalton	G	20/33578/FUL	30/06/2021	Change of use of agricultural building to a single dwelling	MH	CU	1	0	1	0
Barn At Grange Farm, Yarlet, Lane Marston, Stafford, Staffordshire, ST18 9ST	Marston	G	20/33471/PAR	12/08/2021	Prior approval - conversion of agricultural building to residential dwelling	MH	CU	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	0	1	0
Butterhill Farm, Butterhill Bank, Burston, Stafford, ST18 0DT	Burston	G	20/31856/OUT	01/10/2021	Outline application for an agricultural workers dwelling - all matters reserved	MH	NB	1	0	1	0
Bank Farm, Back Lane, Croxton, Stafford, ST21 6PE	Croxton	G	20/33051/FUL	29/10/2021	Proposed conversion of two barns with glazed link to form one dwelling including new septic tank and ground source heating systems	MH	CU	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Grove Farm, Stone Road, Yarlet, Stafford, ST18 9SD	Yarlet	G	20/33477/FUL	12/11/2021	Conversion of former agricultural building to form a single dwelling - resubmission following time elapse	MH	CU	1	0	1	0
Land South Of Tithebarn Farm, Toldish Lane, Great Haywood, Stafford, Staffordshire, ST18 0RA	Great Haywood	G	22/36069/FUL	09/03/2023	Form single detached farm house with detached double garage and timber stables to replace existing farmstead which is to be demolished for hs2 rail line	MH	NB	1	0	1	0
Halfway House Cottage, Hanyards Lane, Tixall, Stafford, Staffordshire, ST18 0XZ	Tixall	FR	21/34357/FUL	07/01/2022	Subdivision of single dwelling into two dwellings.	MH	DC	2	0	2	0
Pear Tree Farm, Cotwalton, Road, Cotwalton, Stone, Staffordshire, ST15 8TA	Cotwalton	G	20/32885/FUL	10/02/2022	Change of use from agricultural barns to form four single and two-storey residential units	MH	CU	4	0	4	0
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

Land for New Homes 2023

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 2022 - 2023
Stables At Aqualate Hall, Stafford Road, Aqualate, Newport, TF10 9DB	Newport	FE	21/34059/FUL	23/03/2022	Change of use and listed building consent for part of the stables at aqualate hall to form single dwelling with guest bedrooms. In conjunction with 21/34060/lbc.	MH	CU	1	0	1	0
Barn North Of The Old Farmhouse, London Road, Weston, Stafford, Staffordshire, ST18 0JS	Weston	G	21/35404/PAR	08/03/2022	Prior approval - change of use of agricultural buildings (barn 3) into dwellinghouse (c3).	MH	CU	1	0	1	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 North East Of The Old Farmhouse, London Road, Weston, Stafford, Staffordshire, ST18 0JS	Weston	G	21/35407/PAR	19/05/2022	Prior approval - change of use of agricultural buildings (barn 1&2) into two dwellinghouse (c3).	MH	CU	2	0	2	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 & adapted into ancillary buildings & associated works.	MH	CU	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
Swynnerton Post Office, Main Street, Swynnerton, Stone, Staffordshire, ST15 0RA	Swynnerton	FE	22/35941/POTH	24/06/2022	Prior approval - change of use from post office (class e) to dwellinghouse (class c3)	MH	CU	1	1	0	1
Darlaston Wood Farm, Jervis Lane, Meaford, Stone, ST15 0PZ	Meaford	FR	20/33538/FUL	15/07/2022	Demolition of the existing dwelling and outbuildings (two garage blocks) and erection of a replacement dwelling and outbuildings, and alteration to a portion of the existing private driveway	MH	RN	1	0	1	0
Greenacres 3 Moreton Avenue, Clayton, Newcastle Under Lyme, ST5 4DE	Clayton	FR	21/34739/FUL	22/07/2022	Existing dwelling to be demolished and replaced with new dwelling. Proposed alterations to access.	MH	RN	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
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
Berry Hill Stables, Knenhall, Stone, Staffordshire, ST15 8TJ	Stone	G	21/35387/FUL	06/09/2022	Change of use of a barn to provide accommodation for a dependent relative	MH	CU	1	1	0	1
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

Land for New Homes 2023

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 2022 - 2023
Brickyard Bungalow, Main Road, Colwich, Stafford, Staffordshire, ST18 0UQ	Colwich	FR	21/34923/FUL	03/11/2022	Replacement dwelling	MH	RN	1	0	1	0
Ranton Abbey, Stafford Road, Ranton, Stafford, ST20 0JQ	Ranton	FR	22/35467/FUL	25/11/2022	Conservation and alterations of former estate office and existing first floor flat to form two separate dwellings (in association with 22/35468/lbc)	MH	CU	2	0	2	0
96a Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP	Meir Heath	FE	22/36020/OUT	17/11/2022	Redevelopment of a previously developed site for residential use.	MH	NB	7	0	7	0
Calloway Farm, Summerhill, Milwich, Stafford, Staffordshire, ST18 0EJ	Milwich	G	22/36215/PAR	22/11/2022	Prior approval - change of use from agricultural building to dwellinghouse	MH	CU	1	0	1	0
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

Land for New Homes 2023

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 2022 - 2023
102 Grindley Lane, Meir Heath, Stoke On Trent, Staffordshire, ST3 7LP	Meir Heath	FR	22/36419/COU	16/12/2022	Change of use from dwellinghouse (use class c3) to children's care home (use class c2)	MH	CU	-1	0	-1	0
Land North Of Willow Bank Farm, Sandon Road, Sharpley Heath, Stone, Staffordshire, ST15 8SL	Hilderstone	G	21/34520/LDC	09/12/2022	Lawful development certificate existing - existing use of the land edged red for the siting of one mobile home and garden incidental to the residential occupation of the mobile home; and the erection of a shed used for storage incidental to the residential	MH	NB	1	1	0	1
Ivy House Farm, Rock Lane, Standon, Staffordshire, ST21 6QZ	Standon	G	22/36226/FUL	18/01/2023	Conversion of existing outbuildings to one dwelling	MH	CU	1	0	1	0
28 Old Acre Lane, Brocton, Stafford, ST17 0TW	Brocton	FR	22/35473/FUL	23/02/2023	Proposed replacement dwelling	MH	RN	1	0	1	0
1 Anson Row, Little Haywood, Stafford, Staffordshire, ST18 0UN	Little Haywood	FR	22/36338/FUL	10/02/2023	Replacement dwelling	MH	RN	1	0	1	0

Land for New Homes 2023

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 2022 - 2023
The Barn Whitemoor Farm, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NF	Yarnfield	G	22/36809/FUL	02/02/2023	Use of lawful building as a four bedroom dwellinghouse including insertion of rooflights to serve first floor (retrospective)	MH	CU	1	1	0	1
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
Tixall Walled Garden, Tixall Village Road, Tixall, Stafford, ST18 0XT	Tixall	FR	21/35067/FUL	23/03/2023	Change of use from ancillary domestic outbuildings to a single residential dwelling including alterations. In conjunction with 21/35068/lbc	MH	CU	1	0	1	0
29 Hilderstone Road, Meir Heath, Stoke On Trent, Staffordshire, ST3 7PB	Meir Heath	FR	22/36758/CO U	09/03/2023	Change of use from dwellinghouse (use class c3) to children's care home (use class c2)	MH	CU	-1	0	-1	0
Total								191	47	144	32

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

No sites awaiting the signing of a S106 Agreement.

Appendix C – C2 Residential Accommodation

Address	Settlement	Recycled	Planning Application No.	Decision Date	Proposal	Development Tenure	Development Type	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining	Net Completions 2022 - 2023
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
Site Of Former Truview, 12 Sandon Road, Stafford, Staffordshire, ST16 3ES	Stafford	FE	20/33158/FUL	18/08/2021	Proposed development consisting of ten self contained apartments with two self contained staff units for c3(b) use (supported housing) together with new access	AH	MX	12	0	12	0
Land At St Peters Gardens, Stafford, Staffordshire, ST17 4HJ	Stafford	G	21/34133/FUL	18/08/2021	Erection of eight assisted living bungalows	AH	NB	8	8	0	8

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 2022 - 2023
Brookside Rest Home, 159 Eccleshall Road, Stafford, ST16 1PD	Stafford	FR	21/34758/FUL	28/10/2021	Proposed rear ground and lower ground floor extension, associated parking and increase in capacity from 25 to 29 residents	MH	DC	6	6	0	4
Land At Former Flash Ley Centre, Hawksmoor Road, Rising Brook, Stafford, Staffordshire, ST17 9DR	Stafford	FE	21/33962/FUL	23/12/2021	Erection of care home, assisted living apartments and affordable dwellings with associated access and landscaping	MH	NB	14	14	0	14

Land for New Homes 2023

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 2022 - 2023
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	133	0	133	0
Little Ingestre House, Ingestre Park Road, Ingestre, Stafford, Staffordshire, ST18 0RE	Ingestre	FR	21/33955/FUL	28/06/2022	Proposed single storey extension to existing care home with pitched tiled roof	MH	NB	2	0	2	0

Land for New Homes 2023

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 2022 - 2023
St Dominics Convent, Station Road, Stone, Staffordshire, ST15 8JP	Stone	G	20/32135/FUL	28/07/2022	Erection of one care home (use class C2), with associated floor space to include gym, treatment/physio areas, hair salon and cafe to complete application 18/28402/FUL. Relocation of bin store, parking areas and associated works	MH	NB	33	0	33	0
23 Darnford Close, Parkside, Stafford, ST16 1LR	Stafford	FR	21/35150/COU	08/08/2022	Change of use of property from use class C3 (dwelling houses) to use class C2 (residential institutions)	MH	CU	5	0	5	0

Land for New Homes 2023

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 2022 - 2023
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
Total								449	28	421	26
Discounted Total								306	23	283	22

All Site Totals

Settlement / Source	Gross Number Proposed	Gross Completions To Date*	Gross Balance Remaining	Net Completions 2022 - 23
Stafford Town Total	1,101	322	779	94
Stone Town Total	34	14	20	9
Key Service Villages Total	168	69	99	42
Rural Areas Total	191	47	144	32
Pending Sites (S106) Total	0	0	0	0
Allocated Sites Pending S106	0	0	0	0
C2 Permissions Total**	306	23	283	22
SDL Sites Totals (sites with planning permission only)	6,305	2,455	3,850	432
OVERALL TOTALS	8,105	2,930	5,175	631

*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 2022/2023 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 can not be used to compare against the percentages in Policy SP4 of the Plan for Stafford Borough.

Appendix D – Definitions

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

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

Greenfield

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