



## Stafford Borough Authority Monitoring Report 2018

(Covering the period 1st April 2017 -  
31st March 2018)

Published October 2018

# **The Plan for Stafford Borough 2011-2031**

## **Authority Monitoring Report 2017-2018**

### **Executive Summary**

This Authority Monitoring Report covers the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018. 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 New 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 the 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 and a new Local Plan review commenced in July 2017. A 'Call for Sites' exercise has been undertaken and a public consultation on the key issues for consideration in the new Plan has been progressed.
- Four Neighbourhood Plans are currently being taken forward for Barlaston, Stone, High Offley and Swynnerton, and four Neighbourhood Plans have been 'made' (adopted) for the Parishes of Gnosall, Eccleshall, Hixon and Colwich (the Haywoods).
- Stafford Borough continues to have cross-boundary strategic discussions, known as the Duty to Co-operate, on housing, employment land, infrastructure and environmental issues with neighbouring authorities and key stakeholders.
- The authority has an up to date Brownfield Land Register and Self-Build Register. The Council is actively working with partners to bring forward self-build plots.

### **Progress on Local Plan Policies**

- Housing completions are above target this year; 863 compared to a target of 500 dwellings per annum. The Borough has exceeded the target for three consecutive years which stands us in good stead for the new 'Housing Delivery Test' being introduced by the Government later this year.
- Housing supply remains strong. Stafford has a 5 Year Supply of deliverable sites and has sufficient commitments to meet the target of 10,000 homes over the Plan period 2011 - 2031.
- 12 hectares of employment land has been completed this year, which exceeds the target of 8 hectares and is the highest level since the start of the Plan period. Supply is strong (98 hectares in the pipeline) but sites are being developed; the first phase of Redhill Business Park is now nearly complete and Beacon Business Park and

Meaford Business Park are now starting to move forwards. New sites will have to be found as part of the New Local Plan.

- In the Borough 70% of new housing development is proposed to be built in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% across the rest of the Borough area. When housing completions and committed sites are taken into account the percentages are generally in line with the Plan's development strategy.
- Good progress has been made on the Strategic Development Locations in the Borough. The East of Stafford allocation is building out well and is anticipated to be completed in the next three years . On the North of Stafford site there have been 215 completions to date and this year planning permission has been given for a further 800 dwellings (700 of which are still subject to the signing of a S106 agreement). On the West of Stafford site 126 houses have been built and an additional application for 70 houses on the former rugby pitches has been given permission this year. Construction has started at the strategic site at Stone.
- The Stafford Riverside development is now operational. The new cinema and associated leisure units are nearing completion, with the cinema expected to open towards the end of 2018.
- The Stafford Gateway project, a multi-million pound residential and commercial development to the west of Stafford railway station, is progressing.
- The number of affordable housing units completed has decreased during 2017/18 compared to last year, although the target has still been met; 219 units have been built compared with a Plan target of 210 per year. There has been a significant increase in affordable housing build rates since the start of the Plan period in 2011, although the overall total since the start of the Plan period is still below target.
- There were no large scale renewable energy schemes permitted this year. There have been no losses in areas of biodiversity importance during 2017/18 and no listed buildings lost as a result of development.

## Contents

	<b>Page</b>
<b>Executive Summary</b>	
<b>1.0 Introduction</b>	<b>4</b>
<b>2.0 Spatial Portrait and Planning Context</b>	<b>5-8</b>
<b>3.0 Progress on the Local Plan and Supporting Documents</b>	<b>9-12</b>
Implementation of Local Development Scheme	9
Plan for Stafford Borough	9
Stafford Borough's New Local Plan	9
Supplementary Planning Documents	10
Progress on Neighbourhood Plans	10
Duty to Co-operate	11
Community Infrastructure Levy and Developer Contributions	11
Brownfield Land Register	12
Self Build	12
<b>4.0 Progress on Local Plan Policies</b>	<b>13-19</b>
Development Strategy	13
Stafford and Stone	15
Economy	16
Communities	17
Environment	18
Social and Community Facilities	19
<b>5.0 Conclusion</b>	<b>19</b>
<b>Appendices</b>	
<b>1. Neighbourhood Plans Update</b>	
<b>2. Summary of Performance Indicators and Targets</b>	

## **The Plan for Stafford Borough 2011-2031**

### **Authority Monitoring Report 2017-2018**

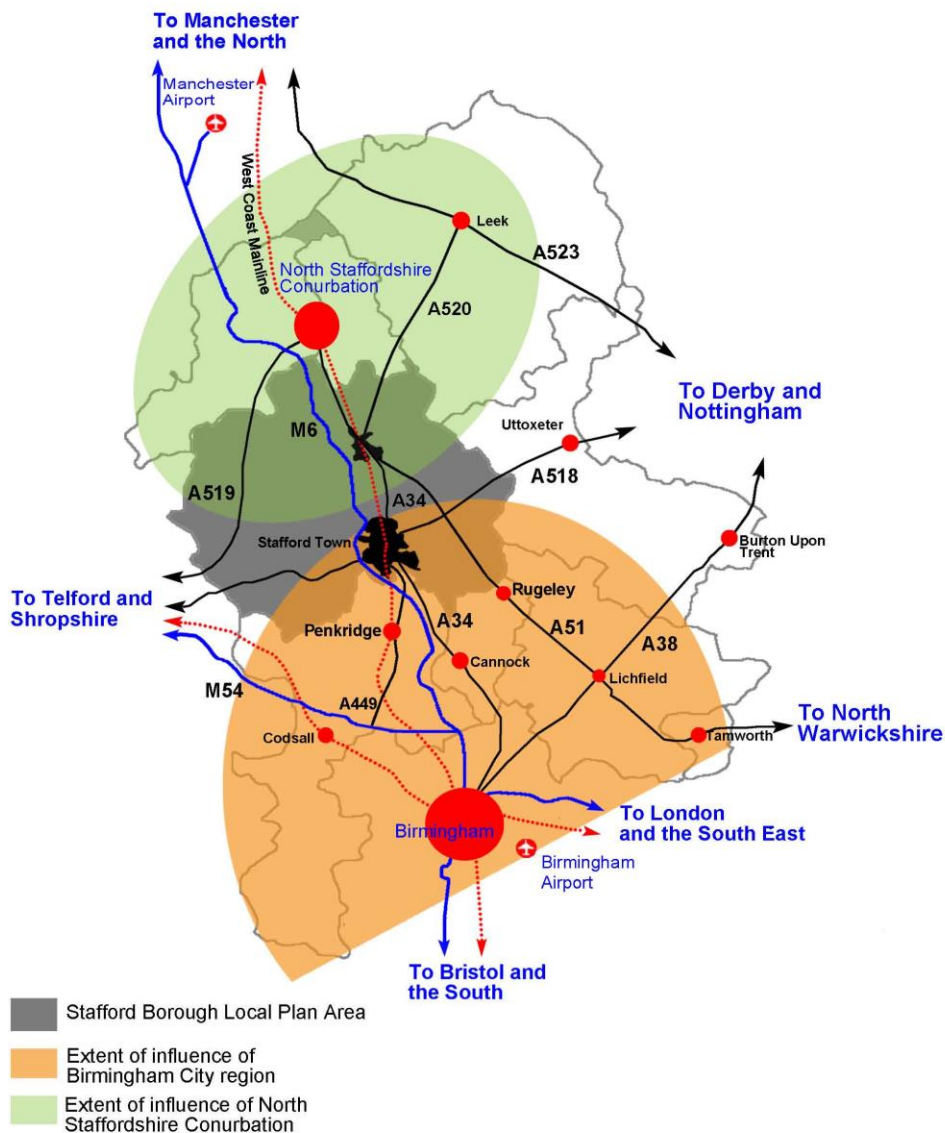
#### **1.0 Introduction**

- 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 adopted Local Plan policies and targets, and to report on other planning policy activities such as Supplementary Planning Documents, Neighbourhood Plans, how authorities are working together on cross border strategic planning issues (Duty to Co-operate) and contributions made towards infrastructure provision.
- 1.2 This is the fourth 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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 – ‘the Monitoring Year’. Where appropriate, data has been provided for the last 7 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 Plan for Stafford Borough in June 2014. Part 2 was subsequently adopted in January 2017. This report therefore sets out progress on both elements of the current Plan where data is available.

## **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 a recent influx in 2015 from those serving abroad returning to the Stafford base at Beacon Barracks.
- 2.4 There are over 64,000 dwellings in the Borough, home ownership is higher than the national average although there has been a significant increase in private renting over recent years.
- 2.5 Stafford Borough 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 2 rail link, which will improve journey times 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 in the area and containing the largest concentration of commercial premises and multiple retailers. It also has many 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 (the employment rate for Stafford Borough is 84.5%). The population has a high level of educational attainment compared to England as a whole; 49.9% of the working age residents have higher level skills (degree level or higher) compared to 38.6% 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.

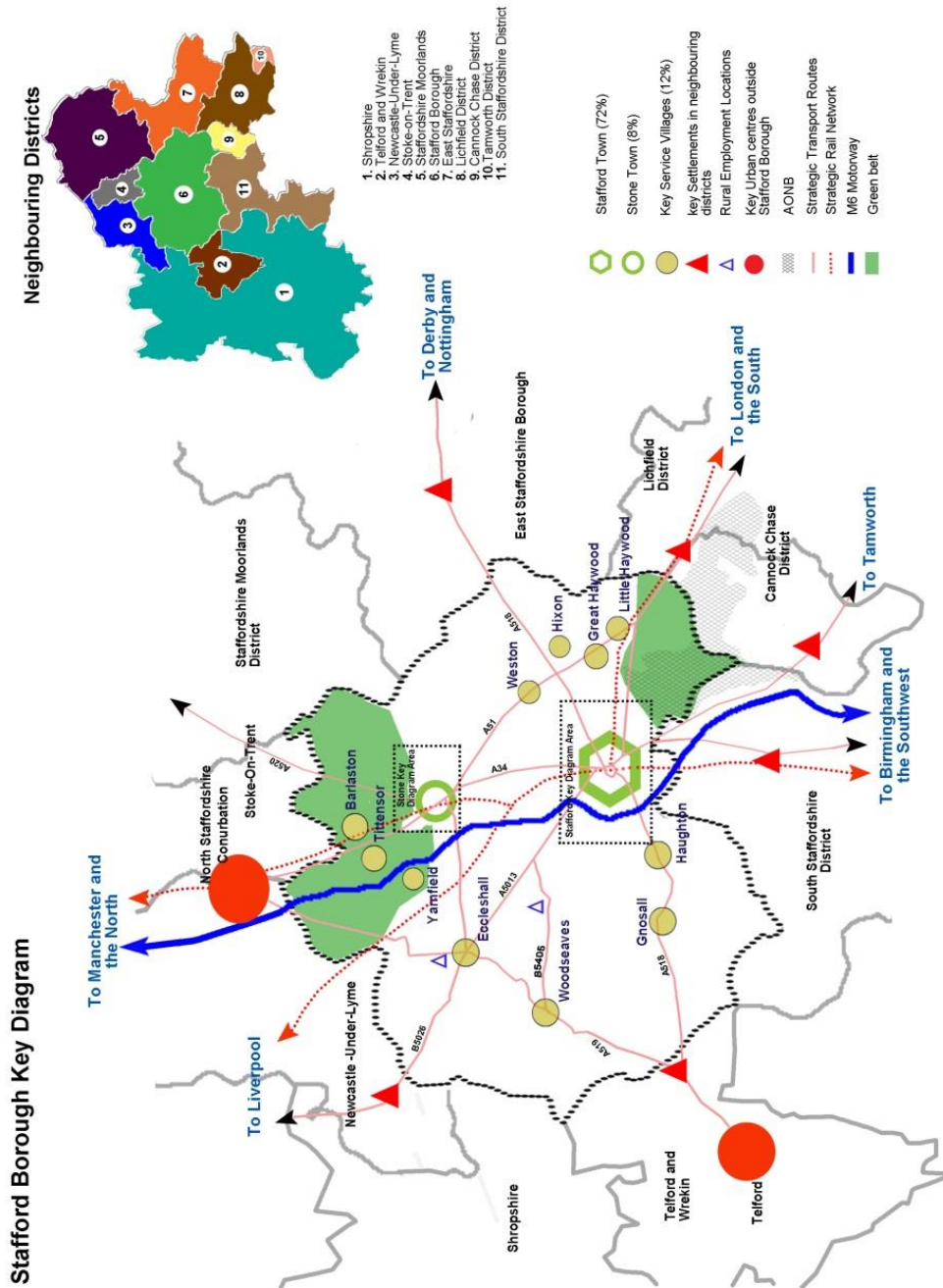
- 2.8 The natural landscape is characterised by flat low lying land positioned between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the area is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and grasslands. Part of the 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. The Borough contains 3 RAMSAR sites (wetlands of international importance) at Aqualate Mere, Chartley Moss and Cop Mere, 15 Sites of Special Scientific Interest (SSSIs) and 4 Special Areas of Conservation (SAC) sites (Cannock Chase, Motte Meadows, Chartley Moss and Pasturefields).
- 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 2011-2031 provides for growth through a sustainable pattern of development. The Plan makes provision for both local needs and immigration 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 at Stafford town) and the provision of supporting infrastructure. Three strategic sites have been allocated on the edge of Stafford to support the majority of this housing growth; North of Stafford, West of Stafford and East of Stafford.
- 2.11 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 site has been allocated to the west of Stone which will accommodate 500 new dwellings and an employment site has been allocated to the south of Stone to provide 20 hectares of employment land. Additional housing and employment will be provided elsewhere in Stone through sites with planning consent.
- 2.12 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 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 is 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. The Plan for Stafford Borough sets out the vision, key objectives and spatial strategy for the Borough. It is the over-arching policy document to which any other planning policy documents must comply, including Neighbourhood Plans. The Plan for Stafford Borough Part 2 sets out the approach to development in the sustainable settlement hierarchy by establishing settlement boundaries for Stafford, Stone and the Key Service Villages, and boundaries for the Recognised Industrial Estates. It also includes a policy on protecting social and community facilities.
- 3.3 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

A further four Neighbourhood Plans are being progressed, including Barlaston, Stone, Swynnerton and High Offley.

- 3.4 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.

#### **Stafford Borough's New Local Plan**

- 3.5 The New Local Plan 2020-2040 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 New Local Plan is due for completion.

<b>Process</b>	<b>Stage Date</b>
- Commencement	July 2017
- Issues and Options	July 2018 to September 2019
- Preferred Options	March 2020
- Publication	September 2020
- Submission	February 2021
- Examination	May 2021
- Adoption	November 2021

The New Local Plan 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 Two Supplementary Planning Documents have recently been adopted on Design, and Shopfronts and Advertisements.

### **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 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 eight parished areas within the Borough within which Neighbourhood Plans have been made / adopted or are being prepared. These are the parishes of Barlaston, Colwich, Eccleshall, Gnosall, Hixon, Stone, High Offley and Swynnerton, (see Appendix 1 for the stage that each Plan has reached). 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>

### **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 strategic planning issues that cross administrative boundaries, and to engage constructively, actively and through an ongoing basis on the preparation of Local Plan documents, including the preparation of evidence to underpin these documents. This is re-enforced in the National Planning Policy Framework (NPPF) which states that local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected through individual Local Plans.
- 3.10 Stafford Borough has had, and continues to have on-going discussions on cross boundary planning issues with neighbouring 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 continues to carry out active co-operation with its neighbours and partners.
- 3.11 In particular, during 2017 / 2018, 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 two Local Enterprise Partnership (LEP) areas as well as Cheshire East, Cheshire West & Chester, 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 would be reviewed and therefore the work was put on hold. The Borough Council will be progressing CIL through the New Local Plan. In the meanwhile developer contributions continue to be collected through Section 106 agreements in the Borough to deliver key infrastructure.

### **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>.

### **Self-Build**

- 3.15 With effect from 1<sup>st</sup> April 2016, the Council must keep a register of individuals and groups who want to acquire land within Stafford Borough for self-build homes. Currently the register contains 35 entries; details on Register can be found at <https://www.staffordbc.gov.uk/self-build-and-custom-housebuilding> The Borough Council is currently working towards providing self-build and custom housebuilding plots to meet the demand on the 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 since 2015/16. Despite this year's completion rates being lower than last years, it is still significantly above the target. The average completion rate is above target for the Plan period to date, at 590 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 2011-2018 (dwellings)**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	<b>Average</b>
Stafford Borough	425	306	411	428	688	1,010	863	<b>590</b>

- 4.2 The Plan for Stafford Borough supports sustainable development on brownfield land; 32% of housing completions were on brownfield land in the 2017-2018 monitoring period. This is a decrease on last year's brownfield land completions, which was 41%, and is significantly lower than at the start of the Plan period (for example, in 2012/13 the figure was 80%) due to greenfield sites coming forward through the adopted Plan for Stafford Borough's development strategy.
- 4.3 The Council can demonstrate more than a 5 year supply of housing land. Taking into account a 10% buffer, there are 5.93 years of deliverable housing sites. The calculation of the 5 year supply includes sites with planning permission and those allocated in the Local Plan. A full analysis of the 5 year housing land supply situation, and the Council's annual report on housing delivery, known as 'Land for New Homes', can be found at <http://www.staffordbc.gov.uk/monitoring>.

#### **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 (12 hectares). However, the average build rate since the start of the Plan period is still relatively low. 66% of completions (floorspace) in 2017-2018 were on brownfield land, this being a significant increase since last year (16%) and reflects development on previously developed land at Meaford and at Hixon.

**Table 4.2 Employment Land Delivery 2011-2018 (hectares) as at 31<sup>st</sup> March 2018**

Stafford Borough	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	<b>Average</b>
	1.6	3.4	1.2	4.7	2.8	9.4	12	<b>5</b>

- 4.5 There are 98 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 31<sup>st</sup> March 2018 (hectares)**

	With planning permission (ha.)	Local plan allocation* (ha.)	Total commitments (ha.)
Stafford Borough	53	45	98

\*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) across the Borough. Annual targets have been set for the distribution of housing and employment growth within the settlement hierarchy. For housing growth 70% of these new developments will be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% across the rest of the Borough area.
- 4.7 Since the start of the Plan period in 2011, 49% of housing completions have been delivered in Stafford, 12% in Stone, 25% in the Key Service Village, and 14% in the rural areas. There has therefore been an under-delivery in Stafford and an over-delivery in Stone, 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 31<sup>st</sup> March 2018**

	Target (%)	Completions 2011-2018 (%)	Completions and Commitments* (%)
Stafford	<b>70</b>	49	71
Stone	<b>10</b>	12	10
KSV	<b>12</b>	25	12
Rural Areas	<b>8</b>	14	7

\*Includes completions 2011-2018, sites with planning permission and Plan allocations.

## **Rural Sustainability**

- 4.8 Out of a total of 12 hectares of employment land developed across the Borough in 2017-2018, 0.72 hectares were 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 15 new dwellings in rural areas in 2017-18 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, 2,018 new houses have been built but there are a further 6,204 dwellings in the pipeline (either under-construction, with planning permission or on an allocated site).
- 4.10 Two strategic employment sites have been allocated at Stafford town, one to North of Stafford (Redhill) and one to the East of Stafford (Beacon Business Park). The Redhill employment site is 45 hectares in total; 29.4 hectares has planning consent or has been built, with a remaining allocation of 15.6 hectares 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, 5 plots have been completed, a further industrial unit and a drive through coffee shop are under construction.
- 4.11 Between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 542m<sup>2</sup> of retail development was completed in Stafford town centre, whilst 5,652m<sup>2</sup> was either under-construction or had planning permission in Stafford and Stone. The majority of the Riverside retail development is now occupied.
- 4.12 Preliminary work is progressing on the Stafford Gateway Project, a multi-million pound commercial and housing development to the west of Stafford railway station.

### **North of Stafford**

- 4.13 The North of Stafford site is moving forward. Of the 3,100 houses allocated at this strategic site 215 houses have been completed to date (as at 31<sup>st</sup> March 2018). There is full planning permission for 360 houses, a resolution to approve a further 700 houses subject to the completion of a s106 legal agreement and a remaining Plan allocation of 1,825. 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**

- 4.14 Out of the 2,200 houses allocated on the West of Stafford strategic site, 126 have been completed to date (as at 31<sup>st</sup> March 2018). 198 have planning permission and there are a remaining 1,876 as a Plan commitment. On the part of the site that has planning permission 30% of the houses delivered will be for affordable housing (as agreed in the S106 Agreement).

### **East of Stafford**

- 4.15 Out of the 600 houses allocated on the strategic site to the East of Stafford, 394 have been completed to date (as at 31<sup>st</sup> March 2018) and the remainder have full planning permission. 187 of the houses will be 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**

- 4.16 The Plan allocates 1,000 houses to be built in Stone town over the 20 year period. Since the start of the Plan period 495 dwellings have been built and a further 669 houses have planning permission. With regards to retail developments, a new Marks and Spencer food store has been constructed in the last monitoring year.

### **West and South of Stone**

- 4.17 The strategic allocation of 500 dwellings gained outline planning consent in February 2015. Development has now commenced on this site following a reserved matters permission being approved in January 2018. It has been agreed that 32% of the site will be for affordable housing. Development has also now commenced on the Stone Business Park Extension, which will provide 21.07 hectares of employment land.

## **Economy**

### **Local Economy**

- 4.18 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 New Local Plan. 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**

- 4.19 0.34 hectares of employment land was granted planning permission during the monitoring year in rural areas. The sites are at Aston by Doxey and Church Eaton.

### **Recognised Industrial Estates**

- 4.20 There are six Recognised Industrial Estates in the Borough at Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields and Raleigh Hall. Planning permission for

0.46 hectares of employment land was granted at Hixon Industrial Estate and Hixon Airfield. 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**

- 4.21 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, north of 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; 0.09 hectares of B use class development was completed this monitoring year on the site. The former Meaford Power Station site has 32.5 hectares of land with planning permission and a new access road has been constructed. Plot 3 (1.57 hectares) has been completed for B use class.

### **Tourism and Leisure**

- 4.22 There is generally an under-supply of quality hotels in the Borough. However 19 hotel bed spaces were built in 2017-18, whilst permission for a further 44 were granted in the monitoring year. These sites are at Stone and Beacon Business Park.

### **Town Centre Development**

- 4.23 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, 65% were in the defined town centres of Stafford and Stone. Of the extant retail, office and leisure commitments (sites with permission that have not yet been developed), 66% are in Stafford and Stone town centres, whilst a further 24% are within other defined local centres.

## **Communities**

### **Dwelling Mix**

- 4.24 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 33% were 1 and 2 bedroomed, 30% were 3 bedroomed and 37% were 4 bedroomed or over. Compared to last year there is more of a bias towards larger dwellings.

### **Affordable and Specialist Housing**

- 4.25 219 units of affordable housing were delivered in the monitoring year; whilst this is a decrease from last year's figure (343 units) it still exceeds the affordable housing target of 210 units per year. In general terms, before this monitoring year, 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 2011-2018\***

Number of affordable houses delivered (Stafford Borough)	2011/12	2012/13	2013/14	2014/15*	2015/16*	2016/17*	2017/18	Average
	83	48	91	199	159	343	219	163

\*This was erroneously recorded in the 2014/15, 2015/16 and 2016/17 Authority Monitoring reports. The figures have now been amended. This figure includes 80 units of affordable extra care supported housing.

#### 4.26 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 1<sup>st</sup> April 2016; within the first base period (1<sup>st</sup> April to 30<sup>th</sup> October 2016) 18 people registered an interest in a plot. A further 7 individuals registered in the second base period (31<sup>st</sup> October 2016 to 30<sup>th</sup> October 2017), with an additional 6 people registering their interest in the third base period thus far (31<sup>st</sup> October 2017 to 31<sup>st</sup> March 2018). 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

- 4.27 The adopted Plan includes Policy C6 which seeks to ensure that an adequate supply of gypsy and travellers sites at appropriate locations are delivered over the lifetime of the Plan. Technical work undertaken for Part 2 of the Plan identified that 43 gypsy and traveller pitches are needed over the Plan period. Although no further gypsy and traveller pitches were permitted between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 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

- 4.28 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 household recycling rate of 52% this year (lower than last year's); which is below the target which has been set at 60%. No large scale renewable energy schemes were approved this year.

## **Natural and Historic Environment**

- 4.29 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 including RAMSAR sites and Sites of Special Scientific Interest. A survey of local wildlife sites is on-going to establish any recent changes to habitat and species.
- 4.30 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 £457,461 has been collected from housing developments and over £1,419,001 has been committed across the four competent authorities, to deliver mitigation measures for the SAC.
- 4.31 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 2018 across 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 2017-2018 monitoring year through development proposals.

## **Infrastructure**

- 4.32 Infrastructure provision is key to supporting the growth aspirations of the Borough, in particular at the strategic development sites in Stafford and Stone. The two major transport schemes identified in the adopted Plan are the Stafford Western Access Route and the Stafford Eastern Access Route. Delivery of the Stafford Western Access Route is expected to commence in May 2019. The first phase of the Stafford Eastern Access Route between Beaconside and Tixall Road has been delivered, and is expected to open in early 2019. Stafford station has been confirmed as an integrated High Speed 2 station and work is progressing to capitalise on the opportunities HS2 will bring.

## **Social and Community Facilities**

### **Loss of Community Facilities**

- 4.33 Three applications were permitted in 2017/2018 which either demolished or changed the use of existing social and community facilities; 1 was a school and 2 were public houses. 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 Plan for Stafford Borough: Part 1 was adopted on 19 June 2014 and Part 2 was adopted on 31 January 2017. Four Neighbourhood Plans are now 'made': Gnosall, Eccleshall, Hixon and Colwich. Two SPDs have been adopted: Design, and Shopfronts and Advertisements. The Brownfield Land Register has also been developed and published.

- 5.2 With regards to Local Plan policies, although housing completions have decreased since last year (863 compared to 1,010), completions remain above the target of 500 new homes in total. Housing commitments remain strong, with the Borough having more than a 5 year supply of housing sites. Affordable housing delivery remains above the annual target of 210, with 219 affordable housing completions delivered this monitoring year. 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 and the strategic sites are now starting to be developed. New sites will have to be identified as part of the New Local Plan 2020-2040.
- 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 to town centre policies there has been particular success and preliminary work has begun 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 81 indicators in total 54 show a positive outcome over the 2017/2018 monitoring year, compared to 21 neutral and 6 negative.
- 5.5 Further details on this report can be obtained from:

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







Tel: 01785 619000








Email: [forwardplanning@staffordbc.gov.uk](mailto:forwardplanning@staffordbc.gov.uk)







## 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
<b>Sandon &amp; Burston</b>							
<b>Colwich</b>	7 February 2013	1 June – 27 July 2015	30 September 2015	9 October – 20 November 2015	Dec 2015	12 January 2016	15 Sept 2016
<b>Barlaston</b>							
<b>Hixon</b>	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
<b>Eccleshall</b>							
<b>Gnosall</b>	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
<b>Swynnerton</b>							
<b>Stone</b>	8 December 2015	19 June – 31 July 2018					
<b>High Offley</b>							








## 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 863 housing completions in the monitoring year, 274 (32%) were on previously developed land. This is a decrease on last year's figure (41%).
	Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3			Since the start of the plan period, 49% of housing completions were in Stafford, 12% were in Stone, 25% were in the KSV's and 14% were in the rural areas.
SP2 – Stafford Borough Housing and Employment Requirements	Net number of new houses delivered	Maintain a 5 year land supply 500 dwellings per year		863 houses were completed in 2017-2018. This is a decrease from last year; 1,010 completions, but is still above target.
	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		12 hectares of employment land was built this year, this is above target. An average of 5 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, 49% of housing completions were in Stafford, 12% were in Stone, 25% were in the KSV's and 14% were in the rural areas.
		Stone Town 10%		
		Key Service Villages 12%		
		Rest of Borough Area 8%		






Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP4 - Stafford Borough Housing Growth Distribution	Number of new Houses built (net completions)	500 per year		863 dwellings were built in the monitoring year. This is above target.
SP5 - Stafford Borough Employment Growth Distribution	Employment land Available by type delivered in Stafford Borough	8 hectares per year		At the end of the monitoring year there were 52.9 hectares of employment land with planning permission, with an additional 44.8 hectares allocated in the Local Plan; 97.7 hectares in total. This equates to a supply of 7.5 hectares per annum over the remaining 13 years of the Plan period.
	Amount of floor space developed in Stafford Borough			12 hectares of employment land have been developed this monitoring year and 35.1 hectares have been developed in total since the start of the plan period, an average of 5 hectares per year since 2011.
				At 31 March 2018, 97.7 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	Increase the level of appropriate employment schemes and other rural diversification schemes		0.29 hectares of employment land was developed in rural areas in the monitoring year. This is an increase on last year.
	Number of completed conversions of traditional rural buildings			Out of a total of 863 housing completions, 15 were converted from traditional rural buildings.
	Number of Rural Exceptions Housing Completed	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 2017-2018 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, 49% of housing completions were in Stafford, 12% were in Stone, 25% were in the KSV's and 14% were in the rural areas.</p> <p>Over the Plan period, the split for both housing completions and commitments is 71% for Stafford Town, 10% for Stone, 12% for the KSVs and 7% for the rural areas.</p>
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>2,018 dwellings have been built in Stafford Town since the start of the Plan Period (7 years in total), which is below target. However, there are a further 6,204 dwellings committed (with planning permissions or with a Plan allocation).</p> <p>96 affordable houses were delivered in Stafford town in the monitoring year, which is below the target (105 per annum). 16 were for affordable rent, 61 were for social rent and 19 were for intermediate housing.</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, 29.4 hectares has planning consent or been built. This leaves a remaining allocation of 15.6 hectares which has yet to be granted permission.</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</p>








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></p>	<p>levels and access road for Phase 1. Since then a public house has been built and 5 plots have been completed. A light industrial building is currently under construction, and the construction of a drive through coffee shop has commenced.</p> <p>Between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018, 542 m<sup>2</sup> of retail space had been completed in Stafford Town Centre, and 5,652 m<sup>2</sup> was either under-construction or had planning permission in Stafford and Stone. 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 commence in May 2019.</p> <p>Stafford Eastern Access Route: The extension between Hydrant Way and Tixall Road is complete, and is scheduled to open in early 2019.</p> <p>7.3 hectares of employment land was lost to housing schemes across the Borough in the monitoring year.</p>








Spatial Principle/Policy	Indicator	Target	Outcome	Comments
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 of Stafford site, 215 have been built to date (over the last 4 years). There is planning permission for a further 360 houses, a resolution to approve a further 700 houses subject to the completion of a s106 legal agreement, and a remaining plan allocation of 1,825. Information on affordable housing is not yet available.
	Gross affordable housing completions	To achieve 30% affordable housing		On the four sites that have full planning permission, it has been agreed that 129 affordable units will be delivered. A further site is currently waiting the signing of a s106 agreement to deliver a further 210 units. So far, 64 affordable units have been delivered on the North SDL.
	Mixture of tenure and types of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing		
		A proportion of the properties to be two or three bedroomed properties		Of the 215 completions to date, 49% were 2 and 3 bedroomed houses and 51% were 4+ bedroomed houses.
	Employment land Available by type delivered on Strategic sites	36 hectares of employment to be delivered on the SDL		The Redhill employment site is 45 hectares in total, 29.4 hectares has planning consent or been built. This leaves a remaining allocation of 15.6 hectares which has yet to be granted permission.
	Amount of additional employment floorspace by type	Provision of new employment site to the north		
	Planning permission and completions of local community based infrastructure and educational facilities	Deliver infrastructure as set out in Appendix D		The four Section 106 agreements relating to the 575 dwellings with full planning permission set out developer contributions towards affordable housing, recreational facilities, the Cannock Chase SAC, education, employment and skills, planning and transport.
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward			






Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy Stafford 3 - West of Stafford	Net Number of Additional Dwellings	2,200 houses to be delivered in Stafford Town over the plan period		Of the 2,200 houses allocated at the West of Stafford site, 126 have been built to date (over the last 2 years). There is planning permission for a further 198 houses, and a remaining plan allocation of 1,876.
	Gross affordable housing completions	To achieve 30% affordable housing		On the three sites that have planning permission, it has been agreed that 97 of the houses (30%) will be delivered as affordable housing, 80% will be for social rent and 20% for intermediate housing. As of the 31 <sup>st</sup> March 2018, 54 of these have been delivered.
	Mixture of tenure of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing		Of the 109 completions last year, 64% were 2 and 3 bedroomed houses and 36% were 4+ bedroomed houses.
	Employment land Available by type delivered on Strategic sites	A proportion of the properties to be two or three bedroomed properties		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.
	Amount of additional employment floorspace by type	5 hectares of employment to be delivered on the Strategic Development Location (SDL)		The three Section 106 agreements relating to the 324 dwellings with full planning permission set out developer contributions towards affordable housing, education, open space, sports and leisure, transport schemes, the Cannock Chase SAC and the Stafford Western Access Route. Construction of the Western Access Route is due to begin in May 2019.
	Planning permission and completions of local community based infrastructure	Deliver infrastructure as set out in Appendix D		
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward			
Policy Stafford 4 - East of Stafford	Net Number of Additional Dwellings	600 houses to be delivered in Stafford Town over the plan period		Of the 600 houses allocated at the East of Stafford site, 394 have been built to date (over the last 3 years). There is planning permission for the remainder of the site.





Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<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>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 hectares of employment land to be delivered at Beacon Business Park</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p></p> <p></p> <p></p>	<p>It has been agreed that 187 of the houses will be affordable housing, with an 80/20 split between social rented and intermediate housing. As of the 31<sup>st</sup> March 2018, 5 of these have been delivered.</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 and 5 plots have been completed. A light industrial building is currently under construction, and the construction of a drive through coffee shop has commenced.</p> <p>The two Section 106 agreements relating to the 623 dwellings with full planning permission provide for the following infrastructure needs; affordable housing (30%), education, on-site open space, sports facilities, the Cannock Chase SAC and highways works. The first phase of the Stafford Eastern Access Route is complete, and is scheduled to open in early 2019.</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>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></p> <p></p>	<p>495 dwellings have been built in Stone town over the Plan Period. There are a further 669 that have planning permission.</p> <p>42 affordable dwellings were delivered in Stone town in the monitoring year, this is over the target of 20 per annum. 35 were for social rent and 7 were for intermediate housing.</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>Loss of employment land to non-employment uses</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>No loss of employment land to non-employment uses.</p>	<p></p> <p></p> <p></p> <p></p>	<p>Of the houses built this monitoring year, 8% were 1 bedroomed, 58% were 2 and 3 bedroomed and 34% were 4+ bedroomed.</p> <p>There are three extant planning permissions on Stone Business Park, cumulatively providing 22.32 hectares of employment land. This is currently under construction.</p> <p>In 2017-2018 there was 58 square metres of retail floor space completed in Stone Town Centre. However, 1,491 square metres of food retailing floor space was completed just outside Stone Town Centre.</p> <p>No employment land has been lost to housing land in Stone over the 2017-2018 monitoring period.</p>






Spatial Principle/Policy	Indicator	Target	Outcome	Comments
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 and full planning permission for 198 dwellings in December 2017. Development has now commenced on this 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		A Reserved Matters permission passed in December 2017 showed the planned delivery of 41 2 bedroomed houses and 94 3 bedroomed houses.
	Employment land available by type	20 hectares of employment land to be delivered south of Stone Business Park		A planning permission for a 21.07 hectares vehicle distribution centre was granted in January 2018. Construction on this site has now commenced.
	Planning permission and completions of local community based infrastructure  Monitor implementation and delivery of infrastructure projects necessary to bring the project forward	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.
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.		120,000m <sup>2</sup> of floor space was built in Stafford Borough 2017-2018 which is an increase on previous years. 66% of this development was on previously developed





Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Amount and type of land available			land. At 31 March 2018 97.7 hectares of employment land was available for development (sites with planning permission or allocated in the Local Plan).
	Amount of employment land lost to other uses	Minimise the loss of employment land to other uses		A total of 7.3 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.		0.34 hectares of employment land was granted planning permission in rural areas for 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 2017-2018 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.		0.46 hectares of employment land was granted planning permission at Recognised Industrial Estates in the 2017/2018 monitoring year. These were at Hixon Industrial Estate and Hixon Airfield.
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 hectares of new employment land at Raleigh Hall and 6 hectares 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		0.09 hectares of employment land was developed at Moorfields Industrial Estate in the last monitoring year, whilst 1.57 hectares of employment land was developed at Meaford Power Station. Former Meaford Power Station has a further 32.53 hectares committed for development and a new access road was constructed in the previous monitoring year. Significant preliminary work has progressed on the business park, with plot 3 being

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Amount and % of employment floor space developed on previously developed land (PDL)			completed this monitoring year.  The 0.09 hectares of completed employment land at Moorfields and the 1.57 hectares of completed employment land at Meaford was on previously developed land (PDL).
Policy E6 – Tourism	Number of Hotel spaces granted planning permission	Encourage		19 hotel bedrooms were completed in the 2017-2018 monitoring year. A further 44 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		No permissions relating to canal facilities were granted in the 2017-2018 monitoring year. However, an extant permission for a 196 berth narrowboat marina at Pasture fields remains in the supply.
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 65% of completions were in the defined town centres of Stafford and Stone. 29% were in the KSV's, and 6% were in rural areas.  66% of planning commitments (sites with permission but not yet built) are within the Stafford and Stone Town Centres. A further 24% are within defined Local Centres.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
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.
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, 33% were 1 or 2 bedroomed, 30% were 3 bedroomed and 37% were 4 or more bedroomed.
Policy C2 - Affordable Housing	Annual number of affordable housing completions (gross)	Affordable housing to be at least 30% and 40% on qualifying sites		219 affordable houses were delivered in the monitoring year in the Borough. Although this is a decrease on last year, it is 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 sites in the 2017-2018 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		2 extra care facilities were completed in Stafford during the 2017/18 monitoring year; The Manor House (15/22147/FUL) and Brooklands House (16/23575/FUL). A further extra care facility was delivered in Tittensor; Oaklea Residential Care Home (16/24582/FUL). Planning permission was also granted for a further extra care facility in Stafford adjacent to Castlefield's Surgery (17/26180/FUL).
Policy C4 - Housing Conversions and	N/A	No target		No indicator proposed.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Subdivisions				
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 2017-2018 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 Green Belt in the 2017-2018 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		Planning permission was granted at Mansell Close (17/26061/FUL) to erect 70 dwellings on a playing field. A further permission was granted on a playing field adjacent to Castlefield's Surgery (17/26180/FUL), for the development of an extra care living facility.
	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.
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 household recycling rate for Stafford Borough for the 2017/18 monitoring year was 52.02% 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		No large scale schemes increasing the amount of renewable energy were approved in the 2017/18 monitoring year.
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>No areas of biodiversity importance were lost this monitoring year.</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>		No areas of biodiversity importance were lost this monitoring year.
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 £457,461 has been collected from housing developments and over £1,419,001 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 two applications approved this monitoring year contrary to AONB advice. These included the demolition and replacement of a care home and an extension of a retail unit.
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 2018 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 2017-2018 monitoring year.
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.
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 2017 – 2018 monitoring year which resulted in the loss of community facilities.  The former Sandon School building (17/26693/FUL) was given permission to be converted into a dwelling house; however the building had been vacant for some years. An application was also granted for the conversion of the Hand and Cleaver public house to residential use (17/26272/FUL). The Rickerscote Arms

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				was also given permission to be demolished, with 11 dwellings being permitted to be developed on the site (17/26277/FUL).