

Annual Monitoring Report 2007 / 08



Contents

Executive Summary	
Executive Summary	4
Details	
1 Introduction	7
2 Stafford Borough Spatial Portrait	9
3 Contextual Indicators	16
4 Implementation of the Local Development Scheme (LDS)	32
5 Key Elements of the Local Development Framework	35
6 Achievement of Policies in Local Development Documents	36
7 Monitoring Indicators	37
8 National Core Indicators	39
9 Existing Stafford Borough Local Plan Policies to be Monitored	41
10 Core Output Indicators	44
10.1 Business Development	44
10.2 Housing	45
10.3 Minerals and Waste	56
10.4 Environmental Quality	57
11 Significant Effect Indicators	66
12 Implications of changing or new National or Regional Policy	82
13 Conclusions	84
AMR Appendices	
Appendix 1: Local Development Framework Glossary	85

Contents

Appendix 2: Monitoring of Local Development Framework

86

Executive Summary

Executive Summary

The Stafford Borough Annual Monitoring Report 2007/8 covers the period 1st April 2007 to 31st March 2008. The purpose of the Annual Monitoring Report (AMR) is to:

- Monitor Core Output indicators as prescribed within Government guidance;
- Assess whether national and local indicators have been achieved;
- Monitor progress of planning policy preparation and production within Local Development Documents (LDDs) in accordance with the adopted Local Development Scheme (LDS), including the monitoring of existing local plan policies and whether they are still fit for purpose; and
- Consider how growth is being delivered in accordance with the Regional Spatial Strategy (RSS).

Key Issues from the Annual Monitoring Report 2007/8:

- During the first quarter of the period 1st April 2007 to 31st March 2008 good progress was being made on preparing the Local Development Framework with the Core Strategy Development Plan Document meeting deadlines. However, in light of the publication of the new PPS 12: Local Spatial Planning in July 2008 a new LDS is being prepared. The new LDS and the impact it will have on subsequent Development Plan Document (DPD) progression will be detailed in the 2008/9 AMR.
- In August 2006 a letter from the Government asked Stafford Borough Council to set out its intentions for existing local plan policies in the Stafford Borough Local Plan 2001 as these policies were due to expire in September 2007. In April 2007 the Borough Council requested that the majority of the local plan policies should continue to be used for determining planning applications beyond September 2007. This approach has broadly been upheld by the Government, although a total of 20 policies have not been saved / extended.
- In January 2008 the West Midlands Regional Assembly published the Phase Two Revision preferred option for development across the Region including District level figures and policies for housing, employment, transport, waste, office and retail provision through until 2026. The proposed large increases in housing numbers from 5,602 to 10,300 between 2006-2026 outlined in the Preferred Option Phase Two Revision will have implications for subsequent Annual Monitoring Reports and production of the new Core Strategy DPD.

Key Topic-based Issues from the Annual Monitoring Report 2007/8:

Housing

- Housing completions in the Stafford Borough area has been higher than the level required by the current Regional Spatial Strategy in the period 2007/8 with a high proportion on Previously Developed Land.
- The Borough experiences high house prices, particularly in rural areas when compared with other rural authorities in the West Midlands. This has led to pressure for delivering housing to meet local need, and this is exacerbated by the fact that the rural housing sites allocated in the Stafford Borough Local Plan have all been developed.

Executive Summary

- Stafford Borough continues to have a high number of housing commitments across the area. However, it is difficult to determine how long this situation will continue based on existing land stocks but it should be noted that completions on previously developed land may begin to reduce in the future, proportionately.
- The Regional Spatial Strategy revisions currently taking place are likely to increase the level of housing provision in Stafford Borough and therefore the amount of Greenfield development sites required in future. The new development strategy, in terms of proportions and locations, will be established through preparation of the new Core Strategy Document, following an assessment of various issues and options based on the evidence. The Housing Trajectory contained in the Annual Monitoring Report will be an important tool when determining the annual rate of houses completed when compared to the requirements.
- Despite the over-provision of market housing in Stafford Borough Council, the amount of affordable housing being delivered has been limited. The new development strategy will need to address the important issue of affordable housing in order to provide for local needs in the future through an effective plan, monitor, manage approach.

Employment

- On an annual average the delivery of employment land in Stafford Borough has been approximately 5 hectares a year.
- Around the County Town of Stafford the allocated employment sites at Primepoint 14 and Tollgate Park are nearing completion and therefore future allocations will need to be made through the new Local Development Framework process. Evidence within the Employment Land Review, issued in December 2007, provides more information with no land releases to housing.
- Although the loss of employment land to other uses such as residential development has been relatively limited in Stafford Borough over recent years it is important to maintain the level of employment land available within the urban areas to sustain the local job base. It is recognised that the nature of employment is changing and therefore a ready supply of land is still required to provide a range of sites from Use Class B8 warehousing to smaller industrial/ incubator units with links to research and development through the University.

Transport

- The Annual Monitoring Report identifies that the Borough has a high level of car usage and dependence, particularly in rural areas, as well as being bisected by national and regional transport routes. Accessibility is a key issue within the Borough's rural settlements, especially in areas with no access to public transport.

Executive Summary

Biodiversity

- During this period 2007/8, a new Local Nature Reserve (LNR) was designated within the Borough at Ferndown Drive South, Clayton. Furthermore, a proposed new LNR at Tittensor is scheduled to be designated in Winter 2008, and if designated, will increase the number of existing LNRs in the Borough to nine.
- Within Stafford Borough 87.4% of nationally important Sites of Special Scientific Interest (SSSIs) meet the Public Service Agreement (PSA) target. This is currently 7.6% below Natural England's target by 2010.

1 Introduction

1.1 The purpose of the Annual Monitoring Report is to establish a robust and effective review and monitoring approach for the Local Development Framework. The Government has set out requirements for Annual Monitoring Reports which are to be based on the period 1st April to 31st March and must be submitted to the Secretary of State no later than the end of December each year.

1.2 Through Regulation 48 of the Town & Country Planning (Local Government) (England) Regulations 2004 the Government requires that local planning authorities should assess the implementation of the local development scheme and the extent to which policies in local development documents are being achieved. Further guidance has also been provided by the Government in the production and content of Annual Monitoring Reports in the following documentation:

- [Planning Policy Statement 12 - Local Spatial Planning](#) (June 2008);
- [Local Development Framework Monitoring: A Good Practice Guide](#) (March 2005);
- [Local Development Framework Core Output Indicators Update 2/2008](#) (July 2008)

1.3 Following commencement of the Planning and Compulsory Purchase Act 2004 (Section 35) and publication of the Government's Regulations, with associated documentation, this is the fourth Annual Monitoring Report (AMR) to be prepared by Stafford Borough Council. In terms of reporting information against the national core indicators the data covers the period 1st April 2007 to 31st March 2008 in this Annual Monitoring Report.

1.4 The Local Development Scheme (LDS) which came into effect in September 2007 will be assessed in this year's AMR in terms of Development Plan Document (DPD) delivery. The LDS identifies the main Local Development Documents (LDD) to be prepared over the next three years. The LDS also explains the status of the saved policies in the transitional period from the Stafford Borough Local Plan to LDDs.

1.5 The Annual Monitoring Report assesses the performance of Local Development Document production and delivery to establish whether it:

- i. has met the local development scheme targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
- ii. is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
- iii. the need to update the local development scheme, particularly in light of ii. Where it is necessary to update the local development scheme, the steps and the timetable needed for the revision.

1.6 The preparation of this Annual Monitoring Report has been developed using the extensive research carried out on evidence gathering studies for the Stafford Borough area and associated work, which is being used to underpin the preparation and production of Development Plan Documents and the Sustainability Appraisal Reports. The introduction of updated indicators in the revision of core output indicators in July 2008 may mean that some new areas of data may only be available for Stafford Borough's area in future AMRs. However the Borough Council is committed to addressing the information gaps and will be working closely with key stakeholders and statutory agencies in the West Midlands region over the coming year to try and resolve these issues.

1 Introduction

1.7 In terms of the new Stafford Borough Local Development Framework, it is essential that changes occurring within the Borough are monitored and evaluated. Through this linked process of monitoring and review it will be possible to assess the effectiveness of policies in the Development Plan Documents, and if any changes are required. Furthermore, the monitoring information will assist in developing an evidence base in terms of preparing and reviewing Development Plan Documents which will contribute to the tests of soundness.

1.8 As there are currently no Local Development Orders or Strategic Planning Zones that apply to the jurisdiction of Stafford Borough Council's area this AMR will not be concerned with their monitoring and evaluation.

1.9 A key principle of this process is avoiding duplication in monitoring arrangements and reducing the burden on data providers. To achieve this, the Council and the Regional Planning Body (RPB) have co-ordinated their monitoring activities, with appropriate links between the production of the regional and local monitoring frameworks.

1.10 Local planning authorities must develop monitoring systems to assess the effectiveness of local development documents. The annual monitoring report includes an assessment of:

- i. whether policies and related targets or milestones in local development documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
- ii. what impact the policies are having in respect of national, regional and local policy targets and any other targets identified in local development documents. Regulation 48 specifically requires information to be provided on net additional dwellings. As a means of assessing policy implementation, authorities should consider using trajectories to demonstrate past and likely future performance. Local planning authorities should therefore produce housing trajectories which will demonstrate how policies will deliver housing provision in their area;
- iii. the extent to which any local development order, where adopted, is achieving its purposes;
- iv. whether the policies in the local development document need adjusting or replacing because they are not working as intended;
- v. whether the policies need changing to reflect changes in national or regional policy; and
- vi. if policies or proposals need changing, the actions needed to achieve this.

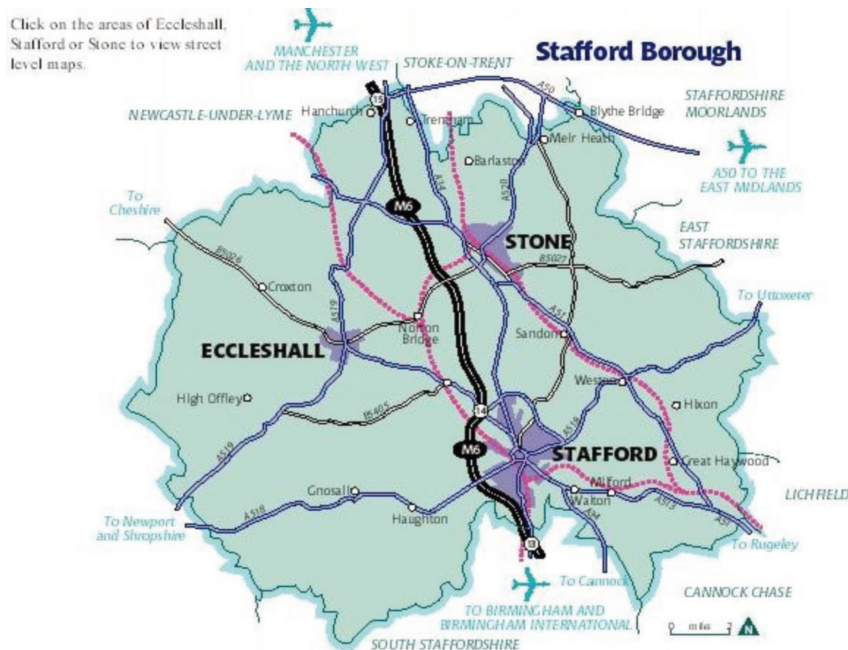
Stafford Borough Spatial Portrait 2

2 Stafford Borough Spatial Portrait

General Character of the Borough

Stafford Borough is centrally placed within Staffordshire County. Staffordshire is a large County between the conurbations of Manchester, 50 miles to the north, and Birmingham, 30 miles to the south. The Borough shares boundaries with Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire Moorlands, East Staffordshire, Lichfield, Cannock Chase, South Staffordshire, Telford and Wrekin and North Shropshire.

Spatial Portrait Diagram of Stafford Borough



2.1 The Borough covers an area of approximately 230 square miles and has a population of around 120,000 people. There are two main settlements; Stafford with a population of 60,500 and Stone, which lies 6 miles to the north of Stafford within the valley of the River Trent, with a population of approximately 14,500. The majority of the Borough's area is rural in character, with settlements ranging from sub urban areas on the fringe of the Potteries conurbation such as Blythe Bridge, Barlaston, Clayton, Trentham, Meir Heath and Rough Close to large freestanding market towns and villages such as Gnosall, Eccleshall, Hixon, Great Haywood, Little Haywood and Colwich, and more isolated settlements.

Transport

2.2 The West Coast Main Line railway runs through the Borough with a principal station at Stafford. Immediately to the south of Stafford the line splits to provide main line services to London Euston or to the south-west via Birmingham. To the north services run to Manchester, Liverpool and Scotland. The West Coast Main Line is likely to be the subject of further upgrading including the potential for

2 Stafford Borough Spatial Portrait

junction alterations at Stafford. Proposals for investment in parking and interchange facilities at Stafford Station are included in the Local Transport Plan. Station improvements by the operator are anticipated.

2.3 There is a local perception that the number of services stopping at Stafford has been reduced, as have the range of destinations accessible without changing trains. Other stations in the Borough at Norton Bridge and Barlaston face an uncertain future. However rail services are due to be reinstated for Stone Station from December 2008. Although the Manchester to London (Trent Valley) line also runs through the Borough there are no principal stations in the Borough; the closest station is at Stoke-on-Trent.

2.4 The M6 motorway runs through the Borough in a north-south direction roughly bisecting the Council's area. Junction 13, to the south of Stafford and Junction 14 to the north adjoin the urban area of Stafford while Junction 15 provides access to the northerly parts of the Borough's area and the Potteries conurbation. Central Government is currently considering options for increasing the capacity of the M6 Motorway. Other principal road routes through the Borough include the A34, A449, A518, A53, A500 and A51.

2.5 Although accessibility by public transport is regarded as generally acceptable in the urban area of Stafford, elsewhere it is seen as being inadequate or totally lacking. This contributes to a feeling of rural decline for a number of rural residents compounded, in some locations, by the closure of facilities such as post offices and pubs. The larger villages have, however, been retaining and, in some cases, improving their facilities, which may provide the opportunity for increased services to the surrounding settlements.

2.6 Car ownership rates are high in the Borough 1.29 cars per household but falls to 1.09 in Stafford, in rural Parishes exceeds 1.5 and rises to more than 2 in some cases. In the Borough as a whole, over 70% of the people in employment travel to work by car or motor cycle, 5% by public transport or taxi, 10% walk or cycle and 10% work from home.

Environment

2.7 The Borough is seen as providing an attractive environment. To the south a major part of the Cannock Chase Area of Outstanding Natural Beauty (AONB) lies within the Council's area, close to the south-east of Stafford. To the north, the area around Hanchurch Hills is noted for its attractive landscape. Parts of the area have particular landscape distinction including the large-scale parklands of Shugborough Hall, Sandon Hall, German Military Cemetery (bordering Cannock Chase district) and the Trentham Estate that are also registered park and gardens. The Borough has over 800 listed Buildings, 29 Conservation Areas, 38 Ancient Monuments and hundreds of sites of Archaeological Interest.

2.8 In biodiversity terms the Borough is rich and varied with 17 Sites of Special Scientific Interest (SSSIs), 3 Ramsar sites, 4 Special Areas of Conservation (SACs), 3 National Nature Reserves (NNRs) and 7 Local Nature Reserves. In addition there are more than 100 sites identified locally as Sites of Biological importance (SBIs). The Staffordshire and Stafford Biodiversity Action Plans include details of Habitat and Species Action Plans and Natural Areas.

Stafford Borough Spatial Portrait 2

2.9 There are no requirements for Air Quality Management Schemes in the Borough. The Rivers Trent, Sow and Penk are the principal rivers of the Borough. Protection of floodplain and flood risk minimisation is relevant in Stafford, Stone and elsewhere. Water Quality is relatively good.

Green Belt

2.10 Less than a quarter of the Borough area is included in Green Belt. The North Staffordshire Green Belt affects the northern part of the Borough (roughly north of Stone) whilst, the most southerly parts of the Borough (south of Stafford) are within the West Midlands Green Belt. The majority of the area of Stafford Borough, including the urban areas of Stone and Stafford are not within the Green Belt.

Employment

2.11 Stafford and Stone are the main centres of employment within the Borough although there are a number of smaller industrial estates within the rural area of the Borough.

2.12 In recent years, the Borough has seen the loss of significant numbers of traditional major manufacturing employers. Within the town of Stafford this has included the closure of British Reinforced Concrete, Venables Timber and Lotus Shoes. In Stone closures have included ABB (formerly GEC Meters) and Fairey / Doulton Industrial Products.

2.13 There have been significant job losses at the former GEC / Alstom / Areva site on Lichfield Road, Stafford. This was previously the town's major employer. Structural employment problems resulting from the down-sizing of Alstom were recognised through the SRB6 programme which secured a total of £5 million of Single Regeneration Budget (SRB) funding. The GEC Alstom site has generated some employment through the creation of a retail park on part of the original site. However, job losses have continued at a number of other manufacturing companies. Down-sizing involving the release of land to other uses has occurred at employers including Universal Grinding Wheels (Unicorn), Doxey, Alstom, Stafford and Bibby Sterilin at Stone.

2.14 The Ministry of Defence (MoD) land Stafford, formerly the site was a major UK logistics site for the Royal Air Force RAF, closed in April 2006. This site currently accommodates the 22nd Signals Regiment and other MoD activities. The RAF was formerly a significant employer within the town and has a major landholding of previously developed land (PDL), known as 'brownfield' land, on the edge of the town, adjacent to Beaconside together with a number of freestanding sites in the rural area beyond the main site.

2.15 These changes have caused a major re-structuring in the economy of the Borough. Additional employment opportunities have developed within the industrial estates and employment sites such as Tollgate, Beaconside Technology Park and Prime Point 14 at Stafford and at the Stone Business Park at Stone. The older industrial estates at Stafford and Stone retain vibrancy as do the industrial estates in the rural areas of the Borough; from the major areas of Hixon to the smaller estates such as Ladfordfields, Great Bridgeford, Raleigh Hall, Eccleshall and Cold Meece, Swynnerton.

2 Stafford Borough Spatial Portrait

2.16 Stafford, as the major centre in the Borough and the County Town of Staffordshire, provides a substantial number of public administration, education, health and service jobs. Stafford General Hospital is a major hospital within the sub-region. Potential structural changes in the organisation of the Health, Police, Fire and Ambulance services together with changes to local government may have a substantial impact on the employment and economy of Stafford town.

2.17 As has been found throughout the County, the rate of development of employment land remain below the target set in the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (Refer to the Employment Land Availability Study 2006 – Staffordshire County Council).

Education

2.18 The Stafford Campus of Staffordshire University is a substantial presence in the town with over 5000 students and the largest higher education specialising in information technology in the UK. Stafford Collage is located in the town centre and also provides a significant educational facility.

2.19 Stafford also provides six of the seven secondary schools within the Borough, Stone providing the other school at Alleyne's.

Employment Demography

2.20 Stafford Borough is, marginally, a net importer of labour but this only accounts for 108 people from the total of 58,660 persons employed; of these 39,970 both live and work in the Borough (2001 Census Special Workplace Statistics). The population of the Borough is generally skilled and well educated. The unemployment rate in the Borough remains relatively low and levels of prosperity higher than national averages.

2.21 Stafford town is seen as being on the fringe of the commuter belt to the West Midlands conurbation. In the 2001 Census the net out-flow of residents to employment in the West Midlands from Stafford Town was 1,281 (gross figures 1,970 outward, 689 inward), this may be seen to be limited when compared to the 17,837 people who both live and work in the town. Overall, Stafford Town is a net importer of labour (1,824 people) with a total number of people employed in the town of 31,002 (2001 Census Special Workplace Statistics).

2.22 There are 7,846 people employed in Stone (2001 Census Special Workplace Statistics) of whom 3,037 also live in the town. Commuting to the West Midlands is relatively minor with a net outflow of 97 (gross figures 232, outward 141 inward). Commuting to and from the Potteries is more significant. Stone was a net importer of labour from the City of Stoke-on-Trent 177 (gross figures 1,023, outward 1,200 inward) and Newcastle-under-Lyme 208 (gross figures 289, outward 497 inward). Stone is a net exporter of labour to Stafford 319 (gross figures 1,013, outward 838 inward). Overall Stone town is also a net importer of labour (475 people).

Town Centres

2.23 Stafford Town Centre remains relatively prosperous and successful. The Stafford Town Centre Study, Chesterton Consultants in 2000 reported that Stafford ranked 105th out of 554 centres nationally and 15th out of 49 regionally in an Experian Goad town centre vitality scoring.

Stafford Borough Spatial Portrait 2

2.24 Stafford Town Centre does not offer the same range or number of retail facilities as offered by the centres beyond the Borough's boundary at Hanley, Wolverhampton or Birmingham and is also affected by centres such as Merry Hill and Telford, where major expansion has occurred. Although these constrain the catchment area and market share of Stafford, the town centre has good representation from multiple retailers and independents.

2.25 The Stafford Town Centre Study recommended the maintenance of the existing status of the town centre and enhancement by the identification and gradual implementation of diversification and redevelopment schemes. With this in mind, over the coming five year period more than £500 million investment will be put into Stafford town centre bringing new shops, restaurants, car parking, leisure and entertainment uses to the town. This major investment will increase the quality and variety of the shopping experience. Previously underused sites and listed buildings will be revitalised and restored and there will be more riverside apartments offering an unrivalled town centre living experience.

2.26 Stafford is also strongly represented in convenience goods retailing with three modern, predominantly food, superstores, (Sainsbury, Tesco, Asda) each located adjacent to the town centre with other niche food retailers, neighbourhood supermarkets and other foodstores elsewhere in the town.

2.27 In addition to the town centre retailing there are retail parks at Greyfriars to the north and Queensville to the south-west.

2.28 Stone has a smaller but vibrant and attractive retail centre which now includes a large supermarket. The town has relatively few multiple retailers but a wide variety of independents.

2.29 Leisure facilities are concentrated in the town of Stafford with a cinema, art gallery, theatre, night clubs and leisure centre. The new Stafford Leisure Centre opened in March 2008 and is complemented by other private leisure centres such as Exportia towards the north of Stafford. Smaller scale facilities are found at Stone with two leisure centres, with Alleynes receiving refurbishment works. Both Stafford and Stone have experienced recent growth in bars and restaurants in the town centres leading to a wider choice of facilities contributing to the evening economy.

Housing

2.30 The housing stock of Stafford Borough is relatively good according to the Census 2001 with fewer than 25 unfit homes per 1,000 dwellings compared to other districts in Staffordshire (a County average of over 40) and an English average of 60 per 1000. Overcrowding is relatively low at 3%.

2.31 The Private Sector House Condition and Energy Survey 2002, commissioned by Stafford Borough Council and using Government guidance, identified a higher proportion of unfit housing (8%), with higher percentages found principally in the pre 1919 stock - which forms 17% of the total housing stock. Energy efficiency is better than national averages (Private Sector House Condition and Energy Survey 2002). The greatest concentration of unfit and defective housing is found at Stafford town according to the survey. These issues are being addressed through the Council's Housing Strategy and by a variety of targeted initiatives and partnerships on condition, grants, adaption and energy efficiency.

2 Stafford Borough Spatial Portrait

2.32 In the 2001 Census 75% of homes were owner occupied with 14% in Council or Housing Association ownership. By comparison with the UK, the Borough has a high percentage of detached houses 38% and a low proportion of converted/shared housing 1.4%. Average household size of 2.36 persons mirrors the national position.

2.33 The Local Housing Need Survey identifies the scale of the difficulty in meeting housing need. Relatively few affordable homes have been built in the Borough and due to the 'right to buy' the stock of social rented housing continues to decline. Entry-level house prices are now some 7.5 times the average earnings in the Borough. This deficiency is seen to be particularly acute in the rural areas where few sites meet the threshold beyond which the Council expects an element of affordable housing to be provided. The Council works in partnership with social housing providers and developers to maximise the provision of social housing through Planning Obligations including S106 Agreements.

2.34 Homelessness is a significant issue in Stafford, particularly among young single households requiring support. Housing Corporation grant funding has been secured for a replacement supported accommodation project for single young people. In addition, homeless acceptances are increasing as a percentage of applications in the face of limited local resources. These and other homelessness issues, particularly domestic violence and the housing of offenders are being addressed through an emergent sub-regional debate.

2.35 Provision for the gypsy community of the Borough is made on a Council owned site at Stafford but principally by private sites; predominantly in the Hopton area.

2.36 Parts of the City of Stoke-on-Trent and Newcastle-under-Lyme Borough are Housing Market Renewal Areas (Pathfinder) with significant Government funding. The North Staffordshire sub-region is a region skewed by local contrasts. Dominated by a net oversupply of affordable housing in the City of Stoke-on-Trent, the importance and adverse effect of local issues of undersupply and affordability can be overshadowed and overlooked in the north of the Borough. Currently the Borough has no areas identified as 'low demand housing'.

2.37 Overall the majority of housing development since 1996 has taken place at Stafford (48%) although Stone has also experienced significant growth at 17%. More surprising is the scale of development in the rural area which, between 1996 and 2004, amounted to 35% of the total new housing. A significant proportion of this percentage is made up of conversions of former agricultural buildings.

2.38 In recent years there has been a shift in the balance of development away from greenfield sites to the development of previously developed land (PDL).

2.39 The Regional Spatial Strategy Phase Two Revision was submitted to the Secretary of State in December 2007 which identifies a marked increase for housing within the Stafford Borough and in particular the town of Stafford to 2026. The spatial implications of these requirements will be considered as part of the Core Strategy Issues and Options process. In July 2008, Stafford was identified as a Growth Point by the Government.

Stafford Borough Spatial Portrait 2

Population Demography

2.40 Most of the Borough's 2001 Census population of 120,600 (2001 Census) live in the urban centres of Stafford and Stone (76,000). The remaining 44,600 (37%) reside in the generally more rural areas which comprise most of the Borough's area of around 230 square miles. Within the Borough there are more than 50 villages and hamlets; these vary in size, from a population of over 3,500 at Gnosall to under 100 people. Only 10 settlements have a population greater than 700.

2.41 To the north of the Borough are parts of the suburban fringes of Newcastle-under-Lyme and Stoke-on-Trent at Clayton, Blythe Bridge, Trentham and Meir Heath. Other market towns such as Newport, Rugeley and Uttoxeter lie just outside of the borough boundary.

2.42 The population of the Borough is generally stable, showing only a slight overall increase but a noticeable characteristic is of an ageing population, with a significant projected increase in people over 85 years of age and we expect that this shall remain the case. The changing population structure may have impacts on services both for younger people, including potential school closures and a need for additional facilities to meet the needs of single person households and older people.

2.43 The following table illustrates the anticipated future population projections for Stafford Borough, based on Census data. The figures have been determined on a trend basis analysis, following patterns from the previous five years to 2006.

Population Projections

2006-based Subnational population projections								
Non-metropolitan districts summary table for total persons								
Year	2006	2011	2016	2021	2026	2031	%Change 2006-26	% Change 2006-31
Population	123,400	127,100	131,000	135,000	138,000	141,500	12.3%	14.7%

Source: Census, www.statistics.gov.uk

2.44 It is anticipated that the Borough will see a gradual rise in population of around 400 people per annum, mainly through net migration from outside of the Borough. Populations that are native to the Borough will decrease increasingly over time, probably through an aging population, especially in more rural areas, where those 'overspill' populations entering the Borough from other regions and counties are likely to be more younger populations with families. Other short-term fluctuating populations are also caused by the student population who study at Staffordshire University and may increase should University expansion take place.

2.45 The latest figure for Stafford Borough comes from the Census mid-2006 population estimates. The figure for the borough is quoted as being 123,400 persons. This figure is 130 less than the 2004 population projection as quoted in the table above. The net increase within the borough is 2730 persons from the definitive 2001 census (120,670 persons).

3 Contextual Indicators

3 Contextual Indicators

3.1 The following key contextual characteristics, issues, challenges and opportunities in respect of the local authority will draw on the spatial portrait, the vision, and key objectives which authorities are required to develop.

3.2 The purpose of these contextual characteristics is to provide a backdrop to consider the effects of policies and inform the interpretation of output and significant effects indicators. It is important to have regard to context when developing spatial plan policies and assessing their implementation.

3.3 This contextual information will be integrated into the analysis of policy performance by using the structure-performance model. Output indicators, the performance element of the model, are used to assess the objective orientated spatial policies. These will be interpreted against the structure element of this model, which will constitute the descriptive nature of social, environmental and economic conditions of the wider spatial context.

Household Types

3.4 The resident population of Stafford Borough, as measured in the 2001 Census was 120,670 of which:-

- 50% were male and 50% were female
- 8.4% were under 16 years and 22.5% were over 60 years
- 56.7% were married and were 25.2% had never married

3.5 The 2001 Census also demonstrates a higher proportion of those in the older age groups and a higher proportion of single households. This increasingly older population will have implications for the future provision of services in the Borough.

3.6 In 2001 there were:

- 50,025 households in Stafford Borough of which 26.1% were one person households;
- 38.4% were detached houses, 33.9% were semi-detached, 17% were terraced and 10.1% were flats;
- 76.1% were owner occupied;
- 11.5% were rented from the Council and;
- 2.6% were rented from a Housing Association or Registered Social Landlord.

3.7 The average household size in Stafford Borough according to the 2001 Census is 2.4 people.

Contextual Indicators 3

Ethnic Composition

3.8 As shown in the table below comparison with regional statistics Stafford Borough has a relatively small percentage of ethnic minorities as 97.4% of the population are white and 79.9% are Christian.

Ethnic Group	Stafford (%)	West Midlands (%)	England and Wales (%)
White	97.42	88.74	91.31
Mixed	0.83	1.39	1.27
Asians or Asian British	0.97	7.32	4.37
Black or Black British	0.48	1.98	2.19
Chinese or Other Ethnic Group	0.30	0.57	0.86

Social Groups

3.9 In the 2001 Census, just over 69% of people within Stafford Borough described their health over the preceding 12 months as 'good'. This figure compares favourably with the region but unfavourably with England and Wales.

Percentage of resident population in each group, April 2001	Stafford	West Midlands	England and Wales
General health: Good	69.57	67.21	68.55
General health: Fairly good	22.14	23.06	22.23
General health: Not good	8.30	9.73	9.22
People with a limiting long-term illness	17.57	18.86	18.23
People of working age with a limiting long-term illness	12.30	14.16	13.56
Households with one or more person with a limiting long-term illness	32.41	35.71	34.05

3.10 According to the 2001 Census, just over 75% of people within Stafford Borough are owner occupiers, which is higher than both the West Midlands Region (69%), England and Wales (68%). The rental sector in Stafford Borough is dominated by both private landlords and letting agencies but less so in the West Midlands Region, England and Wales.

3 Contextual Indicators

Tenure: percentage of households, April 2001	Stafford	West Midlands	England and Wales
Owner occupied: Owns outright	33.20	30.25	29.46
Owner occupied: Owns with a mortgage or loan	42.51	38.64	38.76
Rented from: Council (local authority)	11.53	14.26	13.24
Rented from: Housing Association / Registered Social Landlord	2.58	6.34	5.95
Rented from: Private landlord or letting agency	6.35	6.37	8.72
Rented from: Other	3.42	3.47	3.22

For more information see www.statistics.gov.uk

Socio-cultural issues

Crime Rates

3.11 The following table sets out the crime rates in Stafford Borough. The level of notifiable crimes per 1,000 population have fallen from 32.1 in 2006/07 to 19.7 notifiable crimes recorded per 1,000 population in 2007/08.

Indicator	Quantified data
Crime	19.7 notifiable crimes recorded per 1,000 population (Source: Stafford Crime and Disorder Reduction Partnership)

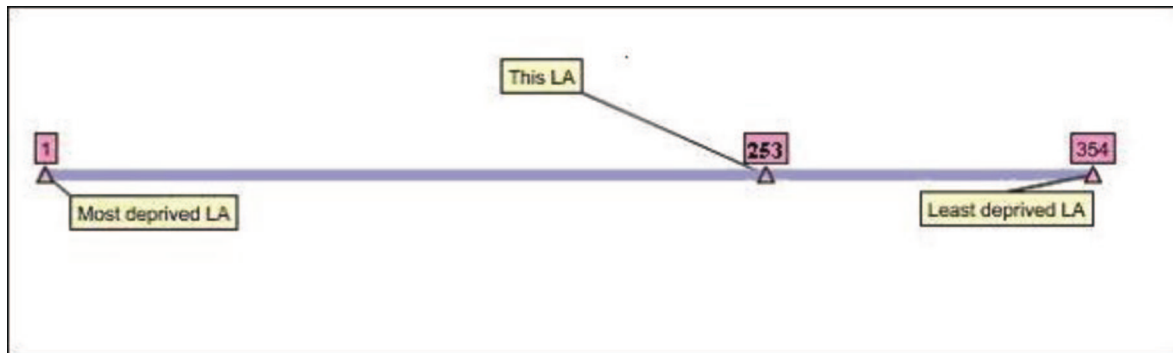
Unemployment level

3.12 According to the 2001 Census, of the people in Stafford Borough who were unemployed, 22.13% were aged 50 and over, 6.75% had never worked and 27.55% were long-term unemployed.

Deprivation

3.13 The Index of Multiple Deprivation (IMD) score is calculated for each area where a low score indicates greater deprivation - the most deprived Lower Layer Super Output Area or Local Authority is indicated by a rank of 1. According to the 2007 English Indices of Multiple Deprivation, Stafford has an overall rank of 253 (see graphic) out of 354 local authorities. It has a rank of 215 on the income measure.

Contextual Indicators 3



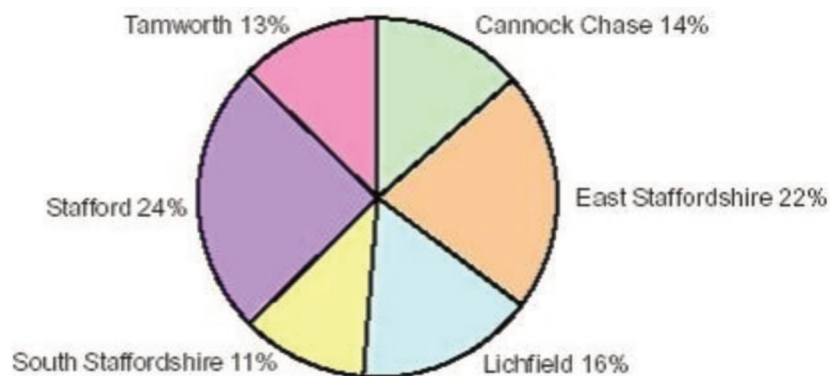
(Source: Neighbourhood Statistics, available at www.neighbourhood.statistics.gov.uk)

Economy

Economic activity rates

3.14 A healthy and adequately sized local jobs base is fundamental to the area's sustainability, providing work opportunities close to home and resources for investment. The primary source of workplace based employment data is the 2001 Annual Business Inquiry from the Office of National Statistics (ONS) and includes employees only. There are some 240,000 employee jobs in the Southern Staffordshire area (a little over 10% of the Regional total) with the larger concentrations to be found in East Staffordshire and Stafford Borough. The figure below shows the distribution within the area.

Employee Jobs by Local Authority in Southern Staffordshire



Source : 2001 ABI, ONS

3.15 Inward investment has always been an important source of job growth to the local area, assisted by an excellent location, good site availability, labour skills and costs. The table below shows inward investment levels for 2002 to 2003 with at least 1,300 jobs being created by 26 companies. Just over a quarter of these were foreign owned with their employment accounting for around a tenth of the total jobs.

3 Contextual Indicators

Area	Total Companies		Foreign Companies	
	Number	Jobs	Number	Jobs
Cannock	4	200	2	150
East Staffordshire	9	470	5	20
Lichfield	3	270	1	150
South Staffordshire	0	0	0	0
Stafford	6	133	0	0
Tamworth	6	289	2	50
Southern Staffordshire	28	1362	10	370
Staffordshire	48	3105	13	550

(Source: Inward Investment Southern Staffordshire 2001/2002)

Area	Total Companies		Foreign Companies	
	Number	Jobs	Number	Jobs
Cannock	2	128	1	100
East Staffordshire	2	40	1	
Lichfield	5	300	2	
South Staffordshire	4	30	1	
Stafford	9	185	1	25
Tamworth	4	600	1	
Southern Staffordshire	26	1283	7	125
Staffordshire	38	2234	10	225

(Source: Inward Investment Southern Staffordshire 2002/2003)

Household Income

3.16 The wealth of an area is determined at county level using Gross Value Added (GVA) and household income. GVA is a measure of the total economic value added produced in a region and includes pay, profits rents and stock appreciation. The GVA for Staffordshire is very low in comparison

Contextual Indicators 3

to the national average (77 indexed to the UK=100). Gross Disposable Household Income (GDHI) is a measure of the amount of money local residents have available for spending or saving after items such as taxes and pension provision. This currently stands at £12, 861 and is closer to the national level (97 indexed to UK= 100).

3.17 Another source of household income is from the CACI Paycheck data. As at 2006 Stafford Borough currently has a higher mean household income of £33,700 relative to both Staffordshire at £32,100 and nationally at £32,400.

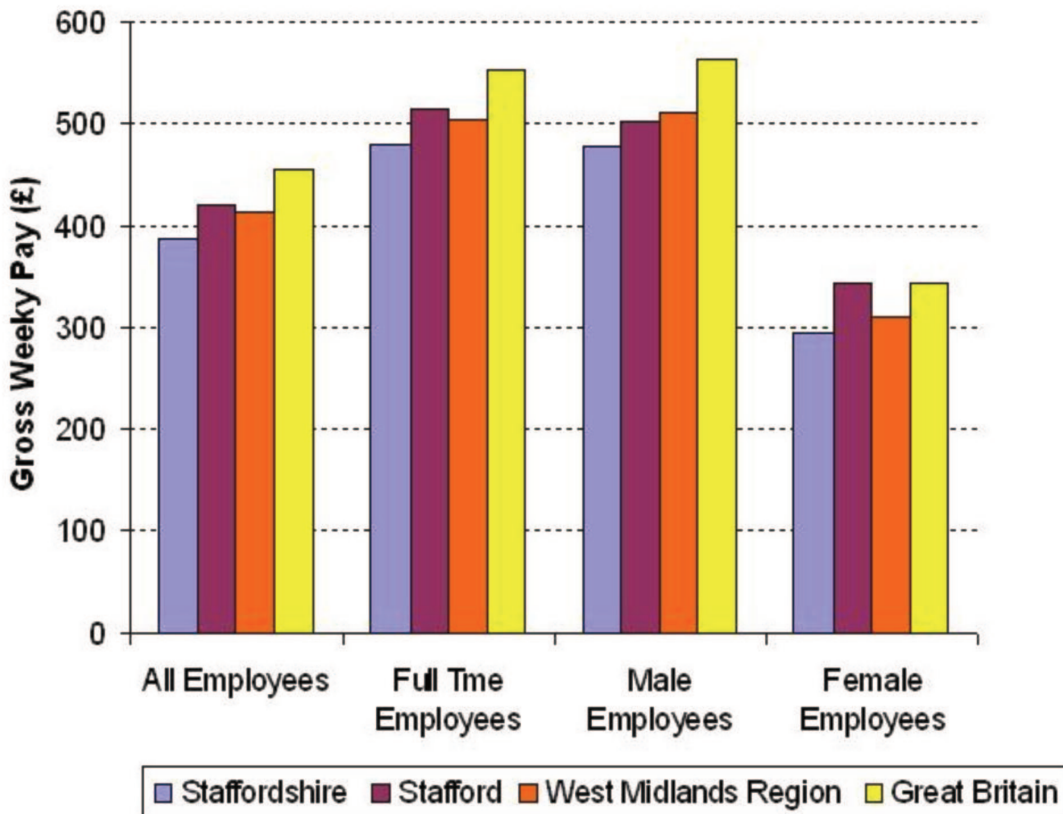
	Stafford	Staffordshire	Great Britain
Mean Household Income	£33,700	£32,100	£32,400
Indexed to GB=100	104.1	99.2	100.0

Source: CACI Paycheck data, 2006

3.18 Data on wages from the Annual Survey of Hours and Earnings (ASHE) indicates that Stafford Borough performs below the national average for all employees, full time employees and male employees but above the West Midlands region except for male employees. However Stafford Borough performs better than both the West Midlands region and Staffordshire County for all of these categories and is only marginally below the national level for female employees.

3 Contextual Indicators

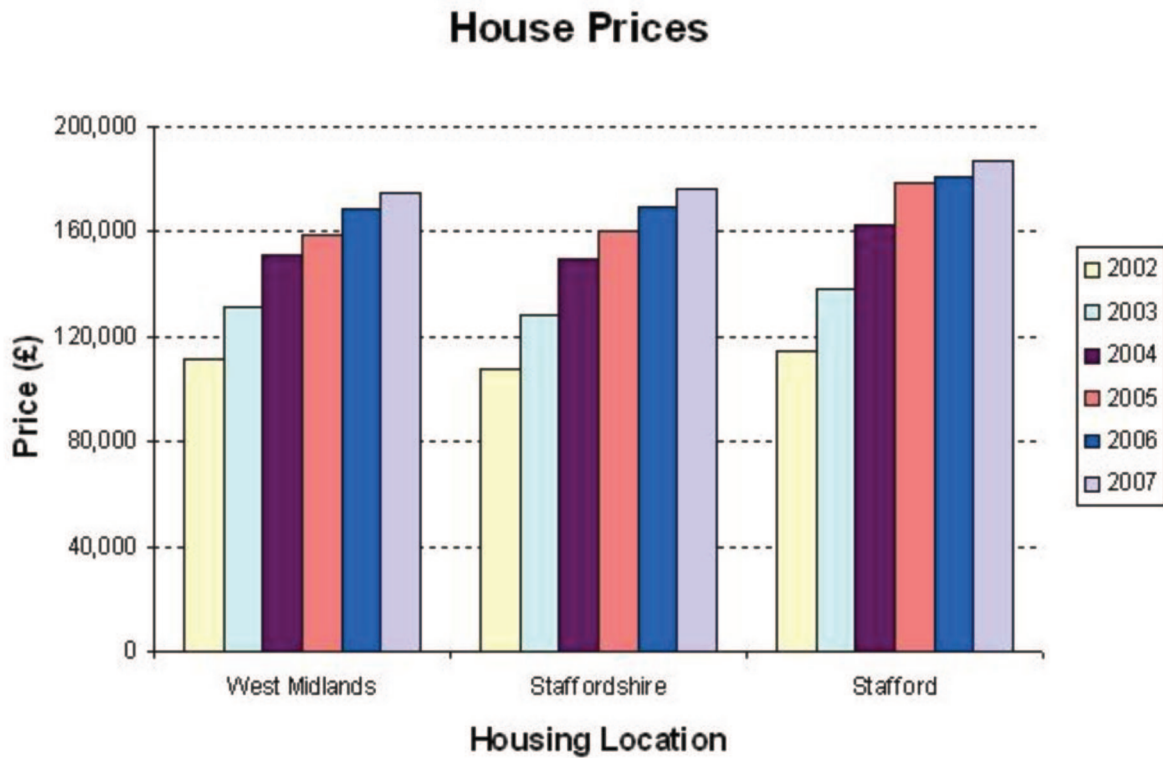
ASHE- Mean Gross Weekly Pay in Stafford (2006)



House price level

3.20 Local house prices in Stafford have risen substantially in recent years with the average property price in Stafford Borough in 2007 being £187,474. This puts property prices in Stafford above that for both Staffordshire County and Great Britain as a whole. As is evident from the graph house prices in the Borough have been increasing steadily for the past 7 years. From 2002-2007 Stafford has seen steady growth on property prices. From 2002 there was significant year on year increases in house prices but these sharp increases have moderated since 2005.

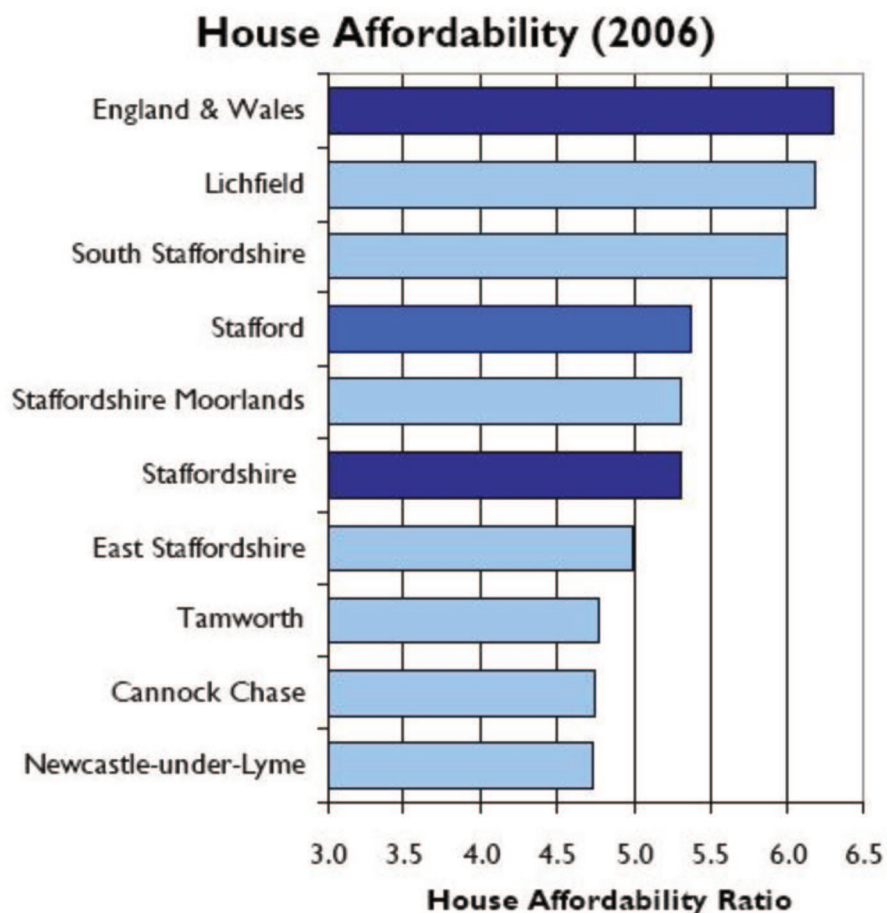
Contextual Indicators 3



Houses prices in Stafford (Source: Land Registry)

3.21 Housing affordability has been a significant problem in Stafford Borough as elsewhere in the UK as housing has become more expensive relative to income. As indicated by the chart below the average house price in Stafford Borough is 5.4 times greater than the average income for the district. This compares favourably with Staffordshire's other local authorities. Furthermore, the mean house price to mean income affordability ratio in The Borough is lower than the England and Wales ratio 6.3 but higher than the Staffordshire County ratio of 5.3.

3 Contextual Indicators



Source: CLG Housing Live Tables based on Land Registry data for Mean House Prices 2006, CACI Paycheck - Mean Household Income data 2006.

Productivity

3.22 Productivity is measured by Gross Value Added (GVA). GVA gives an indication of the value of the economic activity generated within an area. High levels of GVA and economic prosperity are generally closely related. Overall the manufacturing GVA in the Borough is in line with the Southern Staffordshire average with the exception of East Staffordshire. However for the whole economy GVA Stafford Borough is the lowest among the other districts and this low figure would mainly be related to the lack of higher quality service activities. In terms of activity in the private sector, Wholesale / Retail, Transport / Storage / Communication and Real Estate / Business Activities have particularly low GVA per person employed.

Area	Manufacturing	Index UK=100	Whole Economy*	Index UK=100
Cannock Chase	33,169	77.1	26,323	90.9
East Staffordshire	51,637	120.1	30,157	104.2
Lichfield	34,950	81.3	31,400	108.4

Contextual Indicators 3

Area	Manufacturing	Index UK=100	Whole Economy*	Index UK=100
South Staffordshire	38,216	88.9	28,787	99.4
Stafford	35,175	81.8	24,379	84.2
Tamworth	34,875	81.1	24,585	84.9
Staffordshire C.C.	39,593	92.1	27,785	96
United Kingdom	42,998	100	28,954	100

Source: ABI2003/ONS; Research, Development Services Department, Staffordshire County Council (Provisional).

* Excludes farm agriculture

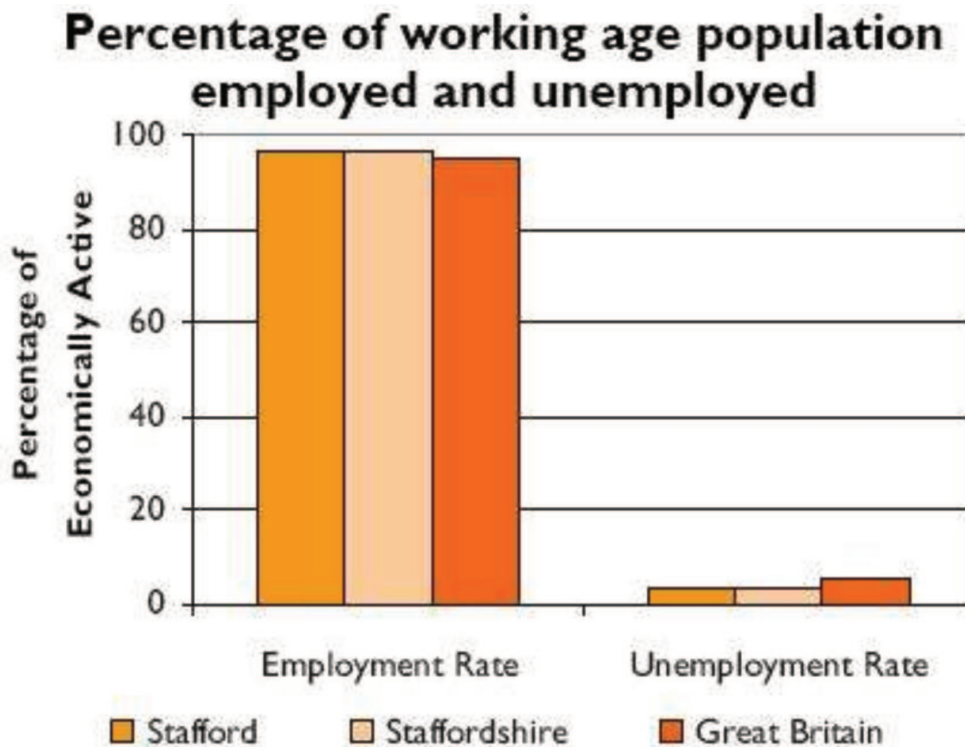
Employment

3.23 A key feature of the buoyant local economy is the levels of economic activity. As of 2006, 85% of the Stafford Borough population are economically active. This compares favourably with both Staffordshire County (81.0%) or Great Britain as a whole (78.6%).

3.24 The working age economically active population is composed of 54% males and 46% females. The proportion of males who are economically active is slightly lower than both Staffordshire County (55%) and great Britain (55%).

3.25 As of 2006, Stafford Borough has 96.4% of its economically active working age population in employment while only 3.6% are unemployed. The employment rate in Stafford Borough is similar to that of Staffordshire county (96.3%) and is higher than the national average of 94.5%.

3 Contextual Indicators



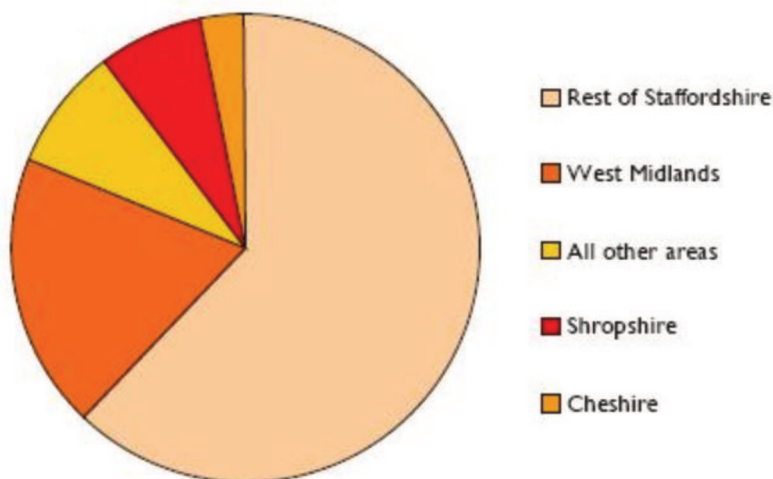
Source: Annual Population Survey 2006, ONS/NOMIS

3.26 In Stafford Borough, 85.8% of those in employment are employees, while 13.6% are self employed. The proportion of self employed in the Borough is above the county level (11.7%) and national level (12.5%).

3.27 Of the 58,768 employed residents, 32% equivalent to 18,798, commute from Stafford Borough to their place of employment. Of the 18,798 residents working outside Stafford, 26.2% commute to Stoke on Trent, while a further 8.7% commute south to Cannock Chase and South Staffordshire Districts. In addition, The Borough has fairly even commuting flows to its neighbouring areas for work purposes. It is also evident from the pie chart below that the majority of the commuting from Stafford Borough is to other Staffordshire districts and to areas in the West Midlands Region.

Contextual Indicators 3

Flows to Work from Stafford District



Source: Census 2001 Special Workplace Statistics.

Environment

Key Assets in the Natural Environment

3.28 There are four Special Areas of Conservation (SAC) in Stafford Borough: Cannock Chase, Chartley Moss, Motte Meadows, and Pasturefields Saltmarsh, although some parts of Cannock Chase SAC extend into other local authority areas and only a very small part of Motte Meadows falls within the boundary of the Borough.

3.29 Stafford Borough contains several other internationally and nationally important sites, of which two are National Nature Reserves managed by English Nature. These are Chartley Moss, which is a floating bog and Aqualate Mere, the largest of the natural meres that can be found throughout Shropshire, Cheshire and Staffordshire. Aqualate Mere, Chartley Moss and Cop Mere are Ramsar sites.

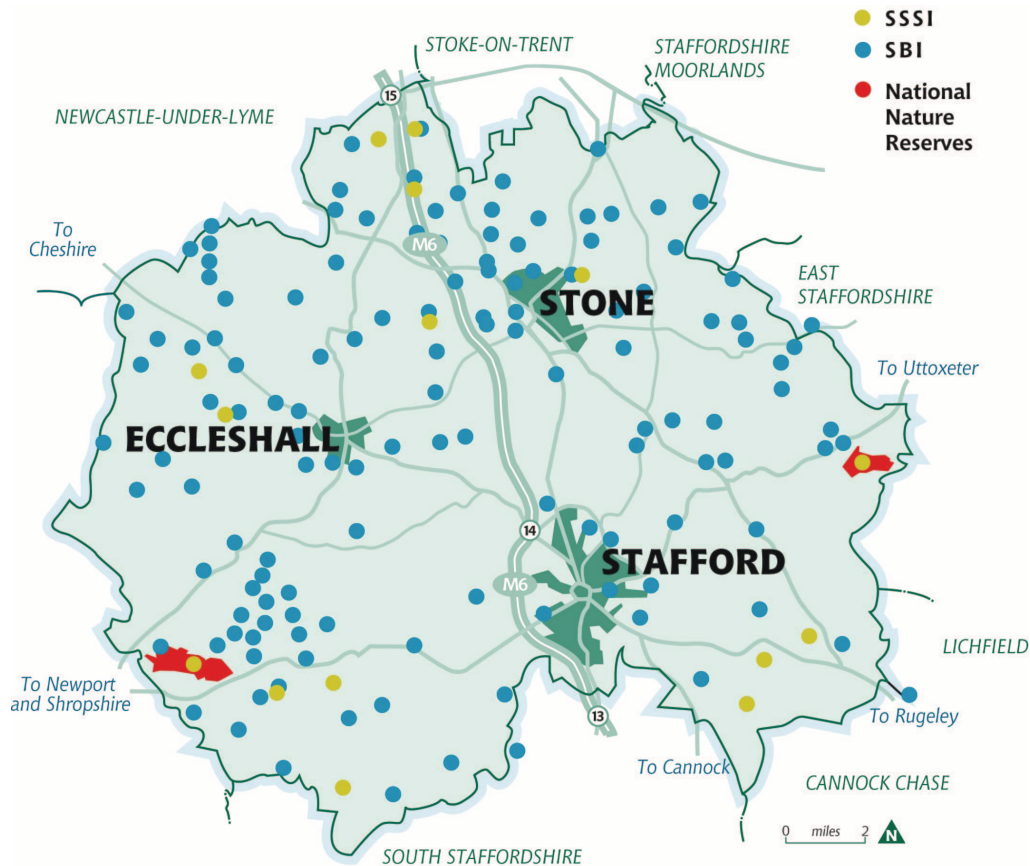
3.30 The habitats that are particularly important for wildlife within the Borough include woodland, wetland, such as Doxey and Tillington Marshes, flower rich meadows and heathland, such as areas of Cannock Chase. These important habitat areas often occur in isolated patches between larger areas of intensively farmed land making them very susceptible to degradation and loss.

3.31 Over the last few years there has been a significant decline in the amount and quality of the wildlife asset in the Borough. For example between 1979 and 1999 over 50% of the Borough's marshy grassland has been lost, which is important for wading birds and other wetland species.

3.32 Several species have already become extinct from Stafford Borough including the red squirrel, marsh helleborine and *Cryptocephalus decemmaculatus*, a very rare and distinctive leaf beetle of wetlands.

3 Contextual Indicators

Map of Designated sites in Stafford Borough



Air Quality

3.33 In Stafford Borough there are no areas that require a Air Quality Management Scheme (Source: Air Quality Review and Assessment by Stafford Borough Council). This positive position has been recorded since 2000.

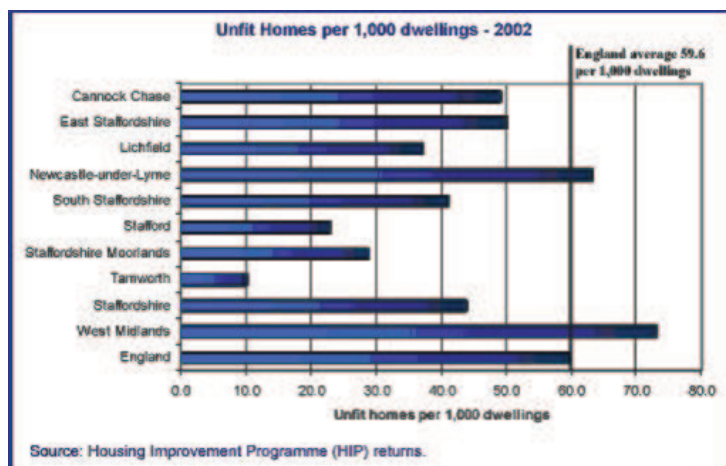
3.34 While this is the case, one of the most significant contributors of air pollution in Stafford Borough is traffic from the M6 and A34 road corridor, which bisects the Borough north-south. It is important to note that most of the recent improvements and likely future improvements in air quality will occur in the transport sector.

3.35 In some cases air pollutants emitted in the Stafford Borough will have impacts outside the Borough without having a significant impact within the region, and vice versa.

3.36 Power generation and other industries contribute to 90% of the total mass release of sulphur dioxide. Rugeley Power Station has been identified as one of the most important possible local sources of industrial sulphur dioxide into the air. However these emissions are controlled by Environment Agency conditions ensuring that they comply with air quality standards at all times.

Contextual Indicators 3

Housing and the Built Environment

Housing Stock conditions

Source: Housing Improvement Programme (HIP) returns.

Percentage of households living in type of accommodation, April 2001	Stafford	West Midlands	England and Wales
Accommodation type: Whole house or bungalow: Detached	38.44	23.84	22.77
Accommodation type: Whole house or bungalow: Semi-detached	33.88	37.66	31.58
Accommodation type: Whole house or bungalow: Terraced (including end terrace)	16.98	23.86	26.04

		Eng & Wales	Regional
		Rank/376	Rank/34
All Households	Value	(proportion)	(proportion)
Number of households with residents	50025	167	13
Number of people per hectare	2.0	270	24
Average household size	2.36	183	23
Vacant household spaces	1484	199	18
Owner-occupied	38074	108	10
Without central heating	2580	230	23
Without own bath/shower & toilet	92	322	26
Overcrowding Indicator	1500	342	30

3 Contextual Indicators

Source www.statistics.gov.uk

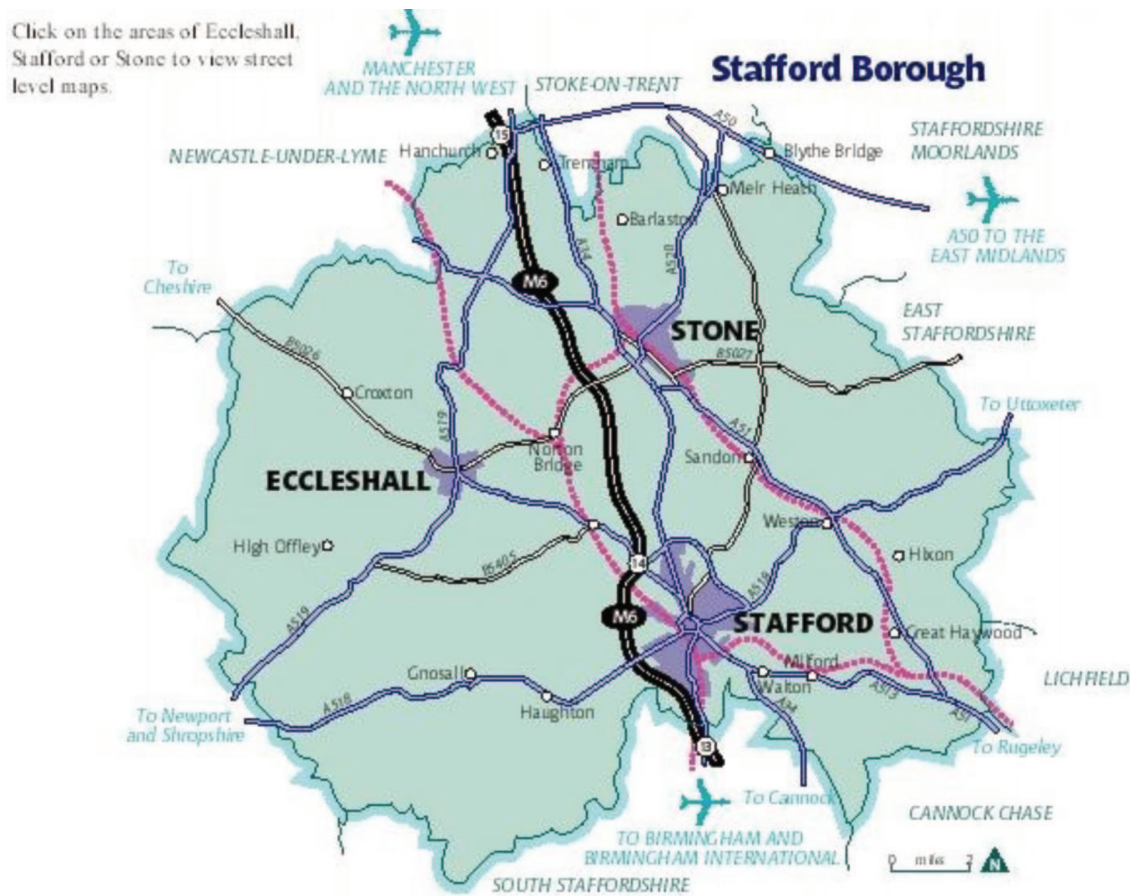
Transport and Spatial Connectivity

Transport Accessibility

3.37 The Borough is well served by a comprehensive network of road and rail links. The M6 runs through the Borough and provides easy access from the north and south of the country. In fact half of the country's population live within a two hour drive of Staffordshire, and 90% within a four hour drive. Within Staffordshire and the surrounding areas there are over 60,000 people within 10 minutes drive time of Stafford Town Centre and almost 1,500,000 within 30 minutes.

3.38 The West Coast main line runs through the Borough with a main station at Stafford, services run to London and Birmingham to the south and Manchester, Liverpool and Glasgow to the north.

Regional Hubs



3.39

Contextual Indicators 3

West Midlands Region



4 Implementation of the Local Development Scheme (LDS)

4 Implementation of the Local Development Scheme (LDS)

4.1 As part of the review process described in the Introduction section a key part of the Annual Monitoring Report is to assess the preparation of Local Development Documents (and Development Plan Documents) as set out in the Local Development Scheme (LDS) against actual plan-making performance. In Stafford Borough the details are set out in the Stafford Borough LDS (September 2007).


4.2 All of the milestones in the LDS (September 2007) have been achieved for this monitoring year as set out in the table below.

4.3 The AMR for 2007/08 will assess progress for the DPDs included in the revised LDS.

4.4 Stafford Borough has considered the actual Local Development Document (LDD) preparation progress against that scheduled in the Local Development Scheme in terms of the following key milestones defined in Planning Policy Statement 12:LDF (September 2004). The 2008/2009 AMR will take account of the new PPS 12 milestones. The key milestones for this AMR, are:

- i. Commencement of the preparation process of a development plan document;
- ii. Public participation on preferred options;
- iii. Consideration of Representations
- iv. Submission of development plan document;
- v. Pre-examination meeting;
- vi. Commencement of the examination; and
- vii. Adoption of the development plan document.

4 Implementation of the Local Development Scheme (LDS)

Key	
	Consultation with statutory bodies on the scope of the SA (commencement of the DPD)
	Public Participation of Preferred Options
	Consideration of Representations
	Submission of DPD
	Pre-Examination Meeting
	Commencement of Examination
	Adoption of DPD
	Production of LDD extends beyond 3 years
	

Key Elements of the Local Development Framework 5

5 Key Elements of the Local Development Framework

5.1 This section of the Annual Monitoring Report sets out the key elements of the Local Development Framework, the relationship between these elements and links to the national core indicators. The information will assist in monitoring the implementation of Development Plan Documents within the Stafford Borough Local Development Framework.

5.2 The Local Development Framework in the Local Development Scheme (September 2007), consists of the following elements:

- Core Strategy Development Plan Document (DPD);
- Development Management (DPD);
- Allocations and Site Specific Policy (DPD).

5.3 The Core Strategy Development Plan Document is the key document within the Local Development Framework against which all other Development Plan Documents must be in conformity. The policy-objective- target–indicator framework is being established within this Development Plan Document as a means of monitoring outcomes from the Core Strategy. This monitoring framework incorporates the national core indicators to be measured and reported upon through the Annual Monitoring Report process. Furthermore this will provide a consistent data source, as the findings from these indicators can be used by the Regional Planning Body to build up a regional picture of spatial planning performance and over time will build a more detailed and reliable picture of policy effectiveness.

5.4 In light of the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008 a new LDS was submitted to Government Office West Midlands (GOWM) in September 2008 setting out the new timetable for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

6 Achievement of Policies in Local Development Documents

6 Achievement of Policies in Local Development Documents

6.1 As part of the monitoring process the second key purpose of the Annual Monitoring Report is to monitor actual real world indicators and targets to assess the effectiveness of policies in Local Development Documents.

6.2 This monitoring information will be used to assess whether objectives, policies and targets set in the Development Plan Documents have been met, or whether progress is being made towards meeting them. Where policies have not been met or progress is not being made towards meeting targets, reasons will be given. In turn this will be used to consider whether policies need adjusting or replacing through a plan review.

6.3 In developing objectives and policies it is necessary to understand the wider context of the Borough and the evolving environment in which strategies operate. Section 13 of the Planning & Compulsory Purchase Act 2004, 'Survey of area' lists the following aspects to be included:

- Principal physical, economic, social and environmental characteristics;
- Principal purposes for which the land is used;
- Size, composition and distribution of the population; and
- The communications, transport system and traffic of the area.

6.4 Further information about these matters is set out in 'Implementation of the LDS' and 'Contextual Indicators' of this Annual Monitoring Report.

Monitoring Indicators 7

7 Monitoring Indicators

Monitoring Indicators

7.1 The AMR uses a multi-tiered approach in the monitoring of the Local Development Framework (LDF). This reflects the fact that different types of indicator are required to monitor the LDF as each indicator has a specific role in the plan making process. For the purposes of the LDF monitoring, there are three types of indicators. Firstly, contextual indicators, which describe the wider social, environmental and economic background against which LDF policies operate. Secondly, core output indicators are used to assess the performance of policies. Thirdly, Significant effects indicators are used to assess the significant social, environmental and economic effects of policies.

Contextual Indicators

7.2 The purpose of contextual indicators is to present the information of the key changes taking place in Stafford Borough and to provide a context against which to consider the effects of policies and also to provide a backdrop for interpretation of output and significant effects indicators. Within Stafford Borough the contextual indicators considered for the AMR are:

- Demographic structure (household types, population size ethnic structure and social groups).
- Socio-cultural issues (crime rates, unemployment level and deprivation).
- Economy (economic activity rates, household income, house price level, productivity and employment).
- Environment (key assets in the natural environment).
- Housing and the built environment (housing conditions and and quality and assets of the built environment).
- Transport and spatial connectivity (transport accessibility, regional hubs and proximity of new developments to town centres).

Core Output Indicators

7.3 The principal function of the core output indicators is to measure physical activities that are affected by the implementation of planning policies. The selection of output indicators is guided by the key spatial and sustainability objectives within the Stafford Borough LDF. Core output indicators for Stafford Borough will report on the most recently completed financial year. Core output indicators that monitored by Stafford Borough Council are broadly grouped under the following headings:

- Business development and town centres
- Housing
- Environmental quality; and
- Local services

7 Monitoring Indicators

Significant Effects Indicators

7.4 Significant effects indicators are a product of the sustainability appraisal process. Whereas output indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, significant effects indicators provide a more holistic view enabling a comparison to be made between the predicted effects of policies on society, the environment and the economy thereby, allowing the examination of any unintended positive and negative effects of the policy.

National Core Indicators 8

8 National Core Indicators

8.1 In March 2005 the Office of the Deputy Prime Minister produced the '[Local Development Framework Monitoring: A Good Practice Guide](#)', which lists in Annex B the National Core Indicators to be monitored by Local Planning Authorities. The National Core Indicators were updated in July 2008, as stated within the Communities and Local Government document '[Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008](#)'.

Business Development

- BD1 Total amount of additional employment floorspace by type.
- BD2 Total amount of employment floorspace on previously developed land by type.
- BD3 Employment land available by type
- BD4 Total amount of floorspace for 'town centre uses'

Housing

- H1 Plan period and housing targets
- H2(a) Net additional dwellings in previous years period
- H2(b) Net additional dwellings for the reporting year.
- H2(c) Net additional dwellings in future years
- H2(d) Managed delivery target
- H3 New and converted dwellings on previously developed land
- H4 Net additional pitches (Gypsy and Traveller)
- H5 Gross affordable housing completions
- H6 Housing Quality- Building for Life Assessments

Minerals (for minerals planning authority only)

- M1 Production of primary land won aggregates by mineral planning authority.
- M2 Production of secondary and recycled aggregates by mineral planning authority.

Waste (for waste planning authority only)

- W1 Capacity of new waste management facilities by waste planning authority.
- W2 Amount of Municipal waste arising, and managed by management type by waste planning authority

8 National Core Indicators

Environmental Quality

- E1 Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.
- E2 Change in areas of biodiversity importance.
- E3 Renewable energy generation

Existing Stafford Borough Local Plan Policies to be Monitored 9

9 Existing Stafford Borough Local Plan Policies to be Monitored

9.1 In terms of the 'saved' policies in the Stafford Borough Local Plan 2001 there is a requirement to link the national core indicators to existing policies for monitoring purposes. Due to the number and nature of the policies within the Stafford Borough Local Plan these policies have been grouped into the relevant chapter heading, listed below, and the relevant national core indicators have been linked to these chapters. For further information regarding monitoring of Local Plan policies please see Appendix 2.

9.2 In August 2006 the Government asked all local planning authorities to set out their intention for saving / not-saving of their Local Plan policies after September 2007. Stafford Borough Council submitted its intentions in March 2007 regarding Local Plan policies and following the subsequent Direction from the Secretary of State, the following policies will no longer be used to determine planning applications through the Development Control process:

- Policy E & D6: Assessing Environmental Impact
- Policy E & D32: Development Proposals in Special Landscape Areas
- Policy E & D41: Protected Species
- Policy E & D46: Forestry Proposals
- Policy E & D49: New Tree Planting Proposals
- Policy E & D56: Renewable Energy
- Policy E & D57: Telecommunications
- Policy HOU21: Provision of Accommodation Gypsies
- Policy SHO8: Definition of Secondary Shopping Frontages: Stafford
- Policy SHO9: Definition of Primary Shopping Frontages: Stone
- Policy SHO10: Definition of Secondary Shopping Frontages: Stone
- Policy SHO12: Queensville and Greyfriars Retail Warehouse Parks
- Policy SHO13: Retail Warehouse Parks Control of Goods Sold
- Policy SHO14: Durable Goods Retailing General
- Policy HP1: Residential Development of Land at Former British Reinforced Concrete Works, Silkmore Lane
- Policy HP2: Residential Development of Land at North Baswich, Stafford
- Policy HP10: Residential Development of Land at Baswich East of Stockton Lane and North of Milford Road, Stafford
- Policy HP14: Residential Development of Land at Whitebridge Lane, Stone
- Policy HP15: Residential Development of Land at Parkhouse, Stone
- Policy HP16: Residential Development of Land South of Common Lane, Stone
- Policy HP18: Residential Development of Land West of Adamthwaite Drive, Blythe Bridge
- Policy HP19: Residential Development of Land to the West of Station Road, Haughton, Stafford
- Policy HP20: Residential Development of Land between Jolt Lane and Park Lane, Haughton
- Policy HP21: Residential Development of Land to the West of Church Road, Hixon, Stafford
- Policy HP22: Residential Development of Land to the West of Church Lane, Hixon, Stafford
- Policy RET1: Retail Development of Land at Queensway/Lammascote Road, Stafford
- Policy RET2: Retail Development of Land at Staffordshire General Infirmary, Stafford
- Policy MV13: Motorway Service Areas

9 Existing Stafford Borough Local Plan Policies to be Monitored

Stafford Borough Local Plan 2001

Chapter - 'Environment and Development'

National Core Indicators

Business Development: Indicators BD1, BD2, BD3 & BD4

Environmental Quality: Indicators E1, E2 and E3

Stafford Borough Local Plan 2001

Chapter - 'Housing'

National Core Indicators

Housing: Indicators H1, H2(a-d), H3, H4, H5 & H6

Stafford Borough Local Plan 2001

Chapter – 'Employment'

National Core Indicators

Business Development: Indicators BD1, BD2 & BD3

Stafford Borough Local Plan 2001

Chapter – 'Shopping'

National Core Indicators

Business Development: Indicators BD4

Stafford Borough Local Plan 2001

Chapter - Recreation, Sport and Tourism

National Core Indicators

Business Development: Indicators BD4

9.3 It is important to state the aims and objectives of the current development plan for Stafford Borough. Currently the general Aims and Objectives of the saved Stafford Borough Local Plan 2001 is the most up to date set, until replaced by the emerging Local Development Framework as set out below.

"The overall aim of the plan is to make provision for the levels of development established in the Staffordshire Structure Plan and to balance the need for development with the protection and enhancement of the environment".

Existing Stafford Borough Local Plan Policies to be Monitored 9

"As part of its "Sustainable Development Strategy" Government advice and policy is that Local Plans should assist in reducing the "need to travel" and "greenhouse gas emissions". Policies and proposals in this Plan, particularly those which relate to providing for development in Stafford, Stone and selected settlements or which restrict inappropriate development in the open countryside are in keeping with this approach".

"Development will be accommodated in order to:-

- *Provide for a range of housing and employment opportunities through the identification of land for development;*
- *Ensure the growth and diversification of the economy of the area;*
- *Improve town and local centres in terms of the quality of their appearance and the range of facilities provided;*
- *Ensure that an appropriate level of infrastructure is provided to meet the needs of new development;*
- *Encourage access throughout the Borough for everyone including wheelchair users and people with physical or sensory disabilities, elderly people, and those with toddlers or infants in pushchairs and ensure that appropriate provision is made for the needs of these people in all developments;*
- *Everyone includes people with physical disabilities such as people who lack stamina, have poor co-ordination or poor grip; people who use mobility aids such as wheelchair users, stick and crutch users; people with sensory impairments such as partially sighted and blind people and people who are hard of hearing or deaf;*
- *Maintain and improve accessibility".*

"The protection and enhancement of the environment will aim to:-

- *Protect, conserve and enhance the Green Belt and the open countryside including the Cannock Chase Area of Outstanding Natural Beauty from undesirable and incongruous forms of development;*
- *protect and enhance features and sites of nature conservation value;*
- *protect, conserve and enhance the architectural, historic and other qualities of the built environment;*
- *improve, conserve and enhance the physical environment and amenity of the Borough".*

10 Core Output Indicators

10 Core Output Indicators

10.1 Business Development

10.1 The following information has been collected against each National Core Indicator listed in the Government's Local Development Framework Monitoring guide. In addition to the National Core Indicator listed the relevant target for each indicator is also identified. Where information is not available, an explanation has been provided. In addition to National Core Indicators, regional and other authority targets are also referenced.

BD1 Total amount of floorspace developed for employment by type

Use Class		B1 (Inc Office)	B2	B8	Total
2007/8	Gross Floorspace (m ²)	5,980	33,100	58,900	97,980
	Net Floorspace (m ²)	-	-	-	-

Target: To be determined by Regional Spatial Strategy / Local Development Framework requirements

BD2 Total amount of employment floorspace on previously developed land by type

Use Class		B1 (Inc Office)	B2	B8	Total
2007/8	Gross Floorspace (m ²)	100	14,600	2,300	17,000
	% Gross Floorspace on PDL	1.7%	44.1%	3.9%	17.3%

Target: To be determined by Regional Spatial Strategy / Local Development Framework requirements

BD3 Employment land available by type

Employment Land available in Stafford Borough 2001-2007

Year	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8
New land available for industrial development	87.98 ha	76.37 ha	75.46 ha	75.51 ha	76.38 ha	53.36 ha	37.04ha
Land identified for redevelopment	74.50 ha	45.02 ha	43.03 ha	43.21 ha	34.22 ha	34.04 ha	34.36ha
New land available for other employment	2.48 ha	13.43 ha	15.48 ha	3.39 ha	4.24 ha	6.47ha	14.62ha

Core Output Indicators 10

Year		2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8
New land available for other employment	C1	-	0.21ha	1.21 ha	0.21 ha	-	-	1.25ha
	C2	-	0.29ha	0.54 ha	0.52 ha	-	-	6.56ha
	D1	-	-	-	0.06 ha	-	-	-
	D2	-	12.93ha	12.93 ha	1.6 ha	2.64 ha	-	6.47ha
	Suis	-	-	0.8 ha	0.4 ha	-	-	0.34ha
	Generis	-	-	-	-	-	-	-
	Mixed-Use	-	-	-	0.6 ha	1.6 ha	-	-
Total (ha)		164.96 ha	134.82ha	133.94ha	122.11ha	114.84ha	93.8ha	86.02ha

(Source: Staffordshire Employment Land Availability Survey)

Target: To be determined by Regional Spatial Strategy / Local Development Framework requirements

BD4 Total amount of floorspace for 'Town Centre uses'

Year	Use Class	A1	A2	B1a	D2	Total
2007/8	Gross Floorspace (m ²)	-	-	100	5,474	5,574
	Net Floorspace (m ²)	-	-	-	-	-

Target: To be determined by Regional Spatial Strategy / Local Development Framework requirements

10.2 Housing

H1 Plan period and housing targets

Start of Plan Period	End of Plan period	Total Housing Required	Source of Plan Target
01/04/2001	31/03/2021	5,602	Regional Spatial Strategy

10 Core Output Indicators

H2(a) Net additional dwellings in previous five year period or since the start of the relevant development plan document period, whichever is the longer;

H2(b) Levels of housing delivery for the reporting year;

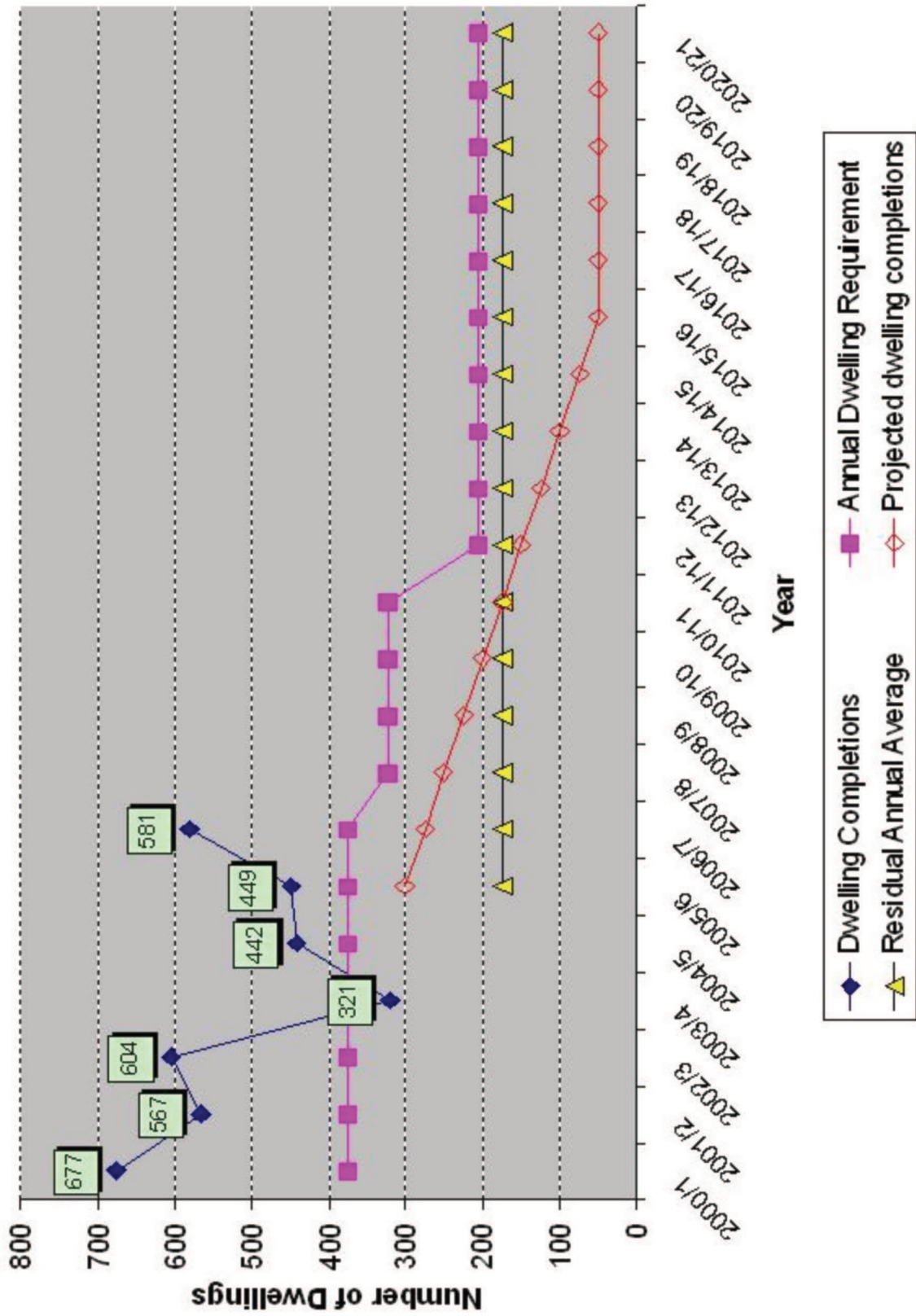
H2(c) Levels of net additional dwellings to come forward over at least a 15 year period or up to the end of the relevant development plan document period from its adoption, whichever is the longer; and

H2(d) The net additional dwellings expected to come forward each year over the remaining plan period to meet overall housing requirements set out in the relevant DPD.

10.2 The Housing Trajectory information set out below shows that dwelling completions for Stafford Borough between 2001 and 2007 have resulted in a significant over provision in comparison to the apportionment figures through the Regional Spatial Strategy (RSS). In order for dwelling completions to fall more into line with the current Regional Spatial Strategy a number of policies will be progressed through the Local Development Framework to address this issue. Future changes to the Regional Spatial Strategy currently set out in the Preferred Options Report published in December 2007, suggest significantly higher numbers (i.e. 515 per annum for Stafford Borough between 2006-2026). Planning Policy Statement 3 also promotes more housing growth in line with RSS progression. Should the 515 per annum figure be implemented, Greenfield development may be required to 'top-up' housing supply. At present future changes (such as progress of the West Midlands RSS) will be noted and reported in future Annual Monitoring Reports.

Core Output Indicators 10

Housing Trajectory covering period 2001-2021



10 Core Output Indicators

10.3 Based on the annual average rates of housing provision established through the current RSS and the apportionment methodology using the Ministerial letter dated June 2004 the following figures have been set out for the Stafford Borough Council area. The total figure from 2001-2021 for the Stafford Borough area is 5,602 dwellings:

Annual average rate of housing provision 2001 - 2007	375
Annual average rate of housing provision 2007 - 2011	323
Annual average rate of housing provision 2011 - 2021	206

$375 \times 6 = 2,250$ (2001 – 2007)

$323 \times 4 = 1,292$ (2007 – 2011)

$206 \times 10 = 2,060$ (2011 – 2021)

Total = 5,602 (2001 – 2021)

Core Output Indicators 10

Rates of Housing Provision 2001-2021 for Stafford Borough

Rates of Housing Provision 2001-2021 for Stafford Borough

Year	Dwelling Completions	Dwelling Completions (Cumulative Total)	Net Additional Dwellings over the next 5 Years	Annual Dwelling Requirement	Residual Annual Average	Managed Line of Dwelling Completions
2001/2	677	677	-	375	-	-
2002/3	567	1244	-	375	-	-
2003/4	604	1848	-	375	-	-
2004/5	321	2169	-	375	-	-
2005/6	442*	2611*	-	375	175	300
2006/7	449	3060	-	375	175	275
2007/8	581	3641	-	323	175	250
2008/9	-	-	505	323	175	225
2009/10	-	-	505	323	175	200
2010/11	-	-	505	323	175	175
2011/12	-	-	505	206	175	150
2012/13	-	-	505	206	175	125
2013/14	-	-	-	206	175	100
2014/15	-	-	-	206	175	75
2015/16	-	-	-	206	175	50
2016/17	-	-	-	206	175	50
2017/18	-	-	-	206	175	50

10 Core Output Indicators

Year	Dwelling Completions	Dwelling Completions (Cumulative Total)	Net Additional Dwellings over the next 5 Years	Annual Dwelling Requirement	Residual Annual Average	Managed Line of Dwelling Completions
2018/19	-	-	-	206	175	50
2019/20	-	-	-	206	175	50
2020/21	-	-	-	206	175	50

*Figures changed to take account updated figure found in Land for New Homes 2006. Despite the new figure being 57 units less than the originally quoted 499, the new figure easily meets the required number required by the current RSS, as both an annual requirement and overall requirement for the period 2001-2021.

Core Output Indicators 10

H3 New and converted dwellings on previously developed land.

Percentage of all new and converted dwellings on Greenfield and Previously Developed Land (PDL) between April 2007 and March 2008.



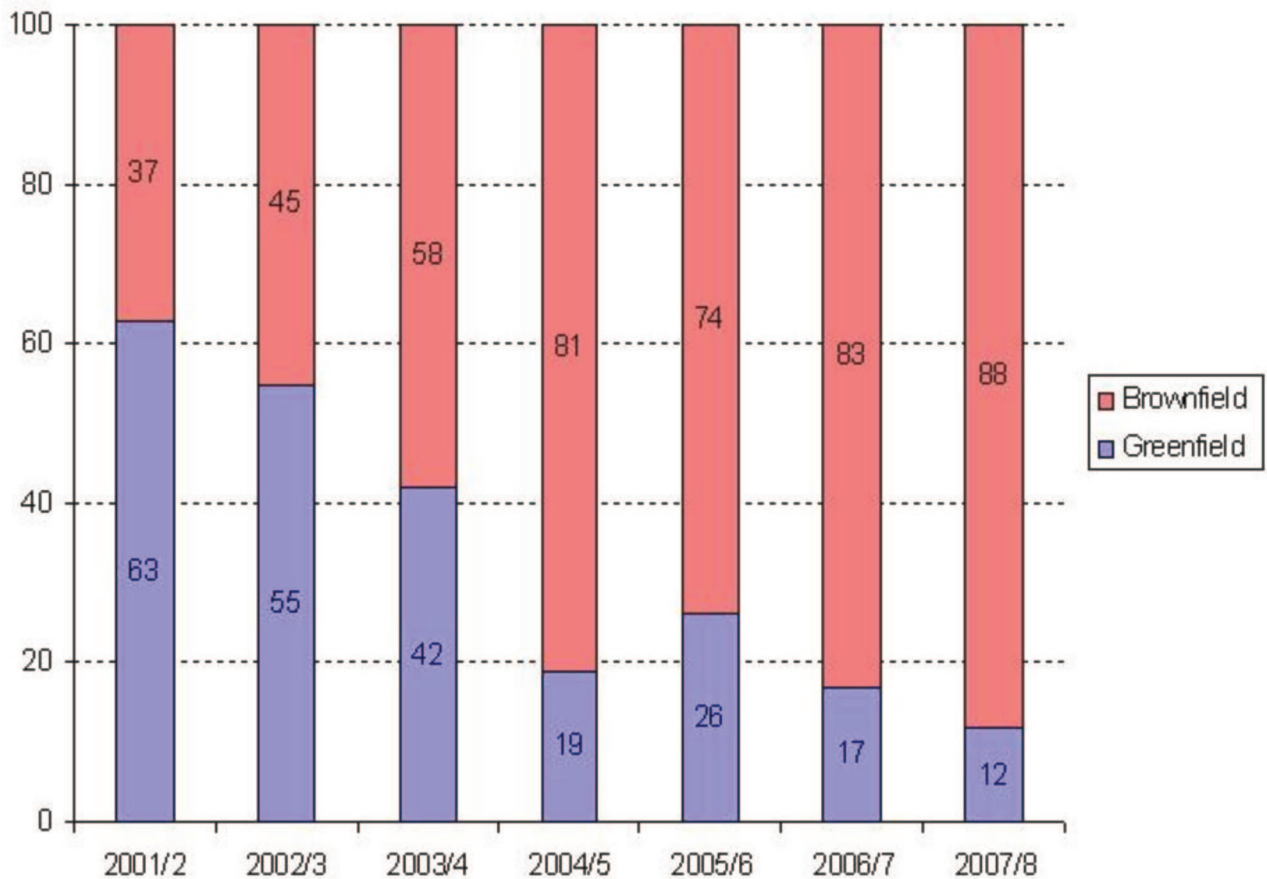
(Source: The Housing Monitor: Land for New Homes)

Target : National target of 60% Previously Developed Land as set out in PPS3: Housing.

Greenfield and Brownfield Proportions

Year	Greenfield (%)	Brownfield (%)
2001/2	63	37
2002/3	55	45
2003/4	42	58
2004/5	19	81
2005/6	26	74
2006/7	17	83
2007/8	12	88

10 Core Output Indicators



(Source: The Housing Monitor: Land for New Homes)

10.4 The pie chart above shows that the Borough is delivering a high proportion of Previously Developed Land (PDL) completions in line with the Government aspirations that the majority of new housing should be provided in a sustainable manner on brownfield / previously developed land in order to minimise land take and greenfield development. Stafford Borough exceeds the national target of 60% set out in PPS3: Housing (paragraph 41) and the 66% target for Staffordshire given by the current Regional Spatial Strategy (Table 3, page 39). It is anticipated that Stafford Borough will develop its own target for PDL completions through the LDF process. The table shows a consistent increase in the proportion of brownfield completions, showing that by the monitoring year 2004/5, the proportion of brownfield completions met the national brownfield target of 60% for the first time. Despite a 7% drop in brownfield completions for 2005/6, the figure is still well above the national target and brownfield completions have continued to increase year on year since 2005/6. It is hoped that this figure will increase and be consolidated in future years.

Core Output Indicators 10

H4 Net additional pitches (Gypsy and Traveller)

Year	Permanent Pitches	Transit pitches	Total
2007/8	0	0	0

H5 Affordable Housing Completions

Year	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8
Number	80	33	126	85*	10*	0*	42

* Figures obtained through NHBC returns

H6 Housing Quality- Building for Life Assessments

As H6 is a new indicator there is no data currently available. However this indicator will be monitored as part of subsequent annual monitoring reports.

10 Core Output Indicators

Current Regional Spatial Strategy (RSS) Context

Indicator	Target	Review	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8
Number of new dwellings completed, and as a proportion of a number of dwellings provided for in the LDF.	5,602 dwgs to be completed between 2001-2021 (Based on 299 dwgs per annum requirement)	Annual	677 (12%)	1244 (22.2%)	1848 (33%)	2169 (38.7%)	2611 (46.6%)	3060 (54.6%)	3641 (64.9%)
	2250 dwgs to be completed between 2001-2007 (Based on 375 dwgs per annum requirement)	Annual	677 (30%)	1244 (55.3%)	1848 (82.1%)	2169 (96.4%)	2611 (116%)*	3060 (136%)*	-
	1,292 dwgs completed between 2007-2011 (Based on 323 dwgs per annum requirement)	Annual	-	-	-	-	-	-	581 (45%)
Number of affordable dwellings completed, and as a proportion of the number of dwellings provided for in the LDF.	10,300 dwgs (net) to be completed between 2006-2026 (Based on 515 dwgs per annum requirement) RSS Preferred Options	Annual	-	-	-	-	-	449 (4.4%)	1030 (10%)
	78,000 region affordable dwgs to be completed between 2001 – 2021 as set out by WMRHS (2005)	Annual	80	33	126	85†	10‡	0†	42

Core Output Indicators 10

Indicator	Target	Review	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8
Number and proportion of new dwellings provided on previously developed land or buildings	60% of dwellings on previously developed land (PPS3)	Annual	253 on PDL (37%)	256 on PDL (45%)	350 on PDL (58%)	260 on PDL (81%)	329 on PDL (74%)	374 on PDL (83%)	512 on PDL (88%)

*Target met, and over-provision

† Figures obtained through the National House-Building Council (NHBC) returns (These figures do not include factors such as existing affordable housing stock, conversions or other sources).

10 Core Output Indicators

10.5 For the current RSS housing requirement, over the period 2001-2007 which provides a figure of 2,250 dwellings, Stafford Borough Council exceeded this requirement during the 2006/7 monitoring period.

Number of completions by Housing Type, Size and Tenure

Year	Houses or Bungalows					Flats, Maisonettes or Apartments				
	1 bed	2 beds	3 beds	4 beds or more	Total	1 bed	2 beds	3 beds	4 beds or more	Total
2001/2	-	-	-	-	-	-	-	-	-	-
2002/3	0%	5%	53%	36%	94%	1%	3%	2%	0%	6%
2003/4	1%	10%	25%	57%	93%	2%	4%	1%	0%	7%
2004/5	2%	18%	32%	48%	73%	37%	63%	0%	0%	27%
2005/6	1%	2%	31%	66%	43%	38%	60%	2%	0%	57%
	0%	100%	0%	0%	10%	0%	67%	33%	0%	90%
2006/7	<u>0%</u>	2.4%	63.4%	34.1%	57.2%	16%	75%	8.7%	0	42.7
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2007/8	0%	32%	36%	19%	87%	7%	2%	4%	0%	13%

Data taken from National House-Building Council (NHBC) Building Control Services Ltd returns. Figures highlighted in grey represent figures taken from Housing Association completions.

10.3 Minerals and Waste

Minerals M1 & M2

See Staffordshire County Council's Minerals and Waste Annual Monitoring Report.

Waste W1 & W2

See Staffordshire County Council's Minerals and Waste Annual Monitoring Report.

Core Output Indicators 10

10.4 Environmental Quality

E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Permitted planning applications granted against Environment Agency advice	Year			
	2004/5	2005/6	2006/7	2007/8
Flood Risk Grounds	1	0	4	5
Water Quality Related	2	1	0	0
Other Reasons	9	0	0	0
Total	12	1	4	5

Target: No planning permissions to be granted contrary to advice given by the Environment Agency.

E2 Change in areas of biodiversity importance

Stafford Borough has a rich and varied landscape with a diverse range of habitats. These habitats are present throughout the Borough and range from Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNRs), Special Areas of Conservation (SACs), Biodiversity Alert Sites (BAS), Sites of Biological Interest (SBI) to the Cannock Chase of Area Outstanding Natural Beauty.

The Council is committed to monitoring the condition of these sites and formulating targets, which will inform the long term management of these areas. It is hoped that the revised strategy and forthcoming Staffordshire Wildlife Trust surveys will bring updated figures, so that more recent change can be monitored.

Total loss/ addition of biodiversity habitat

Year	Loss	Addition	Total
2007/8	0	4.397ha	4.397ha

10 Core Output Indicators

Loss of area designated as SBI's

Habitat	Percentage loss of area in Sites of Biological Importance (SBIs) between 1979-1997
Lowland Wet Grassland	51%
Neutral Grassland	15%
Standing Water and Swamp	8%
Broadleaved Woodland	2%
Heathland	None lost, but loss of habitat quality continues

Target: 95% of SSSIs in 'favourable' condition by 2010.

Source: A Biodiversity Strategy for Stafford Borough, July 2000 (Appendix vi)

10.6 Overall approximately 2,778 hectares are designated as either Sites of Biological Interest (SBI) or Biodiversity Alert Sites (BAS) The table below gives the total area of SBI's and BAS's, along with the most significant Biodiversity Action Plan (BAP) Habitat for that designation. Future monitoring will note any change in area and site number.

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Acid grassland / Standing water and canals	3.65006	1
Bog / Standing open water and canals	0.295792	1
Boundary and linear features	27.93491	14
Broadleaved, mixed and yew woodland	688.064	103
Broadleaved, mixed and yew woodland / Acid grassland / Neutral grassland	11.0213	1
Broadleaved, mixed and yew woodland / Canals	14.44533	5
Broadleaved, mixed and yew woodland / Coniferous woodland	21.6003	2
Broadleaved, mixed and yew woodland / fen, marsh and swamp	18.8684	3
Broadleaved, mixed and yew woodland / Neutral grassland	13.87668	3

Core Output Indicators 10

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Broadleaved, mixed and yew woodland / Standing open water and canals	35.15625	9
Canals	33.19027	6
Coniferous woodland	435.589	3
Dwarf shrub heath	369.591	1
Fen, marsh and swamp	62.0464	17
Fen, marsh and swamp / Rivers and streams	11.1815	1
Lowland heathland	92.3125	3
Lowland wood-pasture and parkland	432.4183	4
Neutral grassland	222.4699	32
Neutral grassland / Broadleaved, mixed and yew woodland	5.04063	1
Rivers and streams	50.7962	9
Standing open water and canals	52.6659	18
Standing open water and canals / Fen, marsh and swamp	1.12227	1
Wet woodland	120.9299	6
Wet woodland / Neutral grassland	7.63685	1
Unspecified	9.14728	1
Broadleaved, mixed and yew woodland / Standing open water and canals	3.00075	3
Coastal and floodplain grazing marsh	27.387	1
Lowland heathland / Standing open water and canals	1.12091	1
Neutral grassland / Boundary and linear features	6.01159	2
Rivers and streams / Fen, marsh and swamp	2.21891	1
Total	2777.78332	269

10.7 The table below sets out the areas designated for their intrinsic environmental value.

10 Core Output Indicators

Areas designated for their intrinsic environmental value, not areas of change

Location	Area (hectares)
RAMSAR sites	
Chartley Moss	44.15
Aqualate Mere	241.01
Cop Mere	37.42
Special Areas of Conservation (SACs)	
Pasturefields Saltmarsh	7.8
Mottey Meadows*	44.6*
Cannock Chase*	1264.3*
Chartley Moss	44.15
National Nature Reserves (NNRs)	
Aqualate Mere	241.01
Chartley Moss	44.15
Mottey Meadows*	44.6*
Sites of Special Scientific Interest (SSSIs)	
Allimore Green Common	2.7
Aqualate Mere	241.01
Baswich Meadows	12.92
Burnt Wood*	40.5 *
Cannock Chase*	1264.3*
Chartley Moss	105.8
Cop Mere	37.42
Doley Common	15.4
Doxey and Tillington Marshes	123.9
Kings & Hargreaves Wood	57
Loynton Moss	13.8
Sites of Special Scientific Interest (SSSIs)	
Milford Quarry	6.48

Core Output Indicators 10

Location	Area (hectares)
Mottey Meadows*	44.6
Newport Canal	6.47
Pasturefields Salt Marsh	7.7
Rawbones Meadow	20.4
Stafford Brook	7.2
Local Nature Reserves (LNRs)	
Barlaston and Rough Close Common	21.10
Brocton	40.92
Kingsmead Marsh	7.79
Astonfields Balancing Lakes	4.18
Stone Meadows	16.72
Kingston Pool Covert South	4.5
Crown Meadow	3.1
Ferndown Drive South	4.397
Proposed LNRs	
Tittensor Site	†

(Source: A Biodiversity Strategy for Stafford)

* This is the total areas of the sites with intrinsic environmental value and includes some areas outside of the Borough Council boundary.

† This area is to become adopted and a figure will be provided once adoption is confirmed.

10.8 During April 2005 – March 2006 two new Local Nature Reserves (LNRs) were adopted, Kingston Pool Covert South and Crown Meadow, increasing the area of LNRs by approximately 7.6 hectares. Ferndown Drive South site was also adopted as a LNR in late February 2008. Furthermore, a site off the A34 in Tittensor is expected to be a fully adopted LNR in late 2008 and is likely to be reported in the 2008/9 Annual Monitoring Report (AMR).

10 Core Output Indicators

Monitoring of the condition of Sites of Special Scientific Interest (SSSIs) 2008

Condition of SSSI's in England

Meeting PSA Target	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining	Destroyed destroyed/part destroyed
82.88%	44.41%	38.47%	11.55%	5.52%	0.06%

Condition of SSSI's in the West Midlands

Meeting PSA Target	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining	Destroyed destroyed/part destroyed
76.76%	35.63%	41.13%	19.70%	3.14%	0.40%

Condition of SSSI's in Staffordshire

Meeting PSA Target	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining	Destroyed destroyed/part destroyed
81.76%	38.18%	43.58%	14.42%	2.97%	0.85%

Condition of SSSI's in Stafford Borough

Meeting PSA Target	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining	Destroyed destroyed/part destroyed
87.4%	14.95%	72.36%	12.13%	0.4%	0.07%

Source: Natural England (data compiled, 2008) <http://www.naturalengland.org.uk/>

10.9 The Sites of Special Scientific Interest (SSSI's) monitored include sites which share boundaries with other local authorities bordering Stafford Borough. The proportion of SSSIs in Stafford Borough that are in a 'favourable' condition is poor at 14.95%, which is 23% less than the Staffordshire percentage. However the situation improves when combined with the 'unfavourable recovering' category, where the percentage for Stafford Borough then exceeds that of Staffordshire (87.4% for Stafford Borough as opposed to 81.76% for Staffordshire County). Change in the percentages of 'favourable' and 'unfavourable recovering' will be monitored in future AMRs, where it is hoped that the proportion of SSSIs in a 'favourable' condition will improve and increase. The proportion of unfavourable declining and destroyed SSSIs is more encouraging, because this is generally less in Stafford Borough than the Staffordshire, West Midlands and England averages.

Core Output Indicators 10

Target: the Governments Public Service Agreement (PSA) target is for 95% of SSSI land to be in a 'favourable' or recovering condition by 2010.

Green Belt Indicator

10.10 There is no national Core Output Indicator to monitor Green Belt. Subsequently there is a local indicator that can be used for AMR purposes.

Local Indicator: Planning applications and decisions there on for significant new development or change of use including 5 or more dwellings (residential) or 500 square metres floorspace or more (non-residential) or significant leisure developments within the Green Belt.

10.11 The table below sets out the number of applications received within the Green Belt each year together with the number of applications approved. Except for one, planning application received at Rugeley Quarry, Wolseley Road, Rugeley all of the applications were in the North Staffordshire Green Belt area.

Year	Number of applications received*	Number of applications approved*	Percentage of applications approved*
March 2001	Not Available	Not Available	Not Available
March 2002	15	7	46.7%
March 2003	17	13	76.5%
March 2004	15	10	66.7%
March 2005	26	8	30.8%
March 2006	19	11	57.9%
March 2007	12	3	25%
March 2008	8	4 [‡]	50%

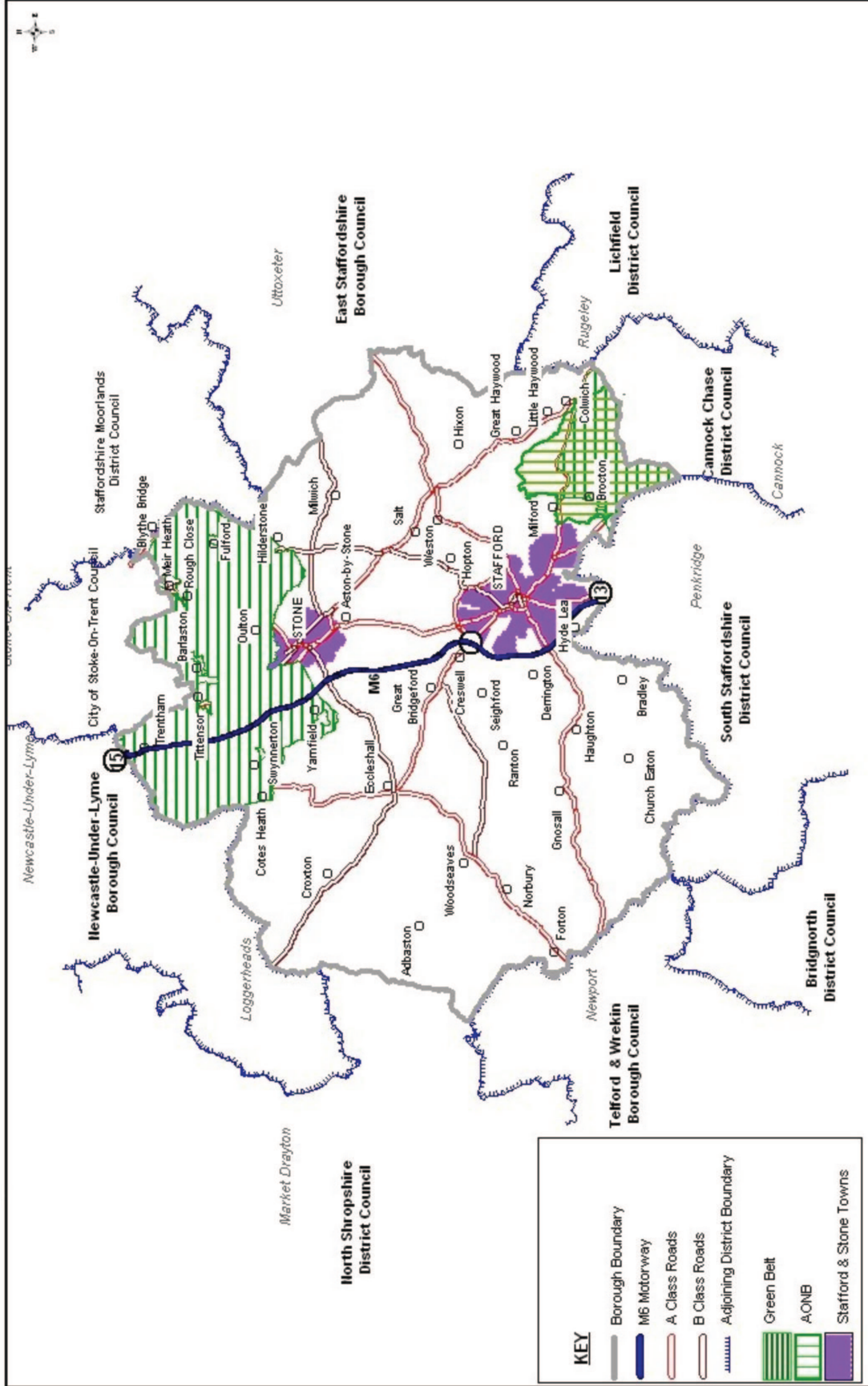
*Applications considered are those which have greater than 5 dwellings and developments greater than 500 square metre floorspace.

‡ Remaining 4 applications not determined as of 31/03/08.

10 Core Output Indicators

Green Belt in Stafford Borough and surrounding areas

Stafford Borough Council



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings).
 Stafford Borough Council Licence No. 1000 10205
 This copy has been produced specifically for Local Authority purposes only.
 No further copies may be made.

Not To Scale

Core Output Indicators 10

E3 Renewable energy generation

10.12 In Stafford Borough no new renewable energy generating capacity was added in 2007/8 from Onshore wind, Solar Photovoltaics, Hydro or biomass.

11 Significant Effect Indicators

11 Significant Effect Indicators

11.1 The Sustainability Appraisal process is a useful tool in measuring the Significant Effects Indicators that involves the development of sustainability objectives, targets and indicators. These elements of the Sustainability Appraisal Framework are developed from objectives, indicators or targets set out in Plans, Policies and Programmes. Other important sources include expertise within the Local Authority and consultation with the consultation bodies and relevant stakeholders.

11.2 As the main purpose of this Sustainability Appraisal process is to assess the policies and proposals in Development Plan Documents against sustainability objectives, the Sustainability Appraisal Framework is an important factor enabling the description, measurement, analysis and comparison of the effects of the plan.

11.3 The following sustainability objectives are proposed for the Sustainability Appraisal Framework.

ECONOMIC OBJECTIVES

1. To create high, stable and equitable levels of employment
2. To ensure high and stable levels of economic diversity and competitiveness that recognises social and environmental issues
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities
4. To support the needs of the local rural economy and communities
5. To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.

SOCIAL OBJECTIVES

1. To ensure that everyone has the opportunity of a decent and affordable home
2. To improve opportunities for access for all to work, education, health and local services
3. To reduce and prevent crime, and reduce the fear of crime
4. To reduce the impact of noise and light pollution
5. To improve health, safety and well-being across the whole community

ENVIRONMENTAL OBJECTIVES

1. To reduce societal contributions to climate change
2. To protect and enhance biodiversity
3. To protect and conserve soil
4. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity and achieving sustainable water resource management.
5. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.

COMMUNITY OBJECTIVES

1. To create a sense of community, identity and belonging
2. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs, recognising their rights and responsibilities

Significant Effect Indicators 11

3. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community
4. To encourage a strong, inclusive, community and voluntary sector
5. To engender a sense of civic and neighbourhood values, responsibility and pride.

11 Significant Effect Indicators

SA Monitoring Table - Taken from the Sustainability Appraisal Commentary Vol 1 - January 2008

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To create high, stable and equitable levels of employment	Employment rate	NOMIS	Annually July – June	Significant decrease in employment rate	Consideration of allocating additional employment sites
To ensure high and stable levels of economic diversity and competitiveness that recognises social and environmental issues	Amount of employment land lost to residential development	Annual Monitoring Report	Annually April – March	Significant increase in employment land lost to residential development	Consider change in policy to offer employment land greater protection
	% Increase in total VAT registered businesses	Audit Commission	Annually	Decrease in total VAT registered businesses	Further study into employment land and infrastructure
To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	Amount of floorspace by employment type which is on Previously Developed Land	Annual Monitoring Report	Annually April – March	Significant decline in employment on previously developed land	Consider revising site allocations
	Amount of completed retail, office and leisure development	Annual Monitoring Report	Annually April – March	Development not meeting targets set out in the West	Consider ways of delivering retail, office and leisure

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	Amount of completed retail, office and leisure development in town centres			Midlands Regional Spatial Strategy	development including Area Action Plans and revising site allocations
	% of land that is derelict	DCLG	Annually	Increase in % of land that is derelict	Review target for development on PDL
% of empty homes	% of vacant units in town centres	GOAD	Annually	Increase in % of units in town centres	Consider Area Action Plan for Town centres
		The Empty Homes Agency	Annually	Increase in % of empty homes	Work with housing agencies to ensure empty homes are brought back into use
Rank of town centres		British Retail Consortium	Annually	Stafford town centre falls in rank of town centres	Consider Area Action Plan for town centre
To support the needs of the local rural economy and communities	% of dwellings within 350 metres of 30 minute bus route	RSS Annual Monitoring Report	Annually April – March	Decrease in % of dwellings within 350 metres of 30 minute bus route	Work with delivery agencies to ensure the delivery of adequate services and facilities
To reduce vulnerability to the	Number of planning permissions	Annual Monitoring Report	Annually April - March	Planning permissions granted	Review of flood risk policy and Strategic

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
effects of climate change such as risk of flooding, on public well-being, the economy and the environment.	granted contrary to advice of Environment Agency			contrary to advice of EA	Flood Risk Assessment
To ensure that everyone has the opportunity of a decent and affordable home	Number of affordable housing completions Number of unfit dwellings	Annual Monitoring Report Housing Improvement Programme (HIP) returns	Annually April - March Annually	Significant decline in affordable housing completions Significant increase in number of unfit dwellings	Alterations to thresholds for affordable housing Consider ways of improving the current housing stock
	Homelessness	DCLG	Annually	Significant increase in number of homeless households	Consider ways of reducing levels of homelessness
To improve opportunities for access for all to work, education, health and local services	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of	Annual Monitoring Report	Annually April – March	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	employment and major retail centres				
	Index of Multiple Deprivation	Office of National Statistics	Unknown, most recent 2004	Increase in population living in areas of high deprivation	Consideration of site allocations, developer contributions and public transport provision
To reduce and prevent crime, and reduce the fear of crime	Number of notifiable crimes per 1,000 population	Staffordshire Police	Uncertain	Significant increase in number of notifiable crimes per 1,000 population	Production of Design SPD
To reduce the impact of noise and light pollution	Number of IPPC breaches recorded	Environment Agency	Uncertain – Annually	Increase in number of IPPC breaches recorded	Review of Development Control policies and possible production of SPD on design and building standards
To improve health, safety and well-being across the whole community	Area of outdoor sport provision	PPG17 Assessments	In line with LDF review	Decrease in are of outdoor sport provision and open space	Use of planning obligations and conditions. Review of open space policy.

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To reduce societal contributions to climate change	Renewable energy capacity installed by type	Annual Monitoring Report	Annually April – March	Required sites are not delivering 10% on-site renewable energy	Possible change in planning obligations or renewable energy targets and policy
	% of household waste used to recover heat, power and other energy sources	AC Knowledge and Data – only measured at County level	Annually	No increase in % of household waste used to recover heat, power and other energy sources	Consideration of allocating sites for delivering renewable energy
To reduce societal contributions to climate change	Total emissions of CO2	Defra – Nuts 4 data	Annually	Significant increase in CO2 emissions	Increase the onsite renewable energy requirement, stronger emphasis on sustainable locations
	Overall % improvement in domestic energy efficiency	Defra	Annually April – March	Decline or reduction in growth of energy efficiency	Work with infrastructure and delivery agencies to consider ways of improving energy efficiency
	Amount of new residential development within 30 minutes public transport time of a GP, hospital,	Annual Monitoring Report	Annually	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To protect and enhance biodiversity	primary school, secondary school, areas of employment and major retail centres				
	% of new development incorporating water efficiency techniques	Not currently monitored	Not currently monitored	No new developments deliver water saving techniques	Consider amendments to planning policy to require water saving techniques
	% of new homes meeting code for sustainable homes standard	Not currently monitored	Not currently monitored	New developments not meeting code for sustainable homes standards	Consider ways of improving the sustainability rating of new homes
	Change in priority habitats and species	Annual Monitoring Report	Annually April – March	Condition gets worse	Consider ways of improving biodiversity protection and enhancement
	Change in areas designated for their intrinsic environmental value	Natural England	Annually	Condition gets worse	
Percentage of SSSI's in 'favourable' condition	Natural England	Annual (However EN rolling cycle of 6 years)	Condition gets worse		

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	To achieve targets as set out in the Staffordshire Biodiversity Action Plan (SBAP)	The Wildlife Trust	Unknown, most recent survey in 2002	Condition gets worse	
To protect and conserve soil	% of new and converted dwellings on previously developed land	Annual Monitoring Report: Land for New Homes	Annually April – March	Significant decline in % of new dwellings on previously developed land	Consider phasing or alternative release of allocated sites along with allocating alternative sites for housing development
To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity and achieving sustainable water resource management.	Number of planning permissions granted contrary to advice of Environment Agency. % of rivers with good biological / chemical records	Annual Monitoring Report Defra	Annually Annually	Planning permissions granted contrary to advice of Environment Agency Significant decline in river quality	Consider revising water resources policy, including the requirement for sustainable drainage techniques Investigation of water saving techniques and control of waste water as close to the source as possible
	% of new development incorporating water	Not currently monitored	Not currently monitored	No reasonable improvements achieved in the plan period.	Consider amendments to planning policy to

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	efficiency techniques				require water saving techniques
To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.	Number / % of Listed Buildings and Scheduled Ancient Monuments at Risk	English Heritage – Heritage Counts	Annually	Increase in the number of buildings at risk	Consider ways of improving buildings at risk
To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character. (continued)	Provision of accessible natural greenspace	West Midlands Regional Assembly	Annually	Limited delivery of accessible natural greenspace	Consider ways of improving provision of accessible natural greenspace
To create a sense of community identity and belonging	Population change	Staffordshire County Council	Annually	Significant decrease in population	Investigate patterns of population change and relationship with housing and employment

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	% of residents who think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area	Audit Commission	Annually	Significant increase in % of residents who think this is a problem in their local area.	Investigate ways to 'design out crime' through the planning process.
To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	E-enabled interactions as a proportion of all possible interactions	Audit Commission	Annually	Decrease in number of e-enabled interactions	Work alongside production of community strategy to make sure that people can interact with the planning system
	Number of DPD's compliant with the Statement of Community Involvement (SCI)	Stafford Borough Council	In accordance with DPD timetable	DPD not produced in line with the SCI	Revise DPD production process
To encourage a strong, inclusive, community and voluntary sector	% of voluntary / community organisations performing well	Audit Commission Quality of life indicators	Date of next report unknown	Decrease in number of voluntary organisations performing well	Consider ways to assist voluntary and community organisations through the planning process

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To engender a sense of civic and neighbourhood values, responsibility and pride	Well-being score	Local Futures database	Annually	Significant decline in well-being score	Creation of development briefs or Area Action Plans for allocated sites

11.4 The following table sets out the most up to date information for Stafford Borough against each SA objective

PREDICTING THE EFFECTS – ECONOMIC	
	Indicator
1.	<p>Employment Rate</p> <p>78.5% in Stafford Borough.</p> <p>England & Wales – 74.6%.</p> <p>West Midlands region – 73.6%.</p> <p>Target - Maintain good performance</p>
2.	<p>Employment Rate</p> <p>6.5% increase in Stafford Borough.</p> <p>England & Wales increase – 2.5%</p> <p>West Midlands region increase – 5.05%</p> <p>Target - Maintain good performance</p>

11 Significant Effect Indicators

PREDICTING THE EFFECTS – ECONOMIC	
Indicator	Baseline / Target
3.	<p>6.51% vacant in Stafford Borough.</p> <p>10.57% vacant in Great Britain</p> <p>Target - Reduce vacancy rate</p>
4.	<p>67% within 350 metres of 30 mins – Stafford Borough Council</p> <p>12% within 350 metres of 60 mins – Stafford Borough Council</p> <p>No national or regional comparison found</p> <p>Target – Increase number of dwellings within 350 metres of 30 & 60 minutes bus route</p>
5.	<p>Four developments approved on flood risk grounds, contrary to Environment Agency advice – 2006/7</p> <p>19 developments in West Midlands 2005/06</p> <p>Target – No planning applications approved</p>
PREDICTING THE EFFECTS – SOCIAL	
6.	<p>Affordability Ratio 5.5 Males, 6.6 Females - Stafford Borough</p> <p>Affordability Ratio 4.5 Males, 5.5 Females – West Midlands</p> <p>Target – Reduce disparity in affordability ratio</p>

% of vacant units in town centres

% dwellings within 350 metres of 30 minute bus route.

Number of developments approved contrary to EA advice

Affordability Ratio – house price / earnings

Significant Effect Indicators 11

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
<p>7. Stafford Borough = 1 ward (IMD 25+) ranking 1588 most deprived ward nationally.</p> <p>4 wards (IMD 20-25), remaining wards (IMD 1-20).</p> <p>Aston ward, Birmingham 27 most deprived.</p> <p>Target – Reduce IMB disparities within Borough</p>	Index of Multiple Deprivation (IMD)
<p>8. 32.1 notifiable crimes recorded – Stafford area.</p> <p>118.1 notifiable crimes recorded West Midlands.</p> <p>Target – Reduce notifiable crimes recorded per 1,000 population</p>	Number of notifiable crimes per 1,000 population
<p>9. 1 IPPC breaches in Stafford Borough - 2004.</p> <p>93 IPPC breaches in Upper Trent area - 2004.</p> <p>231 Midlands region (EA classification) - 2004.</p> <p>Target – Reduce number of breaches</p>	Number of IPPC breaches recorded
<p>10. 1.1 ha outdoor provision per 1,000 pop – Stafford</p> <p>NPFA 1.6-1.8 ha outdoor provision per 1,000</p> <p>Target – Increase amount of open space</p>	Area of outdoor sport provision

11 Significant Effect Indicators

PREDICTING THE EFFECTS – ECONOMIC		Indicator
Baseline / Target		
PREDICTING THE EFFECTS – ENVIRONMENTAL		
11.	2.1% improvement 2002/03 – Stafford Borough. 9% improvement achieved to date for Stafford. Target – 30% improvement by 2011	% energy efficiency improvement
12.	87.4% of SSSIs in Staffordshire 'favourable' in 2006. 71.4% of SSSIs in West Midlands 'favourable' in 2006. Target – 95% of SSSIs 'favourable' by 2010	Percentage of SSSIs in 'favourable' condition
13.	88% PDL completion in Stafford Borough 2007/8. 84% PDL completion in West Midlands 2004 (West Midlands AMR 2007). Target – 60% PDL completions by 2011 (Planning Policy Statement 3)	Completion % on PDL – previously developed land
14.	52% biological, 25% chemical 'good' in Stafford. 72% 'good' biology and 68% 'good' chemical quality of national rivers. Target – Improve to national percentage	% of rivers with good biological / chemical records
15.	6 registered Buildings at Risk – Stafford. 179 registered Buildings at Risk – West Midlands 2007 (Heritage Counts West Midlands). Target – Reduce number of Buildings at Risk	Number / % of Buildings at Risk

Significant Effect Indicators 11

PREDICTING THE EFFECTS – ECONOMIC		Indicator
Baseline / Target		
PREDICTING THE EFFECTS – COMMUNITY		
16.	Net migration figures as set out in Census 2001 Population Projections (mid-year estimates)	Number/% of additional people
17.	17.74%- Stafford 2003/4 No National or Regional comparisons found Target: Reduce	% of residents who think that attacks because of race, ethnicity or religion is a big problem in their area
18.	Stafford 100% 2005/6 England average 83.63% Target: Maintain Interactions	E-enabled interactions as a proportion of all possible interactions
19.	Awaiting further work on the Sustainable Community Strategy	% of voluntary/community organisations performing well
20.	Wellbeing Score for Stafford 62.23 in 2006. GB average is 100 Target: Increase to GB average	Wellbeing score*

* The wellbeing score is based on a variety of component scores including change in house prices, change in total offences, change in resident population, change in proportion of the population with a long term illness, change in median weekly earnings, change in GCSE results, the Index of Multiple Deprivation average score and the CPA score*

12 Implications of changing or new National or Regional Policy

12 Implications of changing or new National or Regional Policy

12.1 During 2007 / 2008 the Government continued to revise particular aspects of planning legislation and guidance. Major new legislation and guidance are identified below:

Planning Policy Statements

- Planning Policy Statement 12: Local Spatial Planning (July 2008)

Planning Circulars

- **Circular 02/08 (DCLG):** Standard Application Form and Validation
- **Circular 01/08 (DCLG):** The Compulsory Purchase (Inquiries Procedure) Rules 2007.
- **Circular 04/07 (DCLG):** Planning for Travelling Showpeople.
- **Circular 03/07 (DCLG):** Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Other Practice and Companion Guides

- Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)
- Impact Assessment of the Planning Policy Statement: Planning and Climate Change (January 2008).
- Planning Policy Statement 25: Development and Flood Risk - Practice Guide (June 2008)
- Strategic Housing Land Availability Assessment: Practice Guidance (July 2007).
- Planning: A Guide for Householders (February 2008)
- Planning Policy Statement 3: Regulatory Impact Assessment (May 2007)
- Planning Policy Statement 3: Housing - Equality Impact Assessment (May 2007)

Draft Policy Guidance

- Consultation Paper on new Planning Policy Statement 4: Planning for Sustainable Economic Development (December 2007)
- Proposed Changes to Planning Policy Statement 6: Planning for Town Centres - Consultation (July 2008)
- The Future of Building Control: Consultation paper (March 2008)

Green/White Papers

- **Planning White Paper: 'Planning for a Sustainable Future'** (May 2007)
- **Housing Green Paper: 'Homes for the Future'** (July 2007)

Implications of changing or new National or Regional Policy 12

Draft Regional Policy

- **Regional Spatial Strategy –**
 - i. Phase 1 (Black Country Study) – N.B. does not cover Stafford Borough area
 - ii. Phase 2 Housing, Employment, Transport and Waste (Preferred Option; January 2008)
 - iii. Phase 3 Rural Services, Gypsies and Travellers, Recreational Provision and the Quality of the Environment to be launched shortly.

13 Conclusions

13 Conclusions

13.1 In conclusion, the 2008 Annual Monitoring Report for the Stafford Borough Local Development Framework has established a robust and effective approach for the review and monitoring process.

13.2 In relation to the Local Development Scheme (LDS), up to October 2012, good progress is being made on the delivery of Local Development Documents.

13.3 The new revised national core indicators published by the Government in 2008 have been incorporated into this years Annual Monitoring Report.

13.4 A number of the national core indicators can be assessed against detailed local data, and this data will continue to be collected next year. Some information gaps remain for the newly updated national core indicators. Stafford Borough Council will continue to pro-actively work with other organisations and agencies in the West Midland region in order to address these deficiencies in the forthcoming year.

13.5 As the new Development Plan Documents are prepared Stafford Borough Council will consider the application of further local indicators and targets to specifically measure policy areas, in the context of resource implications.

Appendix 1: Local Development Framework Glossary

Appendix 1: Local Development Framework Glossary**Terminology**

LDS	Local Development Scheme
LDF	Local Development Framework
LDD	Local Development Document
DPD	Development Plan Document
SPD	Supplementary Planning Document
SCI	Statement of Community Involvement
AMR	Annual Monitoring Report
SEA/SA	Strategic Environmental Assessment / Sustainability Appraisal
RSS	Regional Spatial Strategy
PPS	Planning Policy Statement
PPG	Planning Policy Guidance Note
SoS	Secretary of State









Appendix 2: Monitoring of Local Development Framework

Appendix 2: Monitoring of Local Development Framework

Appendix 2: Monitoring of Existing Local Plan Policies

Monitoring of Local Plan Policies		😊	😐	😞	Comments
Chapter 1: Introduction					
INT 1 Planning Obligations				😞	Out of date, superseded by Circular 05/2005 and other PPSs that contain advice on planning obligations.
Chapter 2: Environment and Development					
E & D1 - General Requirements		😊			Sound 'catch all' policy. May benefit by referring to biodiversity.
E & D2 - Consideration of Landscape or Townscape Setting			😐		Sub-criteria could be lengthened and contain more detail.
E & D3 - Disabled Access Requirements of New Developments		😊			No comment.
E & D4 – Sewage, Effluent and Surface Water			😐		Detail should have included sustainable drainage and risk assessments where appropriate.
E & D5 – Noise Attenuation Requirements		😊			Policy would benefit by incorporation of attenuation features where required within landscaping schemes.
E & D7 – Development in the Countryside			😐		Policy does not relate specifically to harm from buildings that are inappropriate but not in the open countryside. Visual appearance of buildings needs to be emphasised.
E & D8 – Loss of High Quality Agricultural Land		😊			Need to specify what quantity of land should be when this policy should take effect.
E & D9 – New Buildings in the Open Countryside		😊			Defining what is meant by 'open' can be problematic.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies				Comments
E & D10 – Inappropriate Development in the Green Belt				Does not specify what footprint buildings should be.
E & D11 – Re-Use of Buildings in the Green Belt				No comment.
E & D12 – Infill Development of Major Developed Sites				Criteria should mention visual intrusion. Needs to be more in line with PPG2.
E & D13 – Redevelopment of Major Developed Sites in the Green Belt				Visual intrusion and design should be incorporated within criteria.
E & D14 – Minor Infill Development within Settlements				Covered to a degree by Policy HOU1.
E & D15 – Agricultural and Forestry Buildings				Could be stronger so that such buildings must be proven to be 'required'. Pre-application discussions should be encouraged in order to prove the need.
E & D16 – Agricultural Diversification				Agricultural conversions maintain sustainable rural communities.
E & D17 – Adaptation or Re-Use of Existing Rural Buildings				Strong criteria which has successfully defended inappropriate development. Position on residential conversions would be beneficial. However it is now out of date with the succession of PPS7.
E & D18 – Development Likely to Affect Conservation Areas				This policy tends to be supplemented by point c) in E & D19.
E & D19 – Accommodating New Development within Conservation Areas				Recent Planning Inquiry overruled much of the criteria based in b) so will set precedent for future applications. Respecting the character of Conservation Areas needs to be addressed by policy.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
E & D20 – Demolition of Buildings in Conservation Areas			😞	Policy is not as strong as what's stated in PPG15, so PPG15 tends to be relied upon more than this policy.
E & D21 – Advertisements in Conservation Areas		😐		New advertisements and signs implemented tend to be slightly better than replacements, but there could room for improvement in terms of quality.
E & D22 – Proposals for Blinds, Canopies and Shutters	😊			Criteria (b) could be applied anywhere, not just on Listed Buildings or buildings within Conservation Areas.
E & D23 – Development Proposals Affecting Listed Buildings	😊			No comment.
E & D24 – Demolition/Partial demolition of Listed Buildings	😊			No comment.
E & D25 – Proposals to Convert or Extend a Listed Building			😞	Policy does not specifically mention conversion of buildings within text.
E & D26 – Protected Open Space	😊			Highlighting other relating Borough Strategies may be beneficial.
E & D27 – Green Network	😊			May benefit by being linked to the objectives of the Biodiversity Strategy.
E & D28 – Landscape Conservation		😐		County Landscape guidance tends to get used more than this policy.
E & D29 – Areas of Designated Landscape Value		😐		The following more detailed policies more of use than this one which is too general.
E & D30 – Mitigation of Impact on the Landscape		😐		Implies that mitigation measures are dealt post-application, rather than when an application is considered. More pro-active stance would be more beneficial. Policy not used often.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
E & D31 – Cannock Chase AONB		😊		Cannock Chase AONB Management Plan of greater relevance.
E & D33 – Preservation of Archaeological Remains		😐		Need to define what ‘Nationally Important’ means as well as the need for photographic and other evidence.
E & D34 – Archaeological Evaluations	😊			Need for adequate recording of remains should be highlighted. This should include a watching brief and photographic evidence.
E & D35 – Historic Parks and Gardens		😐		Needs rewording.
E & D36 – Nature Conservation: General Requirements in Consideration of Planning Applications	😊			Linkages to objectives within Biodiversity Strategy would be beneficial.
E & D37 – Nature Conservation: Sites of International Importance	😊			Fine, bit little evidence that it has been used frequently. Could easily be merged under E & D38.
E & D38 – Nature Conservation: Sites of National Importance	😊			Policy would benefit by making a requirement for an Environmental Assessment.
E & D39 – Nature Conservation: Sites of Regional/Local Importance	😊			As comment for E & D38.
E & D40 – Mitigation and Amelioration of Impact on Sites of Nature Conservation Value	😊			No comment.
E & D42 – Tree Preservation Orders	😊			Needs to cover Development proposals which affect TPO trees. Policy can only be successful upon up to date TPOs.
E & D43 – Trees in Conservation Areas	😊			Policy should carry caveat “where considered appropriate”.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	☹️	Comments
E & D44 - Development Affecting Trees and Hedgerows	😊			Requires updating.
E & D45 – Protection of Ancient Woodlands	😊			The ‘setting’ of ancient woodlands should be included, as well as identifying/stating where these woodlands are for easy reference.
E & D47 – The Submission of Landscaping Schemes		😊		Landscape Strategies may be appropriate for large scale schemes and should be mentioned. Term ‘biodiversity’ would be better suited than ‘landscape features’ as some features could be at risk.
E & D48 – Landscape Proposals Submitted with Planning Applications		😊		‘Biodiversity’ should be included as well as how schemes. Policy infrequently used.
E & D50 – Land Drainage and Flooding Considerations	😊			Policy would benefit from mentioning what sort of mitigating measures should be employed.
E & D51 – Ground Water Resources	😊			Policy would benefit from greater detail.
E & D52 – Development and Water-Based Environments	😊			Does not state what drainage facilities should be employed such as balancing ponds.
E & D53 – Protected Water Resources		😊		Duplicates other policies and should be deleted.
E & D54 – Re-Use of Vacant Land and Buildings	😊			Regard should be given to any protected species contained within vacant land/buildings as well as other development plan policies.
E & D55 – Development on Contaminated Land	😊			No comment.
Chapter 3: Housing				

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
HOU1 – Development in Existing Residential Areas	😊			Bad neighbour uses needs to be incorporated.
HOU2 – Development Within Residential Development Boundaries	😊			May benefit by discussing appropriate building densities.
HOU3 – Residential Development Outside RDBs		😐		Greater clarity needed on what should be permitted on isolated buildings and hamlets.
HOU4 – Agricultural and Forestry Workers Dwellings		😐		Should clarify on appropriate scale and size, as well as appropriate occupancy conditions.
HOU5 – Residential Development: Layout and Design	😊			Issues on appropriate densities. Refer to Residential Design Guide.
HOU6 – Defining Private and Public Areas	😊			May be expanded to cover types of activities taking places in these areas in order to define.
HOU7 – Public Open Space Requirements for New Residential Development	😊			Needs to be linked to Open Space type breakdown as listed in paragraphs 6.4.8 to 6.4.11. Clarity needs to be given to wording.
HOU8 – Loss of Open Spaces within Residential Areas	😊			Terms of compensation and mitigating need to be clarified.
HOU9 – Commuted Sums for Open Space Provision	😊			Policy only used in exceptional circumstances. Emerging PPG17 Assessment should also be used.
HOU10 – Subdivision of Existing Residential Property	😊			No comment.
HOU11 – Replacement Dwellings	😊			Refer to Appeal Statements. Needs some rewording.
HOU12 – Abandonment of Residential Use		😐		Policy used infrequently.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
HOU13 – Extensions to Dwellings	😊			Policy works best within the rural context.
HOU14 – Extensions to Dwellings Outside Residential Development Boundaries	😊			Fine but criteria could be clearer. Issue on clarifying what the original building is in order to define appropriate Permitted Development.
HOU15 – Structures Treated as Extensions	😊			No comment.
HOU16 – Extensions of the Curtilage of a Dwelling	😊			Very successful.
HOU17 – Provision of Affordable Housing	😊			Needs updating.
HOU18 – Subsidised Affordable Housing	😊			Needs updating.
HOU19 – Affordable Housing on Exceptions Sites			😞	Policy not of much use.
HOU20 – The Needs of the Elderly and the Disabled				Not used very frequently, and needs to be more specific.
Chapter 4: Employment				
EMP1 – Protection of Employment Land		😐		Needs to be made stronger in order to protect existing employment land.
EMP2 – Development within Recognised Industrial Estates	😊			Recognised Industrial Estates need to be reviewed.
EMP3 – Expansion of Existing Industrial Uses	😊			Landscaping needs to be included and the uses that are carried out within cartilages.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	☹️	Comments
EMP4 – Potential “Nuisance” Industrial Activities	😊			Refer to impact upon ‘transport’ rather than just ‘road’ network. Other sustainability issues need to be addressed.
EMP5 – Office Development		😐		Connection to Shopping policies would be beneficial.
EMP6 – B1 Uses in Primarily Residential Areas		😐		Policy needs to be more specific on how to deal with B2 and B8 uses, ie. resisted within residential areas.
EMP7 – Re-use of Existing Buildings			☹️	Would benefit by referring to Green Travel Plans. Proof should be required before changes of use are given. Also conflicts with PPG13 and E & D17.
EMP8 – Parking and Manoeuvring Facilities	😊			Parking standards need reviewing and in light of PPG13 and any emerging PPS13.
EMP9 – Design and Landscaping	😊			Would benefit from mentioning how to deal with landscaping on industrial areas.
EMP10 – Implementation of Landscaping Schemes	😊			Would benefit from promoting native species within policy.
EMP11 – Future Employment Land Provision	😊			Does not state how extensions of employment buildings should be handled within Green Belt.
Chapter 5: Shopping				
SHO1 – Retail Proposals General Requirements	😊			Would benefit from mentioning biodiversity and promotion of walking to and from sites.
SHO2 – Core Primary and Primary Retail Frontages	😊			Two tiers of frontage should suffice. A2 and A3 uses should be separated.
SHO3 – Secondary Retail Frontages	😊			Again, the A classes should be separated.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
SHO4 – Vacant and Upper Floors	😊			Policy used infrequently.
SHO5 – Class A3 Uses	😊			Need to define what are existing commercial areas.
SHO15 – Small Scale Retail Development	😊			Should be read in conjunction with other policies within the development plan. Also need to define what is meant by 'small scale'.
SHO16 – Design Consideration for New Retail Development		😐		Criteria should be clearer in landscaping and biodiversity and in greater detail.
Chapter 6: Recreation, Leisure and Tourism				
RLT1 – Protection of Land with Recreation Value		😐		Needs to be accompanied with emerging PPG17 assessment in order for it to be successful. Not in accordance with PPG17.
RLT2 – Loss of Playing Fields and Sports Pitches	😊			Review needs to be made in light of Playing Fields Directive. Needs to explain how extra provision can be secured.
RLT3 – Allotment Gardens	😊			Make the policy more positive such as highlighting how allotments provide a greater role in the community.
RLT4 – Recreation and Tourist Facilities in the Countryside		😐		Greater reference to drainage provision and the promotion of green travel within tourist sites.
RLT5 – Ancillary Development Associated with Recreational Uses	😊			Include special landscape area character reference and criteria.
RLT6 – Golf Related Development	😊			Golf courses can be used to promote and enhance biodiversity. Sustainability of transport issues and loss of soil/transportation of material.
RLT7 – Rights of Way and Equestrian Development	😊			Highway safety issue needs to be raised. Rarely used but considered necessary.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
RLT8 – Water Based Recreation				No mention of what would be suitable uses on particular watercourses.
RLT9 – Canal Related Development	😊			Moorings outside settlements needs to be clarified.
RLT10 – Recreational Activities Causing Noise or Other Nuisance	😊			Policy should be made to be more broad and may be merged within RLT4.
RLT11 – Areas of High Scenic Quality		😐		Could be stronger in stating that some recreational uses are not appropriate in areas such as the Cannock Chase AONB. County guidance also supersedes this to an extent.
RLT12 – Development Affecting Public Rights of Way		😐		Too specific and can be merged within RLT4
RLT13 – Development of Tourist and Visitor Attractions	😊			Promotion of sustainable tourism would make policy stronger.
RLT14 – Hotels and Guest Houses	😊			Does not mention about Listed Buildings or specific settlements.
RLT15 – Extensions to Existing Visitor Accommodation	😊			Tie in within Green Belt would be useful and could be merged within RLT14.
RLT16 – Touring Caravan and Camping Sites	😊			Policy should refer as being compliant with ‘other’ development plan policies. Reference to caravan storage would also be beneficial. Also could be merged within policy RLT17.
RLT17 – Holiday Chalets and Static Caravans	😊			Policy should refer as being compliant with ‘other’ development plan policies.
RLT18 – Self Catering Holiday Accommodation			😞	Policy not used.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
RLT19 – Accommodating New Development at Trentham Garden Estate			😞	Out of date and should be deleted.
RLT20 – Appropriate Infill Uses at Trentham Gardens Estate			😞	Out of date and should be deleted.
Chapter 7: Movement and Transportation				
MV1 – Taxis and Private Hire Vehicles		😐		Not needed. Criteria on highway safety should be included within MV10.
MV2 – The Introduction of Traffic Calming measures		😐		Staffordshire Residential Design Guide should cover traffic calming measures.
MV3 – Site Specific Proposals		😐		Include references to landscaping and highway safety measures. Should also be included as part of residential development anyway.
MV4 – Cycle Routes and Cycle Parking	😊			No comment.
MV5 – Public Transport: Access for the Disabled	😊			Policy would benefit by referring to the Disability Discrimination Act.
MV6 – Traffic Management and the Disabled	😊			Street furniture issues need to be taken into account.
MV7 – Proposed New Roads		😐		Is somewhat of a cross-over to that of the Structure Plan, policy should support proposals within that.
MV8 – Protected Routes		😐		As comment for MV7.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
MV9 – New and Improved Highways	😊			No comment.
MV10 – Land Development Requirements		😐		Policy does not refer to highway danger, maintenance measures or provision for cyclists. Should be merged within MV3.
MV11 – Parking Requirements for Town and Settlement Centres		😐		Needs updating as does not comply with PPG13 standards.
MV12 – Parking Requirements in Other Locations	😊			Policy needs updating in the light of PPG13 and emerging PPS13. Policy should be merged with MV11.