

Annual Monitoring Report 2013/14



Contents

Executive Summary	3
1 Introduction	5
2 Stafford Borough Spatial Portrait	6
3 Implementation of the Local Development Scheme (LDS)	9
Stafford Borough Monitoring Framework	
4 The Purpose of Monitoring	12
5 Monitoring Indicator Framework	13
6 Stafford Borough Local Plan 2001: Policies to be Monitored	14
7 Local Indicators	16
8 Business Development Indicators	17
9 Housing Indicators	21
10 Environmental Quality Indicators	24
11 Significant Effect Indicators	34
12 Conclusions	50
AMR Appendices	
Appendix 1: Local Plan Policies to be Monitored	51
Appendix 2: Contextual Indicators	58
Appendix 3: Local Plan Acronyms	64

Executive Summary

The Annual Monitoring Report (AMR) covers the period 1st April 2013 to the 31st March 2014. The AMR monitors the progress and implementation of planning policies set out in the Stafford Borough Local Plan 2001 and identifies where changes may need to be considered. It also provides an update on the progress of forthcoming Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).

- During the period 1st April 2013 to 31st March 2014 there was significant progress on developing the new Local Plan. The Plan for Stafford Borough was submitted to the Secretary of State in August 2013 and the Hearing Sessions for the Examination took place in Autumn 2013. The Plan was formally adopted by the Council in June 2014. Work can now be progressed on Part 2 of the Local Plan and Supplementary Planning Documents.
- Housing completions have increased this year compared with last year. Following the recession it appears that confidence is returning to the market, although it remains to be seen whether this trend continues in future years.
- Employment land developments are lower this year than last year, and continue the downward trend since 2011.

Business Development

- There were 6,743 m² of employment land developed during the financial year 2013/2014. This was lower than last year (9,252 m²) and the previous year (14,543 m²).
- The amount of employment development on previously developed land during 2013/2014 was 50%. This has declined since last year. Development is increasing over time on greenfield sites.
- There were 137 hectares of employment land available for development as at 31st March 2014, this has not changed significantly since last year.
- The amount of retail floorspace available for development remains stable compared to last year, but is very low compared with 2011/2012.

Executive Summary

Housing

- 411 houses were completed across the Borough in 2013/14 compared with 306 the year before. This upward trend is very encouraging, but is still below the requirements recently identified for the Borough (500 per annum).
- The amount of housing development on previously developed land was 61%. This is very positive and is the highest percentage over the last 3 years.
- There was one approved gypsy and traveller site in 2013/14 for 36 permanent pitches.
- 91 affordable houses have been built this year, which has nearly doubled since last year. However, this is still below the identified need for the Borough which is around 210 houses per annum.

Environmental Quality

- No new planning applications were permitted against the advice of the Environment Agency (EA) in 2013/14. Therefore, in this monitoring year, Stafford Borough met its target of having no permissions granted contrary to EA advice.
- No new Local Nature Reserves were designated in the Borough last year. There are 8 in total together with 17 Sites of Scientific Interest and 3 internationally significant wetland RAMSAR sites.
- Only two large planning applications were received that were in Green Belt last year, both were approved.
- An increased number of renewable energy schemes have been permitted in 2013/2014, the majority being wind and solar schemes.

1 Introduction

1.1 The purpose of the Annual Monitoring Report (AMR) is to establish a robust and effective review and monitoring approach for the Local Plan. The Annual Monitoring Report is based on the period 1st April to 31st March. The AMR is an integral part of the plan making process that enables the Council to assess trends against delivery targets, and determine what is likely to occur in the future. This provides a crucial feedback loop and information on the performance of each policy to enable remedial action to be undertaken where a policy is not meeting its targets and a review is considered necessary.

1.2 The Annual Monitoring Report assesses the performance of local planning policies to establish whether targets have been met, or progress is being made towards meeting them, or if not, the reasons why. If policies are considered not to be working as intended, the AMR will state how they should be adjusted or replaced. The AMR also monitors progress against the Local Development Scheme targets and milestones, setting out any alterations to timescales for production.

1.3 The Stafford Borough AMR adopts a policy-indicator-target approach to ensure relevant and effective monitoring. The Government has now withdrawn its formal guidance on Annual Monitoring Reports, including the national core output indicators. However legislation still states that an annual report should be produced and sets out minimum requirements.

1.4 The 2013/2014 AMR monitors the policies of the Stafford Borough Local Plan 2001. The 2014/2015 monitoring report will, however, move on to monitor the newly adopted 'Plan for Stafford Borough 2011-2031'.

1.5 The AMR sets out in detail:

- A spatial portrait of Stafford Borough describing the key features of the area
- Progress with the Local Development Scheme
- The need and purpose of monitoring
- Stafford Borough's Monitoring Indicator Framework
- Analysis of the business development, housing, environmental, significant effect and contextual indicators

1.6 The report is produced primarily using indicators that source information from planning applications data and site visits. There are also a number of national and regional sources of data that are used, particularly in the significant effects and contextual indicators sections of the AMR.

1.7 Whilst the local indicators specifically look at the policies within the Plan, for example housing completions, the significant effect and contextual indicators provide a broader view of the Borough at a more macro level, looking at any positive or adverse effects that policies may have had on the area.

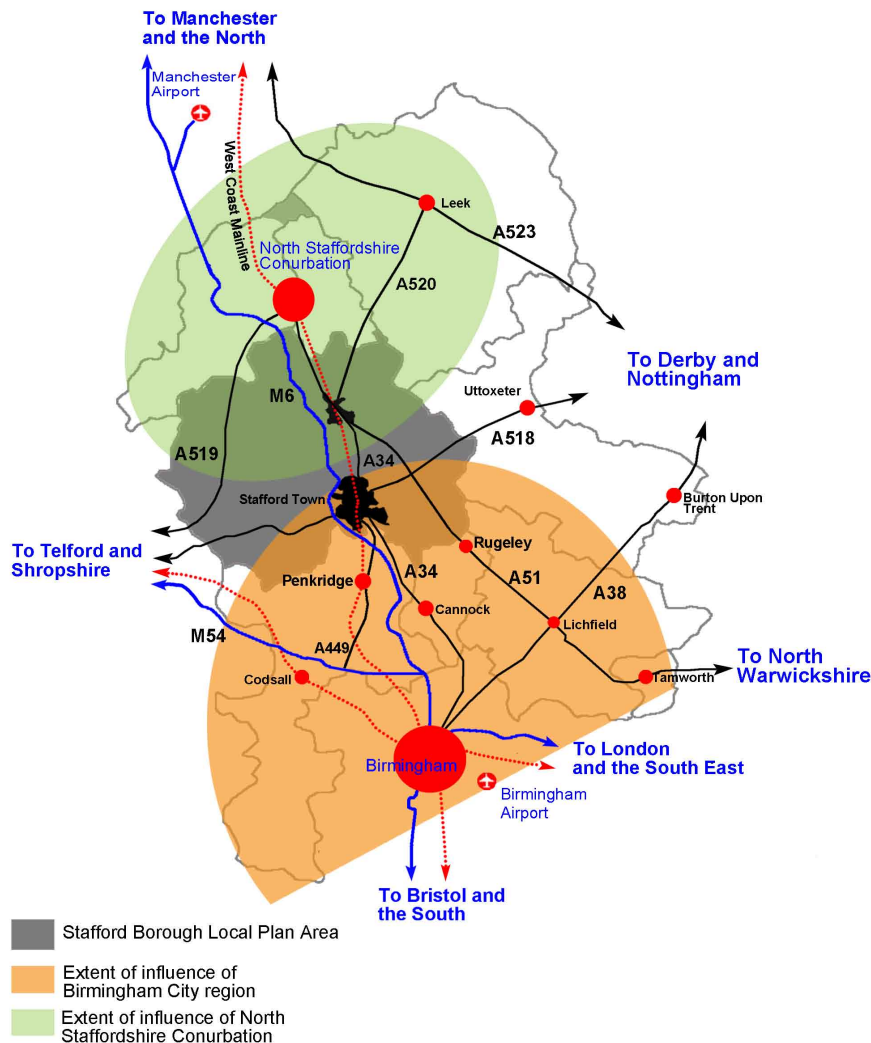
2 Stafford Borough Spatial Portrait

2 Stafford Borough Spatial Portrait

2.1 Stafford Borough covers an area of over 230 square miles and is centrally placed within the North Staffordshire sub-region of the West Midlands. It is a predominately rural district with Stafford and Stone as the key urban centres. It lies between the North Staffordshire conurbation, comprising of Stoke-on-Trent and Newcastle-under-Lyme to the north, and the Birmingham city region to the south. To the west it adjoins the Borough of Telford & Wrekin as well as rural areas of Shropshire. The Borough also adjoins the Staffordshire districts of Staffordshire Moorlands, East Staffordshire, Lichfield, Cannock Chase and South Staffordshire.

2.2 The proximity of the Borough to other districts, along with transport links to the region and the rest of the UK, are highlighted in the illustration below. Much of the Borough is self contained. Nevertheless the North Staffordshire conurbation exerts a key economic influence on the northern area of the Borough, whilst to the south the Birmingham city region zone of influence extends to Stafford town, its hinterland, and much of southern Staffordshire.

Stafford Borough and its Regional Context



Stafford Borough Spatial Portrait 2

2.3 The Borough is characterised by the main settlements of Stafford and Stone, and a dispersed settlement pattern of small villages and hamlets. The 2011 Census indicates that Stafford is the largest settlement in the Borough having a population of 65,716. This is followed by the market town of Stone with a population of 16,385, Gnosall with 3,783, Eccleshall with 2,541, Barlaston with 2,434, Little Haywood & Colwich with 2,431, Great Haywood with 1,854 and Hixon with 1,713.

2.4 Stafford town is the principal administrative centre for the County and Borough Councils, acting as a sub-regional centre of governance for a number of County-wide services, including Police and Fire services, the Local Health Authority, and a range of Government bodies and other agencies. The town is the Borough's major employment centre, having the largest shopping centre within the Borough and containing the largest concentration of commercial premises and multiple retailers. It also has many of the key visitor attractions. Furthermore, the town contains a large range of 'stand alone' employers and a number of industrial estates / business parks. Stone is the second largest shopping centre and Eccleshall is the third.

2.5 The smaller Key Service Villages (KSV) are spread across the rural areas of the Borough. They are traditional service, commercial and social centres in the Borough, which also service a number of smaller villages and hamlets in their locality. Each KSV is located with easy access to key rural employment centres that complement the recreational and retail opportunities within the villages.

2.6 The natural landscape is characterised by flat low lying land undulating between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the land is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and natural grasslands. Part of the rural landscape is nationally recognised through the designation of the Cannock Chase Area of Outstanding Natural Beauty (AONB) in the south east of the Borough. Stafford Borough is also important for its biodiversity and areas of nature conservation, many of which are internationally and nationally designated sites. The Borough has a rich historic environment, for example the town centres of Stafford, Stone and many of the rural villages have historic cores which are designated as Conservation Areas. Outside of these settlements Trentham Gardens, Sandon Park, Shugborough Park and the German Military Cemetery at Cannock Chase are designated as Historic Parks and Gardens. There are two areas of Green Belt within the Borough, around the North Staffordshire conurbation and the south-eastern area of the Borough, including the Cannock Chase Area of Outstanding Natural Beauty.

2.7 There are just over 56,000 houses in the Borough, the majority of these being owner occupied (76%). House prices in the Borough are relatively high compared to the County average (Stafford Borough £156,500, County average £145,000) and have increased significantly since 2001. In the last few years, though, there has been a fall due to economic conditions. There are affordability problems in the Borough, particularly in rural areas. The house price to affordability ratio currently stands at 6.69% in the Borough, Stafford is the third least affordable district to live in Staffordshire. In 2015 there will be an influx of Ministry of Defence personnel into Stafford, about 1,100 serving officers will be relocating from Germany to Beaconside Barracks. Provision is currently being made for key services and infrastructure to support this population growth.

2.8 The economy of Stafford Borough is relatively prosperous with low unemployment compared to national averages. Levels of deprivation are also low, except for a number of wards in the north and south west of Stafford town. The economy relies heavily on the public service sector, and there is a need to ensure diversity of employment for future sustainability of the local economy, particularly with the recent decline in manufacturing jobs. After public administration, education and health, the next most important sectors locally are distribution, hotels and restaurants. Recent developments have taken advantage of the Borough's excellent links to the M6 motorway, suggesting that there is

2 Stafford Borough Spatial Portrait

potential for further development in the distribution and warehouse sector. The Borough is fairly self contained in terms of those living and working within the boundary (73%) and more commute into the Borough than commute from the Borough to work elsewhere. The Borough generally is highly skilled and well-educated.

2.9 The area is very attractive to inward investors with excellent transportation links, site availability and labour skills; industrial units in the area are in high demand. There are key manufacturing sites at Alstom and Evode, and the Technology Park in Stafford plays a key role in providing local employment.

2.10 The Borough benefits from two motorway junctions providing excellent accessibility links to the north and south of the Country. Connections to the east and west, though, are less evident. The towns have good rail links being sited on the West Coast Mainline, with connections to the major cities from both Stafford and Stone. Stafford is also a hub for bus services in the Borough providing links to Lichfield, Cannock, Wolverhampton, Newport, Uttoxeter, Stone and the Potteries. Stone acts as a more localised hub for services to Stoke-on-Trent and its rural hinterlands, whilst the more rural parts of the Borough have more limited transportation services.

Implementation of the Local Development Scheme (LDS) 3

3 Implementation of the Local Development Scheme (LDS)

3.1 Stafford Borough Council's first Local Development Scheme (LDS) came into effect in September 2007. As work on the Plan progressed it became clear that the challenging targets (in particular for The Plan for Stafford Borough) were unlikely to be met. LDS revisions were published in November 2008 and December 2012, with the most recent LDS being published in August 2013. A new LDS to reflect the changed circumstances following the adoption of the Plan for Stafford Borough is expected to be produced in Autumn 2014. The tables set out below identify the target dates in the LDS and the actual completion date.

3.2 The Planning Act 2008 and subsequently the Localism Act 2011, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the Local Development Scheme. However, for consistency with previous annual monitoring reports progress on supplementary guidance is reported.

The Statement of Community Involvement

3.3 The first Statement of Community Involvement (SCI) was formally adopted by the Council on 26 July 2006. The SCI explains the different stages of the plan-making process, and the various methods the Council will use to gather views on emerging planning policy. It also sets out how planning applications will be publicised, and how members of the public can put forward their views. It outlines who is involved in making planning decisions, their roles, and how people can get involved in the process. Work has commenced on a revised SCI with consultation on the draft having taken place between 28th July and 15th September 2014. Adoption of the final SCI is expected early in the New Year.

The Plan for Stafford Borough

3.4 The Plan for Stafford Borough was submitted for independent Examination on the 20 August 2013. The Examination hearing sessions were held between the 23 October and the 1 November 2013. The Inspector then published his Recommendations for Further Main Modifications leading to an additional stage of consultation on the Main Modifications which ran from 6 February until 20 March 2014. The Inspector's Final Report was received on the 11 June 2014 and the Plan was adopted by full Council on the 19 June 2014.

The Plan for Stafford Borough Development Plan Document - Milestones	LDS Target Date	Completion Date
Commencement	Underway	
Publication of the Plan - Representations Invited on Soundness and Legal Compliance	January/February 2013	January/February 2013
Submission to the Secretary of State	August 2013	August 2013
Examination	November 2013	October/November 2013
Adoption	April 2014	June 2014

3 Implementation of the Local Development Scheme (LDS)

Site Allocations Development Plan Document and Supplementary Planning Documents

3.5 The 2013 LDS sets out the following timescales for the production of the Site Allocations Development Plan Document and the Supplementary Planning Documents.

Site Allocations Development Plan Document - Milestones	LDS Target Date
Commencement	Underway
Consultation on Issues and Options	March 2014
Consultation on Preferred Options	September 2014
Publication of Plan Representations Invited on Soundness and Legal Compliance.	January 2015
Submission to the Secretary of State	April 2015
Examination	July 2015
Adoption	November 2015

Supplementary Planning Document	Milestone	LDS Target Date
Urban Design Supplementary Planning Document (SPD)	Commencement	Underway
	Draft for Representations	January 2014
	Adoption	September 2014
Shopfronts Supplementary Planning Document (SPD)	Commencement	Underway
	Draft for Representations	January 2014
	Adoption	September 2014
Re-Use of Rural Buildings Supplementary Planning Document (SPD)	Commencement	Underway
	Draft for Representations	January 2014
	Adoption	September 2014
Open Space, Sport and Recreation Supplementary Planning Document (SPD)	Commencement	Underway
	Draft for Representations	January 2014
	Adoption	September 2014

Implementation of the Local Development Scheme (LDS) 3

3.6 Due to the limited resources and slippage in the Plan for Stafford Borough 2011-2031 production, and various other work pressures (such as Appeals and the Legal Challenge), the proposed timescales have slipped significantly. A new LDS is currently being produced which will establish a revised project plan for the Site Allocations Development Plan Document and other planning policy documents. The 2014 LDS will be published in November 2014.

4 The Purpose of Monitoring

4 The Purpose of Monitoring

4.1 Monitoring, evaluation and review are essential components of the plan making process and is the means by which the Council establishes what is happening now and what is likely to happen in the future. It is also a means of checking whether the policies in the adopted Plan are being applied as intended and are achieving their purpose. As part of the monitoring process the AMR monitors real world indicators and targets to assess the effectiveness of policies within Local Development Documents.

4.2 This monitoring information is used to assess whether objectives, policies and targets set out in the Local Plan 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 achieving the targets, reasons will be given. In turn this will be used to consider whether policies need adjusting or replacing through a Plan review.

4.3 In recent years there have been a number of fundamental changes to planning legislation and policy at the National level. These notably include the Localism Act 2011, the National Planning Policy Framework (NPPF), published in March 2012, and revocation of the West Midlands Regional Spatial Strategy in May 2013.

Localism Act

4.4 The Localism Act (2011) Part 6 Planning, section 113 Local Development: Monitoring Reports; amends section 35 of the Planning and Compulsory Purchase Act which previously required local authorities to produce an Annual Monitoring Report for submission to the Secretary of State. The changes now require local authorities to continue to report on the implementation of their local development schemes and local development policies through Authority Monitoring Reports without the necessity of reporting to the Secretary of State but directly to the public instead, at least annually or when the information becomes available to improve accessibility, transparency and accountability.

Duty to Co-operate

4.5 The Localism Act and the National Planning Policy Framework (NPPF) set out a requirement for local authorities to fulfil a Duty to Co-operate on planning issues, to ensure that approaches are consistent, and to address issues that have cross border implications with neighbouring authorities and key statutory agencies.

4.6 Stafford Borough has had, and continues to have on-going discussions on cross boundary planning issues with other Councils. There are a number of cross boundary key issues where a complementary approach will be 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 (through the Stoke on Trent and Staffordshire Local Enterprise Partnership) as well as protection of the environment and landscape. Stafford Borough Council has worked on a number of joint evidence based studies to support the Plan for Stafford Borough and will continue to carry out active co-operation with our neighbours and partners.

Monitoring Indicator Framework 5

5 Monitoring Indicator Framework

5.1 The AMR uses a multi-tiered approach in monitoring the Local Plan. This reflects the fact that different types of indicator are required to monitor the Local Plan, as each indicator has a specific role in the plan making process. For the purposes of Local Plan monitoring, there are three types of indicators. Firstly, contextual indicators which describe the wider social, environmental and economic background against which Local Plan policies operate. Secondly, local 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

5.2 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 as well as to provide a backdrop for interpretation of local and significant effects indicators. Within Stafford Borough the contextual indicators considered through 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 (key statistics of the built environment).
- Transport and spatial connectivity (transport accessibility, regional hubs and proximity of new developments to town centres).

Local Indicators

5.3 The principal function of local indicators is to measure physical activities that are affected by the implementation of planning policies. The selection of local indicators is guided by the key planning and sustainability objectives within the Stafford Borough Local Plan. Local indicators for Stafford Borough will report on the most recently completed financial year to 31 March 2013. The local indicators that are monitored by Stafford Borough Council are broadly grouped under the following headings:

- Business development
- Housing
- Environmental quality

Significant Effects Indicators

5.4 Significant effects indicators are a product of the Sustainability Appraisal process. Whereas local 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.

6 Stafford Borough Local Plan 2001: Policies to be Monitored

6 Stafford Borough Local Plan 2001: Policies to be Monitored

6.1 As part of the monitoring process for the saved policies in the Stafford Borough Local Plan 2001, the local indicators are linked to existing policies for monitoring purposes. Due to the number and nature of policies in the Local Plan, these policies have been grouped into relevant chapter headings listed below, and the relevant local indicators have been linked to these chapters.

Stafford Borough Local Plan 2001

Chapter - 'Environment and Development'

Local Indicators

Business Development:

Local Indicator: Total amount of additional employment floorspace by type.

Local Indicator: Total amount of employment floorspace on previously developed land by type.

Local Indicator: Employment land available by type

Local Indicator: Total amount of floorspace for 'town centre uses'

Environmental Quality:

Local Indicator: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

Local Indicator: Change in areas of biodiversity importance.

Local Indicator: Renewable energy generation

Chapter - 'Housing'

Local Indicators

Housing:

Local Indicator: Net additional dwellings in previous years period

Local Indicator: Net additional dwellings for the reporting year.

Local Indicator: New and converted dwellings on previously developed land

Local Indicator: Net additional pitches (Gypsy and Traveller)

Local Indicator: Gross affordable housing completions

Local Indicator: Housing Quality

Stafford Borough Local Plan 2001: Policies to be Monitored 6

Chapter – ‘Employment’Local Indicators

Business Development:

Local Indicator: Total amount of additional employment floorspace by type.

Local Indicator: Total amount of employment floorspace on previously developed land by type.

Local Indicator: Employment land available by type

Chapter – ‘Shopping’Local Indicators

Business Development:

Local Indicator: Total amount of floorspace for 'town centre uses'

Chapter - Recreation, Sport and TourismLocal Indicators

Business Development:

Local Indicator: Total amount of floorspace for 'town centre uses'

7 Local Indicators

7 Local Indicators

7.1 In March 2011 the Government withdrew the Core Output Indicators Update 2/2008 in favour of Councils deciding on the most appropriate information to include in their AMRs. Therefore to provide an adequate time series and continuity with data present in previous AMRs the Council has decided to adopt the previous National Core Indicator set as Local Indicators. The local indicators consist of the following:

Business Development

Local Indicator: Total amount of additional employment floorspace by type.

Local Indicator: Total amount of employment floorspace on previously developed land by type.

Local Indicator: Employment land available by type

Local Indicator: Total amount of floorspace for 'town centre uses'

Housing

Local Indicator: Net additional dwellings in previous years period

Local Indicator: Net additional dwellings for the reporting year.

Local Indicator: New and converted dwellings on previously developed land

Local Indicator: Net additional pitches (Gypsy and Traveller)

Local Indicator: Gross affordable housing completions

Local Indicator: Housing Quality

Environmental Quality

Local Indicator: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

Local Indicator: Change in areas of biodiversity importance.

Local Indicator: Renewable energy generation

Business Development Indicators 8

8 Business Development Indicators

8.1 Stafford Borough has a diverse economy with low levels of unemployment in comparison with the West Midlands region. Stafford Town has excellent transport links to the West Midlands and the rest of the country via the West Coast mainline and motorway network. The strategic location of Stafford Borough makes it an ideal location for investment. Most of the employment within the Borough is located in the principal towns of Stafford and Stone and their business parks. In addition, a number of Recognised Industrial Estates (RIE) are located at Hixon, Pasturefields, Raleigh Hall and Moorfields in the rural areas to provide for local employment.

8.2 Many of the Local Indicators use the 'Use Class Order System' which is a means to classify building uses within the planning system. The table below provides definitions of each use class relevant to this section.

Use Class Order Categories

Use Class Order	Definition
A1	Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, internet cafes and funeral directors.
A2	Financial and professional services - Banks, building societies, professional services including estate and employment agencies, professional services and betting offices.
B1	Business - Offices, research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment, or landfill or hazardous waste).
B8	Storage or distribution - This class includes open air storage.
C1	Hotels - Hotels, boarding and guest houses where no significant element of care is provided.
C2	Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	Secure Residential Institution - Prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
D1	Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

8 Business Development Indicators

Use Class Order	Definition
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

8.3 The following information has been collected against each Local Indicator. In addition to the Local Indicator listed the relevant target for each indicator is also identified. Where information is not available, an explanation has been provided.

Local Indicator: Total amount of floorspace developed for employment by type

Use Class		B1	B2	B8	Total
2011/12	Gross Floorspace (m ²)	14,543	-	-	14,543
	Net Floorspace (m ²)	-	-	-	-
2012/13	Gross Floorspace (m ²)	2,451	5,128	1,673	9,252
	Net Floorspace (m ²)	-	-	-	-
2013/14	Gross Floorspace (m ²)	753	4,758	1,232	6,743
	Net Floorspace (m ²)	-	-	-	-

Target: To be determined by new Local Plan requirements

Local Indicator: Total amount of employment floorspace on previously developed land (PDL) by type

Use Class		B1 (Inc Office)	B2	B8	Total
2011/12	Gross Floorspace on PDL (m ²)	14,543	0	0	14,543
	% Gross Floorspace on PDL	100%	0%	0%	100%
2012/13	Gross Floorspace on PDL (m ²)	2,041	4,718	1,176	7,943
	% Gross Floorspace on PDL	22%	51%	13%	86%
2013/14	Gross Floorspace on PDL (m ²)	695	1,469	1,232	3,396

Business Development Indicators 8

Use Class	B1 (Inc Office)	B2	B8	Total
% Gross Floorspace on PDL	10%	22%	18%	50%

Target: To be determined by new Local Plan requirements

Local Indicator: Employment land available by type

Development	Total Land available for all Types* (Ha)	Land available for B1 Development (Ha)	Land Available for B2 Development (Ha)	Land Available for B8 Development (Ha)	Land available for B1/B2/B8 Development (ha)
Hixon Airfield	11.60	-	-	-	11.60
Land, adj Stonehouse Hotel, Stone	1.39	-	-	-	1.39
Tollgate Business park, Stafford	4.30	-	-	-	4.30
Stone Business Park Extension	1.84	-	-	-	1.84
Beacon Business Park, Stafford	0.44	-	-	0.44	-
Land adj Beacon Business Park, Stafford	21.36	-	-	-	21.36
Hadleigh Park, Blythe Bridge	8.49	1.25	5.82	1.42	-
Meaford Power Station, Stone	34.01	-	-	-	34.01
Common Road, Stafford	0.54	-	-	-	0.54
Areva Estate, Stafford	8.0	2.5	5.5	-	-
Raleigh Hall	0.66	0.66	-	-	-
Redhill Estate	30.04	-	-	-	30.04
Land at Paton Drive	3.34	-	-	-	3.34

8 Business Development Indicators

Development	Total Land available for all Types* (Ha)	Land available for B1 Development (Ha)	Land Available for B2 Development (Ha)	Land Available for B8 Development (Ha)	Land available for B1/B2/B8 Development (ha)
Junction 14, Creswell	7.98	-	-	-	7.98
Pasturefields	0.62	0.62	-	-	-
SCC Offices, Riverway	0.85	0.85	-	-	-
Coldmeece	1.25	1.25	-	-	-
Total*	136.7	7.13	11.32	1.86	116.4

*Only refers to land greater than 0.4 ha

Target: To be determined by new Local Plan requirements

Local Indicator: Total amount of floorspace for 'Town Centre uses'

Year	Use Class	A1	A2	B1 (office)	D2	Total
2011/12	Gross Floorspace (m ²)	2,451	-	14,947	743	19,880
	Net Floorspace (m ²)	-	-	-	-	-
2012/13	Gross Floorspace (m ²)	20	-	550	189	758
	Net Floorspace (m ²)	-	-	-	-	-
2013/14	Gross Floorspace (m ²)	137	-	587	-	724
	Net Floorspace (m ²)	-	-	-	-	-

Target: To be determined by new Local Plan requirements

9 Housing Indicators

Local Indicator: Levels of housing delivery for the reporting year;

9.1 The Housing completion information set out in the table below shows dwelling completions within Stafford Borough between 2011/12 and 2013/14. Delivery has increased since last year, but is still not back to the 2011/12 level.

Rates of Housing Provision 2011/12-2013/14 for Stafford Borough

Year	Dwelling Completions	Dwelling Completions (Cumulative Total)
2011/12	425	-
2012/13	306	731
2013/14	411	1,142

Core Output Indicator: New and converted dwellings on previously developed land.

9.2 One of the central tenets of Government policy has been the reuse of brownfield or Previously Developed Land (PDL). The need for derelict and under used land to be brought back in to use for new development is preferable, and more sustainable as it minimises the use of greenfield land for new development. In recent years the majority of new dwellings has been on PDL.

9.3 The table below shows that the levels of completions on brownfield land are high, despite a revised definition of PDL excluding private residential gardens.

Year	Greenfield (%)	Brownfield (%)
2011/12	41	59
2012/13	80	20
2013/14	39	61

Five Year land Supply

9.4 The National Planning Policy Framework (NPPF) states that Local Planning Authorities are required to demonstrate that they have a five year supply of deliverable sites for housing. As at 31st March 2014, the Council had 5.43 years supply of deliverable sites. This figure has recently been updated in August 2014 to 5.8 years.

Local Indicator: Net additional pitches (Gypsy and Traveller)

9.5 Stafford Borough aims to ensure that there is adequate provision on authorised pitches. The results of the Gypsy and Traveller Accommodation Needs Assessment (GTAA) report states that there is a need for more pitches to be provided in the Borough. The Council will seek to positively provide adequate provision for gypsy and traveller needs through the Local Plan process. The table below shows the number of pitches permitted in the last 3 years.

9 Housing Indicators

Year	Permanent Pitches	Transit pitches	Total
2011/12	0	0	0
2012/13	0	0	0
2013/14	36	0	36

Local Indicator: Affordable Housing Completions

9.6 Stafford Borough has an identified deficit in the provision of social and affordable housing, particularly in rural areas. The affordable housing need was analysed by the 2007 Strategic Housing Market Assessment (SHMA) and updated in the 2012 SHMA. It estimated that to meet the affordable housing need, 210 dwellings would be required annually. In 2013/14 completion levels for affordable housing increased to 91 dwellings. Of the 91 dwellings, 54% are social rented and 27% are intermediate housing.

Source of Supply	Housing Association	Total Completions	Intermediate	Social/Affordable Rent
Housing Development (Campion Grove)	Bromford	16	14	2
Housing Development (Lowfield Lane)	Stafford & Rural Homes	30	13	17
Housing Development (Marston Road)	Wrekin Housing Trust	14	-	14
Housing Development (Priory Road)	Stafford & Rural Homes	14	-	14
Mortgage Rescue	Stafford & Rural Homes	2	-	2
Existing Satisfactory Dwelling	Stafford & Rural Homes	13	-	13
First Buy	N/A	2	2	0
	Total	91	29	62

Year	2011/12	2012/13	2013/14
Number of affordable housing completions in the year	83	48	91

Local Indicator: Housing Quality- Building for Life 12 Assessments

9.7 Building for Life (Bfl) 12 measures the quality of new housing schemes. It is endorsed by Government to provide well designed homes that are attractive, functional and sustainable. Each scheme of 10 or more dwellings will be assessed for this local indicator. The redesigned questions within Bfl12 reflect the main objectives of the National Planning Policy Framework to build better homes and provide greater community involvement. Each development is assessed against 12 criteria, with the scoring based on a simple traffic light system of green, red or amber. The more greens that a development secures the better the scheme.

9.8 Of all large housing sites completed in 2013/14 there were no sites that were identified as being compliant with the Building for Life standard. The collection of data for this indicator will need to be developed for the monitoring year 2014/15.

10 Environmental Quality Indicators

10 Environmental Quality Indicators

10.1 The Borough is seen as having 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 town. 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, The German Military Cemetery (bordering Cannock Chase District) and the Trentham Estate which are registered parks and gardens. Furthermore, much of the Borough has high quality agricultural land and distinctive rural landscapes that contribute to the environmental quality of the area.

10.2 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 8 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.

10.3 The environmental quality section of the AMR examines the core output indicators for environmental quality as well as a number of local output indicators to assess the detailed condition of the environment within the Borough.

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

10.4 There are a large number of areas within Stafford Borough that are identified as flood risk areas. This is particular prevalent in certain areas such as next to the Rivers Penk, Sow and Trent which flow through the Borough. However, much of their courses traverse both Stafford, in the case of the Rivers Penk and Sow, and Stone in the case of the River Trent. The 2013 Strategic Flood Risk Assessment (SFRA) identifies the extent of flooding in both of these settlements and in the rest of the Borough.

10.5 In the current monitoring year there have been no planning permissions granted that were contrary to Environment Agency (EA) advice on flood risk or water quality grounds. Therefore in the 2013/14 monitoring year Stafford Borough accomplished its target of having no permissions granted contrary to EA advice.

Permitted planning applications granted against Environmental Agency Advice	2011/12	2012/13	2013/14
	Flood Risk Grounds	0	0
Water Quality Related	0	0	0
Other Reasons	0	0	0
Total	0	0	0

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

Environmental Quality Indicators 10

Local Indicator: Change in areas of biodiversity importance

10.6 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) and the Cannock Chase of Area Outstanding Natural Beauty (AONB).

10.7 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
2008/09	0	4.397ha	4.397ha
2009/10	0	0	0
2010/11	1.45ha	0	1.45ha
2011/12	0	0	0
2012/13	0	0	0
2013/14	0	0	0

10.8 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	3.65	1
Bog / Standing open water and canals	0.30	1
Boundary and linear features	27.93	14
Broadleaved, mixed and yew woodland	688.06	103
Broadleaved, mixed and yew woodland / Acid grassland / Neutral grassland	11.02	1

10 Environmental Quality Indicators

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Broadleaved, mixed and yew woodland / Canals	14.45	5
Broadleaved, mixed and yew woodland / Coniferous woodland	21.60	2
Broadleaved, mixed and yew woodland / fen, marsh and swamp	18.87	3
Broadleaved, mixed and yew woodland / Neutral grassland	13.88	3
Broadleaved, mixed and yew woodland / Standing open water and canals	35.16	9
Canals	33.19	6
Coniferous woodland	435.60	3
Dwarf shrub heath	369.59	1
Fen, marsh and swamp	62.05	17
Fen, marsh and swamp / Rivers and streams	11.18	1
Lowland heathland	92.31	3
Lowland wood-pasture and parkland	432.42	4
Neutral grassland	222.47	32
Neutral grassland / Broadleaved, mixed and yew woodland	5.04	1
Rivers and streams	50.80	9
Standing open water and canals	52.67	18
Standing open water and canals / Fen, marsh and swamp	1.12	1
Wet woodland	120.93	6
Wet woodland / Neutral grassland	7.64	1
Unspecified	9.15	1
Broadleaved, mixed and yew woodland / Standing open water and canals	3.00	3
Coastal and floodplain grazing marsh	27.39	1

Environmental Quality Indicators 10

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Lowland heathland / Standing open water and canals	1.12	1
Neutral grassland / Boundary and linear features	6.01	2
Rivers and streams / Fen, marsh and swamp	2.22	1
Total	2,777.78	269

Sites of Special Scientific Interest (SSSIs)

10.9 Sites of Special Scientific Interest (SSSIs) give legal protection to the best sites for wildlife and geology in England. These are designated under the Wildlife and Countryside Act 1981 (as amended). The designation of SSSIs includes a two stage process; notification and confirmation. There are 17 SSSIs within Stafford Borough.

Location	Parish	Date Notified	Area (ha)
Allimore Green Common	Haughton	1986	2.56
Aqualate Mere	Forton	1956	241.33
Baswich Meadows	Stafford	1991	13.36
Burnt Wood*	Eccleshall	1986	41.39 *
Cannock Chase*	Colwich	1987	1,281.11*
Chartley Moss	Stowe	1987	106.93
Cop Mere	Eccleshall	1986	37.42
Doley Common	Gnosall	1986	17.39
Doxey and Tillington Marshes	Stafford	1989	129.42
Kings & Hargreaves Wood	Swynnerton	1987	57.67
Loynton Moss	Norbury	1986	13.58
Milford Quarry	Brocton	1993	6.30
Mottey Meadows*	Church Eaton	1989	43.69
Newport Canal	Forton	1986	5.55
Pasturefields Salt Marsh	Stowe	1986	7.80

10 Environmental Quality Indicators

Location	Parish	Date Notified	Area (ha)
Rawbones Meadow	Tixall	1989	21.31
Stafford Brook	Colwich	1987	6.9

*This is the total area of the SSSI and includes an area outside the Borough Council boundary

Local Nature Reserves (LNRs)

10.10 Local Nature Reserves are non statutory sites that have wildlife features that are of special local importance. These have been designated to enhance and conserve the best natural areas owned by Council. There are 8 LNRs within Stafford Borough.

Location	Date Notified	Area (ha)
Barlaston and Rough Close Common	2000	20.61
Brocton		40.92
Kingsmead Marsh	2003	6
Astonfields Balancing Lakes	2004	4.2
Stone Meadows and Crown Meadows	2004	16.72
Kingston Pool Covert South	2006	4.15
Ferndown Drive South	2008	6.7
Total		99.3

RAMSAR sites

Ramsar sites are wetlands of international importance designated under the Ramsar Convention. The convention on wetlands is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. It was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975, with the first UK Ramsar site being designated in 1976. There are 3 Ramsar Sites within Stafford Borough.

Location	Area (ha)
Chartley Moss	106.93
Aqualate Mere	241.33
Cop Mere	37.42
Total	385.68

Environmental Quality Indicators 10

Special Areas of Conservation (SACs)

Special Areas of Conservation (SACs) is defined under the European Union's Habitats Directive (2/43/EEC of 21 May 1992). These provide increased protection to habitats and a diverse array of animals and plant species, set out in Appendix I and II of the Directive. These sites are part of a range of measures aimed at conserving important or threatened habitats and species.

Location	Area (ha)
Pasturefields Saltmarsh	7.7
Mottey Meadows*	43.69
Cannock Chase*	1,236.93
Chartley Moss	106.93

*This is the total area of the SAC and includes an area outside the Borough Council boundary

National Nature Reserves (NNRs)

10.11 National Nature Reserves are areas of land set aside for nature, where the main purpose of management is the conservation of habitats and species of national and international significance. There are 3 National Nature Reserves in Stafford Borough.

Location	Area (ha)
Aqualate Mere	241.01
Chartley Moss	241.33
Mottey Meadows*	43.69

*This is the total area of the NNR and includes an area outside the Borough Council boundary

Monitoring of the condition of Sites of Special Scientific Interest (SSSIs) 2014**Condition of SSSI's in England**

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
96.18%	37.49%	58.69%	2.19%	1.61%	0.03%

10 Environmental Quality Indicators

Condition of SSSI's in West Midlands

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
90.98%	34.65%	56.33%	6.98%	1.97%	0.08%

Condition of SSSI's in Staffordshire

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
93.05%	35.29%	57.76%	5.62%	1.19%	0.14%

Condition of SSSI's in Stafford Borough

Aqualate Mere

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
72.48%	27.26%	45.22%	27.52%	0%	0%

Allimore Green

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Baswich Meadows

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	81.81%	18.19%	0%	0%	0%

Burnt Wood (0.8 hectares within the Borough)

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Environmental Quality Indicators 10

Cannock Chase

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
97.24%	5.50%	91.74%	2.76%	0%	0%

Chartley Moss

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	59.77%	40.23%	0%	0%	0%

Cop Mere

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	2.00%	98.00%	0%	0%	0%

Doley Common

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Doxey and Tillington Marshes

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
98.88%	22.27%	76.61%	0%	0%	1.12%

Kings and Hargreaves Woods

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

10 Environmental Quality Indicators

Loynton Moss

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Milford Quarry

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Mottley Meadows

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	100%	0.00%	0%	0%	0%

Newport Canal (0.1 hectares within the Borough)

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
0%	0%	0%	0%	100%	0%

Pasturefields Salt Marsh

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Rathbones Meadow

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	0%	100%	0%	0%	0%

Environmental Quality Indicators 10

Stafford Brook

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
100%	41.45%	58.55%	0%	0%	0%

Source: Natural England (data compiled, 2014). Note: Cannock Chase and Mottley Meadows figures are for the full extent of the SSSIs.

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

10.12 The majority of SSSI's within Stafford Borough meet the PSA target, only 3 out of 17 are below target.

Green Belt Indicator

10.13 Local Indicator: Planning applications and decisions 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.

10.14 The table below sets out the number of applications received within the Green Belt each year, together with the number of applications approved.

Year	Number of applications received*	Number of applications approved	Percentage of applications approved*
2011/12	3	2	66%
2012/13	3	3	100%
2013/14	2	2	100%

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

Local Indicator: Renewable energy generation

10.15 The amount of renewable energy permitted in the Borough is set out in the table below. A total of 1.32 megawatts was permitted in 2013/14, the main contributor being wind developments.

	Biomass	Solar	Wind Onshore	Total
Permitted Installed Capacity in MW	0.02MW	0.3MW	1MW	1.32MW

11 Significant Effect Indicators

11 Significant Effect Indicators

11.1 The Sustainability Appraisal process is a useful tool in measuring the Significant Effects Indicators through 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 relevant bodies and stakeholders.

11.2 As the main purpose of the 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 set out in 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
3. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community

Significant Effect Indicators 11

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 Revised Sustainability Appraisal Report (November 2012)

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the 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
	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
To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	Amount of employment land and buildings not being used	Annual Monitoring Report	Annually	High rise in number of empty units and undeveloped land	Investigate individual sites to understand any infrastructure or marketing issues
	Amount of completed retail, office and leisure development Amount of completed retail, office and	Annual Monitoring Report	Annually April – March	Development not meeting targets set out in the Development Strategy	Consider ways of delivering retail, office and leisure development including Area Action Plans and revising site allocations

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	leisure development in town centres				
	% of land that is derelict	DCLG	Annually	Increase in % of land that is derelict	Review target for development on PDL
	% of vacant units in town centres	GOAD	Annually	Increase in % of units in town centres	Consider Area Action Plan for Town centres
To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	% of empty homes	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	Staffordshire County Council Monitoring	Annually April - March	Decrease in the % of dwellings within 350 metres of 30 minute bus route	Work with delivery to ensure the delivery of adequate services and facilities
To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.	Number of planning permissions granted contrary to advice of Environment Agency (EA)	Annual Monitoring Report	Annually April - March	Planning permissions granted contrary to advice of EA	Review of flood risk policy and Strategic Flood Risk Assessment

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the 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 that everyone has the opportunity of a decent and affordable home	Number of affordable housing completions	Annual Monitoring Report	Annually April - March	Significant decline in affordable housing completions	Alterations to thresholds for affordable housing
	Affordability ratio- house prices/ earnings	Audit Commission	Annually	Significant increase in affordability ratio	Alterations to thresholds for affordable housing
	Number of applications incorporating affordable housing	Stafford Borough Council Planning Applications	Annually	Significant decrease in number of affordable housing incorporated into housing schemes	Alterations to thresholds for affordable housing
	Number of unfit dwellings	Housing Improvement Programme (HIP) returns	Annually	Significant increase in number of unfit dwellings	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
	Number of authorised Gypsy and Traveller Sites	Stafford Borough Council Planning Applications	Annually	Needs of the GTAA not being met	Consider producing Sites and Allocations document identifying sites as soon as possible
	Number of Specialist housing completions	Stafford Borough Council Planning Applications	Annually	No specialist housing completions	Consider producing Sites and Allocations document identifying

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the 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 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 employment and major retail centres	Staffordshire County Council	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
	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
	Access to services	Commission for rural communities	Annually	Significant loss of services	Consideration of policy review to offer greater protection of services
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

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
					production of SPD on design and building standards
To improve health, safety and well-being across the whole community	Area of outdoor sport provision	Open Space 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.
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
To reduce societal contributions to climate change	% 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
	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

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
					improving energy efficiency
	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres	Staffordshire County Council	Annually	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision
	% 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
To protect and enhance biodiversity	Change in priority habitats and species	Natural England	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	

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	Percentage of SSSI's in 'favourable' condition	Natural England	Annual (However EN rolling cycle of 6 years)	Condition gets worse	
	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.	Annual Monitoring Report	Annually	Planning permissions granted contrary to advice of Environment Agency	Consider revising water resources policy, including the requirement for sustainable drainage techniques
	% of rivers with good biological / chemical records	Defra	Annually	Significant decline in river quality	Investigation of water saving techniques and control of waste water as close to the source as possible
	% of new development	Not currently monitored	Not currently monitored	No reasonable improvements	Consider amendments to planning policy to

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	incorporating water efficiency techniques			achieved in the plan period.	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	Natural England	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 the 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
To encourage a strong, inclusive, community and voluntary sector	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
To engender a sense of civic and	Well-being score	Local Futures database	Annually	Significant decline in well-being score	Creation of development briefs or

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
neighbourhood values, responsibility and pride					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	
Baseline / Target	Indicator
1. Employment Rate – 75.2% in Stafford Borough (July 2013 - June 2014) England & Wales – 72.1%. West Midlands region – 69.3%. Target - Maintain good performance	Employment Rate
2. 0.8% increase in Stafford Borough, 2011 to 2013. Target - Maintain good performance	% increase in total VAT registered businesses
3. 7.73% vacant in Stafford (Sept 2014) 2.45% vacant in Stone (Sept 2014) (Approx 14% vacant nationally) Target - Reduce vacancy rate	% of vacant units in town centres

11 Significant Effect Indicators

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
<p>4. 67% within 350 metres of 30 mins – Stafford Borough Council 12% within 350 metres of 60 mins – Stafford Borough Council No national or regional comparison found Target – Increase number of dwellings within 350 metres of 30 & 60 minutes bus route</p>	% dwellings within 350 metres of 30 minute bus route.
<p>5. 0 developments have been approved on flood risk grounds, contrary to Environment Agency advice – 2013/2014 Target – No planning applications approved</p>	Number of developments approved contrary to EA advice
PREDICTING THE EFFECTS – SOCIAL	
<p>6. Affordability Ratio 6.69 - Stafford Borough (2013) Affordability Ratio 6.06 – Staffordshire (2013) Target – Reduce disparity in affordability ratio</p>	Affordability Ratio – house price / earnings
<p>7. Stafford Borough = 0 wards in the top 10% of wards nationally, 4 wards in the top 10-20% (IMD 2010) Target – Reduce IMB disparities within Borough</p>	Index of Multiple Deprivation (IMD)
<p>8. 38.9 notifiable crimes recorded – Stafford area (2012-13) 63.3 notifiable crimes recorded England (2012-13) Target – Reduce notifiable crimes recorded per 1,000 population</p>	Number of notifiable crimes per 1,000 population

Significant Effect Indicators 11

PREDICTING THE EFFECTS – ECONOMIC		Indicator
Baseline / Target		
9.	<p>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
10.	<p>1.1 ha outdoor provision per 1,000 population – Stafford</p> <p>NPFA 1.6-1.8 ha outdoor provision per 1,000</p> <p>(No update for 2014 - new indicator needs defining)</p> <p>Target – Increase amount of open space</p>	Area of outdoor sport provision
PREDICTING THE EFFECTS – ENVIRONMENTAL		
11.	<p>2.1% improvement 2002/03 – Stafford Borough.</p> <p>9% improvement achieved to date for Stafford.</p> <p>(No update for 2014 - indicator no longer in use)</p> <p>Target – 30% improvement by 2011</p>	% energy efficiency improvement
12.	<p>93.05% of SSSIs in Staffordshire 'favourable' or 'recovery' condition in 2014.</p> <p>90.98% of SSSIs in West Midlands 'favourable' or 'recovery' in 2014.</p> <p>Target – 95% of SSSIs 'favourable' by 2010</p>	Percentage of SSSIs in 'favourable' condition

11 Significant Effect Indicators

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
13. 61% PDL completion in Stafford Borough 2013/2014. Target – 60% PDL completions	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. (No recent update, indicator currently in development) Target – Improve to national percentage	% of rivers with good biological / chemical records
15. 3 registered Buildings at Risk – Stafford (2013, grade 1 and 2*) 70 registered Buildings at Risk – West Midlands (2013, grade 1 and 2*) Target – Reduce number of Buildings at Risk	Number / % of Buildings at Risk
PREDICTING THE EFFECTS – COMMUNITY	
16. Net migration figures as set out in Census 2001 Stafford Mid Year Estimate 2000 = 120,000, Mid Year Estimate 2013 = 132,100	Number / % of additional people
17. 17.74% of residents who consider attacks a problem in Stafford 2003/4 No recent updates available Target: Reduce	% of residents who think that attacks because of race, ethnicity or religion is a big problem in their area
18. Stafford 100% e-enabled interactions 2005/6 England average 83.63% Target: Maintain Interactions	E-enabled interactions as a proportion of all possible interactions

Significant Effect Indicators 11

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
19. Awaiting further work on the Sustainable Community Strategy	% of voluntary / community organisations performing well
20. 85% Stafford Borough (Feeling the Difference Survey, 2014) 88% Staffordshire Target: Increase to Staffordshire average	Well-being score*

* Source: Feeling the Difference Survey 2014, data should be used with caution due to sample size.

12 Conclusions

12 Conclusions

12.1 In conclusion, the 2014 Annual Monitoring Report for the Stafford Borough Local Plan 2001 has established a robust and effective approach for the review and monitoring process.

12.2 In relation to the Local Development Scheme (LDS) the Borough has progressed well, adopting a new Local Plan in June 2014.

12.3 This annual monitoring report will be the final report that assesses the policies in the Stafford Borough Local Plan 2001. Next year's report will analyse the newly adopted Plan for Stafford Borough which covers the period 2011-2031.

Appendix 1: Local Plan Policies to be Monitored

Appendix 1: Local Plan Policies to be Monitored

The table below sets out the monitoring framework for the recently adopted Plan for Stafford Borough 2011-2031. These indicators will be monitored from 2014/2015 onwards and be reported in the 2015 Annual Monitoring Report which will be produced in Autumn next year. The 2014 Annual Monitoring Report (this document) still reports on the Stafford Borough Local Plan 2001 policies and indicators.

Spatial Principle / Policy	Indicator	Target
SP1 - Presumption in favour of Sustainable Development	Number of dwellings completed on Previously Developed Land (PDL) Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3	Maximise
SP2 - Stafford Borough Housing and Employment Requirements	Net Number of new houses delivered Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered Employment land available by type Amount of additional employment floorspace by type	Maintain a 5 year land supply 500 dwellings per year Maintain a 5 year supply of Gypsy and Traveller pitches. 8 hectares per year
SP3 - Stafford Borough Sustainable Settlement Hierarchy	Percentage of additional dwellings provided in Stafford, Stone and Key Service Villages	Stafford Town 70% Stone Town 10% Key Service Villages 12% Rest of Borough Areas 8%
SP4 - Stafford Borough Housing Growth Distribution	Number of new Houses built (net completions)	500 per year

Appendix 1: Local Plan Policies to be Monitored

Spatial Principle / Policy	Indicator	Target
SP5 - Stafford Borough Employment land Distribution	Employment land Available by type delivered in Stafford Borough Amount of floorspace developed in Stafford Borough	8 hectares per year
SP6 - Achieving Rural Sustainability	Amount of land and floorspace developed outside key service villages Number of completed conversions of traditional rural buildings Number of Rural Exceptions Housing Completed	Increase the level of appropriate employment schemes and other rural diversification schemes Increase the number of rural affordable houses in rural areas commensurate with local need
SP 7 - Supporting the Location of New Development	Percentage of completed dwellings at each level of the SP3	Stafford Town 70% Stone Town 10% Key Service Villages 12% Rest of Borough Area 8%

Area Based Policies

Spatial Principle / Policy	Indicator
Policy Stafford 1 - Stafford Town	Total Number of Net Additional Dwellings delivered in Stafford Town over the Plan period

Appendix 1: Local Plan Policies to be Monitored

	<p>Employment land Available by type delivered on Strategic sites in Stafford Town</p> <p>Amount of additional employment floorspace by type in Stafford Town</p> <p>Monitor implementation and delivery of infrastructure projects necessary on strategic sites to bring the project forward</p> <p>Loss of employment land to non employment uses</p>
Policy Stafford 2 - North of Stafford	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure and types of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure and educational facilities</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>
Policy Stafford 3 - West of Stafford	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>
Policy Stafford 4 - East of Stafford	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p>

Appendix 1: Local Plan Policies to be Monitored

	<p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p> <p>Loss of employment land to non employment uses</p>
Policy Stone 1 - Stone Town	<p>TotalNumber of Net Additional Dwellings delivered in Stone Town over the Plan period</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p> <p>Loss of employment land to non employment uses</p>
Policy Stone 2 - West and South of Stone	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land Available by type</p> <p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p> <p>Loss of employment land to non employment uses</p>

Economy

Spatial Principle / Policy	Indicator
Policy E1 - Local Economy	Amount and % of employment floorspace developed on PDL

Appendix 1: Local Plan Policies to be Monitored

	Amount and Type of land Available Amount of employment land lost to other uses
Policy E2 - Achieving Rural Sustainability	Amount of employment based planning permissions granted within rural areas Completions of Rural Exception Housing
Policy E3 - Development within Recognised Industrial Estates	Amount of new employment floorspace granted planning permission within Recognised Industrial Estates (RIF)
Policy E4 - Raleigh Hall and Ladfordfields Industrial Estates	Amount of new Employment land granted planning permission on Ladfordfields and Raleigh Hall RIE's
Policy E5 - Major Developed Sites within the Green Belt	Amount of new employment land developed on Major Developed Sites Amount and % of employment floorspace developed on previously developed land
Policy E6 - Tourism	Number of Hotel spaces granted planning permission
Policy E7 - Canal Facilities and New Marinas	Number of new canal facilities or marinas developments granted planning permission
Policy E8 - Town, Local and Other Centres	Amount of Floorspace for retail, leisure, office within Town Centres
Transport	
Spatial Principle / Policy	Indicator
Policy T1 - Transport	Number of planning permissions granted for major developments with secured Travel plans
Policy T2 - Parking and Manoeuvring	For developments to meet the Parking Standards set out in Appendix B
Communities	
Spatial Principle / Policy	Indicator
Policy C1 - Dwelling Types and Sizes	Monitor the mix of housing type(i.e flats/houses and sizes (i.e bedroom number).

Appendix 1: Local Plan Policies to be Monitored

Policy C2 - Affordable Housing	Annual number of affordable housing completions (Gross) Number of net completions of rural exception houses
Policy C3 - Specialist Housing	Number of new Extra Care units completed on an annual basis
Policy C4 - Housing Conversions and subdivisions	N/A
Policy C5 - Residential Proposals outside the Settlement Hierarchy	Number of net completions of rural exception houses Number of inappropriate developments granted in the Green Belt
Policy C6 - Provision for Gypsies, Travellers & Travelling Show-people	Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered
Policy C7- Open Space, Sport and Recreation	Number of planning permissions determined where a loss of sole community facilities is proposed. Recreational facilities provided in new developments
Environment	
Spatial Principle / Policy	Indicator
Policy N1 - Design	Number and % of housing sites (10+ dwellings) with the number of greens, ambers and reds
Policy N2 - Climate Change	Percentage of new developments with Sustainable Drainage Systems Percentage of new residential developments built to zero carbon standard Percentage of new non-residential developments meeting relevant BREEAM level Percentage of household waste that is recycled or composted

Appendix 1: Local Plan Policies to be Monitored

Policy N3 - Low carbon Sources & Renewable Energy	Amount of renewable energy installed by capacity and type
Policy N4 - The Natural Environment & Green Infrastructure	Amount of new green infrastructure provided Change in areas of biodiversity importance
Policy N5 - Sites of European, National & Local Nature Conservation Importance	Change in areas of biodiversity importance
Policy N6 - Cannock Chase Special Area of Conservation (SAC)	Through the Development Management process
Policy N7 - Cannock Chase AONB	Number of new applications granted planning permission contrary to AONB Partnership advice
Policy N8 - Landscape Character	Number of planning applications refused on landscape character grounds.
Policy N9 - Historic Environment	Number of Listed Buildings, Scheduled Ancient Monuments, Conservation Areas and Historic Parks and Gardens on the English Heritage 'At Risk' register Number of Listed Buildings Lost
Infrastructure	
Spatial Principle / Policy	Indicator
Policy I1 - Infrastructure Delivery Policy	New Infrastructure provided

Appendix 2: Contextual Indicators

Appendix 2: Contextual Indicators

The following key contextual indicators, issues, challenges and opportunities in respect of the local authority draws on the spatial portrait, the vision, and key objectives which authorities are required to develop through the development plan process.

The purpose of these contextual indicators is to consider the effects of policies, as well as inform output and significant effect indicators. It is important to have regard to the context when developing plan policies and assessing their implementation. 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.

Economy

Economic activity rates

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 the Office of National Statistics (ONS). 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.

Inward investment has always been an important source of job growth to the local area, assisted by its excellent location, good site availability, labour skills and costs.

Household Income

The wealth of an area is determined at the County level using Gross Value Added (GVA) and household income. Household income is derived from the CACI Paycheck data. As at 2012 Stafford Borough currently has a higher mean household income of £41,700 relative to both Staffordshire at £38,970 and nationally at £39,950.

Productivity

Gross Value Added (GVA) is a key measurement of the value of goods and services produced in an economy (output) minus the value of the inputs used in the production of that output, and is hence the 'value added' by the economic process. GVA is therefore a good indicator of the productivity of the local economy. Unfortunately this data is not available at Borough level, although in Staffordshire absolute GVA has increased by over £500m between 2009 and 2012 (£12.2bn to £12.7bn). A key driver of this increase has been the manufacturing renaissance with the sector growing by almost a quarter.

Stafford Borough has played a key part in this recent growth of the County's economy. The total number of jobs within the Borough has now broadly recovered to pre-recession levels. From a low of 67,000 jobs in 2009, there are currently around 69,000 jobs in Stafford Borough, the highest number of jobs of any of the Staffordshire Districts. Average weekly earnings for full-time workers in Stafford Borough have also increased significantly, from £493 in 2009 to £539 in 2013 (a £46 increase over the period). This increase in earnings is likely to have been at least partly driven by the change in the occupations of Stafford Borough residents. In 2009 around 24,500 residents were employed in

Appendix 2: Contextual Indicators

one of the top 3 occupation groups ('managers, directors and senior officials', 'professional occupations' and 'associate professional & technical occupations'). This compares to 28,700 residents that are currently employed with these types of occupations, a 17% increase.

Employment

A key feature of a buoyant local economy is the level of economic activity. As of June 2014, 79% of the Stafford Borough population were economically active. This is slightly higher than both the West Midlands (75%) and Great Britain as a whole (78%).

Stafford Borough has 75% of its economically active working age population in employment while 4.1% are unemployed. The employment rate in Stafford Borough is higher than that of the West Midlands and the national average.

In Stafford Borough, 70% of those in employment are employees, while 6% are self employed. The proportion of self employed in the Borough is below the West Midlands level (9%) and the national level (10%).

83% of working age residents living in Stafford work within the Stoke-on-Trent and Staffordshire LEP area; the highest proportion out of all districts within the Stoke-on-Trent and Staffordshire LEP. The remaining 17% of working age residents commute to areas outside of the Stoke-on-Trent and Staffordshire LEP; the most popular being Birmingham, Telford and Wrekin and Wolverhampton.

Environment

Key Assets in the Natural Environment

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.

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

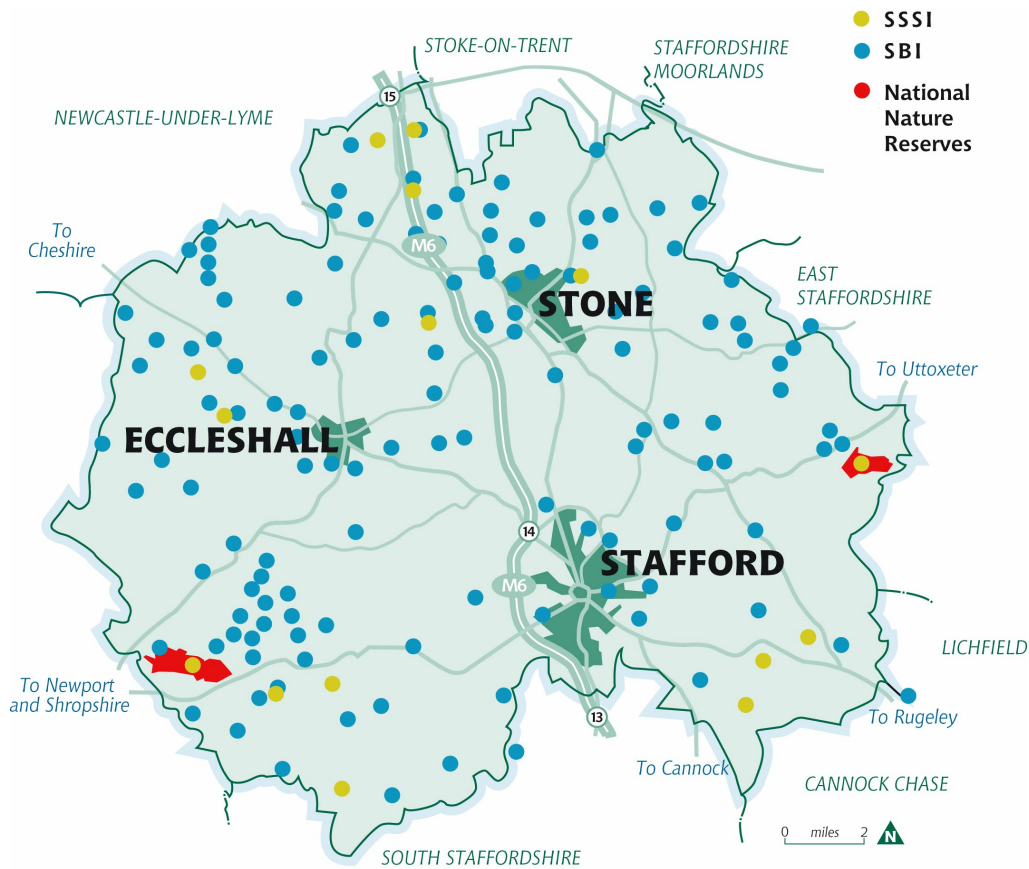
The habitats that are particularly important for wildlife within the Borough include woodland, wetland, such as Doxey and Tillington Marshes, flower rich meadows and heathland, such as areas of Cannock Chase. These important habitat areas often occur in isolated patches between larger areas of intensively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

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.

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.

Appendix 2: Contextual Indicators

Map of Designated sites in Stafford Borough



Housing and the Built Environment

House Prices

Median house prices across Stafford Borough have generally been slightly higher than those for the West Midlands. Median prices in Stafford Borough have increased from £70,000 in 2000 to £157,000 in 2012, an increase of 124%.

Lower quartile prices have increased from £53,000 to £121,000 over the period 2000 to 2012 (a 128% increase).

The table below summarises lower quartile and median prices over the period Feb 2012 to May 2012 by ward and in particular flags up the relatively higher prices experienced in rural areas.

Ward	Lower Quartile	Median	No. Sales
Barlaston and Oulton	£100,000	£131,500	7
Baswich	£145,975	£164,000	13
Chartley	£113,133	£168,500	12
Church Eaton	£230,000	£249,500	7
Common	£97,500	£108,000	11

Appendix 2: Contextual Indicators

Ward	Lower Quartile	Median	No. Sales
Coton	£97,250	£111,500	6
Eccleshall	£140,000	£157,500	18
Forebridge	£105,000	£113,000	19
Fulford	£129,250	£185,000	17
Gnosall and Woodseaves	£144,000	£187,475	10
Haywood and Hixon	£124,950	£155,000	23
Highfields and Western Downs	£79,375	£106,500	14
Holmcroft	£115,500	£127,750	15
Littleworth	£128,750	£157,975	10
Manor	£107,750	£120,000	16
Milford	£197,000	£287,500	9
Milwich	£191,000	£260,000	3
Penkside	£83,750	£120,500	10
Rowley	£122,500	£225,000	9
Seighford	£128,500	£153,260	12
St. Michael's	£120,000	£200,000	11
Stonefield and Christchurch	£111,250	£145,000	21
Swynnerton	£130,000	£178,000	19
Tillington	£134,950	£187,673	22
Walton	£115,000	£150,000	23
Weeping Cross	£125,000	£135,000	15
Total	£118,000	£146,500	352

Housing affordability has been a significant problem in Stafford Borough, as elsewhere in the UK, as housing has become more expensive relative to income. The table below presents the ratio of lower quartile incomes to house prices. In terms of relative affordability, Stafford is the 14th least affordable district in the West Midlands, with an income to house price ratio of 6.7. This means that lower quartile house prices are 6.7 times annual lower quartile gross incomes.

Appendix 2: Contextual Indicators

District/Region	LQ Income to House Price Ratio
Bromsgrove	8.89
Stratford-on-Avon	8.89
Herefordshire County	8.56
Solihull	8.33
Wychavon	8.26
Warwick	7.82
Malvern Hills	7.62
Shropshire Unitary Authority	7.20
Wyre Forest	7.18
Worcester	7.15
Lichfield	7.13
Redditch	7.04
Tamworth	6.77
Stafford	6.69
South Staffordshire	6.50
North Warwickshire	6.37
Dudley	6.23
Rugby	6.12
East Staffordshire	5.73
Cannock Chase	5.64
Telford and Wrekin Unitary Authority	5.62
Staffordshire Moorlands	5.51
Walsall	5.29
Nuneaton and Bedworth	5.29
Birmingham	5.27
Newcastle-under-Lyme	5.17
Sandwell	4.83

Appendix 2: Contextual Indicators

District/Region	LQ Income to House Price Ratio
Coventry	4.77
Wolverhampton	4.68
Stoke-on-Trent Unitary Authority	3.50

Sources: DCLG House Price Statistics 2013; Annual Survey of Hours and Earnings 2013

Household Types

The resident population of Stafford Borough is 130,800 with an even split between the number of males and females (2011 Census). As with the previous census, the 2011 Census demonstrates a higher proportion of those in the older age groups. This increasingly older population will have implications for the future provision of services in the Borough.

Transport

Transport Accessibility

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 people within 30 minutes.

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.

Appendix 3: Local Plan Acronyms

Appendix 3: Local Plan Acronyms

Abbreviation	Name
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
DCLG	Department of Community and Local Government
BFL	Building for Life
DPD	Development Plan Document
EA	Environment Agency
LDD	Local Development Document
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
MW	Megawatt
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PV	Photovoltaic
RSS	Regional Spatial Strategy
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SEA/SA	Strategic Environmental Assessment / Sustainability Appraisal
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SoS	Secretary of State
SSSI	Site of Special Scientific Interest
SPD	Supplementary Planning Document
AMR	Annual Monitoring Report