

Stafford Borough Authority Monitoring Report 2017

(Covering the period 1st April 2016 - 31st March 2017)

The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2016-2017

Executive Summary

This Authority Monitoring Report covers the period 1st April 2016 to 31st March 2017. It summarises the progress that the Borough has made in delivering the adopted Local Plan, known as the Plan for Stafford Borough 2011-2031. The analysis includes a commentary on the Review of the Local Plan, the development of Neighbourhood Plans, cross boundary co-ordination on strategic matters and related work including the Community Infrastructure Levy and the Brownfield Land Register. Most importantly, the document provides an analysis of whether Local Plan targets are being achieved, such as delivery of housing numbers and employment land sites.

Progress on the Local Plan and Supporting Documents

- The Borough Council has a fully adopted Local Plan; Part 1 was adopted on 19 June 2014 and Part 2 was adopted on 31 January 2017.
- Three Supplementary Planning Documents (SPD's) have been progressed during the year; Design, Re-use of Rural Buildings, and Shopfronts and Advertisements. The Draft SPDs are expected to be adopted in Spring 2018.
- Four Neighbourhood Plans have been 'made' (adopted) including Gnosall, Eccleshall, Hixon and Colwich. Gnosall was 'made' last year (2015/16) and Eccleshall, Hixon and Colwich were 'made' this year (2016/17). There are four other Neighbourhood Plans currently being progressed.
- Stafford Borough continues to have cross-boundary discussions, known as the Duty to Co-operate, on housing, employment land, infrastructure and environmental issues with neighbouring authorities and key stakeholders.
- The Borough Council has been progressing the Community Infrastructure Levy, although new Government announcements mean it is on hold at the present time. The authority continues to collect money for infrastructure through the Section 106 process.

Progress on Local Plan Policies

- Housing completions are at their highest level since the start of the Plan period. This year 1,010 houses have been built against a target of 500 per annum.
- Housing supply is strong. The Borough has more than a 5 year Housing Land Supply and has sufficient commitments and allocated sites to meet the target of 10,000 new homes over the Plan period.

- The amount of employment land built in 2016/17 has more than exceeded the target of 8 hectares per annum; 9.4 hectares were completed this year which is a significant increase on last year. However, the average over the Plan period is under-target. Employment land commitments are strong but supply is being built out and new sites will have to be found as part of the Local Plan Review process.
- The Plan for Stafford Borough sets targets for housing growth on a settlement hierarchy basis. 70% of new housing development is proposed to be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages (KSVs) and 8% in the rest of the Borough area. When housing completions and committed sites are taken into account the percentages are generally in line with the Plan's targets.
- Good progress has been made on the Strategic Development Locations in the Borough. The East of Stafford allocation is due to be completed within the next two years, and the North and West sites are now seeing increased completions and remaining planning applications are either being processed or prepared.
- The Stafford Riverside retail development has been completed and the majority of units are now occupied. Leading high street stores such as Marks and Spencer and Primark are located on the site.
- The Stafford Gateway project, a prestigious residential and commercial development to the west of Stafford railway station has been unveiled and preliminary work has begun.
- The number of affordable housing units has significantly increased during 2016/17; 343 units have been built compared with a Plan target of 210 per year. There has been a general increase in build rates since the start of the Plan period, although the overall total since the start of the Plan period is still below target.
- The number of large scale renewable energy schemes permitted has reduced this year; this is most likely to be linked to reductions in the feed-in tariff. There have been no losses in areas of biodiversity importance in 2016/17 and no listed buildings lost as a result of development.

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The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2016-2017

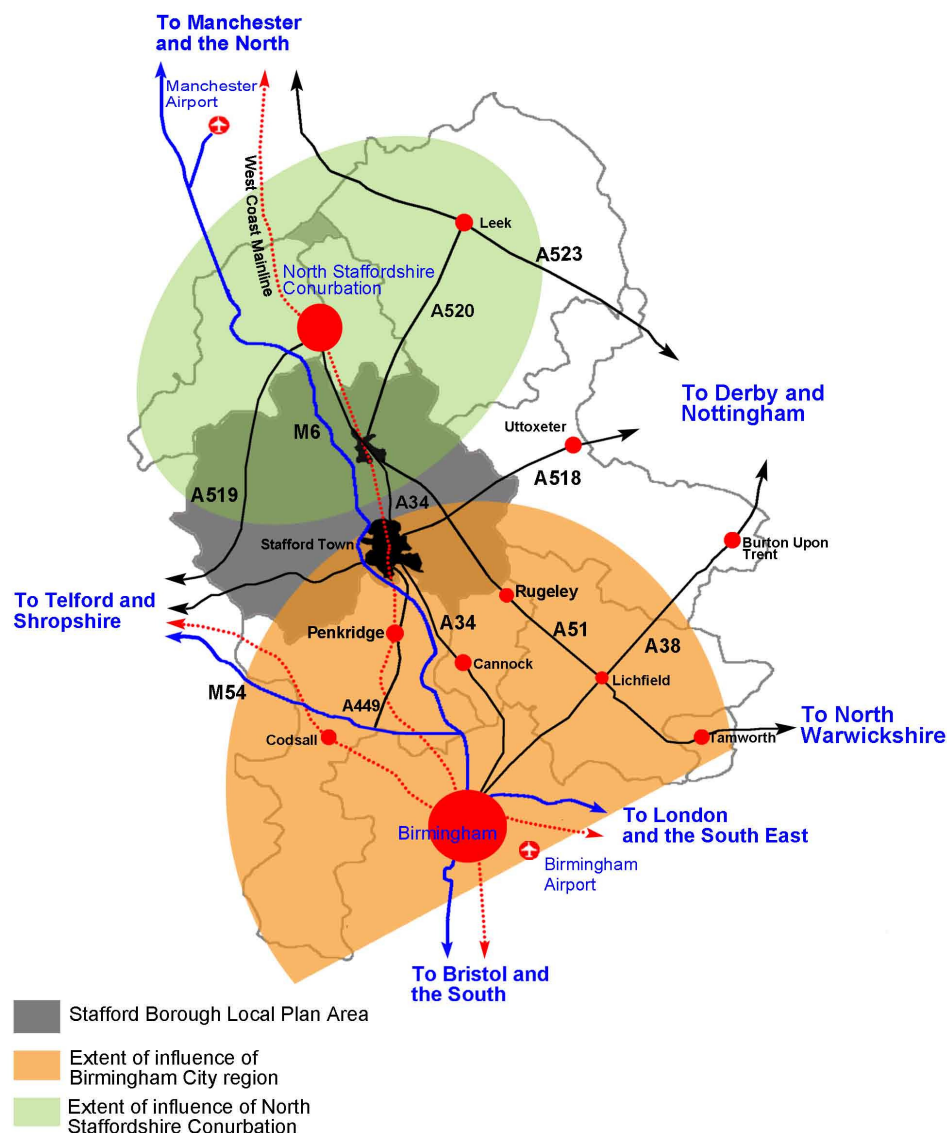
1.0 Introduction

- 1.1 Local Planning Authorities have a statutory requirement to produce an Authority Monitoring Report. The purpose of the report is to show progress with Local Plan preparation, assess the delivery of Local Plan policies and targets, and to report on activities associated with the Local Plan. These include Supplementary Planning Documents, Neighbourhood Plans, how authorities are working together on cross border planning issues (Duty to Co-operate) and contributions made towards infrastructure provision.
- 1.2 This is the third Authority Monitoring Report to be produced since the adoption of the Local Plan (known as the Plan for Stafford Borough). The Report covers the period 1st April 2016 to 31st March 2017 – ‘the Monitoring Year’. Where appropriate, data has been provided for the last 6 years so that an assessment can be made from the start of the Plan period in 2011.
- 1.3 Stafford Borough Council adopted Part 1 of the Local Plan in June 2014. Part 2 was subsequently adopted in January 2017. This report therefore sets out progress on both elements of the current Local Plan where data is available.

2.0 Stafford Borough Spatial Portrait and Planning Context

Spatial Portrait

- 2.1 Stafford Borough is centrally located between the conurbations of Manchester and Birmingham. It is a predominantly rural Borough of around 130,000 people covering 59,817 hectares. A third of the population live in smaller rural settlements. The Borough lies in the centre of the County and is home to the county town of Stafford, the canal town of Stone and many rural villages and hamlets.
- 2.2 The Key Service Villages (KSVs) are spread across the rural areas of the Borough, being traditional service, commercial and social centres, which also serve a number of smaller villages and hamlets in their locality. Each KSV is located within easy access to key rural employment centres that complement the recreational and retail opportunities within the villages.
- 2.3 The resident population is growing, but most of this growth is in the over 65's age range. Population projections show that between 2016 and 2039 the population will grow by around 10,000 people. However, there will be a decline of around 3,000 people in the economically active age ranges (16-64) and a substantial gain of 13,000 in the over 65's. Whilst the population of Stafford Borough is predominantly White British, the number of minority groups living in the Borough is growing. Stafford is home to a significant number of military personnel, including an influx in 2015 from those serving abroad returning to the Stafford base at Beacon Barracks.
- 2.4 There are over 58,000 dwellings in the Borough. Home ownership is higher than the national average although there has been a significant increase in private renting in recent years due to affordability issues.
- 2.5 Stafford has excellent transport links both north and south, with good connections east and west. Stafford station has been identified as an integrated high speed station for the new High Speed Two rail link which will mean that journey times will be improved between Stafford and London once the line is operational. The proximity of Stafford to surrounding districts along with transport links to the region and the rest of the UK, are illustrated below.



- 2.6 Stafford town is the Borough's major employment centre, having the largest shopping centre within the district 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 centre and Eccleshall is the third.
- 2.7 The economy is relatively strong, with a low unemployment rate (0.4%) and a high number of people that are economically active (83% of the working age population are economically active). The population has a high level of educational attainment compared to England as a whole; 46.1% of the working age residents have higher level skills (degree level or higher) compared to 38.2% for England as a whole. The area is very attractive to inward investors due to its central location and transport links, availability of labour and well located employment sites. New strategic

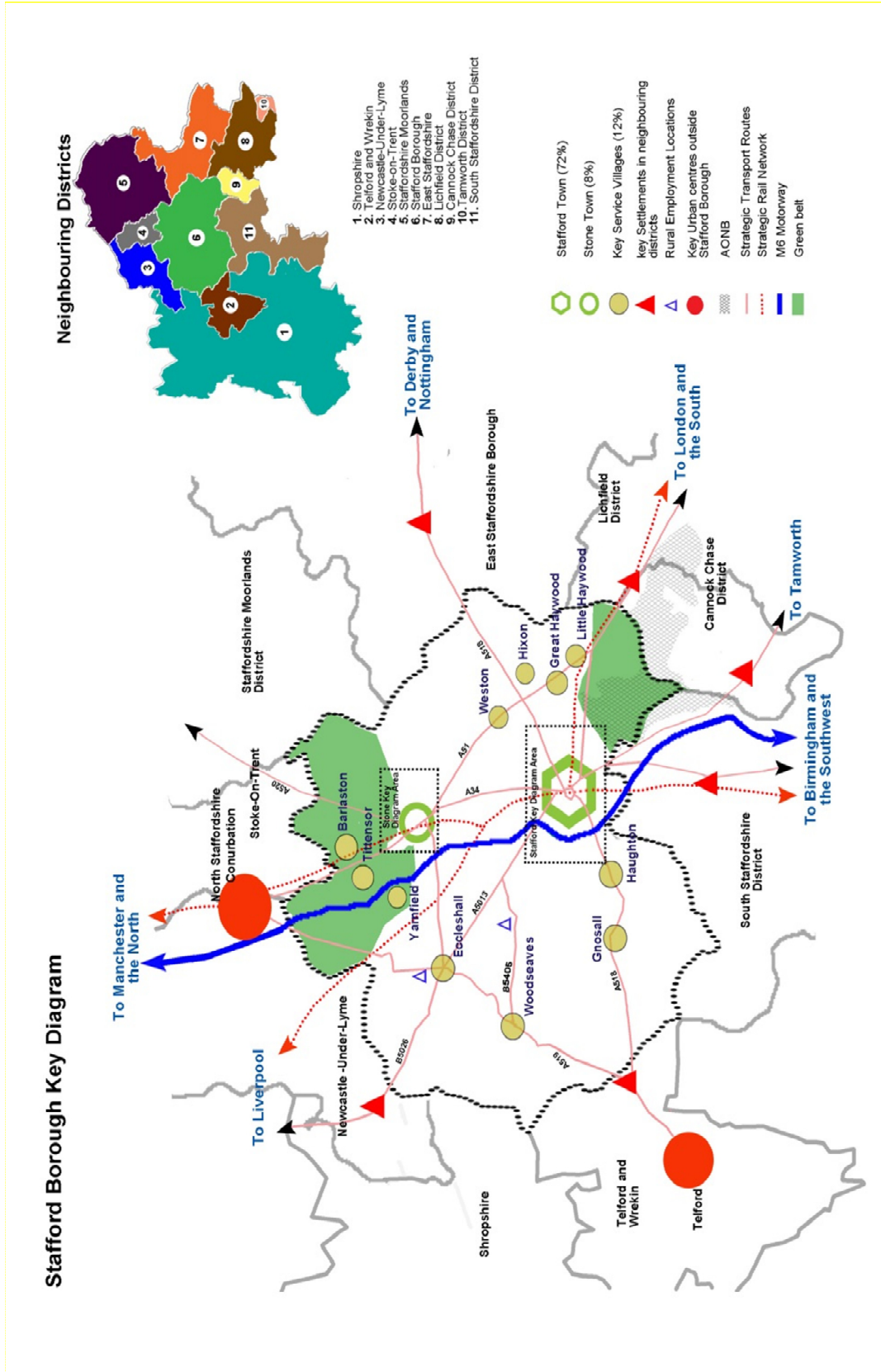
employment sites are being taken up at Stafford and Stone, including Redhill Business Park, the extension of Beacon Business Park and Meaford.

- 2.8 The natural landscape is characterised by flat low lying land positioned between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the area is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and 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.
- 2.9 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 on 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 in the south-eastern area of the Borough, including the Cannock Chase Area of Outstanding Natural Beauty.

Planning Context

- 2.10 The Plan for Stafford Borough provides for growth through a sustainable pattern of development. The Plan makes provision for both local needs and in-migration, delivering a level of housing and employment that will satisfy both. The focus of development is the County town of Stafford which will take 70% of the overall housing allocation for the Borough. This will be balanced by employment sites (56% of new employment development will be in Stafford town) and the provision of supporting infrastructure. Three strategic sites have been allocated on the edge of Stafford to support the majority of this growth. These are situated North of Stafford, West of Stafford and East of Stafford.
- 2.11 The smaller market town of Stone will accommodate 10% of the housing growth and will be supported with employment sites and appropriate infrastructure. The Plan for Stafford Borough allocates 12% of the Borough's employment growth to Stone. A strategic housing and employment site has been allocated to the south and west of Stone which will accommodate 500 new dwellings and provide 20 hectares of employment land. Additional housing and employment will be provided elsewhere in Stone through sites with planning consent.
- 2.12 11 Key Service Villages (KSVs) have been identified in the Plan which will take a lower level of growth, namely Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield. Overall, 12% of housing will be built in these larger sustainable villages which already provide many local facilities and services.

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



3.0 Progress on the Plan for Stafford Borough and Supporting Documents

Implementation of the Local Development Scheme

- 3.1 The Local Development Scheme (LDS) sets out the timetable for the production of the new Local Plan and its supporting documents. It can be found on the Borough Council's web site at <http://www.staffordbc.gov.uk/local-development-scheme>. The section below outlines how the Borough Council has progressed against the key dates set out in the LDS. The Community Infrastructure Levy and the Brownfield Land Register are discussed in a separate section at the end of this chapter.

Plan for Stafford Borough

- 3.2 The Development Plan for Stafford Borough currently consists of the Plan for Stafford Borough, adopted on 19 June 2014, and the Plan for Stafford Borough Part 2, adopted on 31 January 2017. These Plans replace and supersede all saved policies of the Stafford Borough Local Plan 2001. In addition, Stafford Borough is covered by the Minerals Local Plan for Staffordshire (2015-2030), adopted on 16 February 2017, and the Staffordshire and Stoke-on-Trent Waste Local Plan (2010 to 2026), adopted on 22 March 2013, both produced by Staffordshire County Council.
- 3.3 The Plan for Stafford Borough sets out the vision, key objectives and spatial strategy for the Borough. It is the over-arching policy document to which any other planning policy documents must comply. The Plan for Stafford Borough Part 2 sets out the approach to development in the sustainable settlement hierarchy by establishing settlement boundaries for Stafford, Stone and the Key Service Villages, and boundaries for the Recognised Industrial Estates. It also includes a policy on protecting social and community facilities.
- 3.4 The following Neighbourhood Plans have been made (adopted) and form part of the Development Plan for Stafford Borough in determining planning applications within the relevant Parishes, alongside the adopted Plan for Stafford Borough and Part 2:
- Gnosall Neighbourhood Plan 'made' (adopted) on 24 November 2015
 - Eccleshall Neighbourhood Plan 'made' (adopted) on 26 July 2016
 - Hixon Neighbourhood Plan 'made' (adopted) on 22 November 2016
 - Colwich Neighbourhood Plan 'made' (adopted) on 22 November 2016

Plan for Stafford Borough Local Plan Review

- 3.5 The Local Plan Review will fully replace the Plan for Stafford Borough (PFSB) and the PFSB Part 2 with a new development strategy, site allocations and Development Management policies. The table below sets out when each stage of the Local Plan Review is due for completion.

Process	Stage Date
- Commencement	July 2017
- Issues and Options	July 2018
- Preferred Options	May 2019
- Publication	February 2020
- Submission	August 2020
- Examination	November 2020
- Adoption	April 2021

The Local Plan Review has commenced in accordance with the above timetable and progress is being made towards the Issues and Options stage.

Supplementary Planning Documents (SPDs)

- 3.6 Three Supplementary Planning Documents have been progressed during 2016/2017 including: Design, Re-use of Rural Buildings and Shopfronts and Advertisements. It is expected that they will be adopted in Spring 2018.

Progress on Neighbourhood Plans

- 3.7 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans for their area. There are two types of bodies that can undertake neighbourhood planning – town and parish councils or neighbourhood forums. Neighbourhood Plans are prepared and led by local communities, and can set out a vision and aims for their local area including general planning policies for the use and development of land covering topics such as housing, employment, environment, open space and infrastructure.
- 3.8 Neighbourhood Plans have to be in line with national and local planning policy, and are subject to independent examination and public referendum. Once a Neighbourhood Plan has been through the statutory process and is adopted / made it forms part of the development plan for the area, which is used to guide decisions on planning applications. There are currently nine parished areas within the Borough within which neighbourhood plans have been made / adopted, or are being prepared. These include the parishes of Barlaston, Colwich, Eccleshall, Gnosall, Hixon, Sandon and Burston, Stone, High Offley, and Swynnerton, (see Appendix 1 for the stage that each Plan has reached)¹. The Borough Council is providing a supporting role to these communities, working to ensure that plans are prepared in accordance with the Regulations. Further information about Neighbourhood Planning and the progress of the individual plans can be found on the Council's website - <http://www.staffordbc.gov.uk/neighbourhood-planning1>

¹ This is the position as at October 2016.

Duty to Co-operate

- 3.9 The Localism Act (2011) sets out a requirement for local authorities to fulfil a Duty to Co-operate on planning issues that cross administrative boundaries, and to engage constructively, actively and on an ongoing basis on the preparation of Local Plan documents, including the preparation of evidence to underpin these documents. This is re-enforced in the National Planning Policy Framework (NPPF) which states that local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected through individual Local Plans.
- 3.10 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 is required, including flood risk, provision of infrastructure (including transport links), the distribution of housing associated with local housing markets, Gypsy and Traveller accommodation, employment needs (through the Stoke on Trent and Staffordshire Local Enterprise Partnership) as well as protection of the environment and landscape. Stafford Borough Council worked on a number of joint evidence based studies to support the Plan for Stafford Borough and will continue to carry out active co-operation with its neighbours and partners.
- 3.11 In particular, during 2016 / 2017, Stafford Borough Council continued to work pro-actively through the Cannock Chase Special Area of Conservation Partnership to mitigate the impact of new development on this European designation. Furthermore, the Council is part of the Constellation Partnership (formerly known as the Northern Gateway Development Zone Partnership) to investigate further development opportunities associated with High Speed 2 (HS2) alongside Cheshire East, Chester & Cheshire West, Staffordshire County Council, Newcastle-under-Lyme, the City of Stoke-on-Trent and Staffordshire Moorlands Councils.

Community Infrastructure Levy and Developer Contributions

- 3.12 The Community Infrastructure Levy (CIL) is a charge that can be levied on planning developments to support the infrastructure needs of an area as defined by the Plan for Stafford Borough. It can be used to fund new strategic transport, education, open space and recreation provision that cannot be funded by other means. CIL is charged in £s per square metre on the net additional floorspace of a development. There are a number of exemptions to the charge including self-build housing and social housing.
- 3.13 A significant amount of work was undertaken to progress a Community Infrastructure Levy Charging Schedule in 2015. However, before the project had concluded the Government announced that the CIL process was under review. The Borough Council are therefore awaiting the results of this review process before undertaking any further work. In the mean-time developer contributions continue to be collected through Section 106 agreements in the Borough.

Brownfield Land Register

- 3.14 The Brownfield Land Register is a list of previously developed sites that are suitable for housing development in the Borough. The purpose of the Register is to highlight availability of brownfield sites to potential developers and to consider whether any of the sites would benefit from a new type of planning permission called 'permission in principle'. Details on the Council's Brownfield Land Register can be found at <http://www.staffordbc.gov.uk/brownfield-land-register>.

4.0 Progress on Local Plan Policies

Development Strategy

Housing Land Supply

- 4.1 The housing target in the Plan for Stafford Borough is 10,000 dwellings over the period 2011-2031, this equates to 500 per annum. Housing completions since the start of the Plan period are set out below. The Borough has under-provided for the first four years since 2011, however there has been an upward turn from 2015/16 with the completions in this current monitoring year being double the annual target. The average completion rate is above target for the Plan period to date at 545 dwellings. This reflects an increased delivery from the Strategic Development Locations in Stafford and other larger housing sites across the Borough.

Table 4.1 Housing Delivery 2011-2017 (dwellings)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
Stafford Borough	425	306	411	428	688	1,010	545

- 4.2 The Plan for Stafford Borough supports sustainable development on brownfield land; 41% of housing completions were on brownfield land in the 2016-2017 monitoring period. The amount of development on brownfield land has seen a significant decrease over the last three years (for example in 2014/2015 the figure was 71%).
- 4.3 The Council can demonstrate more than a 5 year supply of housing land. Taking into account a 20% buffer, there are 5.85 years of deliverable housing sites. The calculation of the 5 year supply includes sites with planning permission and those allocated through the Local Plan. A full analysis of the 5 year housing land supply situation and the Council's annual report on housing delivery, known as 'Land for New Homes', can be found at <http://www.staffordbc.gov.uk/monitoring> .

Employment Land Supply

- 4.4 The target for the provision of employment land in the Borough is 8 hectares per year. Table 4.2 below shows the build rates of employment land since the start of the Plan period. Completions have exceeded the target this monitoring year (9.4 hectares). However, the average build rate since the start of the Plan period is still relatively low. 16% of completions (floor space) in 2016-2017 were on brownfield land, this is a significant drop since last year (75%) and reflects development on Redhill and Beacon Business Park greenfield employment sites in Stafford.

Table 4.2 Employment Land Delivery 2011-2017 (hectares) as at 31st March 2017

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
Stafford Borough	1.6	3.4	1.2	4.7	2.8	9.4	3.9

- 4.5 There are 106 hectares of employment land supply in the pipeline (sites with planning permission or allocated in the Local Plan).

Table 4.3 Employment Land Commitments as at 31st March 2017 (hectares)

	With planning permission (ha.)	Local plan allocation* (ha.)	Total commitments (ha.)
Stafford Borough	55.7	50.4	106.1

*Local plan allocation without planning permission

Settlement Hierarchy

- 4.6 The policy framework states that the majority of future development will be delivered in Stafford, Stone and 11 Key Service Villages (KSVs) within the Borough. Annual targets have been set for the distribution of housing growth and employment growth within the hierarchy. For housing growth, 70% of new housing development will be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% in the rest of the Borough area.
- 4.7 Since the start of the Plan period in 2011, 47% of housing completions have been delivered in Stafford, 12% in Stone, 24% in the Key Service Villages, and 18% in the rural areas. There has therefore been an under-delivery in Stafford and an over-delivery in the Key Service Villages and rural areas. However when both housing completions and commitments are considered together (i.e. those that have been built **and** those with either planning permission or sites allocated in the Plan) the percentages are generally in line with the Plan's target. Table 4.3 below sets out the targets and the percentages achieved.

Table 4.4 Settlement Hierarchy Housing Targets and Delivery as at 31st March 2017

	Target (%)	Completions 2011-2017 (%)	Completions and Commitments* (%)
Stafford	70	47	70
Stone	10	12	10
KSV	12	24	13
Rural Areas	8	18	7

*Includes completions 2011-2017, sites with planning permission and Plan allocations.

Rural Sustainability

- 4.8 Out of a total of 9.4 hectares of employment land developed across the Borough in 2016-2017, half a hectare was developed in rural areas helping to provide rural employment and contribute towards a sustainable rural economy. In addition, a number of traditional rural buildings were converted to housing, preserving their character; these conversions created a total of 24 new dwellings in rural areas

helping to provide for local housing need. The types of buildings that were converted into housing included barns, stables and public houses.

Stafford and Stone

Stafford Town

- 4.9 7,000 new houses have been allocated for Stafford Town over the Plan period. Since 2011 1,529 new houses have been built but there are a further 6,302 dwellings in the pipeline (either under-construction, with planning permission or with a Plan allocation).
- 4.10 Two strategic employment sites have been allocated at Stafford town, one to the North of Stafford (Redhill) and one to the East of Stafford (Beacon Business Park). The Redhill employment site is 45 hectares in total; 27 hectares has planning consent or has been built, with a remaining allocation of 18 hectares which has yet to be granted permission. At Beacon Business Park, to the East of Stafford, an outline permission was granted for the site in April 2012 for 22 hectares and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Since then a public house has been built, 4 plots have been completed and a further 2 have reserved matters permission for B use class.
- 4.11 Between 1st April 2016 and 31st March 2017, 2,233 m² of retail development was completed in Stafford town centre, 2,605 m² and 969 m² was either under-construction or had planning permission. The majority of the Riverside development is now complete and occupied.
- 4.12 Preliminary work is progressing well on the Stafford Gateway Project, a multi-million pound commercial and housing development to the west of Stafford railway station. A masterplan has been produced and funding bids are currently being progressed.

North of Stafford

- 4.12 The North of Stafford site is moving forwards. Of the 3,100 houses allocated at this strategic site, 172 houses have been completed to date (as at 31st March 2017). There is full planning permission for a further 303 houses and a remaining allocation without planning permission for 2,625. Planning applications have been submitted for the remainder of the site. The housing mix delivered to date has a slight bias towards larger properties (49% are 2 and 3 bedroomed houses and 51% are 4 bedroomed plus). As described above, there has been good progress on the Redhill Employment site.

West of Stafford

- 4.13 Out of the 2,193 houses allocated on the West of Stafford strategic site, 17 have been completed, 237 have planning permission and there are 1,939 remaining as a Plan commitment. On the part of the site that has planning permission 30% of the houses delivered will be for affordable housing (this has been agreed in the S106 Agreement).

East of Stafford

- 4.14 653 houses have been allocated on the strategic site to the East of Stafford; 237 have been completed over the last 2 years. 30% of the houses will be for affordable dwellings, with an 80/20 split between social rented and intermediate housing. As described above, good progress has been made on Beacon Business Park.

Stone Town

- 4.15 The Plan allocates 1,000 houses to be built in Stone town over the 20 year period. Since the start of the Plan period, 387 dwellings have been built and a further 748 houses have planning permission. With regards retail development a new food store was granted planning permission for Marks and Spencer in November 2016.

West and South of Stone

- 4.16 The strategic allocation of 500 dwellings gained outline planning consent in February 2015. There has been no development on this site to date. A reserved matters application was approved in January 2017 in regard to access and landscaping for Phase 1 of the site. There has been no development at Stone Business Park Extension to date.

Economy

Local Economy

- 4.17 A strong economy is supported by an adequate supply of employment land, provision of high quality transport and communications infrastructure, and a good skills base. Stafford Borough historically has had a good portfolio of employment land but sites are now being built out and new allocations will need to be identified as part of the Local Plan Review. The Borough has a low unemployment rate (0.4%) compared to regional (1.5%) and national averages (1.1%), which is an indicator of a healthy economy (data as at November 2016).

Sustainable Rural Development

- 4.18 Just under one hectare of employment land was granted planning permission during the monitoring year in rural areas. The sites are at Moorfields near Cotes Heath and Hixon.

Recognised Industrial Estates

- 4.19 There are six Recognised Industrial Estates in the Borough at Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields and Raleigh Hall. 0.2 hectares of employment land was granted at Moorfields Industrial Estate and 0.4 hectares at Hixon Industrial estate in the monitoring year. No other permissions were granted on any of the other Recognised Industrial Estates. There is a strategic allocation of 6 hectares at Ladfordfields and 4 hectares at Raleigh Hall allocated in the adopted Plan.

Major Developed Sites in the Green Belt

- 4.20 Three Major Developed Sites in the Green Belt have been identified in the adopted Local Plan as potential sites for employment infill or part / complete redevelopment. These include Hadleigh Park (former Creda Works Limited) at Blythe Bridge, Moorfields Industrial Estate near Swynnerton and the former Meaford Power Station at Meaford, Stone. Hadleigh Park is in existing employment use and there are currently no planning permissions on this site. Moorfields Industrial Estate is an established employment area; 0.2 hectares of B use class development was completed this monitoring year on the site. The former Meaford Power Station has 34 hectares of land with planning permission and a new access road has been constructed. Significant preliminary work has progressed on the new power station and business park (plot 3 of the business park is now under-construction).

Tourism and Leisure

- 4.21 There is generally an under-supply of quality hotels in the Borough. No hotel bed spaces were built in 2016-17 and no new permissions were granted in the monitoring year. There are currently no sites in the Borough with commitments for new hotels or expansions to existing hotels.

Town Centre Development

- 4.22 Policy E8 of the adopted Local Plan supports the functions, vitality and viability of town, local and other centres specified in the hierarchy of centres. The aim is that retail, office and leisure developments should be focused in the town centres. Of all retail, leisure and office developments that have been built in the monitoring year, 52% were in the defined town centres of Stafford and Stone. However, only 28% of commitments (sites with permission but not yet built) are within town centres. There are a number of large sites with permission within Stafford but outside the town centre boundary that are contributing towards this trend, for example the vacant land near to Bristol Street Motors, which has permission for a supermarket. Furthermore, planning consent has also been granted for a new food retail outlet on the edge of Stone town centre.

Communities

Dwelling Mix

- 4.23 It is important that an appropriate mix of dwelling types, tenures and sizes is delivered within the Borough to meet identified needs. Of the houses built in the monitoring year 40% were 1 and 2 bedroomed, 28% were 3 bedroomed and 33% were 4 bedroomed or over. Compared to last year there is less of a bias towards larger dwellings.

Affordable and Specialist Housing

- 4.24 343 units of affordable housing were delivered in the monitoring year; this significantly exceeds the affordable housing target of 210 units per year, and more than doubles the number delivered last year. In general terms affordable housing delivery has increased over the Plan period to date. However, since the start of the

Plan period the average is under-target. Developments have occurred in both urban and rural areas across the Borough, and have been delivered through a mix of grant funding and Section 106 agreements. The table below shows the level of affordable housing delivery in the Borough since 2011.

Table 4.5 Affordable housing delivery 2011-2017

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
Number of affordable houses delivered (Stafford Borough)	83	48	91	119	159	343	140

In terms of specialist housing, 3 units were completed in the 2016-2017 monitoring year (this excludes C2 extra-care provision). The units delivered were for children with behavioural disorders and learning difficulties.

4.25 **Self-build and Custom Build Housing**

As part of the Government's drive to increase housebuilding, self-build and custom build housing is being promoted. New legislation has been enacted through the Housing and Planning Act 2016, requiring local authorities to keep a register of those interested in acquiring a self-build plot. Stafford Borough Council set up its Self-Build and Custom Housebuilding Register on 1st April 2016; within the first base period (1st April to 30th October 2016) eighteen people registered an interest in a plot. A further 7 individuals have registered in the second base period (31st October 2016 to 30th October 2017). The Borough Council are working towards the delivery of self-build plots in the Borough to meet this demand.

Gypsies, Travellers and Travelling Show-people

- 4.26 The adopted Plan includes Policy C6 which seeks to ensure that an adequate supply of gypsy and travellers sites at appropriate locations are delivered over the lifetime of the Plan. Technical work undertaken for Part 2 of the Plan review identified that 43 gypsy and traveller pitches are needed over the Plan period. Although no further gypsy and traveller pitches were permitted between 1st April 2016 and 31st March 2017, there is currently a 5 year supply as a site for 36 pitches was given permission in January 2014 and development has commenced.

Environment

Climate Change and Renewable Energy

- 4.27 The adopted Plan promotes measures to encourage actions to combat climate change and promote renewable energy. In terms of recycling, the authority has achieved a recycling rate of 54% this year (equivalent to last year); this is slightly below the target which has been set at 60%. One large scale renewable energy scheme was approved this year; this was for a solar development. The number of

renewable energy schemes permitted has reduced considerably since last year; this is likely to be due to a fall in the Feed-In Tariff rates.

Natural and Historic Environment

- 4.28 The natural environment is an important asset ecologically, economically and for health purposes. There have been no changes or recorded losses on areas of biodiversity importance in the monitoring year, however planning permission has been granted on the edge of Doxey Marshes SSSI for rugby pitches. A survey of local wildlife sites is on-going to establish any recent changes to habitat and species.
- 4.29 The Cannock Chase Special Area of Conservation (SAC) is protected by European legislation. Any housing development that is approved within 8 km of the Cannock Chase SAC is required to contribute monies towards the mitigation of this important habitat. To date, over £288,234 has been collected from housing developments and over £1,373,632 has been committed across the four competent authorities to deliver mitigation measures for the SAC.
- 4.30 The conservation of listed buildings is an important element of the planning process contributing to distinctive and attractive environments. There are 7 heritage assets on the Historic England Heritage at Risk Register in 2017 in the Borough (no change since last year). Two of these were buildings and structures, two were archaeological entries and three were Conservation Area entries. No listed buildings were lost in the 2016-2017 monitoring year through development proposals. The Council has almost completed its review of all existing Conservation Areas in the Borough. Variations to the boundaries of two conservation areas and publication of revised appraisal documents occurred during the year: work is in hand on the one outstanding Conservation Area review.

Infrastructure

- 4.31 Infrastructure provision is key to supporting the growth aspirations of the Borough, in particular at the strategic development sites in Stafford. The two major transport schemes identified in the adopted Plan are the Stafford Western Access Route and the Stafford Eastern Access Route. The Stafford Western Access Route is expected to be delivered between 2017/18 and 2020/21. The first phase of the Stafford Eastern Access Route between Beaconside and Tixall Road is currently being delivered by developers and the link to St Thomas Lane will be delivered as part of the subsequent development phase. Stafford station has been confirmed as an integrated High Speed 2 station and work is on-going to capitalise on the new rail network.

Social and Community Facilities

Loss of Community Facilities

- 4.32 Five applications were permitted in 2016/2017 which either demolished or changed the use of existing social and community facilities; 2 were schools, 1 was a pub, 1 was a church and 1 was a sports pavilion. The majority of these facilities, though, had not been used for a number of years.

5.0 Conclusion

- 5.1 There has been good progress on the development of Local Plan documents in the Borough. The Council has a fully adopted Local Plan: Part 1 was adopted on 19 June 2014 and Part 2 was adopted on 31 January 2017. Four Neighbourhood Plans are now 'made' including Gnosall, Eccleshall, Hixon and Colwich. Three SPDs are being developed including: Design, Re-use of Rural Buildings and Shopfronts and Advertisements, which are expected to be adopted in Spring 2018. The Brownfield Land Register has also been developed and published.
- 5.2 With regards Local Plan policies housing completions have increased dramatically this year, more than double the target of 500 (1,010 new homes in total). There has been a significant upward trajectory of completions over the last two years. Housing commitments are also strong, the Borough has more than a 5 year supply of housing sites. Affordable housing delivery has significantly increased this year, with 343 affordable housing completions compared to a target of 210. Employment land build rates have also exceeded the target and are at their highest level since the start of the Plan period. There is a good supply of employment land but the strategic sites are now being built out so new sites will have to be identified as part of the Local Plan Review.
- 5.3 There has been good progress on the housing and employment strategic development locations around Stafford with further completions and planning applications coming forward. With regards town centre policies there has been particular success with the completion of the Riverside retail development and the preliminary work on the Stafford Gateway project.
- 5.4 Overall, when considering all the indicators that are used to monitor the Plan, the majority show successful delivery of the Plan's policies. Of the 80 indicators in total 31 show a positive outcome over the 2016/2017 monitoring year, compared to 39 neutral and 10 negative.
- 5.5 Further details on this report can be obtained from:

Forward Planning Section,
Economic Development & Planning,
Stafford Borough Council,
Civic Centre,
Riverside,
Stafford.
ST16 3AQ

Tel: 01785 619000

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Appendix 1 - Neighbourhood Plans Update







Neighbourhood Plan Area	Designated Neighbourhood Plan date	Pre submission Consultation (Regulation 14)	Submission to Stafford Borough Council (Regulation 15)	Publication and Consultation of Neighbourhood Plan (Regulation 16)	Examination date and Receipt of Examiners Report		Referendum
Sandon & Burston	7 February 2013	1 April – 31 May 2013	11 May 2016	27 May – 11 July 2016	Oct 2016	8 November 2016	5 Jan 2017 Not to proceed
Colwich	7 February 2013	1 June – 27 July 2015	30 September 2015	9 October – 20 November 2015	Dec 2015	12 January 2016	15 Sept 2016 Made – 3 Nov 2016
Barlaston	4 July 2013						
Hixon	4 July 2013	8 July – 21 August 2015	23 November 2015	30 November 2015 – 15 January 2016	Jan 2016	11 February 2016	15 Sept 2016 Made – 3 Nov 2016
Eccleshall	4 July 2013	19 January – 28 February 2015	13 May 2015	29 May – 13 July 2015	Sept 2015	7 October 2015	5 May 2016 Made – 26 July 2016
Gnosall	4 July 2013	10 December 2014 – 22 January 2015	10 February 2015	24 February – 8 April 2015	May 2015	8 June 2015	22 October 2015 Made – 24 Nov 2015
Swynnerton	3 July 2014						
Stone	8 December 2015						
High Offley	3 March 2016						

Appendix 2 – The Plan for Stafford Borough Performance Indicators and Targets

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP1 – Presumption in favour of Sustainable Development	Number of dwellings completed on Previously Developed Land (PDL)	Maximise	☹️	Out of the 1,010 housing completions in the monitoring year, 412 (41%) were on previously developed land. This is a decrease on last year's figure (50%).
	Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3		☹️	Since the start of the Plan period, 47% of housing completions were in Stafford, 12% in Stone, 24% in the KSV's and 18% in the rural areas ² .
SP2 – Stafford Borough Housing and Employment Requirements	Net number of new houses delivered	Maintain a 5 year land supply 500 dwellings per year	😊	1010 houses were completed in 2016-2017. This is a significant increase on last year and above target. There is a 5 year supply of housing land in place (5.85 years).
	Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered	Maintain a 5 year supply of Gypsy and Traveller pitches	😊	No additional gypsy and traveller pitches were allocated in the monitoring year. There is a 5 year supply of Gypsy and Traveller pitches in place; there are 36 pitches with planning permission against a target of 43 pitches needed up to 2027.
	Employment land available by type Amount of additional employment floor space by type	8 hectares per year	☹️	9.4 hectares of employment land was built this year, this is above target. An average of 3.9 hectares has been built per year since the start of the Plan period.
SP3 - Stafford Borough Sustainable Settlement Hierarchy	Percentage of additional dwellings provided in Stafford, Stone and Key Service Villages	Stafford Town 70%	☹️	Since the start of the Plan period, 47% of housing completions were in Stafford, 12% in Stone, 24% in the Key Service Villages and 18% in the rural areas ¹ .
		Stone Town 10%		
		Key Service Villages 12%	😊	
		Rest of Borough Area 8%		

² Percentages may not add due to rounding

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				split is 70% for Stafford Town, 10% for Stone, 13% for the KSV's and 7% for the rural areas.
SP4 - Stafford Borough Housing Growth Distribution	Number of new Houses built (net completions)	500 per year	☺	1,010 houses were built in the monitoring year. This is well above target.
SP5 - Stafford Borough Employment Growth Distribution	Employment land Available by type delivered in Stafford Borough Amount of floor space developed in Stafford Borough	8 hectares per year	☹ ☹ ☹	At the end of the monitoring year there were 55.7 hectares of employment land with planning permission and an additional 50.4 hectares allocated in the Local Plan; 106.1 hectares in total. This equates to a supply of 7.6 hectares per annum over the remaining 14 years of the Plan period. 9.4 hectares of employment land have been developed this monitoring year and 23.2 hectares have been developed in total since the start of the plan period, an average of 3.9 ha per year since 2011. At 31 March 2017, 106.1 hectares of employment land was available for development (sites with planning permission and plan allocations).
SP6 - Achieving Rural Sustainability	Amount of land and floor space 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	☹ ☺ ☹	0.52 hectares of employment land was developed in the rural areas in the monitoring year (3,874 m2 of floorspace). This is a decrease on last year. Out of a total of 1,010 housing completions, 24 were converted from traditional rural buildings. There were no affordable housing completions on rural exception site in the 2016-2017 monitoring year.








Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP7 - 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%	 	<p>Since the start of the Plan period, 47% of housing completions were in Stafford, 12% in Stone, 24% in the Key Service Villages and 18% in the rural areas³.</p> <p>Over the Plan period, looking at both housing completions and commitments, the split is 70% for Stafford Town, 10% for Stone, 13% for the KSV's and 7% for the rural areas.</p>
Area Based Policies				
Policy Stafford 1 – Stafford Town	<p>Total Number of Net additional Dwellings delivered in Stafford Town over the Plan period</p> <p>Employment land available by type delivered on Strategic sites in Stafford Town</p>	<p>7,000 houses to be delivered in Stafford Town over the Plan period</p> <p>To achieve 30% affordable housing.</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p> <p>Up to 400 dwellings to be delivered for Military personnel returning</p> <p>Provision of new employment sites to the north and East of Stafford</p>	   	<p>1,529 houses have been built in Stafford Town since the start of the Plan period (6 years in total), which is below target. However, there are a further 6,302 dwellings committed (with planning permission or with a Plan allocation).</p> <p>238 affordable houses were delivered in Stafford town in the monitoring year, meeting the target (105 per annum). 182 were for affordable rent, 19 were for intermediate housing and 37 for social rent.</p> <p>The site has been completed with 346 dwellings for Military Personnel in Stafford Town (in the 2014-2015 monitoring year).</p> <p>The Redhill employment site is 45 hectares in total, 27 hectares has planning consent or been built. This leaves a remaining allocation of 18 hectares which has yet to be granted permission.</p>








³ Percentages may not add due to rounding.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<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>	<p>14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre</p> <p>Deliver Western and Eastern Access Improvements</p> <p>No loss of employment land to non-employment uses</p>	<p>☺</p> <p>☺</p> <p>☺</p> <p>☹</p>	<p>At Beacon Business Park, to the East of Stafford, an outline application was granted on the site in April 2012 for 22 hectares and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Since then a public house has been built, 4 plots have been completed and a further 2 have reserved matters permissions.</p> <p>Between 1st April 2016 and 31st March 2017, 2,233 m² of retail space had been completed in Stafford Town Centre, and 969 m² was either under-construction or had planning permission. The majority of the Riverside development is also complete.</p> <p>Stafford Western Access Route: Planning consent was achieved in November 2015 and the scheme is expected to be delivered between 2017/18 and 2020/21</p> <p>Stafford Eastern Access Route: First phase between Beaconside and Tixall Road is currently being delivered by developers and the link to St Thomas Lane will be delivered as part of the second development site.</p> <p>7.9 hectares of employment land was lost to housing schemes across the Borough in the monitoring year.</p>
Policy Stafford 2 – North of Stafford	Net Number of Additional Dwellings	3,100 houses to be delivered in Stafford Town over the plan period	☺	Of the 3,100 houses allocated at the North Stafford site, 172 houses have been built to date (over the last 3 years). There is planning permission for a further 303 houses and a remaining plan allocation of 2,625.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<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>	<p>To achieve 30% affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p> <p>A proportion of the properties to be two or three bedroomed properties</p> <p>36 ha of employment to be delivered on the SDL</p> <p>Provision of new employment site to the north</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p>☹️</p> <p>😊</p> <p>😊</p> <p>😊</p>	<p>Information on affordable housing is not yet available.</p> <p>Of the 172 completions to date, 49% are 2 and 3 bedroomed houses and 51% are 4 bedroomed.</p> <p>The Redhill employment site is 45 hectares in total, 27 hectares has planning consent or been built. This leaves a remaining allocation of 18 hectares which has yet to be granted permission.</p> <p>Information on infrastructure is not yet available.</p>
<p>Policy Stafford 3 - West of Stafford</p>	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p>	<p>2,200 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30% affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p>	<p>☹️</p> <p>😊</p>	<p>Out of the 2,193-houses allocated to the West of Stafford strategic site, 17 have been completed, 237 have planning permission and there are 1,939 remaining as a Plan commitment.</p> <p>On the part of the site that has planning permission, it has been agreed that 30% of the houses will be delivered as affordable housing, 80% will be for social rent and 20% for intermediate housing. The housing mix will be monitored as dwellings are built out.</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<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>A proportion of the properties to be two or three bedroomed properties</p> <p>5 ha of employment to be delivered on the Strategic Development Location (SDL)</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p>☹️</p> <p>☺️</p>	<p>A public house was completed on part of the mixed use / employment element of the West of Stafford strategic site in 2014-2015. There have been no further planning permissions or completions.</p> <p>The two Section 106 agreements relating to the 250 dwellings with full planning permission set out developer contributions towards affordable housing, education, open space, sports and leisure and the Stafford Western Access Route. The Western Access Route is due to be delivered between 2017/18 and 2020/21.</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>	<p>600 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30% affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p> <p>20 ha of employment land to be delivered at Beacon Business Park</p>	<p>☺️</p> <p>☺️</p> <p>☺️</p>	<p>The East of Stafford site has been granted planning consent for a total of 653 houses; out of which 237 have been completed over the last 2 years.</p> <p>It has been agreed that 30% of the houses will be affordable housing, with an 80/20 split between social rented and intermediate housing.</p> <p>At Beacon Business Park, to the East of Stafford, an outline application was granted on the site in April 2012 for 22 hectares and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Since then a public house has been built, 4 plots have been completed and a further 2 have</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<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>Deliver infrastructure as set out in Appendix D</p>		<p>reserve matter permissions.</p> <p>The Section 106 agreements relating to the East of Stafford site of 622 dwellings provide for the following infrastructure needs; affordable housing (30%), education, on-site open space, sports facilities and highways works. The first phase of the Stafford Eastern Access Route is under-construction.</p>
<p>Policy Stone 1 - Stone Town</p>	<p>Total Number 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>1,000 houses to be delivered in Stone Town over the Plan period.</p> <p>To achieve 40% affordable housing.</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing.</p> <p>A proportion of the properties to be two or three bedroomed properties.</p> <p>1,700 sqm (net) of food retailing and 400 sqm (net) of non-food retailing to be delivered at Stone Town Centre.</p> <p>Deliver infrastructure as set out in Appendix D.</p>	     	<p>387 dwellings have been built in Stone town over the Plan period. There are a further 748 that have planning permission.</p> <p>4 affordable dwellings were delivered in Stone town in the monitoring year, this is below the target of 20 per annum.</p> <p>Of the houses built this monitoring year, 1% were 1 bedroomed, 49% were 2 and 3 bedroomed and 50% were 4+ bedroomed.</p> <p>There has been no development at Stone Business Park extension to date.</p> <p>In 2016-2017 there were no retail completions in Stone Town Centre.</p> <p>Measures are being put in place to improve the infrastructure needs of Stone town.</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Loss of employment land to non-employment uses	No loss of employment land to non-employment uses.		0.73 hectares of employment land has been lost to housing land in Stone over the 2016-2017 monitoring period.
Policy Stone 2 - West and South of Stone	Net Number of Additional Dwellings	500 dwellings to be delivered in Stone Town over the plan period		The strategic allocation at Stone gained outline planning consent in February 2015. There has been no development on this site to date. A reserve matters application was approved in January 2017 in regard to access and landscaping for phase 1 of the site.
	Gross affordable housing completions	To achieve 40% affordable housing		It has been agreed that 32% of the site will be for affordable housing. This is below the target of 40%.
	Mixture of tenure of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing		80% of the affordable housing will be for social rent and 20% will be for intermediate housing.
		A proportion of the properties to be two or three bedroomed properties		Reserve matters which relate to dwelling sizes has not yet been approved. Therefore this indicator cannot be monitored.
	Employment land available by type	20 ha of employment land to be delivered south of Stone Business Park		20 hectares of land has been allocated in the Local Plan for south of Stone Business Park. This does not yet have formal planning permission.
	Planning permission and completions of local community based infrastructure	Deliver infrastructure as set out in Appendix D		The Section 106 agreement for the Stone Strategic Development Location secures 32% on-site affordable housing, education monies towards new school facilities, bus and highway improvements including improvements to the A34/B5026 Walton roundabout and open space and sports provision.
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward			

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Economy				
Policy E1 - Local Economy	Amount and % of employment floor space developed on previously developed land	Maintain a ready supply of employment land to meet future needs.	☹️	38,511 m ² of floor space was built in Stafford Borough 2016-2017 which is an increase on previous years. 16% of this development was on previously developed land. This is largely due to completions on allocated greenfield employment sites.
	Amount and type of land available Amount of employment land lost to other uses	Minimise the loss of employment land to other uses	☹️ ☹️	At 31 March 2017 106 hectares of employment land was available for development (sites with planning permission or allocated in the Local Plan). A total of 7.9 hectares of employment land was lost to housing over the monitoring year.
Policy E2 - Sustainable Rural Development	Amount of employment based planning permissions granted within rural areas	Maximise the provision of employment land within rural areas.	☹️	0.9 hectares of employment land was granted planning permission in rural areas in the monitoring year.
	Completions of Rural Exception Housing	Increase the number of rural affordable houses in rural areas commensurate with local need	☹️	There were no affordable housing completions on rural exception site in the 2016-2017 monitoring year.
Policy E3 - Development within Recognised Industrial Estates	Amount of new employment floor space granted planning permission within Recognised Industrial Estates	Maximise the provision of employment land within Recognised Industrial Estates.	☹️	0.18 hectares have been granted at Moorfields Industrial Estate and 0.38 hectares at Hixon Industrial Estate in the 2016-2017 monitoring year.
Policy E4 - Raleigh Hall and Ladfordfields Recognised Industrial Estates (RIEs)	Amount of new employment land granted planning permission on Ladfordfields and Raleigh Hall RIE's	Deliver 4 ha of new employment land at Raleigh Hall and 6 ha at Ladfordfields	☹️	No planning permissions were granted on Ladfordfields and Raleigh Hall RIE's in the monitoring year.
Policy E5 - Major Developed Sites in the Green Belt	Amount of new employment land developed on Major Developed Sites	Maximise	☹️	0.2 ha of employment land was developed at Moorfields Industrial Estate in the last monitoring year. No employment land was developed on Meaford Industrial Estate.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Amount and % of employment floor space developed on previously developed land (PDL)		☺	Former Meaford Power Station has 34 hectares committed for development and a new access road has been constructed. Significant preliminary work has progressed on the new power station and business park. A reserve matters application has been approved for Unit 3. The 0.2 ha of completed employment land at Moorfields was on previously developed land (PDL).
Policy E6 – Tourism	Number of Hotel spaces granted planning permission	Encourage	☹	No hotel bed spaces were built in 2016-2017. No hotel bed spaces were granted planning permission in the monitoring year.
Policy E7 - Canal Facilities and New Marinas	Number of new canal facilities or marinas developments granted planning permission	No Set Target	☺	Permission was granted for a 196 berth narrowboat marina at Pasture fields during the 2016-17 monitoring year.
Policy E8 - Town, Local and Other Centres	Amount of Floorspace for retail, leisure, office within Town Centres	Focus retail and office and leisure developments on Stafford and Stone Town centres. Protect existing facilities within existing town and Key Service Village centres	☹ ☹	Of all retail, leisure and office developments completed in the monitoring year 52% of completions were in the defined town centres of Stafford and Stone. There were no completions in defined Local Centres Only 28% of planning commitments (sites with permission but not yet built) are within the Stafford and Stone Town Centres. A further 2% are within defined Local Centres.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Transport				
Policy T1 – Transport	Number of planning permissions granted for major developments with secured Travel Plans	Secure Travel Plans on all major developments		This indicator is currently under development.
Policy T2 - Parking and Manoeuvring	For developments to meet the parking Standards set out in Appendix B	All developments to be in accordance with the Car Parking standards in Appendix B of the Adopted Plan.		This indicator is currently under development.
Communities				
Policy C1 - Dwelling Types and Sizes	Monitor the mix of housing type (i.e flats / houses and sizes - i.e bedroom number.	Housing types and sizes to meet the identified needs as set out in the Strategic Housing Market Assessment.	😊	Of the houses built this year 40% were 1 or 2 bedrooled, 28% were 3 bed and 33% were 4 bedrooled or over ⁴ .
Policy C2 - Affordable Housing	Annual number of affordable housing completions (gross)	Affordable housing to be at least 30% and 40% on qualifying sites	😊	343 affordable houses were delivered in the monitoring year in the Borough. This is an improvement on last year and above the target of 210 per annum.
	Number of net completions of rural exception houses	On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development	☹️	There were no affordable housing completions on rural exception site in the 2016-2017 monitoring year.
Policy C3 - Specialist Housing	Number of new Extra Care units completed on an annual basis	No net loss of Specialist accommodation Deliver at least one extra care facility in each of the District's localities Deliver 954 net additional units over the plan period	😐	3 specialist units were completed in the 2016-2017 monitoring period; these were for children with behavioural disorders and learning difficulties.

⁴ Figures may not add due to rounding

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C4 - Housing Conversions and Subdivisions	N/A	No target		No indicator proposed.
Policy C5 - Residential Proposals outside the Settlement Hierarchy	Number of net completions of rural exception houses	On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development.	☹️	There were no affordable housing completions on rural exception sites in the 2016-2017 monitoring year.
	Number of inappropriate developments granted in the Green Belt	No inappropriate developments to be permitted in the Green Belt	☺️	No major sites were granted permission in the greenbelt in the 2016-2017 monitoring year.
Policy C6 - Provision for Gypsies, Travellers & Travelling Show-people	Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered	Maintain a 5 year supply of Gypsy and Traveller Pitches	☺️	No additional gypsy and traveller pitches were allocated in the monitoring year. There is a 5 year supply of gypsy and traveller pitches in place; there are 36 pitches with planning permission against a target of 43 pitches needed up to 2027.
Policy C7 - Open Space, Sport and Recreation	Number of planning permissions determined where a loss of sole community facilities is proposed.	No applications permitted that result in a loss of facilities where a need is proven	☺️	There were no applications in the year that resulted in a loss of open space provision.
	Recreational facilities provided in new developments	New development that generates a local need provides commensurate level and quality of facilities		This indicator is currently under development.
Environment				
Policy N1 - Design	Number and % of housing sites (10+ dwellings) with the number of greens, ambers and reds	All sites of 10+ dwellings to maximise the number of greens in a Building for Life Assessment.		This indicator is currently under development.
Policy N2 - Climate Change	Percentage of new developments with Sustainable Urban Drainage Systems (SUDs)	All new developments to incorporate SUDS		This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Percentage of new residential developments built to zero carbon standard</p> <p>Percentage of new non-residential developments meeting relevant BREEAM level</p> <p>Percentage of household waste that is recycled or composted</p>	<p>All new residential development to achieve zero carbon standard in line with Government guidance</p> <p>All new non-residential developments up to 1,000 square metres to meet BREEAM 'Very Good' standard and all developments over 1,000 square metres to meet 'Excellent' standard</p> <p>Maximise the percentage of household waste that is recycled or composted</p>	☹️	<p>This indicator is currently under development.</p> <p>This indicator is currently under development.</p> <p>The recycling rate for Stafford Borough for the 2016/17 monitoring year was 53.5% against an aspirational target of 60%.</p>
Policy N3 - Low Carbon Sources & Renewable Energy	Amount of renewable energy installed by capacity and type	Maximise the amount of renewable energy generated in line with national targets	😊	1 large scale scheme was approved in 2016-2017 for renewable energy; this was a solar development.
Policy N4 - The Natural Environment & Green Infrastructure	<p>Amount of new green infrastructure provided</p> <p>Change in areas of biodiversity importance</p>	<p>Secure improvements to Green Infrastructure</p> <p>Reduce the loss of areas of biodiversity importance</p>	☹️	<p>This indicator is currently under development.</p> <p>Planning permission was granted in the monitoring year on land at Blackberry Lane for new rugby pitches on the edge of Doxey Marshes SSSI.</p>
Policy N5 - Sites of European, National & Local Nature Conservation Importance	Change in areas of biodiversity importance	<p>Reduce the loss of areas of biodiversity importance</p> <p>No planning permission should have an adverse impact on designated sites</p>	😊	See above.
Policy N6 - Cannock Chase Special Area of Conservation (SAC)	Policy N6 - Cannock Chase Special Area of Conservation (SAC)	<p>No planning applications to be granted that would adversely impact on the SAC</p> <p>Deliver effective mitigation to overcome impacts of development</p>	😊	To date over £288,234 has been collected from housing developments and over £1,373,632 committed across the four competent authorities to deliver mitigation measures for the SAC.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N7 - Cannock Chase AONB	Number of new applications granted planning permission contrary to AONB Partnership advice	No new applications granted planning permission contrary to AONB Partnership advice	☹️	There were three applications approved this monitoring year contrary to AONB advice. These included vehicle parking spaces, retention of a storage building and retention of sports facilities.
Policy N8 - Landscape Character	Number of planning applications refused on landscape character grounds.	No applications permitted that would have a negative impact on Landscape Character		This indicator is currently under development.
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	No increase to the English Heritage 'at Risk register'	☹️	There were 7 historic assets on the Historic England Heritage Assets at Risk Register in 2017 in Stafford Borough. Two of these were buildings and structures, two were archaeological entries and three were conservation area entries. There has been no change from the previous monitoring year.
	Number of Listed Buildings Lost	No net Loss of Listed Buildings	☺️	No listed buildings were lost in the 2016-2017 monitoring year.
Infrastructure				
Policy I1 - Infrastructure Delivery Policy	New Infrastructure provided	Monitor contributions and infrastructure delivery against targets set out in the Infrastructure Delivery Plan.	☺️	The infrastructure needs of the Strategic Development Locations have been reported above.
Plan for Stafford Borough Part 2				
SB2 Social and Community Facilities	Amount of community land and floorspace lost to other uses	Minimise loss of social and community facilities to other uses	☹️	A number of applications were permitted in the 2016 – 2017 monitoring year which resulted in the loss of community facilities. A notice of demolition was received for Brooklands School (16/24246/NDEM) and permission was granted on the former Bishops Lonsdale (15/23396/FUL). An

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				<p>application was also granted for the conversion of the Old Wharf public house to residential use (16/23499/COU). However, the above sites had previous planning permissions where the principle of development had already been established.</p> <p>Permission was granted in the monitoring year for The Congregational Church in Great Haywood to change to a residential use (16/24976/FUL). A change of use was also granted for a former sports pavilion to become a dwelling (16/25071/COU). However, both of these facilities had not been used for a number of years.</p>