Stafford
BOROUGH COUNCIL

Stafford Borough Authority Monitoring Report 2024

(Covering the period 1 April 2023 - 31 March 2024)

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1. Executive Summary

1.1 This Authority Monitoring Report covers the period of 1 April 2023 to 31 March 2024, referred to within the report as the monitoring year. The main body of the report summarises the progress that Stafford Borough Council has made in delivering the policies within the adopted Plan for Stafford Borough 2011-2031. The analysis includes a commentary on the progress of a new Local Plan, the development of Neighbourhood Plans (detailed in Appendix 1), cross boundary co-ordination on strategic matters and related work, as well as the Self-Build and the Brownfield Land registers. Most importantly, the document provides an analysis of whether the Local Plan targets are being achieved, such as the delivery of housing numbers and employment land sites.

1.2 The report is followed by an overview of Local Plan performance indicators and targets (Appendix 2), which is used to monitor the delivery of the Plan's policies.

Progress on the new Local Plan and Supporting Documents

1.3 The Council has a fully adopted Local Plan, and work on the production of a new Local Plan commenced in July 2017. The Local Development Scheme (LDS) 2022, published on 19 October 2022, sets out the timeline to produce the new Local Plan and its supporting documents. To provide the most up to date evidence-based information, and to ensure the new Local Plan reflects the latest National Planning Policy Framework and guidance, the Council will publish an updated Local Development Scheme timetable during 2025. The dates of the LDS 2022 will therefore change.

1.4 Six Neighbourhood Plans have been 'made' (adopted) for the parishes of Gnosall, Eccleshall, Hixon, Colwich (the Haywoods), Barlaston and Stone. Five Neighbourhood Plans are being progressed: Swynnerton, Hopton and Coton, Doxey, Fulford and Yarnfield and Cold Meece.

1.5 Stafford Borough Council continues to have cross-boundary strategic discussions, known as the "Duty to Co-operate", on housing, employment land, infrastructure and environmental issues with neighbouring authorities and key stakeholders.

1.6 The Council has an up-to-date Brownfield Land Register and Self-Build Register, and is working towards providing self-build and custom housing plots to meet the demand on the register.

1.7 The authority was successful in its bid to secure further funding to undertake initial feasibility studies on the provision of a new garden community in the Borough.

1.8 The authority exceeded the requirements of the Government's Housing Delivery Test for the most recent monitoring year.

Progress on Local Plan Policies

1.9 The adopted Local Plan performance indicators and targets in Appendix 2 show that the Plan's policies are being successfully delivered. Of the 83 indicators, a total of 41 show a positive outcome, 17 show a neutral outcome, and 11 show a negative outcome over the monitoring year. 14 indicators have not been updated in this monitoring year.

1.10 Housing completions are below target this year; at 423 completions compared to the Local Plan target of 500 dwellings per annum.

1.11 Housing supply remains strong, with Stafford Borough having a 5 year supply of deliverable sites, and sufficient commitments to meet the target of 10,000 homes over the Plan period 2011 - 2031.

1.12 4.3 hectares of gross employment land has been completed this year, which is less than the Local Plan target of 8 hectares per annum. There is a supply of 51.99 hectares in the pipeline, and sites are being developed; the majority of Redhill Business Park is complete, and Beacon Business Park has seen consistent development over the past three years. In this monitoring year, three planning applications have been permitted at Meaford Business Park.

1.13 In the Borough 70% of new housing development is proposed to be built in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% across the rest of the Borough area. When housing completions and committed sites are considered collectively, the percentages are generally in line with the adopted Plan's development strategy.

1.14 Good progress has been made on the Strategic Development Locations in the Borough. The East of Stafford site has 623 completions to date, the North of Stafford site has 756 completions, and the West of Stafford site has 822 completions. Construction on the strategic site at Stone has seen the delivery now totalling 532 out of 559 permissioned units through to the 2023/24 monitoring year.

1.15 The Stafford Station Gateway project, a multi-million pound residential and commercial development to the west of Stafford railway station linking the Western Strategic Development Location with the town centre is progressing well.

1.16 The number of affordable dwelling completions during 2023/24 was 163 units, in comparison to 92 units in the previous year, but below the Local Plan target of 210 units per year. Generally affordable housing delivery has increased over the Plan period, however the average number of completions per annum since 2011 remains under-target at 168 units.

1.17 No planning applications have been approved for renewable energy schemes generating above 1 MW within the monitoring year.

1.18 There have been no losses in areas of biodiversity importance during 2023/24, and no listed buildings lost as a result of development.

2. Introduction and Spatial Portrait

2.1 Local Planning Authorities have a statutory requirement to produce an annual Authority Monitoring Report. The purpose of the report is to show progress with Local Plan preparation, assess the delivery of adopted Local Plan policies and targets, and to report on other planning policy activities. These include Supplementary Planning Documents, Neighbourhood Plans, Duty to Co-operate, and contributions made towards infrastructure provision.

2.2 This is the eleventh Authority Monitoring Report to be produced since the adoption of the Local Plan (known as the Plan for Stafford Borough). The Report covers the period of 1 April 2023 to 31 March 2024, referred to throughout the report as the monitoring year. Where appropriate, data has been provided for the last eleven years so that an assessment can be made from the start of the Plan period in 2011.

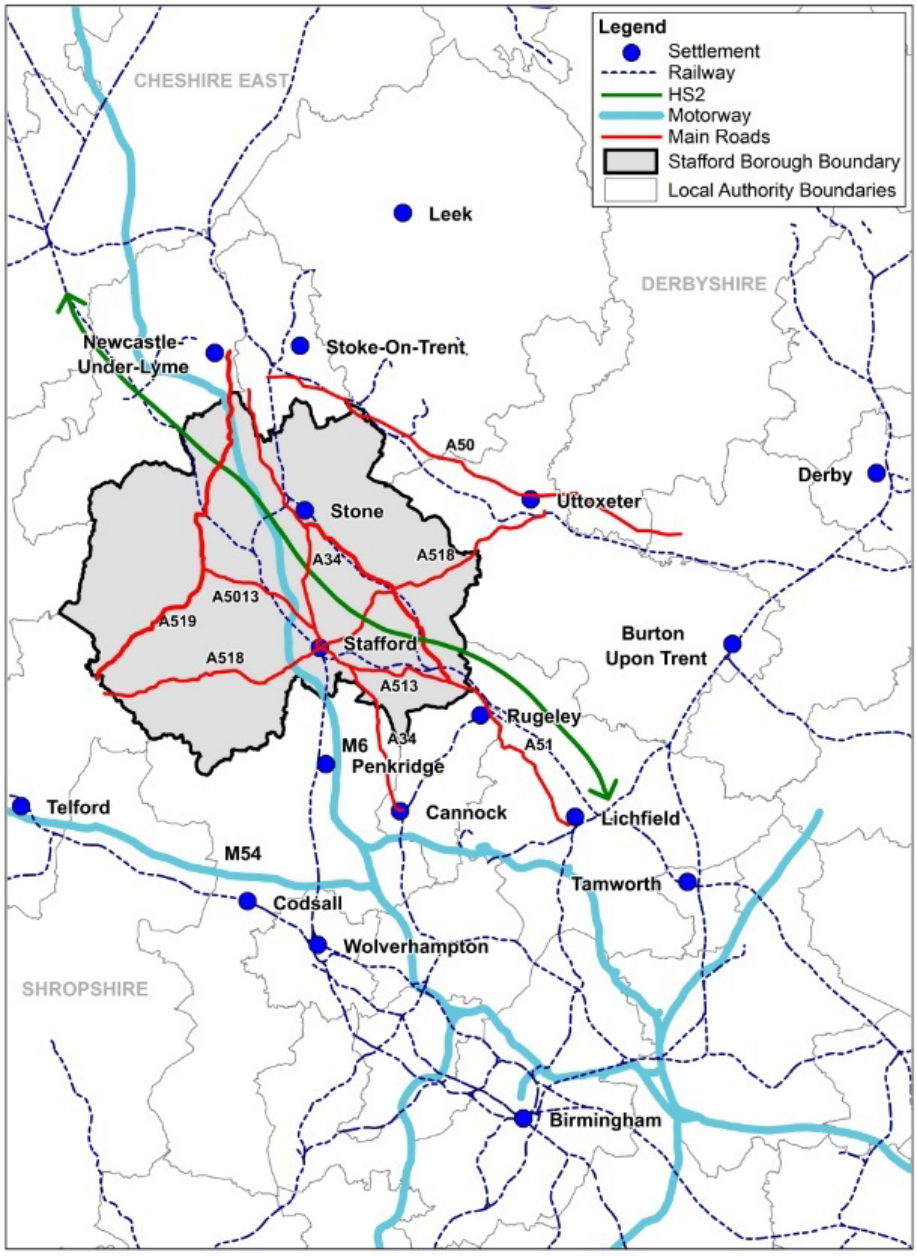
2.3 Stafford Borough Council adopted Part 1 of the Plan for Stafford Borough in June 2014. Part 2 was subsequently adopted in January 2017. This report therefore sets out progress on both elements of the current Plan where data is available.

Spatial Portrait

Location

2.4 Stafford Borough is centrally located within the county of Staffordshire. It lies between the north Staffordshire conurbation, comprising of Stoke-on-Trent and Newcastle-under-Lyme, and the West Midlands conurbation to the south.

Figure 1 - Map of Stafford Borough in its locality



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2.5 The Borough is predominantly rural, covering approximately 230 square miles. It has two main towns, Stafford and Stone as well as many villages and hamlets, with Stafford and Stone being the Borough's main employment centres.

2.6 The Borough has excellent transport links, including the M6 and the West Coast Mainline railway. Although the Borough is relatively self-contained, there are important economic linkages with both the West Midlands and north Staffordshire conurbations.

2.7 The natural landscape of the Borough is characterised by flat, low-lying land between the rivers Trent, Penk and Sow. Much of the area is intensively farmed agricultural land (including stock farming), interspersed with ancient and semi-natural woodland and grasslands. The upland landscape in the south-east of the Borough is nationally recognised through its designation as part of the Cannock Chase National Landscape, formerly known as the Cannock Chase Area of Outstanding Natural Beauty (AONB).

2.8 The Borough contains Ramsar sites (wetlands of international importance designated under The Convention on Wetlands, known as the Ramsar Convention, an intergovernmental environmental treaty which came into force in 1975) at Aqualate Mere, Chartley Moss and Cop Mere, 15 Sites of Special Scientific Interest (SSSIs) and 4 Special Area of Conservation (SAC) at Cannock Chase, Mottey Meadows, Chartley Moss and Pasturefields.

2.9 There are two areas of Green Belt in the Borough. Extensive parts of the north of the Borough lie within the North Staffordshire Green Belt while part of the south-eastern area of the Borough is designated as part of the West Midlands Green Belt.

Population

2.10 The population of the Borough in 2021 was 136,800. Between 2011 and 2021, the Borough's population grew by 4.6%, which is below the 6.2% increase for the West Midlands region and below the 6.6% increase for England.

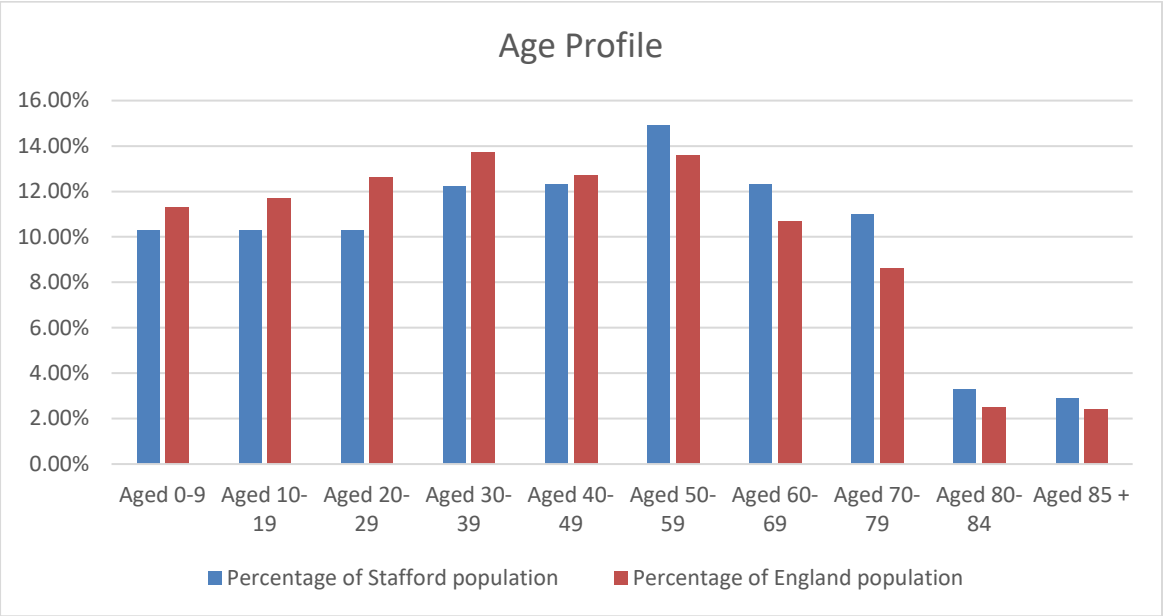
2.11 The Borough is the 238th most densely populated lower tier English local authority, of 317 such authorities. As of the Census 2021, the population density is 229 residents per square kilometre, with a third of the population living in the Borough's rural areas.

2.12 69,200 of Stafford Borough's residents are female (51%), and 67,600 residents are male (49%).

2.13 The median age of Stafford Borough's population is 45 years of age as at 2021, which has increased by two years from 43 years of age since 2011. This is higher than the West Midlands and England median age of 40. The number of people aged between 75 to 84 years rose by approximately 3,100 (an increase of 38.9%), while the number of residents between 35 and 49 years fell by just under 3,300 (11.6% decrease).

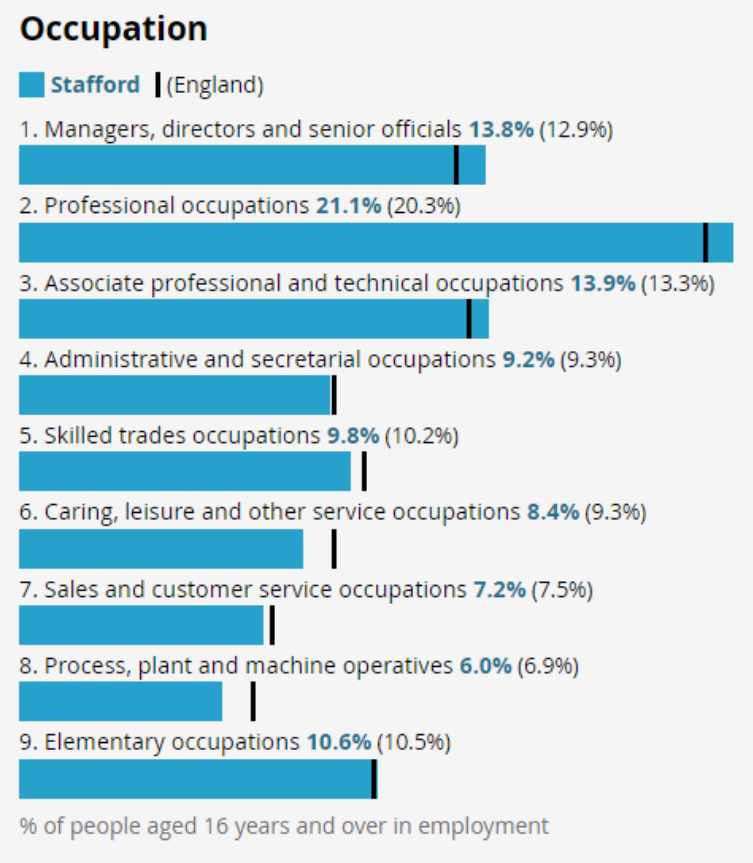
2.14 The age profile of the population can be seen in the below figure.

Figure 3 - Stafford Borough and England age profile 2021



2.15 In 2021, 57.9% of the population were economically active and in employment, 2.3% are economically active and unemployed, and 39.8% are economically inactive. To note, the data in Figure 3 is collected from the Census 2021, and so there are pandemic-related quality considerations for this data.

Figure 4 - Occupation type of employment in the Borough (Office for National Statistics)



2.16 Stafford Borough has a relatively high skills level, with 40.9% of residents have Level 1, 2 or 3 qualifications, 50.6% having an apprenticeship, and 35.1% having level 4 qualifications and above.

2.17 The percentage of people aged 16 years and over who were employed (excluding full-time students) was 56.4% in 2021. This decreased from 57.4% in 2011.

2.18 The median house price paid in Stafford Borough as of March 2023, is £245,000. The median price for detached housing is £350,000, semi-detached is £225,000, terraced is £182,500 and flats / maisonettes is £125,000.

2.19 70% of households in Stafford Borough owned their own home in 2021, which reduced from 71.6% in 2011. 39.1% of households owned their home outright, 31.7% own their home with a mortgage / loan / shared ownership, 13.6% live in a social rented dwelling, and 15.6% live in private rented or rent free.

2.20 As of 2021, 87.5% of residents live in a whole house or bungalow, 11.9% live in a flat / maisonette / apartment, and 0.6% live in a caravan or other mobile / temporary structure. In terms of the number of bedrooms, 7.9% of households live in a 1-bedroom dwelling, 22.4% live in a 2-bedroom dwelling, 43.4% live in a 3-bedroom dwelling, and 26.3% live in a dwelling with 4 or more bedrooms.

2.21 Household mixes in the Borough consist of 29.6% with 1 person in the household, 38.8% of households have 2 people in the household, 15.4% have 3 people in the household, and 16.2% have four or more people in the household.

2.22 Median house prices and affordability ratios in the Borough are below national averages, but above those for the West Midlands. The median housing affordability ratio for workplace-based earnings in 2021 was 7.71, compared to 9.05 for England and 7.50 for the West Midlands.

2.23 As of 2019, Stafford Borough had a less income-deprived profile, with an income deprivation of 7.8%, ranking 241 of 316 local authorities. Out of the 80 'neighbourhoods' in Stafford Borough, 5 are among the 20% most income deprived in England, and 37 are among the 20% least income-deprived in England. In the least deprived neighbourhood in Stafford Borough, 1.4% of people were estimated to be income deprived. In the most deprived neighbourhood, 26.8% of people were estimated to be income deprived. The gap between these two, the internal disparity, is 25.4 percentage points in Stafford Borough. The Moran's I local income deprivation for Stafford Borough is 0.35.

2.24 46.8% of residents in Stafford Borough described their health as being "very good" in 2021, this increased from 46.3% in 2011. Those residents who describe their health as "good" has decreased from 35% to 34.5%. In 2021, 18.2% of Stafford Borough residents identify as being disabled under the Equality Act.

2.25 In 2021, 54.3% of residents in Stafford Borough are Christian, this is down from 67.9% in 2011. 36.9% of the population in the Borough report as having no religion and 8.8% represent other religions.

2.26 Within Stafford Borough, 3% of residents identify as Asian, Asian British or Asian Welsh; 1.1% identify as Black, Black British, Black Welsh, Caribbean or African; 1.9% identify as Mixed or Multiple ethnic groups; 93.4% identify as White; and 0.7% identify as Other ethnic group. There has been an increase in "Mixed or Multiple" ethnicities from 2011 to 2021, with 1.3% of residents identifying as Mixed or Multiple ethnic groups in 2011.

Planning Context

2.27 The Plan for Stafford Borough 2011-2031 provides for growth through a sustainable pattern of development. The Plan makes provision for both local needs and in-migration delivering a level of housing and employment that will satisfy both. The focus of development is the county town of Stafford, which will take 70% of the overall housing allocation for the Borough over the Plan period. This will be balanced by employment sites (56% of new employment development will be at Stafford town) and the provision of supporting infrastructure. Three strategic sites have been allocated on the edge of Stafford to support the majority of this housing growth: North of Stafford, West of Stafford, and East of Stafford.

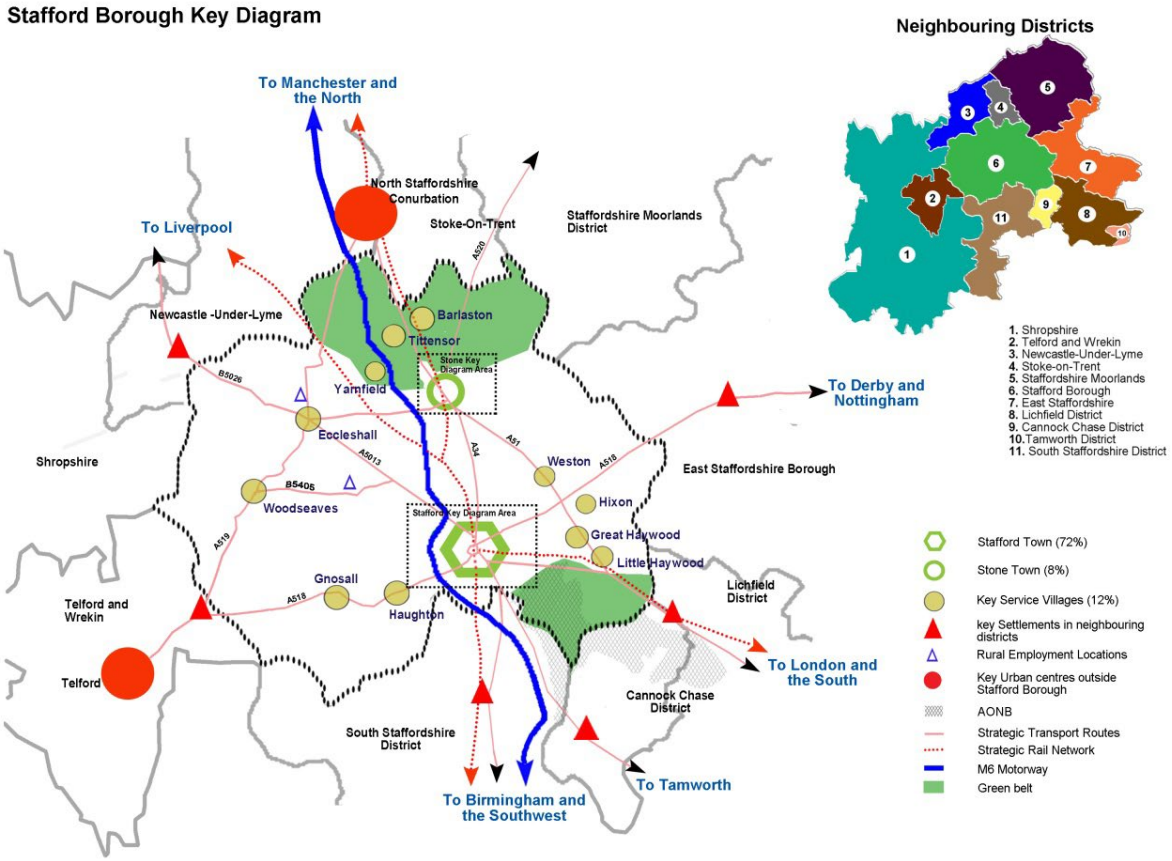
2.28 The smaller market town of Stone will accommodate 10% of the housing growth and will be supported with employment sites and appropriate infrastructure over the Plan period. The Plan for Stafford Borough allocates 12% of the Borough's employment growth to Stone. A strategic housing site has been allocated to the west of Stone which will accommodate 500 new dwellings, and an employment site has been completed to the south of Stone to provide 20 hectares of employment land.

Additional housing and employment will be provided elsewhere in Stone through sites with planning consent.

2.29 11 Key Service Villages (KSVs) have been identified in the Plan which will take a lower level of growth; Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood/Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield. Overall, 12% of housing will be built in these sustainable villages over the Plan period, which already provide many local facilities and services.

2.30 The remaining rural areas of the Borough will accommodate a small amount of growth (8%). This is to provide for local needs and will primarily focus on the conversion of barns and rural buildings, and the provision of rural exception sites (sites for affordable housing outside the Key Service Villages).

Figure 5 - Diagram of the Borough



3. Progress on the Local Plan and Supporting Documents

New Local Plan

3.1 The Development Plan for Stafford Borough currently consists of the Plan for Stafford Borough (PFSB), adopted on 19 June 2014, and the Plan for Stafford Borough: Part 2 adopted on 31 January 2017. The Plan for Stafford Borough sets out the vision, key objectives and spatial strategy for the Borough. It is the over-arching policy document to which any other planning policy documents must comply, including Neighbourhood Plans. The Plan for Stafford Borough Part 2 sets out the approach to development in the sustainable settlement hierarchy by establishing settlement boundaries for Stafford, Stone and the Key Service Villages, and boundaries for the Recognised Industrial Estates. It also includes a policy on protecting social and community facilities.

3.2 In addition, Stafford Borough is covered by the Minerals Local Plan for Staffordshire (2015-2030), adopted on 16 February 2017, and the Staffordshire and Stoke-on-Trent Waste Local Plan (2010 to 2026), adopted on 22 March 2013, both produced by Staffordshire County Council.

3.3 The New Local Plan 2020-2040 will fully replace the Plan for Stafford Borough 2011-2031 (PFSB) and the PFSB Part 2 with a new development strategy, site allocations and Development Management policies. A 'Call for Sites' exercise has been undertaken and a public consultation on the key issues and options for consideration in the new Local Plan took place between Monday 3 February and Tuesday 21 April 2020. Responses to the consultation have been analysed and were considered alongside updates to the New Local Plan evidence base prior to publishing the Preferred Option document in October 2022. A public consultation for the Preferred Options document took place between Monday 24 October and Monday 12 December 2022. Responses to the consultation will be analysed and considered alongside updates to the New Local Plan evidence base.

3.4 The Local Development Scheme (LDS) 2022 sets out the timeline to produce each stage of the New Local Plan and its supporting documents. The timeline can be seen in Table 1 and can also be found on the Local Development scheme webpage.

3.5 In order to provide the most up to date evidence-based information, and to ensure future consultations reflect the latest National Planning Policy Framework and guidance, the Council will publish an updated timetable during 2025. Therefore, the dates for future key stages listed below will change.

Table 1 - Local Development Scheme 2022 timeline

Process stage	Proposed stage date
Commencement	July 2017 - Completed
Issues and Options	July 2018 to March 2020 - Completed

Process stage	Proposed stage date
Preferred Options	October to December 2022 - Completed
Publication	July to September 2023
Submission	November 2023
Examination	February 2024
Adoption	October 2024

Supplementary Planning Documents (SPDs)

3.6 Two Supplementary Planning Documents have been adopted on 24 April 2018 covering "Design" and "Shopfronts and Advertisements".

Neighbourhood Plans

3.7 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans (NPs) for their area. There are two types of bodies that can undertake neighbourhood planning – town and parish councils or neighbourhood forums. Neighbourhood Development Plans are prepared and led by local communities and set out a vision and aims for their local area, including general planning policies for the use and development of land covering topics such as housing, employment, environment, open space, and infrastructure.

3.8 Neighbourhood Plans must be in accordance with national and local planning policy, and are subject to independent examination and public referendum. Once a Neighbourhood Plan has been through the statutory process and is 'made' (adopted) it forms part of the development plan for the area and is used to guide decisions on planning applications.

3.9 There are currently six parishes with made Neighbourhood Plans within the Borough: Gnosall, Eccleshall, Hixon, Colwich, Barlaston and Stone. Five Neighbourhood Plans are also being progressed: Swynnerton, Hopton and Coton, Doxey, Fulford and Yarnfield and Cold Meece. Further information can be seen in Appendix 1.

Duty to Co-operate

3.10 The Localism Act (2011) sets out a requirement for local authorities to fulfil a Duty to Co-operate on strategic planning issues that cross administrative boundaries, and to engage constructively and actively through an ongoing basis on the preparation of Local Plan documents, including the preparation of evidence to underpin these documents. This is re-enforced in the National Planning Policy Framework (NPPF) which states that local planning authorities should work collaboratively with other

bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected through individual Local Plans. Nevertheless in October 2023 the Levelling Up and Regeneration Act provided legislation to abolish the Duty to Co-operate requirement on local authorities.

3.11 The Council continues to have on-going discussions on cross boundary planning issues with neighbouring councils. There are several cross boundary key issues where a complementary approach is required, including flood risk, provision of infrastructure (including transport links), the distribution of housing associated with local housing markets, Gypsy and Traveller accommodation, employment needs as well as protection of the environment and landscape. Stafford Borough Council worked on a number of joint evidence-based studies to support the Plan for Stafford Borough, and continues to carry out active co-operation with its neighbours and partners.

3.12 During 2023/24, Stafford Borough Council continued to work pro-actively through the Cannock Chase Special Area of Conservation Partnership to mitigate the impact of new development on this European designation, with an updated developer contribution approach started on 1 April 2022. The Council also works alongside neighbouring authorities as part of the Functional Economic Market Areas including Cheshire East, Cheshire West and Chester, Staffordshire County Council, Newcastle-under-Lyme, the City of Stoke-on-Trent and Staffordshire Moorlands Councils.

Community Infrastructure Levy and developer contributions

3.13 The Community Infrastructure Levy (CIL) is a charge that can be levied on planning developments to support the infrastructure needs of an area, as defined by the Plan for Stafford Borough. It can be used to fund new strategic transport, education, open-space, and recreation provision that cannot be funded by other means. CIL is charged per square metre on the net additional floorspace of a development. There are exemptions to the charge, including self-build housing and social housing.

3.14 A significant amount of work was undertaken to progress a Community Infrastructure Levy Charging Schedule in 2015. However, before the project had concluded, the Government announced that the CIL process would be reviewed and therefore the work was put on hold. The Council will be considering the position of CIL through the New Local Plan process.

3.15 Currently developer contributions continue to be collected through Section 106 agreements to help deliver key infrastructure in the Borough. The Council publishes an annual Infrastructure Funding Statement, which provides a summary of the contributions received, spent and used sets by the Council each financial year.

Brownfield Land Register

The Brownfield Land Register is a list of previously developed sites that are suitable for housing development in the Borough. The purpose of the Register is to highlight availability of brownfield sites to potential developers, and to consider whether any of the sites would benefit from a new type of planning permission called ‘permission in principle’. Part 1 of the Brownfield Land Register is published annually in December.

Self-Build Register

3.16 As part of the Government’s drive to increase housebuilding, self-build and custom build housing is being promoted. Legislation has been enacted through the Housing

and Planning Act 2016 requiring local authorities to keep a register of those interested in acquiring a self-build plot, known as the Self-Build Register. The Council is required to keep a register of individuals and groups who want to acquire land within the Borough for self-build homes, and are working towards providing self-build and custom-build plots to meet the demand identified by the Self Build Register. Table 2 shows how many individuals are registered.

Table 2 - Number of individuals on the Self-build Register per monitoring year

Monitoring year	Number of individuals registered
2016/17	25
2017/18	11
2018/19	8
2019/20	4
2020/21	14
2021/22	10
2022/23	6
2023/24	5
Total	83

4. Progress on Local Plan Policies

Housing and Communities

4.1 The housing target in the Plan for Stafford Borough is 10,000 dwellings over the period 2011-2031, which equates to the delivery of 500 dwellings per annum. Housing completions since the start of the Plan period are set out in Table 3. The average completion rate is 602 dwellings, which is above target for the Plan period to date and reflects an increased delivery from the Strategic Development Locations in Stafford and Stone as well as other larger housing sites across the Borough.

Table 3 - Housing delivery per monitoring year

Monitoring year	Number of dwellings delivered
2011/12	425
2012/13	306
2013/14	411
2014/15	428
2015/16	688
2016/17	1010
2017/18	863
2018/19	699
2019/20	752
2020/21	614
2021/22	506
2022/23	631
2023/24	423

4.2 The policy framework states that predominately future development will be delivered in Stafford, Stone and 11 Key Service Villages (KSVs) across the Borough. Annual targets have been set for the distribution of housing and employment growth within the settlement hierarchy. For housing growth, 70% of these new developments will be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% across the rest of the Borough over the Plan period.

4.3 Since the start of the Plan period in 2011, 57% of housing completions have been delivered in Stafford, 15% in Stone, 17% in the Key Service Village, and 11% in rural areas. There has therefore been an under-delivery in Stafford and an over-delivery in Stone, the Key Service Villages, and other rural areas. However, when both housing completions and commitments are considered together i.e., those that have been built and those with either planning permission or sites allocated in the Plan, the percentages are generally in line with the Plan's target. Table 4 below sets out the targets and the percentages achieved.

Table 4 - Settlement hierarchy housing targets and delivery

Location	Target (%)	Completions 2011-2024 (%)	Completions and Commitments (%)
Stafford	70	57	71
Stone	10	15	11
Key Service Villages	12	17	11
Rural Areas	8	11	7

4.4 Over the Plan period 7,000 new dwellings have been allocated for delivery at Stafford town. Since 2011, 4,403 dwellings have been built, and there are a further 4,878 dwellings either under-construction, with planning permission or part of a Local Plan allocation. 132 affordable houses were delivered in Stafford town in the monitoring year, which is above the target (105 per annum). Of these, 26 were for affordable rent, 55 were for social rent and 51 were for shared ownership housing.

4.5 Updates on the Local Plan allocations, or Strategic Development Locations (SDLs), in Stafford town are as follows:

- The North of Stafford site is moving forward. Of the 3,275 dwellings allocated at this strategic site 756 dwellings have been completed up to the end of the monitoring year, and two granted planning permissions remain providing a total of 2,519 commitments. A total of 93 affordable housing units have been delivered in the monitoring year.

- The West of Stafford strategic site is allocated 2,200 dwellings. At the end of the monitoring year, a total of 822 dwellings have been completed, and planning permission has been granted for 1,026 dwellings, with the remaining 352 dwellings as Plan allocation commitment. On the areas of the site that have planning permission, 30% of the houses delivered will be for affordable

housing as agreed in the Section 106 Agreement. In the monitoring year, 39 affordable units were delivered.

- The East of Stafford strategic site is allocated 653 dwellings. At the end of the monitoring year, a total of 623 dwellings have been completed, with the remaining 30 dwellings as Plan allocation commitment. Of the 653 dwellings, a total of 192 affordable housing units have been delivered.

4.6 Over the Plan period 1,000 new dwellings have been allocated for delivery at Stone town. Since the start of the Plan period, 1,195 dwellings have been built and a further 166 dwellings have planning permission. 31 affordable dwellings were delivered at Stone town in the monitoring year; this is over the target of 20 per annum. Of these, 12 were for affordable rent, 11 were for social rent and 8 were for shared ownership housing.

4.7 Updates on the Local Plan allocations, or Strategic Development Locations (SDLs), in Stone are as follows:

- The strategic site in Stone is allocated 559 dwellings. At the end of the monitoring year, a total of 532 dwellings have been completed on site. It has been agreed that 32% of the dwellings provided will be for affordable housing. 31 affordable housing units were delivered in this monitoring year. Development on the Stone Business Park extension providing 21.07 hectares of employment land has now been completed.

4.8 In addition, conversions have been completed to traditional rural buildings to create a total of 13 new dwellings in rural areas, helping to provide for local housing need whilst preserving their character.

4.9 The Council can demonstrate more than a 5-year supply of housing land. There are 8 years of deliverable housing sites. The calculation of the 5-year supply includes sites with planning permission and those allocated in the Local Plan. A full analysis of the 5-year housing land supply situation, and the Council's annual report on housing delivery, known as 'Land for New Homes', can be found at http://www.staffordbc.gov.uk/monitoring.

4.10 The Plan for Stafford Borough supports sustainable development on brownfield land. During the monitoring year 2023/24, 26% of housing completions were on brownfield land, in comparison to 22% during 2022/23. The figure is significantly lower than at the start of the Plan period, for example in 2012/13 the figure was 80%, due to greenfield sites coming forward through the adopted Plan for Stafford Borough's development strategy.

4.11 The Council has exceeded the Housing Delivery Test for the 2022/23 monitoring year. The Government's Ministry of Housing, Communities and Local Government (MHCLG) Department are yet to request the 2023/24 monitoring year data.

4.12 It is important that an appropriate mix of dwelling types, tenures and sizes is delivered within the Borough to meet identified needs. Of the houses built in the current

monitoring year 32% were 1 and 2 bedroomed, 44% were 3 bedroomed, and 24% were 4 bedroomed or over.

4.13 In total, 163 units of affordable housing were delivered in the monitoring year, an increase from last year's figure of 92 units, but below the target rate of 210 units per year. Affordable housing has been delivered through a mix of grant funding and Section 106 agreements. Generally affordable housing delivery has increased over the Plan period to date, however since the start of the Plan period the average remains under-target at 168 units. Table 5 below shows the number of affordable housing delivered in the Borough since 2011.

Table 5 - Affordable housing delivery per monitoring year

Monitoring year	**Number of affordable housing units delivered**
2011/12	83
2012/13	48
2013/14	91
2014/15	199
2015/16	159
2016/17	343
2017/18	219
2018/19	147
2019/20	189
2020/21	196
2021/22	261

Monitoring year	Number of affordable housing units delivered
2022/23	92
2023/24	163
Annual Average from 2011-2024	168

4.28 The adopted Plan includes Policy C6 which seeks to ensure that an adequate supply of gypsy and travellers' sites at appropriate locations are delivered over the lifetime of the Plan. Technical work undertaken for Part 2 of the Plan identified that 43 gypsy and traveller pitches are needed over the Plan period. No planning permissions for gypsy and traveller pitches have been granted in the current monitoring year.

Economy

4.14 A strong economy is supported by an adequate supply of employment land, provision of high-quality transport and communications infrastructure, and a good skills base. Stafford Borough historically has had a good portfolio of employment land, but sites are now being built out. The Borough has a low unemployment rate of 4%, compared to the regional rate of 5.4% and the national rate of 5%, which is an indicator of a healthy economy.

4.15 There are six Recognised Industrial Estates in the Borough at Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields and Raleigh Hall. In this monitoring year, there have been two new planning permissions within the Recognised Industrial Estates and extant planning permissions are still live on these sites from previous monitoring years. Raleigh Hall has no more employment land available as the Local Plan allocation has permission, but Ladfordfields has 5.8 hectares remaining.

4.16 The target provision of employment land in the Borough is 8 hectares per year. Table 6 shows the gross build rates of employment land since the start of the Plan period. Completions were below target this monitoring year at 4.3 hectares, with 60% of completions (floorspace) on brownfield land, which is a significant increase since last year at 4%. During the monitoring year 0.15 hectares of employment land has been lost to housing. The average completion rate is 8.7 hectares, which is above target for the Plan period to date, as shown in Table 6 below.

Table 6 - Gross number of employment land hectares delivered per monitoring year

Monitoring year	Number of hectares delivered
2011/12	1.6
2012/13	3.4
2013/14	1.2
2014/15	4.7
2015/16	2.8
2016/17	9.4
2017/18	12
2018/19	26.9
2019/20	5.1
2020/21	4.7
2021/22	2.5
2022/23	34.5
2023/24	4.3
Annual Average from 2011-2024	8.7

4.17 There are 51.99 hectares of employment land supply committed to by sites with planning permission or allocated in the Local Plan, as can be seen in Table 7.

Table 7 - Employment land commitments

Commitment type	Number of hectares of employment land
With planning permission	34.19
Local plan allocation without planning permission	17.8
Total commitments	51.99

4.18 Two strategic employment sites have been allocated at Stafford town, one to North of Stafford (Redhill) and one to the East of Stafford (Beacon Business Park). The Redhill employment site is 45 hectares in total, which either has planning consent or has been built. At Beacon Business Park, to the east of Stafford includes a public house, 9 plots, a drive through coffee shop, a convenience store and four retail units that have been completed. This leaves a remaining 9.8 hectares allocated in the Local Plan.

4.19 Out of a total of 4.3 hectares of employment land developed across the Borough in 2023-2024, 0.135 hectares were developed in rural areas helping to provide rural employment and contribute towards a sustainable rural economy. A further 14.57 hectares of employment land was granted planning permission during the monitoring year in rural areas.

4.20 Three Major Developed Sites in the Green Belt have been identified in the adopted Plan as potential sites for employment infill or part/complete redevelopment. These include Hadleigh Park (former Creda Works Limited) at Blythe Bridge, Moorfields Industrial Estate near Swynnerton and the former Meaford Power Station at Meaford, north of Stone. Hadleigh Park is in eisting employment use and there are currently no planning permissions on this site. Moorfields Industrial Estate is an established employment area which is not currently subject to any extant planning permissions. As of 1 April 2024, the former Meaford Power Station site has three extant applications permitted totalling 11.7 hectares. An access road has been constructed. Plot 3 (1.57 hectares) was completed for B use class in the 2016/17 monitoring year.

4.21 Policy E8 of the adopted Local Plan supports the functions, vitality and viability of town, local and other centres specified in the hierarchy of centres. The aim is that retail, office and leisure developments should be focused in the town centres. Of all retail, leisure and office developments that have been built in the monitoring year, 30% were in the defined town centres of Stafford, Stone and the Key Service Villages (KSV's). Of the extant retail, office and leisure commitments (sites with permission that have not yet been developed), 8% are in Stafford and Stone town centres, whilst 0% are within other defined local centres including the KSVs.

4.22 In the current monitoring year, 1,091m^2 of retail development was completed in Stafford town centre. In the same location, a further 1,350m^2 was either under-construction or had planning permission. The Riverside retail development is complete, and the majority of the units are now occupied.

4.23 Work is progressing on the Stafford Gateway Project, a multi-million pound commercial and housing development to the west of Stafford railway station. Consultation on the draft regeneration framework for the Stafford Station Gateway ran for six weeks and closed on 29 September 2022. On 20 November 2023 the Council secured just under £20 million of Levelling Up Funding that will unlock the development potential of the 28-hectare site.

Tourism and Leisure

4.24 5 hotel bed space was built in 2023-24 and 20 hotel bed spaces were granted permission in the monitoring year.

Natural and Historic Environment

4.25 The adopted Plan promotes measures to combat climate change and promote renewable energy. In terms of recycling, the Authority has achieved a household recycling rate of 47.9% this year (an increase from 46.8% last year); which is below the target which has been set at 60%. It is however above the UK recycling rate for Waste from Households of 44% in 2020. An initiative has been put in place to help reduce contamination in recycling by using blue bags, which has successfully reduced the rate of contamination from 15% to 8%. No planning applications have been approved for renewable energy schemes generating above 1 MW within the monitoring year.

4.26 The natural environment is an important asset ecologically, economically and for health purposes. There have been no changes or recorded losses in respect of areas of biodiversity importance in the monitoring year including RAMSAR/Special Areas of Conservation (SAC) sites and Sites of Special Scientific Interest (SSSIs). A survey of local wildlife sites is on-going to establish any recent changes to habitat and species. A new Biodiversity Strategy is also currently being developed.

4.27 The Cannock Chase Special Area of Conservation (SAC) is protected by European legislation. Any housing development that is approved within 15 km of the Cannock Chase SAC is required to contribute monies towards the mitigation of this important habitat, with an updated developer contribution approach commencing on 1 April 2022. To date over £1,924,785 has been collected from housing developments and spent or committed across the seven competent authorities, towards delivery of mitigation measures for the SAC through a dedicated team and evidence base. These include:

- Resources and events for community engagement at events, continuously updated website and new Facebook page.

- Introduction of a dog campaign to reduce the impact of dogs on the protected landscape and protected species.
- Continued Nature Rangers educational events at the Learning Hub at Wolseley Bridge
- On-going monitoring of car parking and preparation for botanical and visitor surveys later in 2024.
- Progress on technical studies and early feasibility work for the Punchbowl / Severn Springs car park improvements together with other smaller car parking areas across the SAC area
- Supporting a major project at the Shugborough Estate in partnership with the National Trust
- New air quality monitoring of SACs across the Borough on nitrogen dioxide and ammonia levels

4.28 The conservation of the historic environment and heritage assets is an important element of the planning system contributing to distinctive and attractive environments. There are 8 heritage assets on the Historic England Heritage at Risk Register in 2024 across the Borough, this is an increase of 1 since 2023. The heritage assets include 4 listed buildings (all grade II*), 2 Scheduled Ancient Monuments, and 2 Conservation Areas. No listed buildings were lost in the monitoring year through development proposals.

Infrastructure

4.29 Infrastructure provision is key to supporting the growth aspirations of the Borough, in particular, at the strategic development sites in Stafford and Stone. The two major transport schemes identified in the adopted Plan are the Stafford Western Access Route and the Stafford Eastern Access Route. The Stafford Western Access Route has been completed, and the first phase of the Stafford Eastern Access Route between Beaconside and Tixall Road was completed and opened in early 2019.

Social and Community facilities

4.30 During the monitoring year, one application has been permitted for the provision of fitness or social facilities.

Conclusion

4.31 Progress has been made on the development of the new Local Plan 2020-2040 following on from the Preferred Options consultation in October to December 2022. A new Biodiversity Strategy is also currently being developed.

4.32 Six Neighbourhood Plans have now been ‘made’ (adopted) for the parishes of Gnosall, Eccleshall, Hixon, Colwich (the Haywoods), Barlaston and Stone. Five Neighbourhood Plans are being progressed: Swynnerton, Hopton and Coton, Doxey, Fulford, and Yarnfield and Cold Meece.

4.33 Housing delivery completions remain above the target of 500 new homes completed each year. In the current monitoring year 423 dwellings have been completed , creating an average annual completion average rate of 602 dwellings per annum. The Council is exceeding the Government's Housing Delivery Test. Housing commitments remain strong, with the Borough having more than a 5-year supply of housing sites. Affordable housing delivery has not met the annual target of 210, with 163 affordable housing completions delivered this monitoring year.

4.34 The average employment land build rate is above the target this year, and there is a good supply of employment land having been committed to, comprising sites with planning permission or allocated in the Local Plan.

4.35 There has been good progress on the housing and employment strategic development locations around Stafford with further completions and planning applications coming forward. Overall, when considering all the indicators that are used to monitor the Plan, the majority show successful delivery of the Plan's policies. Of the 83 indicators, a total of 41 show a positive outcome, 17 show a neutral outcome, and 11 show a negative outcome over the monitoring year. 14 indicators have not been updated in this monitoring year.

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Appendix 1 - Neighbourhood Plans

Neighbourhood Plan Area	Designated Neighbourhood Plan date	Pre-submission Consultation (Regulation 14)	Submission to Stafford Borough Council (Regulation 15)	Publication and Consultation of Neighbourhood Plan (Regulation 16)	Examination date and Receipt of Examiners Report		Referendum
Sandon and Burston	7 February 2013	1 April – 31 May 2013	11 May 2016	27 May – 11 July 2016	Sept 2016	8 November 2016	Decision not to progress 5 Jan 2017
Colwich	7 February 2013	1 June-27 July 2015	30 September 2015	9 Octover-20 November 2015	Dec 2015	12 January 2016	15 Sept 2016 Made - 22 Nov 2016
Barlaston	4 July 2013	10 November 2017-5 January 2018	22 June 2018	18 July 2018-7 September 2018	Nov 2018-Jan 2019	22 January 2019	2 May 2019 Made - 23 July 2019
Hixon	4 July 2013	8 July – 21 August 2015	23 November 2015	30 November 2015 – 15 January 2016	Jan 2016	11 February 2016	15 Sept 2016 Made – 22 Nov 2016

Neighbourhood Plan Area	Designated Neighbourhood Plan date	Pre-submission Consultation (Regulation 14)	Submission to Stafford Borough Council (Regulation 15)	Publication and Consultation of Neighbourhood Plan (Regulation 16)	Examination date and Receipt of Examiners Report		Referendum
Eccleshall	4 July 2013	19 January – 28 February 2015	13 May 2015	29 May – 13 July 2015	Sept 2015	7 October 2015	5 May 2016 Made – 26 July 2016
Gnosall	4 July 2013	10 December 2014 – 22 January 2015	10 February 2015	24 February – 8 April 2015	May 2015	8 June 2015	22 October 2015 Made – 24 Nov 2015
Swynnerton	3 July 2014						
Stone	8 December 2015	19 June – 31 July 2018	10 September 2018	6 November – 19 December 2018	Feb to August 2019	16 August 2019	6 May 2021 Made - 20 July 2021

Neighbourhood Plan Area	Designated Neighbourhood Plan date	Pre-submission Consultation (Regulation 14)	Submission to Stafford Borough Council (Regulation 15)	Publication and Consultation of Neighbourhood Plan (Regulation 16)	Examination date and Receipt of Examiners Report		Referendum
High Offley	3 March 2016	1 Dec 2018 – 19 Jan 2019	18 September 2019	25 September to 29 November 2019	Dec 19 March 2020	9 March 2020	Decision not to progress 20 March 2020
Hopton and Coton	5 March 2020						
Doxey	2 July 2020						
Yarnfield and Cold Meece	5 August 2021						
Fulford	5 December 2024						

Appendix 2- The Plan for Stafford Borough performance indicators and targets

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP1 – Presumption in favour of Sustainable Development	1. Number of dwellings completed on Previously Developed Land (PDL) 2. Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3	1. Maximise 2. Maximise	1. Negative 2. Positive	1. Out of the 423 housing completions in the monitoring year, 111 (26%) were on previously developed land. This is an increase on last year's figure (22%). 2. Since the start of the plan period, 57% of housing completions were in Stafford, 15% were in Stone, 17% were in the Key Service Villages and 11% were in the rural areas. However, over the Plan period the split for both housing completions and commitments is 71% for Stafford Town, 11% for Stone, 11% for the KSVs and 7% for the rural areas.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP2 – Stafford Borough Housing and Employment Requirements	1. Net number of new houses delivered 2. Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered 3. Employment land available by type/amount of additional employment floor space by type	1. Maintain a 5 year land supply of 500 dwellings per year 2. Maintain a 5 year supply of Gypsy and Traveller pitches 3. Maintain a supply of 8 hectares of employment land per year	1. Positive 2. Neutral 3. Positive	1. 423 houses were completed in 2023-2024, a decrease from last year's 631 completions. The average completion rate is 602 dwellings, which is above target for the Plan period to date 2. No planning permissions was granted for gypsy and traveller pitches in the monitoring year. 3. 4.3 hectares of employment land was built this year which is below target. 113.1 hectares have been developed since 2011, and an average of 8.7 hectares has been built per year since the start of the Plan period.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP3 - Stafford Borough Sustainable Settlement Hierarchy	1. Percentage of additional dwellings provided in Stafford, Stone and Key Service Villages	1. Stafford Town 70%, Stone Town 10%, Key Service Villages 12%, Rest of borough area 8%	1. Positive	1. Since the start of the plan period, 57% of housing completions were in Stafford, 15% were in Stone, 17% were in KSVs and 11% were in the rural areas. However, over the Plan period the split for both housing completions and commitments is 71% for Stafford Town, 11% for Stone, 11% for the KSVs and 7% for the rural areas.
SP4 - Stafford Borough Housing Growth Distribution	1. Number of new Houses built (net completions)	1. 500 per year	1. Negative	1. 423 dwellings were built in the monitoring year. This is below target.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP5 - Stafford Borough Employment Growth Distribution	1. Employment land available by type delivered in Stafford Borough and amount of floor space developed in Stafford Borough	1. 8 hectares(ha) per year	1. Positive	1. At the end of the monitoring year there were 34.19 ha of employment land with planning permission, and an additional 17.8 ha allocated in the Local Plan, totalling 51.99 ha. This equates to a supply of 7.43 ha per annum over the remaining 7 years of the Plan period. 4.3 ha of employment land have been developed this monitoring year and 113.1 ha have been developed in total since the start of the plan period. An average of 8.7 hectares of employment land is delivered per year since 2011. This is above target.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP6 - Achieving Rural Sustainability	1. Amount of land and floor space developed outside key service villages 2. Number of completed conversions of traditional rural buildings 3. Number of Rural Exceptions Housing Completed	1. Increase the level of appropriate employment schemes and other rural diversification schemes 2. Monitor 3. Increase the number of rural affordable houses in rural areas commensurate with local need	1. Negative 2. Neutral 3. Negative	1. 0.135 hectares of employment land was developed in rural areas in the monitoring year. This is a decrease on last year. 2. Out of a total of 423 housing completions, 13 were converted from traditional rural buildings. 3. There were no affordable housing completions on rural exception sites in the 2023-2024 monitoring year.
SP7 - Supporting the Location of New Development	1. Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3	1. Stafford Town 70%, Stone Town 10%, Key Service Villages 12%, Rest of borough area 8%	1. Positive	1. Since the start of the plan period, 57% of housing completions were in Stafford, 15% were in Stone, 17% were in the KSV's and 11% were in the rural areas. However, over the Plan period the split for both housing completions and commitments is 71% for Stafford Town, 11% for Stone, 11% for the KSVs and 7% for the rural areas.

Policy Stafford 1 – Stafford Town	1. Total number of net additional dwellings delivered in Stafford Town over the Plan period 2. Total number of affordable 3. Total number of dwellings delivered for Military personnel returning 4. Employment land available by type delivered on Strategic sites in Stafford Town 5. Amount of additional employment floorspace by type in Stafford Town 6. Monitor implementation and delivery of infrastructure projects necessary on strategic sites to bring the project forward 7. Loss of employment land to non-employment uses	1. To deliver 7,000 houses, achieve 2. To deliver 30% affordable housing, and to achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing. 3. To provide up to 400 dwellings to be delivered for Military personnel returning. 4. Provision of new employment sites to the north and East of Stafford 5. 14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre 6. Deliver Western and Eastern Access Improvements 7. No loss of employment land to non-employment uses	1.Positive 2.Positive 3.Positive 4. Positive 5. Positive 6.Positive 7.Positive	1. 4,403 dwellings have been built in Stafford Town since the start of the Plan Period (13 years in total), which is below target. However, there are a further 4,878 dwellings committed (with planning permissions or with a Plan allocation). 2. 132 affordable houses were delivered in Stafford town in the monitoring year, which is above the target (105 per annum). Of these, 26 were for affordable rent, 55 were for social rent and 51 were for shared ownership. 3. A site has been completed with 346 dwellings for Military Personnel in Stafford Town (in the 2014-2015 monitoring year). 4. The Redhill employment site is 45 hectares in total, all 45 hectares has planning consent or been built. At Beacon Business Park, to the East of Stafford, a public house, 9 plots, a drive through coffee shop, a convenience store and four retail units have been completed. This leaves a remaining area of 0.1 hectares with planning permission and a remaining 9.8 hectares allocated in the Local Plan.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				5. In the monitoring year 1,091m^2 of retail space was completed in Stafford Town Centre. 1,350m^2 was either under-construction or had planning permission. 6. Stafford Western Access Route: Planning consent was achieved in November 2015 and the scheme commenced in August 2019. It opened in 2021. Stafford Eastern Access Route: The first phase of the access route between Hydrant Way and Tixall Road is complete and opened in early 2019. 7. 0.13 hectares of employment land was lost to housing schemes in Stafford Town in the monitoring year.

Policy Stafford 2 – North of Stafford Strategic Development Location (SDL)	1. Net Number of Additional Dwellings 2. Gross affordable housing completions 3. Mixture of tenure and types of new dwellings 4. Employment land Available by type delivered on Strategic sites 5. Planning permission and completions of local community based infrastructure and educational facilities	1. 3,100 houses to be delivered in Stafford Town over the plan period 2. To achieve 30% affordable housing and to achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing. 3. A proportion of new dwellings to be two or three bedroomed properties 4. 36 ha of employment to be delivered on the SDL, and the provision of new employment site to the north 5. Deliver facilities	1. Positive 2. Neutral 3. Positive 4. Positive 5. Neutral	1. Of the 3,275 houses allocated at the North of Stafford site, 756 have been built to date. There is planning permission for a further 2,519 houses. 2. On the five sites that have full planning permission, it has been agreed that a minimum of 348 affordable units will be delivered on the North SDL. 3. Of the 70 completions this monitoring year, 0% were 1 bedroomed, 80% were 2 and 3 bedroomed homes and 20% were 4+ bedroomed homes. 4. The Redhill employment site is 45 hectares in total, which either has planning consent or been built. 5. Six Section 106 agreements have been agreed relating to the 3,275 dwellings with full planning permission set out developer contributions towards affordable housing, recreational facilities, Cannock Chase SAC, education, employment and skills planning and transport.
Policy Stafford 3 - West of Stafford	1. Net Number of Additional Dwellings	1. 2,200 houses to be delivered in Stafford	1. Positive 2. Positive	1. Of the 2,200 dwellings allocated at the West of Stafford site, 822 have been built to date. There is planning permission for a further

	2. Gross affordable housing completions 3. Mixture of tenure and types of new dwellings 4. Employment land Available by type delivered on Strategic sites 5. Planning permission and completions of local community based infrastructure and educational facilities	Town over the plan period 2. To achieve 30% affordable housing and a mix of 80% social rented housing and 20% intermediate tenure housing 3. A proportion of the properties to be two or three bedroomed properties 4. 5 ha of employment to be delivered on the Strategic Development Location (SDL) 5. Deliver facilities	3. Positive 4. Neutral 5. Neutral	1,026 dwellings, and a remaining plan allocation of 352. 2. On the five sites that have planning permission, it has been agreed that 865 of the dwellings (30%) will be delivered as affordable housing, 80% will be for social rent and 20% for intermediate housing. In the monitoring year, 39 affordable units were delivered. 3. Of the 143 completions last year,0% were 1 bedroomed houses, 80% were 2 and 3 bedroomed houses and 20% were 4+ bedroomed houses. 4. A public house was completed on part of the mixed use / employment element of the West of Stafford strategic site in 2014-2015. There have been no further employment planning permissions or completions. 5. Five Section 106 agreements have been agreed relating to the 1,848 dwellings with full planning permission set out developer contributions towards affordable housing, education, open space, sports and leisure, transport schemes, the Cannock Chase

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				SAC and the Stafford Western Access Route. Construction of the Western Access Route began in August 2019.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy Stafford 4 - East of Stafford	1. Net Number of Additional Dwellings 2. Gross affordable housing completions 3. Employment land Available by type delivered on Strategic sites 4. Planning permission and completions of local community based infrastructure and educational facilities	1. 600 houses to be delivered in Stafford Town over the plan period 2. To achieve 30% affordable housing and a mix of 80% social rented housing and 20% intermediate tenure housing 3. 20 ha of employment land to be delivered at Beacon Business Park 4. Deliver facilities	1. Positive 2. Positive 3. Positive 4. Neutral	1. Of the 653 dwellings allocated at the East of Stafford site, 623 have been built to date. There is a remaining plan allocation of 30 dwellings. 2. It has been agreed that affordable housing will be delivered, with an 80/20 split between social rented and intermediate housing. As of 31 March 2024, 192 affordable units have been delivered. 3. At Beacon Business Park a public house has been built and 9 plots have been completed. One permission is extant, with the proposal to build an industrial unit. 4. The Section 106 agreements deliver the following infrastructure needs; affordable housing (30%), education, on-site open space, sports facilities, the Cannock Chase SAC and highways works. The first phase of the Stafford Eastern Access Route is complete and opened in early 2019.

Policy Stone 1 - Stone Town	1. Net Number of Additional Dwellings 2. Gross affordable housing completions 3. Mixture of tenure and types of new dwellings 4. Employment land Available by type delivered on Strategic sites 5. Loss of employment land to non-employment uses	1. 1,000 houses to be delivered in Stone Town over the Plan period. 2. To achieve 40% affordable housing and a mix of 80% social rented housing and 20% intermediate tenure housing. 3. A proportion of the properties to be two or three bedroomed properties. 4. 1,700 sqm (net) of food retailing and 400 sqm (net) of non-food retailing to be delivered at Stone Town Centre. 5. No loss of employment land to non-employment uses.	1. Positive 2. Positive 3. Positive 4. Positive 5. Positive	1. 1,195 dwellings have been built in Stone town so far over the Plan Period. There are a further 166 that have planning permission. 2. 31 affordable dwellings were delivered in Stone town in the monitoring year; this is over the target of 20 per annum. 12 were for affordable rent, 11 were for social rent and 8 were for shared ownership housing. 3. Of the houses built in Stone Town this monitoring year, 3% were 1 bedroomed, 70% were 2 and 3 bedroomed and 27% were 4+ bedroomed. 4. In the monitoring year, there was one employment completion of 3.2 hectares and there are three extant planning permission on Stone Business Park, providing 1.4 hectares of employment land. In 2023-2024, there was 52 m^2 retail floor space completed in Stone Town Centre. 5. Zero hectares of employment land was lost to housing in Stone over the 2023-24 monitoring year.

Policy Stone 2 - West and South of Stone	1. Net Number of Additional Dwellings 2. Gross affordable housing completions 3. Mixture of tenure and types of new dwellings 4. Employment land Available by type delivered on Strategic sites 5. Planning permission and completions of local community based infrastructure and educational facilities	1. 500 dwellings to be delivered in Stone Town over the plan period 2. To achieve 40% affordable housing and a mix of 80% social rented housing and 20% intermediate tenure housing 3. A proportion of the properties to be two or three bedroomed properties 4. 20 ha of employment land to be delivered south of Stone Business Park 5. Deliver facilities	1. Positive 2. Negative 3. Positive 4. Positive 5. Neutral	1. The strategic development location (SDL) at Stone gained outline planning consent in February 2015 for 500 dwellings. A further 59 has been allocated to make a capacity of 559 for the Stone development. There were 65 completions in the monitoring year. 2. The sites with full planning permission are set to deliver 184 affordable units. This represents 32% of the combined sites, which is below the target of 40%. 31 affordable housing units were delivered in this monitoring year. 80% of the affordable housing will be for social rent and 20% will be for intermediate housing. 3. The three reserved matters planning permissions extant on the Stone SDL will result in the delivery of 41 X 2 bedroom homes and 94 X 3 bedroom homes. This represents 68% of the total units on site. 4. A planning permission for a 21.07 hectares vehicle distribution centre was granted in January 2018. This site was completed in the 18/19 monitoring year. 5. The Section 106 agreement for the Stone Strategic Development

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				Location secures 32% on-site affordable housing, education monies towards new school facilities, bus and highway improvements including improvements to the A34 / B5026 Walton roundabout and open space and sports provision.
Policy E1 - Local Economy	1. Amount and percentage of employment floor space developed on previously developed land 2. Amount and type of land available 3. Amount of employment land lost to other uses	1. Maintain a ready supply of employment land to meet future needs. 2. Maintain a ready supply of employment land to meet future needs. 3. Minimise the loss of employment land to other uses	1. Positive 2. Positive 3. Positive	1. 42,900m^2 of floor space was built in Stafford Borough 2023-2024 which is a decrease on the previous year but still is above build-rate target. 60% of this development was on previously developed land. 2. 51.99 hectares of employment land is available for development (sites with planning permission or allocated in the Local Plan). 3. A total of 0.15 hectares of employment land was lost to housing over the monitoring year.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy E2 - Sustainable Rural Development	1. Amount of employment based planning permissions granted within rural areas 2. Completions of Rural Exception Housing	1. Maximise the provision of employment land within rural areas. 2. Increase the number of rural affordable houses in rural areas commensurate with local need	1. Positive 2. Negative	1. 14.57 hectares of employment land was granted planning permission in rural areas in the monitoring year. 2. There were no affordable housing completions on rural exception site in the 2023-2024 monitoring year.
Policy E3 - Development within Recognised Industrial Estates	1. Amount of new employment floor space granted planning permission within Recognised Industrial Estates	1. Maximise the provision of employment land within Recognised Industrial Estates.	1. Negative	1. 0.006 hectares of employment land was granted planning permission at Recognised Industrial Estates in the 2023/2024 monitoring year.
Policy E4 - Raleigh Hall and Ladfordfields Recognised Industrial Estates (RIEs)	1. Amount of new employment land granted planning permission on Ladfordfields and Raleigh Hall RIE's	1. Deliver 4 hectares of new employment land at Raleigh Hall and 6 ha at Ladfordfields	1. Positive	1. In the 2023/2024 monitoring year, 4.26 hectares of employment land are permitted at Raleigh Hall and Ladfordfields have zero hectares of land with planning permission but has 5.8 hectares allocated.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy E5 - Major Developed Sites in the Green Belt	1. Amount of new employment land developed on Major Developed Sites 2. Amount and % of employment floor space developed on previously developed land (PDL)	1. Maximise 2. Maximise	1. Neutral 2. N/A	1. There were no developments completed on major developed sites in the Green Belt this year. 2. Not applicable this monitoring year.
Policy E6 – Tourism	1. Number of Hotel spaces granted planning permission	1. Encourage	1. Positive	5 hotel bed spaces were built in 2023-24 and 20 hotel bed spaces were granted permission in the monitoring year.
Policy E7 - Canal Facilities and New Marinas	1. Number of new canal facilities or marinas developments granted planning permission	1. No Set Target	1. Neutral	

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy E8 - Town, Local and Other Centres	1.Amount of Floorspace for retail, leisure, office within Town Centres	1. To focus retail and office and leisure developments on Stafford and Stone Town centres, and to protect existing facilities within existing town and Key Service Village centres	1. Positive	1. Of all retail, leisure and office developments that have been built in the monitoring year, 30% were in the defined town centres of Stafford, Stone and the Key Service Villages (KSV's). Of the extant retail, office and leisure commitments (sites with permission that have not yet been developed), 8% are in Stafford and Stone town centres, whilst 0% are within other defined local centres including KSVs.
Policy T1 – Transport	1. Number of planning permissions granted for major developments with secured Travel Plans	1. Secure Travel Plans on all major developments	1. N/A	1. This indicator is currently under development.
Policy T2 - Parking and Manoeuvring	1. For developments to meet the parking Standards set out in Appendix B	1. All developments to be in accordance with the Car Parking standards in Appendix B of the Adopted Plan.	1. N/A	1. This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C1 - Dwelling Types and Sizes	1. Monitor the mix of housing type (flats / houses and sizes and bedroom number)	1. Housing types and sizes to meet the identified needs as set out in the Strategic Housing Market Assessment.	1. Neutral	1. Of the houses built this year, 30% were 1 or 2 bedroomed, 46% were 3 bedroomed and 24% were 4 or more bedroomed.
Policy C2 - Affordable Housing	1. Annual number of affordable housing completions (gross) 2. Number of net completions of rural exception houses	1. Affordable housing to be at least 30% and 40% on qualifying sites 2. On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development.	1. Negative 2. Neutral	1. 163 affordable houses were delivered in the monitoring year in the Borough. This is below the target of 210 per annum. 2. There were no affordable housing completions on rural exception sites in the 2023-2024 monitoring year.
Policy C3 - Specialist Housing	1. Number of new Extra Care units completed on an annual basis	1. To deliver 954 net additional units over the Plan period and deliver at least one extra facility in each of the borough's localities, and to achieve no net loss of specialist accommodation.	1. Positive	1. Two extra care and specialist facility applications were completed during the 2023/24 monitoring year; these were at Darnford Close (21/35150/COU) and Grindley Lane (22/36419/COU). Planning permission was also granted for a further 4 applications for extra care facilities.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C4 - Housing Conversions and Subdivisions	1. N/A	1. No target	1. N/A	1. No indicator proposed.
Policy C5 - Residential Proposals outside the Settlement Hierarchy	1. Number of net completions of rural exception houses 2. Number of inappropriate developments granted in the Green Belt	1. On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development. 2. Number of inappropriate developments to be permitted in the Green Belt	1. Neutral 2. Neutral	1. There were no affordable housing completions on rural exception sites in the 2023-2024 monitoring year. 2. No sites above 10 dwellings permitted in the Green Belt in the 2023-2024 monitoring year. A total of 15 dwellings across eight planning applications have been permitted in the Green Belt this monitoring year.
Policy C6 - Provision for Gypsies, Travellers andTravelling Show-people	1. Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered	1. Maintain a 5 year supply of Gypsy and Traveller Pitches	1. Neutral	1. No gypsy and traveller pitches have been granted during the monitoring year.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C7 - Open Space, Sport and Recreation	1. Number of planning permissions determined where a loss of sole community facilities is proposed. 2. Recreational facilities provided in new developments	1. Number of applications permitted that result in a loss of facilities where a need is proven 2. New development that generates a local need provides commensurate level and quality of facilities	1. Neutral 2. N/A	1. One fitness and social facility applications were permitted in 2023/2024. No losses recorded. 2. This indicator is currently under development.
Policy N1 - Design	1. Number and percentage of housing sites (10+ dwellings) with the number of greens, ambers and reds	1. All sites of 10+ dwellings to maximise the number of greens in a Building for Life Assessment.	1. N/A	1. This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N2 - Climate Change	1. Percentage of new developments with Sustainable Urban Drainage Systems (SUDs) 2. Percentage of new residential developments built to zero carbon standard 3. Percentage of new non-residential developments meeting relevant BREEAM level 4. Percentage of household waste that is recycled or composted	1. All new developments to incorporate SUDS 2. All new residential development to achieve zero carbon standard in line with Government guidance 3. All new non-residential developments up to 1,000 square metres to meet BREEAM 'Very Good' standard and all developments over 1,000 square metres to meet 'Excellent' standard 4. Maximise the percentage of household waste that is recycled or composted	1. N/A 2. N/A 3. N/A 4. Negative	1. This indicator is currently under development. 2. This indicator is currently under development. 3. This indicator is currently under development. 4. The recycling rate for Stafford Borough for the current monitoring year was 47.9% against a target of 60%.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N3 - Low Carbon Sources and Renewable Energy	1. Amount of renewable energy installed by capacity and type	1. Maximise the amount of renewable energy generated in line with national targets	1. Negative	1. No schemes generating above 1 MW to increasing the amount of renewable energy was approved in the monitoring year.
Policy N4 - The Natural Environment and Green Infrastructure	1. Amount of new green infrastructure provided 2. Change in areas of biodiversity importance	1. Secure improvements to Green Infrastructure 2. Reduce the loss of areas of biodiversity importance	1. N/A 2. N/A	1. This indicator is currently under development. 2. This indicator is currently under development.
Policy N5 - Sites of European, National and Local Nature Conservation Importance	1. Change in areas of biodiversity importance	1. To reduce the loss of areas of biodiversity importance, and for no planning permission to have an adverse impact on designated sites	1. N/A	1. This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N6 - Cannock Chase Special Area of Conservation (SAC)	1. Cannock Chase Special Area of Conservation (SAC) mitigation	1. No planning applications to be granted that would adversely impact on the SAC and to deliver effective mitigation to overcome impacts of development	1. Positive	1. To date, over £1,924,785 has been collected from housing developments and spent or committed across the competent authorities to deliver mitigation measures for the SAC. A number of mitigation efforts have been implemented in response to this.
Policy N7 - Cannock Chase National Landscape	1. Number of new applications granted planning permission contrary to Cannock Chase National Landscape Partnership advice	1. No new applications granted planning permission contrary to Cannock Chase National Landscape Partnership advice	1. Positive	1. No planning permissions were granted contrary to Cannock Chase National Landscape Partnership advice this monitoring year.
Policy N8 - Landscape Character	1. Number of planning applications refused on landscape character grounds.	1. No applications permitted that would have a negative impact on Landscape Character	1. N/A	1. This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N9 - Historic Environment	1. Number of Listed Buildings, Scheduled Ancient Monuments, Conservation Areas and Historic Parks and Gardens on the English Heritage 'At Risk' register 2. Number of Listed Buildings Lost	1. No increase to the English Heritage 'at Risk register' 2. No net Loss of Listed Buildings	1. Negative 2. Positive	1. There are 8 historic assets on the Historic England Heritage Assets at Risk Register in 2023/24 in Stafford Borough. The heritage assets include 4 listed buildings (all grade II*), 2 Scheduled Ancient Monuments, and 2 Conservation Areas. The entries in the register increased by one within this monitoring year. 2. No listed buildings have been lost due to development.
Policy I1 - Infrastructure Delivery Policy	1. New Infrastructure provided	1. Monitor contributions and infrastructure delivery against targets set out in the Infrastructure Delivery Plan.	1. N/A	1. The infrastructure needs of the Strategic Development Locations have been reported above.
SB2 Social and Community Facilities	1. Amount of community land and floorspace lost to other uses	1. Minimise loss of social and community facilities to other uses	1. Neutral	1. One application was permitted in 2023/2024 which permitted the use of associated fitness and social facility. No losses recorded.