

Annual Monitoring Report 2011/12



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Executive Summary

The Stafford Borough Annual Monitoring Report 2011/12 covers the period 1st April 2011 to 31st March 2012. The purpose of the Annual Monitoring Report (AMR) is to:

- Monitor local indicators;
- Assess whether national and local targets have been achieved;
- Monitor progress of planning policy preparation and production of Local Development Documents (LDDs) in accordance with the adopted Local Development Scheme (LDS), including the monitoring of existing Local Plan policies; and
- Consider how growth is being delivered in accordance with the extant Regional Spatial Strategy (RSS).

Key Issues from the Annual Monitoring Report 2011/12:

- During the period 1st April 2011 to 31st March 2012 progress was made preparing the new Local Plan with consultation on the Plan for Stafford Borough- Draft Publication. However the publication and submission stages were delayed due to changes in the development planning process.
- The weak local economic situation is still having a residual effect on the levels of house completions across the Borough. However the higher level of completions in the current year is evidence that market confidence is beginning to return and there is greater access to mortgage finance
- Although the Government has signalled its intention to abolish Regional Spatial Strategies, it has yet to undertake this formally. Therefore until this takes place the RSS remains part of the statutory Development Plan; and thus constitutes a material planning consideration.

Executive Summary

Key Topic-based Issues from the Annual Monitoring Report 2011/12:

Housing

- Whilst there is continuing difficulties in the mortgage market there were a total of 425 houses completed in 2011/12, with a high proportion on Previously Developed Land. The number of completions are approaching the previous average completion rates of 500 per annum prior to the economic downturn.
- The Borough experiences high house prices, particularly in rural areas when compared with other rural authorities in the West Midlands. This has led to pressure for delivering housing to meet local need, and this is exacerbated by the fact that the rural housing sites allocated in the Stafford Borough Local Plan, 2001 have all been developed.
- The West Midlands Regional Spatial Strategy remains part of the statutory Development Plan, although the Government has signalled its intention to abolish Regional Spatial Strategies. Development provision for Stafford Borough will be determined through the new Local Plan process in accordance with the Localism Act.
- The number of affordable housing completions in 2011/12 was 83 houses which has increased from last year. Whilst the increase in the provision of affordable housing is welcome, it falls considerably short of the levels required to meet the needs of the Borough's residents.

Business Development

- There has been a slight increase in the delivery of employment land in 2011/12 from previous years. However, there is a large stock of outstanding planning permissions for employment uses in the main urban centres of Stafford and Stone as well as large sites in the rural areas which provides a balanced portfolio allowing the Borough to attract new employment opportunities for the future.
- There has been a large increase in the level of town centre floor space completed this year, with the majority being accounted for by the opening of Staffordshire County Council's new headquarters in Stafford town centre for office use.
- Although the loss of employment land to other uses such as residential development has been relatively limited in Stafford Borough over recent years, it is important to maintain the level of employment land available within urban areas to sustain the local job base. It is recognised that the nature of employment is changing and therefore a ready supply of land is still required to provide a range of sites from, Use Class B8 warehousing to smaller industrial / incubator units with links to research and development through the University.

Executive Summary

Environmental Quality

- During this period 2011/12, no new Local Nature Reserves (LNRs) were designated within Stafford Borough. There are currently eight LNRs in the Borough.
- Within Stafford Borough 95.25% of nationally important Sites of Special Scientific Interest (SSSIs) meet the Public Service Agreement (PSA) target. This is slightly above Natural England's target of 95% in favourable or recovering condition.
- A high number of renewable energy schemes have been implemented this year. The majority of these have been on domestic properties, such as solar panels. The sharp increase this year may be partly due to applicants implementing schemes faster than usual before a reduction in feed in tariff rates takes place.

1 Introduction

1 Introduction

1.1 The purpose of the Annual Monitoring Report (AMR) is to establish a robust and effective review and monitoring approach for the Local Plan. The Annual Monitoring Report is based on the period 1st April to 31st March. The AMR will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved. In terms of reporting information against the national core indicators, the data covers the period 1st April 2011 to 31st March 2012 in this Annual Monitoring Report.

1.2 The Local Development Scheme (LDS), which came into effect in January 2009, will be assessed in this years' AMR in terms of Development Plan Document (DPD) delivery. The LDS identifies the main Local Development Documents (LDD) to be prepared over the next three years. The LDS also explains the status of the saved policies in the transitional period from the Stafford Borough Local Plan, 2001 to LDDs.

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

- i. has met the Local Development Scheme targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
- ii. is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
- iii. needs to update the Local Development Scheme, particularly in light of ii. Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision will be set out.

1.4 The preparation of this Annual Monitoring Report has been developed using the extensive research carried out on evidence gathering studies for the Stafford Borough area and associated work, which is being used to underpin the preparation and production of the new Local Plan and the Sustainability Appraisal Reports.

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

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

1.7 Local planning authorities must develop monitoring systems to assess the effectiveness of Local Development Documents. The Annual Monitoring Report includes an assessment of:

- i. whether policies and related targets or milestones in Local Development Documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
- ii. what impact the policies are having in respect of national, regional and local policy targets and any other targets identified in Local Development Documents;
- iii. the extent to which any local development order, where adopted, is achieving its purposes;

- iv. whether the policies in the Local Development Document need adjusting or replacing because they are not working as intended;
- v. whether the policies need changing to reflect changes in national; and
- vi. if policies or proposals need changing, the actions needed to achieve this.

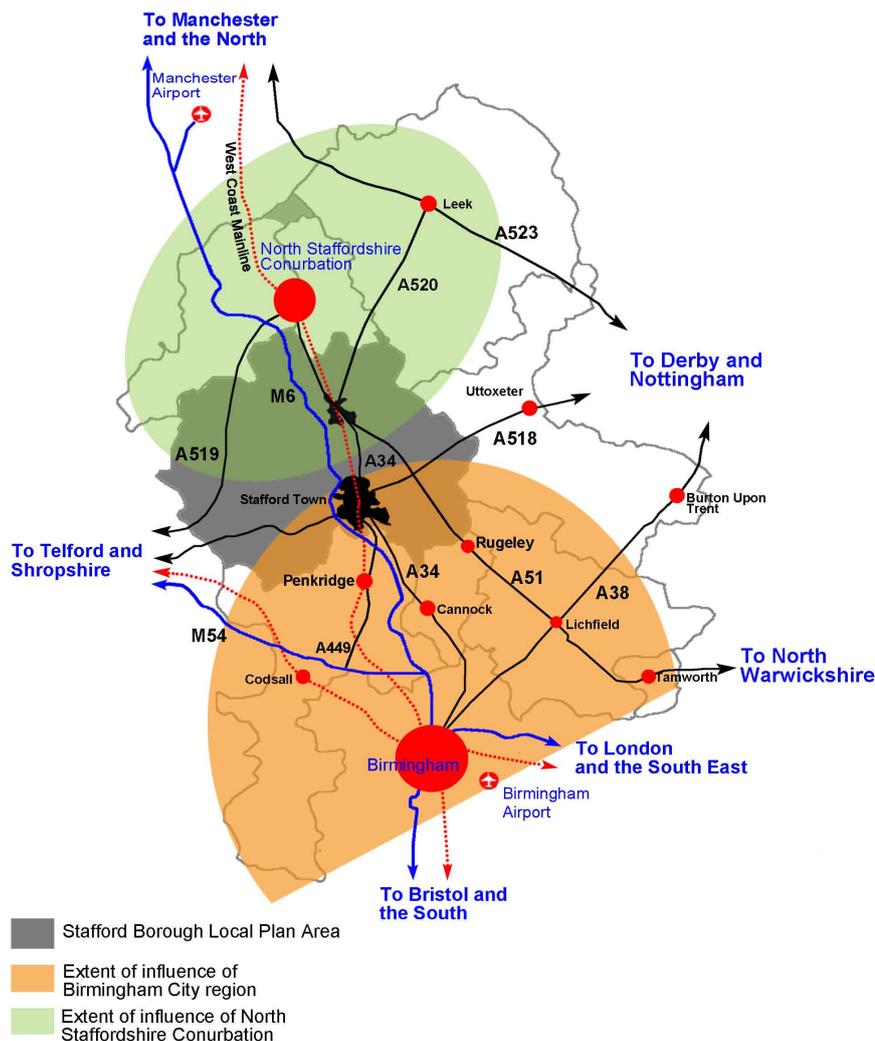
2 Stafford Borough Spatial Portrait

2 Stafford Borough Spatial Portrait

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

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

Stafford Borough and its Regional Context



Stafford Borough Spatial Portrait 2

Green Belt

2.3 In Stafford Borough there are two areas of Green Belt; around the North Staffordshire conurbation and in the south eastern area of the Borough, which includes the Cannock Chase Area of Outstanding Natural Beauty.

Population

2.4 The population of the Borough is over 130,600 people (2011 Census), the majority of which live in the principal towns of Stafford and Stone. The rural areas are predominately characterised by dispersed pattern of villages and hamlets, which vary in size, from a population of over 3,700 at Gnosall to under 200 people at Aston by Stone. Whilst these settlements do have a limited range of services, they are economically and functionally linked to other larger centres including Stafford. By 2026 it is predicted that a quarter of the population will be over the age of retirement

Housing

2.5 There are currently 56,055 houses within the Borough as at April 2010. The majority of these (75.92%) are owner occupied. The number of empty homes remaining empty for more than 6 months represents less than 1.5% of the housing stock.

2.6 The housing stock of Stafford Borough is relatively good according to the Census 2001 with fewer than 25 unfit homes per 1,000 dwellings. This compares to a County average of over 40 and an English average of 60 per 1,000. Overcrowding is relatively low at 3%.

2.7 House price levels within Stafford Borough have increased by 9% since 2005 but decreased more recently due to underlying economic conditions. The increase in house prices, coupled with the increased ratio of house prices to incomes, have resulted in acute affordability problems for first time buyers and those on low incomes, particularly in rural areas.

Defence

2.8 There is a substantial military site on the north eastern edge of Stafford town. The Ministry of Defence (MOD) currently employs approximately 600 personnel at Beaconside Barracks, MOD Stafford. By 2014 / 2015 the level of personnel is expected to have increased by around 1,100, together with their dependents, following the relocation of troops from Germany.

Economy

2.9 Stafford Borough currently performs very well in terms of achieving sustainable growth when compared to other Districts, with 73% of the Borough's economically active population living and working within its boundary. Marginally more people commute into Stafford Borough than those who commute outside the Borough to work. However over 39,000 people both live and work in the Borough. The population of the Borough is generally skilled and well educated.

2.10 In socio-economic terms, Stafford Borough has a relatively low level of deprivation, except for a number of wards in the north and south west of Stafford town. Unemployment remains relatively low and levels of prosperity higher than national averages. Much of the economy relies on the provision of public services (39.6%), such as health and social care, education and public administration within the County town of Stafford. This is attributed to the fact that Stafford is the main County and Borough administrative centre.

2 Stafford Borough Spatial Portrait

2.11 After public administration, education and health, the second most important sector locally for employee jobs is the distribution, hotels and restaurants sector which provides 13,100 employee jobs or 21.5% of the employment in Stafford Borough. Recent developments have taken advantage of the Borough's excellent links to the M6 motorway in particular, suggesting that there is potential for further development in the distribution and warehousing sector.

2.12 In recent years there has been a sharp decline in employment among the manufacturing sector. Between 2001 and 2006 some 3,900 manufacturing jobs were lost in the Borough, which represents a -32.5% decrease in employment in the sector. However, there are key manufacturing sites at Alstom and Evode sites in Stafford town. Small to medium sized businesses (SMEs) can be found on the Borough's industrial estates. Staffordshire University and Stafford's Technology Park play a significant role in the Borough, acting as key locations for employment, facilitating the establishment of a cluster of medical technology companies as well as other modern technology based businesses.

2.13 Inward investment has always been an important source of job growth to the local area, assisted by being in a good location, site availability, labour skills and costs. In terms of empty industrial units less than 12% of the existing industrial stock remains empty.

Environment

2.14 The natural environment is rich in biodiversity, and much of the landscape is characterised by flat low lying land undulating between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the land is intensively farmed agricultural land that is interspersed with extensive ancient and semi-natural woodland and natural grasslands. Parts of the rural landscape are 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. These are major assets in terms of tourism, providing areas for recreation and habitats for species.

2.15 The Historic Environment is a precious and irreplaceable asset which must be conserved for future generations. The town centres of Stafford, Stone and many of the rural villages have historic cores which are designated as Conservation Areas. Outside of these settlements Trentham Gardens, Sandon Park, Shugborough Park and the German Military Cemetery at Cannock Chase are designated as Historic Parks and Gardens.

2.16 The Borough contains numerous historic buildings, including 819 listed buildings and 30 Conservation Areas, with a review programme currently taking place. Whilst the majority of Listed Buildings in the Borough are in good or reasonable repair, a number of buildings are in severe disrepair threatening the loss of historic detail and fabric. Three of these buildings are Buildings at Risk, as registered by English Heritage's Heritage at Risk Register 2011.

Transport and Accessibility

2.17 Stafford Borough's location ensures that it benefits from excellent north-south transportation links: Two M6 motorway junctions are located adjacent to Stafford town providing good accessibility to the North West, the rest of the West Midlands region and beyond via the M6 and M6 Toll. However, connections in the east-west direction are less evident. Stafford town is also served by the West Coast mainline, with a significant number of trains stopping at Stafford and Stone, providing links to the major cities including London.

Stafford Borough Spatial Portrait 2

2.18 Stafford and Stone have regular bus services that connect them to each other and their hinterlands. Stafford town is a hub for local bus services through the Borough providing links to its surrounding area and a variety of other destinations including Lichfield, Cannock, Wolverhampton, Newport, Uttoxeter, Stone and the Potteries. Stone acts as a more localised hub for services to Stoke on Trent and its rural hinterlands. The most rural parts of Stafford Borough have more limited services, the frequency of which depend on their proximity to other main routes through the area.

Settlements

Stafford (population 60,000 people – 2001 Census)

2.19 Stafford town is the principal administrative centre for the County and Borough Councils, acting as a sub-regional centre of governance for a number of County-wide services including Police and Fire services, the local Health Authority, a range of Government bodies and other agencies. The town is the Borough's major employment centre, having the largest shopping centre within the Borough and contains the largest concentration of commercial premises and multiple retailers, as well as many of the key visitor attractions which provide tourism related employment. Furthermore, the town contains a large range of 'stand alone' employers and a number of industrial estates / business parks.

2.20 Stafford town centre is the principal cultural centre of the Borough, serving the rest of the Borough and visitors, offering facilities which include a theatre, cinema and art gallery. Stafford is the principal location for sporting, leisure and indoor recreational uses in the Borough. Tourism and hotel facilities are focused, but are not exclusively located, at Stafford. Victoria Park in Stafford consists of 3.7 hectares of accessible open space and is managed to Green Flag Standard.

2.21 As the county town of Staffordshire, Stafford has been the focus for administrative and public buildings since the medieval period. Much of the medieval street and burgage plots from this period are visible in the modern street layout. Extensive building took place within the town during the 17th and 18th Centuries, with several houses surviving from this period. The most prominent buildings are in the town centre, including the Shirehall, the Elizabethan Ancient High House, St Chad's and St Mary's Churches. To preserve this heritage, Stafford town centre has been designated a Conservation Area, and historically important buildings within the town have been conserved for future generations.

Stone (population 14,500 people – 2001 Census)

2.22 Stone is the second largest market town within the Borough and provides a range of sport, recreation and community facilities, as well as providing a focus for the wider rural area. Stone is a canal town, being situated midway along the Trent and Mersey Canal. The town is located alongside the River Trent, whilst the North Staffordshire Green Belt provides a natural definition to the town's northern boundary.

2.23 Stone has a strong sense of identity which is derived from the architectural and historic quality of its historic buildings. The historic core of the town, which is a designated Conservation Area and has many 18th and 19th Century Listed Buildings, is characterised by its narrow streetscape and post medieval spine which still provides the form for the town's shopping area.

2.24 Stone acts as a focus for retail, commercial and industrial uses as well as being the key focal point for a number of festivals throughout the year. The town is 'The Food and Drink Capital of Staffordshire' and provides a diverse choice of cuisine, from traditional home cooked food through to Indian, Thai, Chinese, Italian and specialist dishes. Additionally, throughout the year Stone has

2 Stafford Borough Spatial Portrait

monthly farmers markets as well as hosting various themed food markets such as the French, European and World markets. Adding to the vibrancy of Stone, is the Stone Festival in June and the highly successful Food and Drink Festival which takes place in October.

Rural Areas (Population 44,600 – 2001 Census)

2.25 The Stafford Borough area is locally distinctive in terms of character, landscape and natural resources, characterised by large tracts of unspoilt countryside and numerous historic settlements and buildings that give rural areas their own distinct character and form major attractions for visitors to the area.

2.26 There are a large number of villages and hamlets across Stafford Borough, ranging considerably in size and role including the largest village of Gnosall with a population of 3,783, Eccleshall (population 2,541), Barlaston (population 2,434), Little Haywood & Colwich (population 2,431), Great Haywood (population 1,854) and Hixon (population 1,713) providing services and facilities to their surrounding rural areas.

2.27 The most northern parts of the Borough abut the suburban fringes of Newcastle-under-Lyme and Stoke-on-Trent at Clayton, Blythe Bridge, Trentham, and Meir Heath.

3 Contextual Indicators

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

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

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

Household Types

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

Socio-cultural issues

Ethnic Composition

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

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

Social Groups

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

3 Contextual Indicators

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

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

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

For more information see www.statistics.gov.uk

Crime Rates

3.8 The following table sets out the crime rates in Stafford Borough. The crime rate for Stafford Borough is 52 crimes recorded per 1,000 population.

Indicator	Quantified data
Crime	52 crimes recorded per 1,000 population (Source: Stafford Crime and Disorder Reduction Partnership)

Contextual Indicators 3

Deprivation

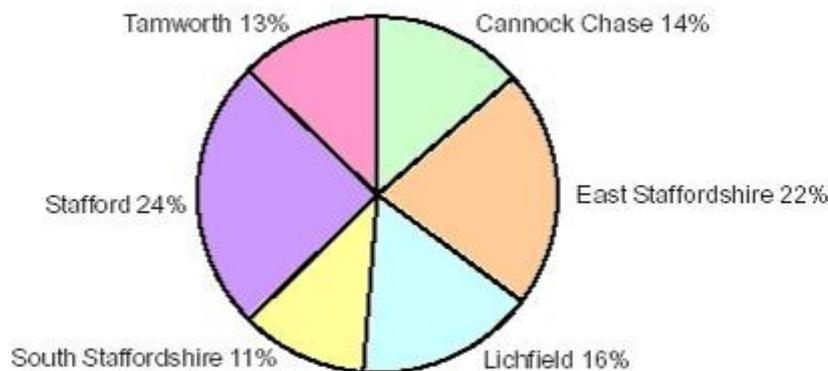
3.9 The Index of Multiple Deprivation (IMD) score is calculated for each area where a low score indicates greater deprivation. The most deprived Lower Layer Super Output Area or Local Authority is indicated by a rank of 1. According to the 2010 English Indices of Multiple Deprivation, Stafford Borough has an overall rank of 232 out of 354 local authorities. It has a rank of 210 on the income scale.

Economy

Economic activity rates

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

Employee Jobs by Local Authority in Southern Staffordshire



Source : 2001 ABI, ONS

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

Area	Total Companies		Foreign Companies	
	Number	Jobs	Number	Jobs
Cannock	4	200	2	150
East Staffordshire	9	470	5	20
Lichfield	3	270	1	150

3 Contextual Indicators

Area	Total Companies		Foreign Companies	
	Number	Jobs	Number	Jobs
South Staffordshire	0	0	0	0
Stafford	6	133	0	0
Tamworth	6	289	2	50
Southern Staffordshire	28	1,362	10	370
Staffordshire	48	3,105	13	550

(Source: Inward Investment Southern Staffordshire 2001/2002)

Area	Total Companies		Foreign Companies	
	Number	Jobs	Number	Jobs
Cannock	2	128	1	100
East Staffordshire	2	40	1	
Lichfield	5	300	2	
South Staffordshire	4	30	1	
Stafford	9	185	1	25
Tamworth	4	600	1	
Southern Staffordshire	26	1,283	7	125
Staffordshire	38	2,234	10	225

(Source: Inward Investment Southern Staffordshire 2002/2003)

Household Income

3.12 The wealth of an area is determined at the County level using Gross Value Added (GVA) and household income. Household income is derived from the CACI Paycheck data. As at 2006 Stafford Borough currently has a higher mean household income of £33,700 relative to both Staffordshire at £32,100 and nationally at £32,400. However, Gross Disposable Household Income (GDHI) which measures the amount of money local residents have available for spending or saving after items such as taxes and pension provision are removed currently stands at £13,131 which is closer to the national average (95 indexed to UK= 100).

	Stafford	Staffordshire	Great Britain
Mean Household Income	£33,700	£32,100	£32,400

Contextual Indicators 3

	Stafford	Staffordshire	Great Britain
Indexed to GB=100	104.1	99.2	100.0

Source: CACI Paycheck data, 2006

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

Productivity

3.14 GVA is a measure of the total economic value added produced in a region and includes pay, profits, rents and stock appreciation and provides a good measure of productivity. GVA gives an indication of the value of the economic activity generated within an area. High levels of GVA and economic prosperity are generally closely related. Overall the manufacturing GVA in the Borough is in line with the Southern Staffordshire average, with the exception of East Staffordshire. However for the whole economy, the GVA of Stafford Borough is the lowest among the other districts. The low figure is mainly related to the lack of higher quality service activities. In terms of activity in the private sector, Wholesale / Retail, Transport / Storage / Communication and Real Estate / Business Activities have particularly low GVA per person employed.

Area	Manufacturing	Index UK=100	Whole Economy*	Index UK=100
Cannock Chase	33,169	77.1	26,323	90.9
East Staffordshire	51,637	120.1	30,157	104.2
Lichfield	34,950	81.3	31,400	108.4
South Staffordshire	38,216	88.9	28,787	99.4
Stafford	35,175	81.8	24,379	84.2
Tamworth	34,875	81.1	24,585	84.9
Staffordshire C.C.	39,593	92.1	27,785	96
United Kingdom	42,998	100	28,954	100

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

* Excludes farm agriculture

Employment

3.15 A key feature of a buoyant local economy is the level of economic activity. As of 2011, 77.3% of the Stafford Borough population are economically active. This is slightly higher than both the West Midlands (74.3%) and Great Britain as a whole (76.5%).

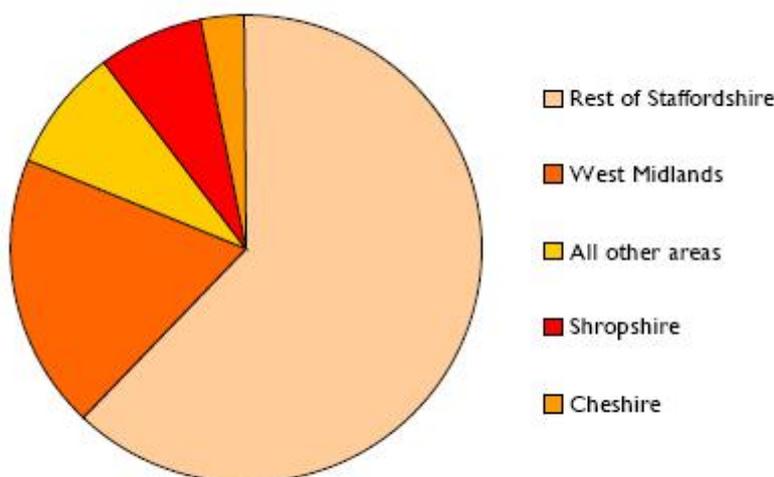
3 Contextual Indicators

3.16 Stafford Borough has 74.6% of its economically active working age population in employment while 5.1% are unemployed. The employment rate in Stafford Borough is higher than that of the West Midlands (67.4%) and the national average of 70.2%.

3.17 In Stafford Borough, 64.2% of those in employment are employees, while 10.4% are self-employed. The proportion of self-employed in the Borough is above the West Midlands level (8.4%) and the national level (9.4%).

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

Flows to Work from Stafford District



Source: Census 2001 Special Workplace Statistics.

Environment

Key Assets in the Natural Environment

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

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

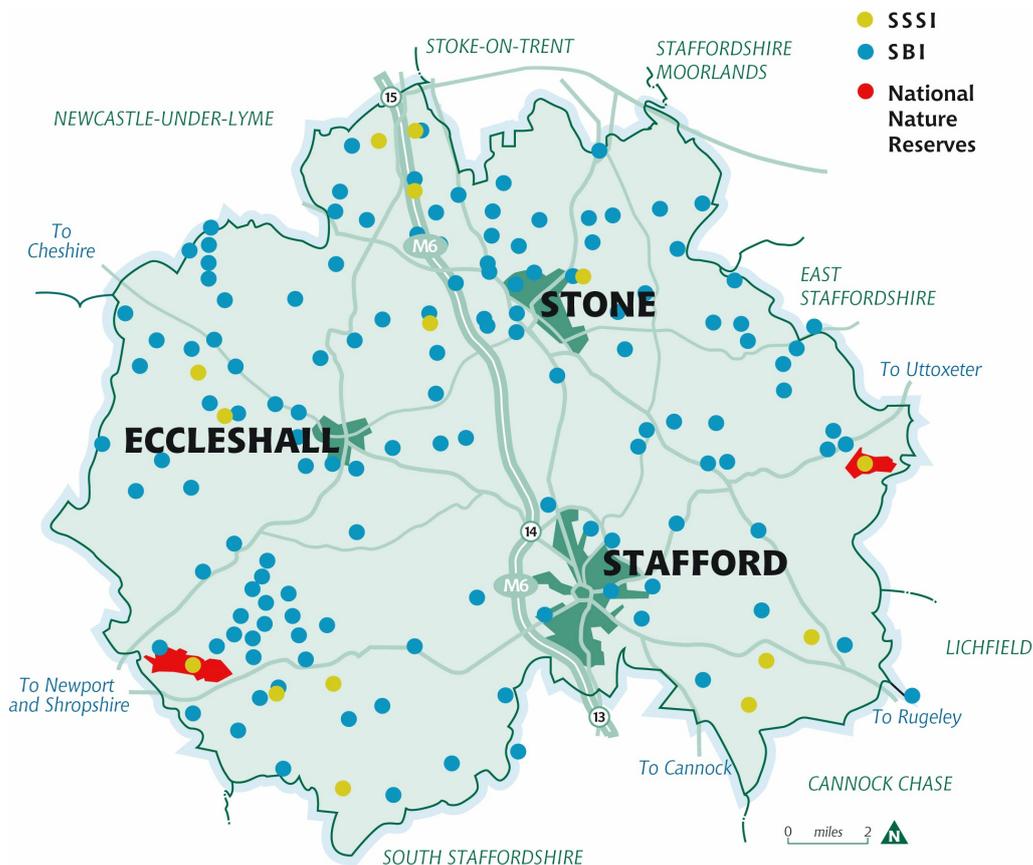
Contextual Indicators 3

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

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

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

Map of Designated sites in Stafford Borough



Housing and the Built Environment

House Prices

3.24 Local house prices in Stafford have risen substantially in recent years with the average property price in Stafford Borough in 2011 being £182,616. This puts property prices above that for both Staffordshire County and Great Britain as a whole. As is evident from the graph, house prices in the Borough have been increasing steadily prior to 2010. From 2002-2008 Stafford Borough has seen a steady increase in property prices.

3 Contextual Indicators



Houses prices in Stafford (Source: DCLG)

3.25 Housing affordability has been a significant problem in Stafford Borough, as elsewhere in the UK, as housing has become more expensive relative to income. As indicated by the chart below the average house price in Stafford Borough is 5.83 times greater than the average income for the area. This compares favourably with Staffordshire's other local authorities. Furthermore, the mean house price to mean income affordability ratio in the Borough is lower at 5.83 than the National average ratio of 6.65.

Housing Affordability Ratio

Area	Housing Affordability Ratio
Tamworth	6.04
Cannock Chase	5.42
Newcastle-under-Lyme	5.76
East Staffordshire	5.40
Staffordshire Moorlands	5.54
Stafford	5.83

Contextual Indicators 3

Area	Housing Affordability Ratio
South Staffordshire	6.93
Lichfield	7.60
National Average	6.65

Source: CLG

Housing Stock Conditions

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

	Stafford	Eng & Wales	Regional
		Rank/376	Rank/34
All Households, April 2001	Value	(proportion)	(proportion)
Number of households with residents	50,025	167	13
Number of people per hectare	2.0	270	24
Average household size	2.36	183	23
Vacant household spaces	1,484	199	18
Owner-occupied	38,074	108	10
Without central heating	2,580	230	23
Without own bath/shower & toilet	92	322	26
Overcrowding Indicator	1,500	342	30

Source 2001 Census

3 Contextual Indicators

Transport

Transport Accessibility

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

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

Implementation of the Local Development Scheme (LDS) 4

4 Implementation of the Local Development Scheme (LDS)

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

4.2 Stafford Borough has considered the actual Local Development Document (LDD) preparation progress against that scheduled in the Local Development Scheme in terms of the following key milestones:

- i. Consulting statutory bodies on the scope of the Sustainability Appraisal (SA);
- ii. Public participation on issues and options;
- iii. Publication of development plan document;
- iv. Submission of development plan document;
- v. Adoption of the development plan document.

4.3 The table below indicates the timetable for the relevant Development Plan Documents and Supplementary Planning Documents as set out in the current LDS. However, there has been slippage in the timetable as recent changes to the planning system has had implications for the development planning process. An updated LDS will be prepared during 2012/13.

4.4 The Plan for Stafford Borough Publication version will seek representations on soundness and legal compliance in December 2012 for a period of 6 weeks. Following this, it will be submitted for examination in spring 2013.

Implementation of the Local Development Scheme (LDS) 4

Key	
	Consultation with statutory bodies on the scope of the SA (commencement of the DPD)
	Core Strategy Issues and Options continuous consultation
	Publication of DPD
	Submission of DPD
	Adoption of DPD
	Production of LDD extends beyond 3 years
	

5 Key Elements of the Local Plan

5 Key Elements of the Local Plan

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

5.2 The Local Plan timetable in the Local Development Scheme, consists of the following elements:

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

5.3 The new Local Plan is the key document against which all other Development Plan Documents must be in conformity. The policy-objective- target-indicator framework is established within this Development Plan Document as a means of monitoring outcomes from implementing the new Local Plan. This monitoring framework incorporates the local indicators to be measured and reported upon through the Annual Monitoring Report process. Furthermore this will provide a consistent data source and over time will build a more detailed and reliable picture of policy effectiveness.

5.4 During 2009 a LDS was adopted setting out the new timetable for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This will be updated in 2012/13.

Duty to Cooperate

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

5.6 Stafford Borough has had, and continues to have on-going discussions on cross boundary planning issues with other Councils, particularly in Staffordshire. A number of cross boundary key issues where a complementary approach will be required includes flood risk, provision of infrastructure including transport links, sustainability, the distribution of housing associated with local housing markets, employment needs through the Stoke on Trent and Staffordshire Local Enterprise Partnership as well as protection of the environment and landscape. To provide further context to these matters Stafford Borough Council has worked on a number of joint evidence based studies on strategic housing markets, renewable energy and surface water management.

Achievement of Policies in Local Development Documents 6

6 Achievement of Policies in Local Development Documents

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

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

6.3 In developing objectives and policies it is necessary to understand the wider context of the Borough and the evolving environment in which strategies operate. To provide this context the following aspects are included:

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

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

7 Monitoring Indicators

7 Monitoring Indicators

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

Contextual Indicators

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

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

Local Indicators

7.3 The principal function of local indicators is to measure physical activities that are affected by the implementation of planning policies. The selection of local indicators is guided by the key planning and sustainability objectives within the Stafford Borough Local Plan. Local indicators for Stafford Borough will report on the most recently completed financial year to 31 March 2012. The local indicators that are monitored by Stafford Borough Council are broadly grouped under the following headings:

- Business development
- Housing
- Environmental quality

Significant Effects Indicators

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

8 Information on Local Indicators

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

Business Development

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

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

Local Indicator: Employment land available by type

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

Housing

Local Indicator: Plan period and housing targets

Local Indicator: Net additional dwellings in previous years period

Local Indicator: Net additional dwellings for the reporting year.

Local Indicator: New and converted dwellings on previously developed land

Local Indicator: Net additional pitches (Gypsy and Traveller)

Local Indicator: Gross affordable housing completions

Local Indicator: Housing Quality

Environmental Quality

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

Local Indicator: Change in areas of biodiversity importance.

Local Indicator: Renewable energy generation

9 Existing Stafford Borough Local Plan, 2001 Policies to be Monitored

9 Existing Stafford Borough Local Plan, 2001 Policies to be Monitored

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

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

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

Existing Stafford Borough Local Plan, 2001 Policies to be Monitored 9

Stafford Borough Local Plan 2001**Chapter - 'Environment and Development'**Local Indicators

Business Development:

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

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

Local Indicator: Employment land available by type

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

Environmental Quality:

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

Local Indicator: Change in areas of biodiversity importance.

Local Indicator: Renewable energy generation

Chapter - 'Housing'Local Indicators

Housing:

Local Indicator: Plan period and housing targets

Local Indicator: Net additional dwellings in previous years period

Local Indicator: Net additional dwellings for the reporting year.

Local Indicator: New and converted dwellings on previously developed land

Local Indicator: Net additional pitches (Gypsy and Traveller)

Local Indicator: Gross affordable housing completions

Local Indicator: Housing Quality

Chapter – 'Employment'Local Indicators

Business Development:

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

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

9 Existing Stafford Borough Local Plan, 2001 Policies to be Monitored

Local Indicator: Employment land available by type

Chapter – ‘Shopping’

Local Indicators

Business Development:

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

Chapter - Recreation, Sport and Tourism

Local Indicators

Business Development:

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

10 Local Indicators

Business Development

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

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

Use Class Order Categories

Use Class Order	Definition
A1	Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, internet cafes and funeral directors.
A2	Financial and professional services - Banks, building societies, estate and employment agencies, professional services and betting offices.
B1	Business - Offices, research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment, or landfill or hazardous waste)
B8	Storage or distribution - This class includes open air storage
C1	Hotels - Hotels, boarding and guest houses where no significant element of care is provided.
C2	Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	Secure Residential Institution - Prison, young offenders institution, detention centre, secure training centre and secure training centres.

10 Local Indicators

Use Class Order	Definition
D1	Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Theatres, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

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

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

Use Class		B1	B2	B8	Total
2008/9	Gross Floorspace (m ²)	-	676	5,574	6,250
	Net Floorspace (m ²)	-	-	-	-
2009/10	Gross Floorspace (m ²)	3,164	-	2,390	5,554
	Net Floorspace (m ²)	-	-	-	-
2010/11	Gross Floorspace (m ²)	-	-	1,030	1,030
	Net Floorspace (m ²)	-	-	-	-
2011/12	Gross Floorspace (m ²)	14,543	-	-	14,543
	Net Floorspace (m ²)	-	-	-	-

Target: To be determined by new Local Plan requirements

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

Use Class		B1 (Inc Office)	B2	B8	Total
2008/9	Gross Floorspace on PDL (m ²)	0	676	0	676

Local Indicators 10

Use Class		B1 (Inc Office)	B2	B8	Total
	% Gross Floorspace on PDL	0	100%	0	10.8%
2009/10	Gross Floorspace on PDL (m ²)	800	0	0	800
	% Gross Floorspace on PDL	100%	0%	0%	14.4%
2010/11	Gross Floorspace on PDL (m ²)	0	0	1,030	1,030
	% Gross Floorspace on PDL	0%	0%	100%	100%
2011/12	Gross Floorspace on PDL (m ²)	14,543	0	0	14,543
	% Gross Floorspace on PDL	100%	0%	0%	100%

Target: To be determined by new Local Plan requirements

Local Indicator: Employment land available by type

Development	Total Land available for all Types* (Ha)	Land available for B1 Development (Ha)	Land Available for B2 Development (Ha)	Land Available for B8 Development (Ha)	Land available for B1/B2/B8 Development (ha)
Hixon Airfield	8.09	-	-	-	8.09
Land, adj Stonehouse Hotel, Stone	1.39	-	-	-	1.39
Tollgate Business park, Stafford	4.30	-	-	-	4.30
Stone Business Park Extension	1.84	-	-	-	1.84

10 Local Indicators

Development	Total Land available for all Types* (Ha)	Land available for B1 Development (Ha)	Land Available for B2 Development (Ha)	Land Available for B8 Development (Ha)	Land available for B1/B2/B8 Development (ha)
Beacon Business Park, Stafford	1.47	1.47	-	-	-
Land adj Beacon Business Park, Stafford	21.36	-	-	-	21.36
Land at Moss Pitt, Stafford	0.78	0.78	-	-	-
Hadleigh Park, Blythe Bridge	8.49	1.25	5.82	1.42	-
Meaford Power Station, Stone	34.01	-	-	-	34.01
Alstom, Stafford	0.1	-	0.1	-	-
Palbourne Industrial Park, Stafford	0.02	0.02	-	-	-
Common Road, Stafford	0.54	-	-	-	0.54
Coldmeece Estate	14.1	-	13.5	0.6	-
Areva Estate, Stafford	8.0	2.5	5.5	-	-
Raleigh Hall	0.66	0.66	-	-	-
Croxton	0.67	-	-	0.67	-
Total*	105.82	6.68	24.42	2.69	71.53

*Only refers to land greater than 0.4 ha

(Source: Stafford & Staffordshire Employment Land Availability Survey)

Target: To be determined by new Local Plan requirements

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

10.4 There has been a large quantity of office space delivered in Stafford Town Centre in 2011/12 due to the completion of the new Staffordshire County Council headquarters at Tipping Street.

Local Indicators 10

Year	Use Class	A1	A2	B1 (office)	D2	Total
2007/8	Gross Floorspace (m ²)	-	-	100	5,474	5,574
	Net Floorspace (m ²)	-	-	-	-	-
2008/9	Gross Floorspace (m ²)	-	-	100	5,474	5,574
	Net Floorspace (m ²)	-	-	-	-	-
2009/10	Gross Floorspace (m ²)	-	-	0	0	0
	Net Floorspace (m ²)	-	-	-	-	-
2010/11	Gross Floorspace (m ²)	-	-	0	0	0
	Net Floorspace (m ²)	-	-	-	-	-
2011/12	Gross Floorspace (m ²)	2,450.8	1,740	14,947	743	19,880
	Net Floorspace (m ²)	-	-	-	-	-

Target: To be determined by new Local Plan requirements

10 Local Indicators

Housing

Local Indicator: Plan period and housing targets

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

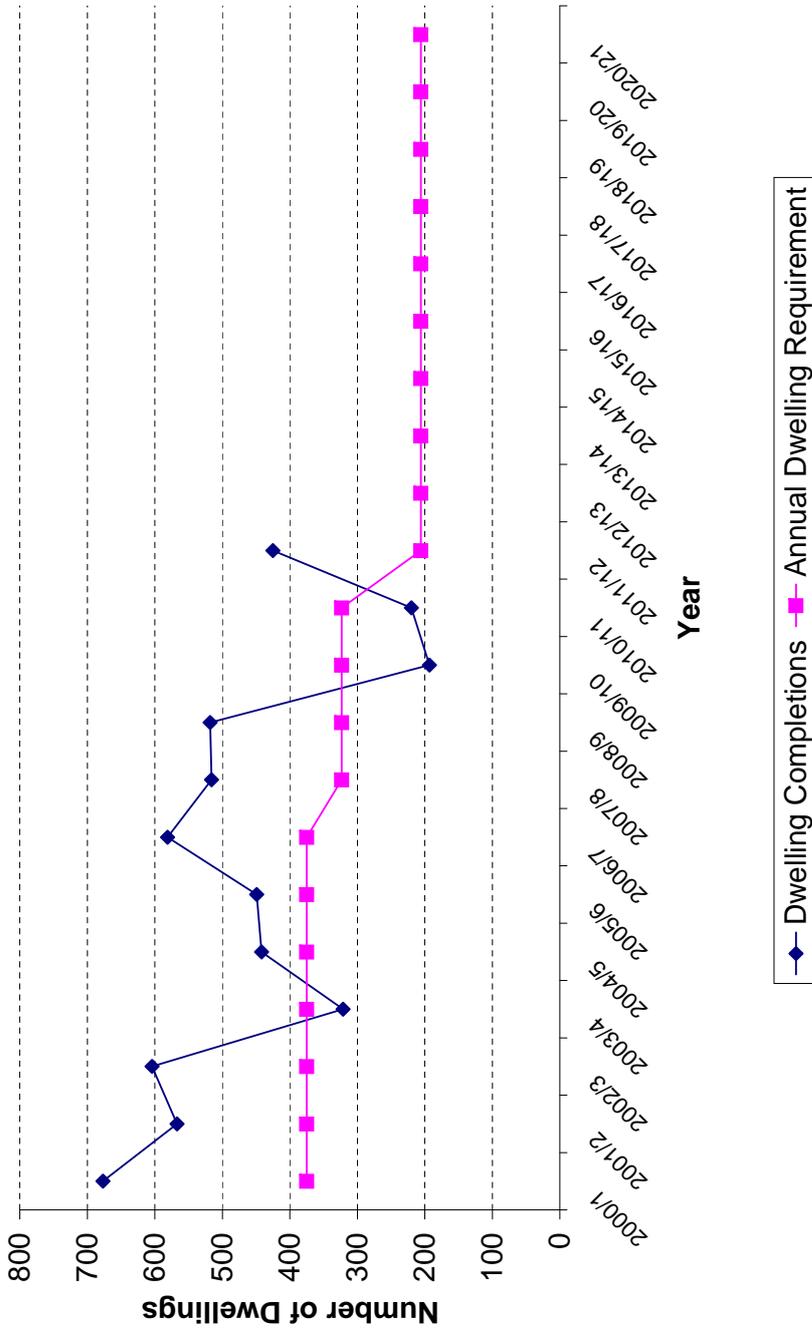
Local Indicator: Net additional dwellings in previous five year period or since the start of the relevant development plan document period, whichever is the longer (see information below);

Local Indicator: Levels of housing delivery for the reporting year (see information below);

10.5 The Housing Trajectory information set out below shows that dwelling completions for Stafford Borough between 2001 and 2012 have resulted in a significant over provision in comparison to the apportionment figures through the Regional Spatial Strategy (RSS) to 2021. More recently, the West Midlands Regional Spatial Strategy Phase Two revision panel report published in September 2009, recommended that there should be a target of 550 dwelling completions per annum to 2026. However, the panel report recommendations were not adopted by the Secretary of State.

10.6 Although the Government has signalled its intention to abolish Regional Spatial Strategies, it has yet to undertake this formally. Therefore until this takes place the RSS remains part of the statutory Development Plan; and thus constitutes a material planning consideration.

Housing Trajectory covering period 2001-2021



10 Local Indicators

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

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

$375 \times 6 = 2,250$ (2001 – 2007)

$323 \times 4 = 1,292$ (2007 – 2011)

$206 \times 10 = 2,060$ (2011 – 2021)

Total = 5,602 (2001 – 2021)

Local Indicators 10

Rates of Housing Provision 2001-2021 for Stafford Borough

Year	Dwelling Completions	Dwelling Completions (Cumulative Total)	Annual Dwelling Requirement
2001/2	677	677	375
2002/3	567	1244	375
2003/4	604	1848	375
2004/5	321	2169	375
2005/6	442*	2611*	375
2006/7	449	3060	375
2007/8	581	3641	323
2008/9	516	4,157	323
2009/10	193	4,350	323
2010/11	220	4,570	323
2011/12	425	4,995	206
2012/13	-	-	206
2013/14	-	-	206
2014/15	-	-	206
2015/16	-	-	206
2016/17	-	-	206
2017/18	-	-	206
2018/19	-	-	206
2019/20	-	-	206
2020/21	-	-	206

10 Local Indicators

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

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

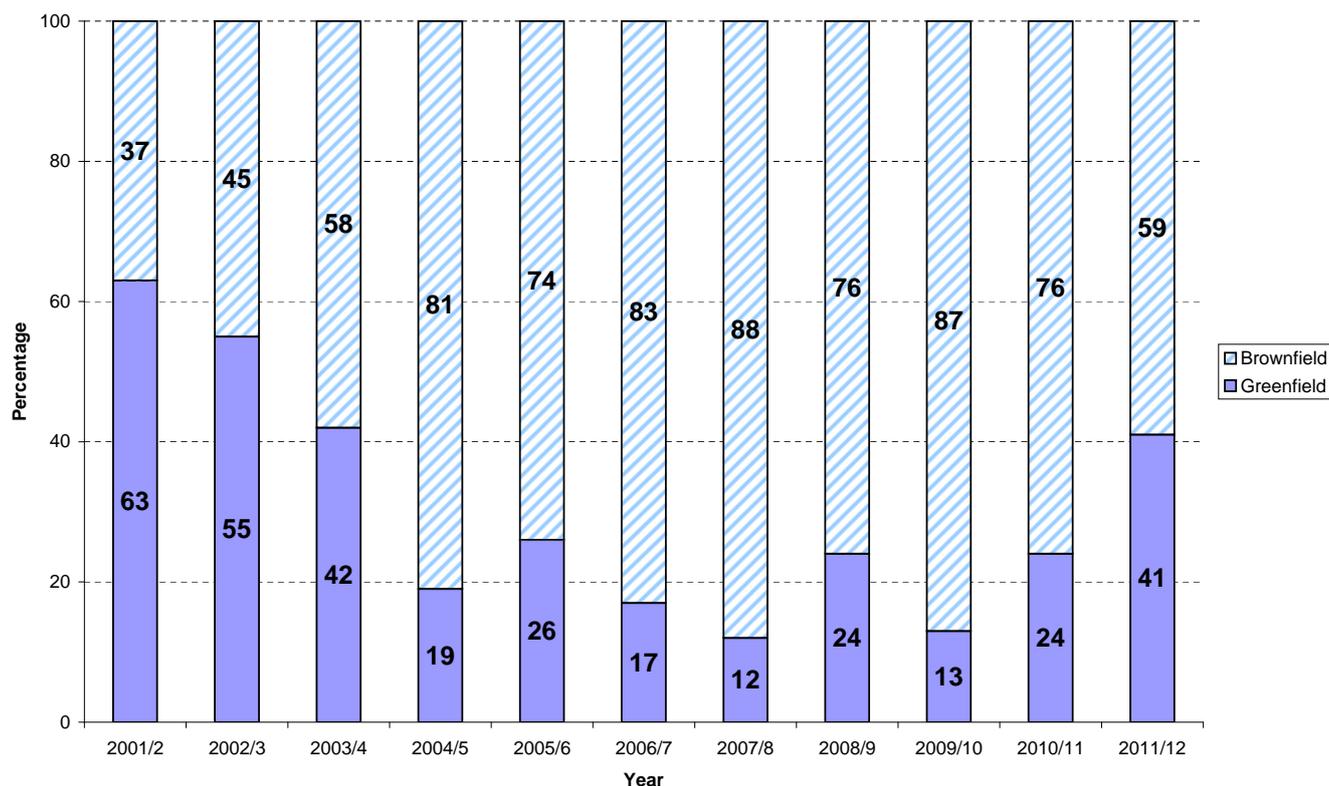
10.8 One of the central tenets of Government policy has been the reuse of brownfield or Previously Developed Land (PDL). The need for derelict and under used land to be brought back in to use for new development is preferable and more sustainable as it minimises the use of greenfield land for new development. In recent years the vast majority of new dwellings has been on PDL. Last year 59% of dwellings were on PDL.

10.9 The table shows high levels of completions on brownfield land. However this is expected to decrease because the definition of PDL in the National Planning Policy Framework (NPPF) excludes private residential gardens.

Year	Greenfield (%)	Brownfield (%)
2001/2	63	37
2002/3	55	45
2003/4	42	58
2004/5	19	81
2005/6	26	74
2006/7	17	83
2007/8	12	88
2008/9	24	76
2009/10	13	87
2010/11	24	76
2011/12	41	59

10.10 The graph below also illustrates that the Borough has continuously encouraged development on Previously Developed Land (PDL); thus protecting greenfield land and existing landscapes.

10 Local Indicators



Local Indicator: Net additional pitches (Gypsy and Traveller)

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

Year	Permanent Pitches	Transit pitches	Total
2007/8	0	0	0
2008/9	0	0	0
2009/10	5 [†]	0	5
2010/11	0	0	0
2011/12	0	0	0

[†] Temporary pitch for 5 years at Woodfield, Hilderstone

Local Indicator: Affordable Housing Completions

10.12 Stafford Borough has an identified deficit in the provision of social and affordable housing, particularly in rural areas. The affordable housing need was analysed by the 2007 Strategic Housing Market Assessment. It estimated that to meet the affordable housing need, 293 dwellings would be required annually. In 2011/12 completion levels for affordable housing increased to 83 dwellings. Of the 65 completed dwellings 88% are social rented and 12% are shared ownership.

Local Indicators 10

Housing Association	Completions	Shared Ownership	Social Rented
Housing 21	38	-	38
Mortgage Rescue	9	-	9
ESD's	10	-	10
Stafford & Rural Homes	8	-	8
Bromford Dwellings	16	8	8
First Buy	2	2	-
Total	83	10	73

Year	2001 /2	2002 /3	2003 /4	2004 /5	2005 /6	2006 /7	2007 /8	2008 /9	2009 /10	2010 /11	2011 /12
Number	80	33	126	85*	10*	0*	42	100	46	65	83

* Figures obtained through NHBC returns

10 Local Indicators

Adopted Regional Spatial Strategy (RSS) Context

Indicator	Target	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Number of new dwellings completed, and as a proportion of number of dwellings provided for in the existing RSS.	5,602 dwellings to be completed between 2001- 2021 (Based on 280 dwgs per annum requirement)	677 (12%)	1244 (22.2%)	1848 (33%)	2169 (38.7%)	261 (46.6%)	3060 (54.6%)	3641 (64.9%)	4167 (74.2%)	4350 (78%)	4570 (82%)	4,995 (89%)
	2250 dwellings to be completed between 2001-2007 (Based on 375 dwgs per annum requirement)	677 (30%)	1244 (55.3%)	1848 (82.1%)	2169 (96.4%)	2611 (116%)*	3060 (136%)*	-	-	-	-	-
1,292 dwellings completed between 2007-2011 (Based on 323 dwgs per annum requirement)	-	-	-	-	-	-	-	581(45%)	1097(85%)	1290(99%)	1510(117%)	-

Indicator	Target	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
2,060 dwellings completed between 2011-2021 (Based on 206 dwgs per annum requirement)		-	-	-	-	-	-	-	-	-	-	425 (206%)

*Target met, and over-provision

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

Five Year land Supply

10.13 The National Planning Policy Framework (NPPF) states that Local Planning Authorities are required to demonstrate that they have a five year supply of deliverable sites for housing. The Borough Council updates its five year supply of sites on an annual basis. As at 31st March 2012, the Council has a [five year supply](#) of deliverable sites against the extant adopted RSS.

10 Local Indicators

Local Indicator: Housing Quality- Building for Life 12 Assessments

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

Planning Application Number	Number of Dwellings completed 2011/12	Number of Greens	Number of Ambers	Number of Reds
05/04686/FUL	10	9	1	2
06/06256/FUL	10	4	2	6
10/13692/REM	12	5	4	3
06/07411/FUL	19	4	3	5
09/12460/FUL	22	2	5	5
06/05985/REM	29	2	3	7
09/11814/FUL	45	3	5	4
10/13470/REM	54	8	3	1

Environmental Quality

10.15 The Borough is seen as having an attractive environment. To the south a major part of the Cannock Chase Area of Outstanding Natural Beauty (AONB) lies within the Council's area, close to the south-east of Stafford. To the north, the area around Hanchurch Hills is noted for its attractive landscape. Parts of the area have particular landscape distinction including the large-scale parklands of Shugborough Hall, Sandon Hall, The German Military Cemetery (bordering Cannock Chase District) and the Trentham Estate which is a registered park and gardens. Furthermore, much of the Borough has high quality agricultural land and distinctive rural landscapes that contribute to the environmental quality of the area.

10.16 In biodiversity terms the Borough is rich and varied with 17 Sites of Special Scientific Interest (SSSIs), 3 Ramsar sites, 4 Special Areas of Conservation (SACs), 3 National Nature Reserves (NNRs) and 8 Local Nature Reserves. In addition there are more than 100 sites identified locally as Sites of Biological importance (SBIs). The Staffordshire and Stafford Biodiversity Action Plans include details of Habitat and Species Action Plans and Natural Areas.

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

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

10.18 There are a large number of areas within Stafford Borough that are identified as flood risk areas. This is particular prevalent in certain areas such as the Rivers Penk, Sow and Trent which flow through the Borough. However, much of their courses traverse both Stafford, in the case of the Rivers Penk and Sow, and Stone in the case of the River Trent. The 2008 Strategic Flood Risk Assessment (SFRA) identifies the extent of flooding in both of these settlements and in the rest Borough.

10.19 In the current monitoring year there have been no planning permissions granted that were contrary to Environment Agency (EA) advice on flood risk or water quality grounds. Therefore in the 2011/12 monitoring year Stafford Borough accomplished its target of having no permissions granted contrary to EA advice.

Permitted planning applications granted against Environmental Agency Advice	Year						
	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Flood Risk Grounds	0	4	5	5	0	0	0
Water Quality Related	1	0	0	1	0	0	0
Other Reasons	0	0	0	0	0	0	0
Total	1	4	0	6	0	0	0

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

10 Local Indicators

Local Indicator: Change in areas of biodiversity importance

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

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

Total loss/ addition of biodiversity habitat

Year	Loss	Addition	Total
2008/9	0	4.397ha	4.397ha
2009/10	0	0	0
2010/11	1.45ha	0	1.45ha
2011/12	0	0	0

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

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Acid grassland / Standing water and canals	3.65	1
Bog / Standing open water and canals	0.30	1
Boundary and linear features	27.93	14
Broadleaved, mixed and yew woodland	688.06	103
Broadleaved, mixed and yew woodland / Acid grassland / Neutral grassland	11.02	1
Broadleaved, mixed and yew woodland / Canals	14.45	5
Broadleaved, mixed and yew woodland / Coniferous woodland	21.60	2

Local Indicators 10

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Broadleaved, mixed and yew woodland / fen, marsh and swamp	18.87	3
Broadleaved, mixed and yew woodland / Neutral grassland	13.88	3
Broadleaved, mixed and yew woodland / Standing open water and canals	35.16	9
Canals	33.19	6
Coniferous woodland	435.60	3
Dwarf shrub heath	369.59	1
Fen, marsh and swamp	62.05	17
Fen, marsh and swamp / Rivers and streams	11.18	1
Lowland heathland	92.31	3
Lowland wood-pasture and parkland	432.42	4
Neutral grassland	222.47	32
Neutral grassland / Broadleaved, mixed and yew woodland	5.04	1
Rivers and streams	50.80	9
Standing open water and canals	52.67	18
Standing open water and canals / Fen, marsh and swamp	1.12	1
Wet woodland	120.93	6
Wet woodland / Neutral grassland	7.64	1
Unspecified	9.15	1
Broadleaved, mixed and yew woodland / Standing open water and canals	3.00	3
Coastal and floodplain grazing marsh	27.39	1
Lowland heathland / Standing open water and canals	1.12	1
Neutral grassland / Boundary and linear features	6.01	2

10 Local Indicators

BAP Habitat - SBI and BAS Sites	Area (ha)	Number of SBI / BAS sites
Rivers and streams / Fen, marsh and swamp	2.22	1
Total	2777.78	269

Sites of Special Scientific Interest (SSSIs)

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

Location	Parish	Date Notified	Area (ha)
Allimore Green Common	Haughton	1986	2.56
Aqualate Mere	Forton	1956	241.33
Baswich Meadows	Stafford	1991	13.36
Burnt Wood*	Eccleshall	1986	41.39 *
Cannock Chase*	Colwich	1987	1,281.11*
Chartley Moss	Stowe	1987	106.93
Cop Mere	Eccleshall	1986	37.42
Doley Common	Gnosall	1986	17.39
Doxey and Tillington Marshes	Stafford	1989	129.42
Kings & Hargreaves Wood	Swynnerton	1987	57.67
Loynton Moss	Norbury	1986	13.58
Milford Quarry	Brocton	1993	6.30
Mottey Meadows*	Church Eaton	1989	43.69
Newport Canal	Forton	1986	5.55
Pasturefields Salt Marsh	Stowe	1986	7.80
Rawbones Meadow	Tixall	1989	21.31
Stafford Brook	Colwich	1987	6.9

Local Indicators 10

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

Local Nature Reserves (LNRs)

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

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

RAMSAR sites

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

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

Special Areas of Conservation (SACs)

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

10 Local Indicators

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

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

National Nature Reserves (NNRs)

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

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

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

Monitoring of the condition of Sites of Special Scientific Interest (SSSIs) 2012

Condition of SSSI's in England

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
96.64%	37.33%	59.20%	2.20%	1.13%	0.03%

Condition of SSSI's in West Midlands

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
93.49%	34.98%	58.51%	5.06%	1.38%	0.08%

Local Indicators 10

Condition of SSSI's in Staffordshire

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
93.52%	35.56%	57.96%	4.81%	1.53%	0.14%

Condition of SSSI's in Stafford Borough

Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed
95.23%	15%	80.23%	4.43%	0.27%	0.07%

Source: Natural England (data compiled, 2011) <http://www.naturalengland.org.uk/>

10.26 The Sites of Special Scientific Interest (SSSI's) monitored include sites which share boundaries with other local authorities bordering Stafford Borough. The proportion of SSSIs in Stafford Borough that are meeting the PSA target is higher than other districts within Staffordshire and the West Midlands. Changes in the percentages of 'favourable' and 'unfavourable recovering' will be monitored in future AMRs, where it is hoped that the proportion of SSSIs in a 'favourable' condition will improve and increase. The proportion of unfavourable declining and destroyed SSSIs is more encouraging, because this is generally less in Stafford Borough than the Staffordshire average.

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

Green Belt Indicator

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

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

10.29 The table below sets out the number of applications received within the Green Belt each year, together with the number of applications approved. All of the applications were in the North Staffordshire Green Belt area.

Year	Number of applications received*	Number of applications approved	Percentage of applications approved*
2007/8	8	4 [‡]	50%
2008/9	15	7	46.6%
2009/10	6	2 [†]	33%

10 Local Indicators

Year	Number of applications received*	Number of applications approved	Percentage of applications approved*
2010/11	5	5	100%
2011/12	3	2	66%

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

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

Local Indicator: Renewable energy generation

10.30 In Stafford Borough there has been a large increase in the number of renewable schemes coming forward. It is considered that this is the result of the proposed reduction in the Feed In Tariff (FIT) rate in August 2012.

	Biomass	Solar	Wind Onshore	Total
Permitted Installed Capacity in MW	0.564	0.465	0.591	1.62
Completed Installed Capacity in MW	-	0.465	-	0.465

11 Significant Effect Indicators

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

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

11.3 The following sustainability objectives are set out in the Sustainability Appraisal Framework.

ECONOMIC OBJECTIVES

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

SOCIAL OBJECTIVES

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

ENVIRONMENTAL OBJECTIVES

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

COMMUNITY OBJECTIVES

1. To create a sense of community, identity and belonging
2. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs, recognising their rights and responsibilities
3. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community

11 Significant Effect Indicators

4. To encourage a strong, inclusive, community and voluntary sector
5. To engender a sense of civic and neighbourhood values, responsibility and pride.

Significant Effect Indicators 11

SA Monitoring Table - Taken from the Sustainability Appraisal Commentary Vol 2 (March 2011)

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

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
towns and villages, and their communities	% of vacant units in town centres	GOAD	Annually	Increase in % of units in town centres	Consider Area Action Plan for Town centres
% of empty homes		The Empty Homes Agency	Annually	Increase in % of empty homes	Work with housing agencies to ensure empty homes are brought back into use
Rank of town centres		British Retail Consortium	Annually	Stafford town centre falls in rank of town centres	Consider Area Action Plan for town centre
To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.	Number of planning permissions granted contrary to advice of Environment Agency	Annual Monitoring Report	Annually April - March	Planning permissions granted contrary to advice of EA	Review of flood risk policy and Strategic Flood Risk Assessment
To ensure that everyone has the opportunity of a decent and affordable home	Number of affordable housing completions	Annual Monitoring Report	Annually April - March	Significant decline in affordable housing completions	Alterations to thresholds for affordable housing
	Number of unfit dwellings	Housing Improvement Programme (HIP) returns	Annually	Significant increase in number of unfit dwellings	Consider ways of improving the current housing stock

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	Homelessness	DCLG	Annually	Significant increase in number of homeless households	Consider ways of reducing levels of homelessness
To improve opportunities for access for all to work, education, health and local services	Amount of new residential development within 30 minutes public GP, hospital, primary school, secondary school, areas of employment and major retail centres	Staffordshire County Council	Annually April – March	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision
To reduce and prevent crime, and reduce the fear of crime	Index of Multiple Deprivation	Office of National Statistics	Unknown, most recent 2004	Increase in population living in areas of high deprivation	Consideration of site allocations, developer contributions and public transport provision
To reduce the impact of noise and light pollution	Number of notifiable crimes per 1,000 population	Staffordshire Police	Uncertain	Significant increase in number of notifiable crimes per 1,000 population	Production of Design SPD
	Number of IPPC breaches recorded	Environment Agency	Uncertain – Annually	Increase in number of IPPC breaches recorded	Review of Development Control policies and possible production of SPD on design and building standards

11 Significant Effect Indicators

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To improve health, safety and well-being across the whole community	Area of outdoor sport provision	Open Space Assessments	In line with LDF review	Decrease in are of outdoor sport provision and open space	Use of planning obligations and conditions. Review of open space policy.
To reduce societal contributions to climate change	Renewable energy capacity installed by type	Annual Monitoring Report	Annually April – March	Required sites are not delivering 10% on-site renewable energy	Possible change in planning obligations or renewable energy targets and policy
To reduce societal contributions to climate change	% of household waste used to recover heat, power and other energy sources	AC Knowledge and Data – only measured at County level	Annually	No increase in % of household waste used to recover heat, power and other energy sources	Consideration of allocating sites for delivering renewable energy
	Total emissions of CO2	Defra – Nuts 4 data	Annually	Significant increase in CO2 emissions	Increase the onsite renewable energy requirement, stronger emphasis on sustainable locations
	Overall % improvement in domestic energy efficiency	Defra	Annually April – March	Decline or reduction in growth of energy efficiency	Work with infrastructure and delivery agencies to consider ways of improving energy efficiency

Significant Effect Indicators 11

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does the monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres	Staffordshire County Council	Annually	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision
	% of new development incorporating water efficiency techniques	Not currently monitored	Not currently monitored	No new developments deliver water saving techniques	Consider amendments to planning policy to require water saving techniques
	% of new homes meeting code for sustainable homes standard	Not currently monitored	Not currently monitored	New developments not meeting code for sustainable homes standards	Consider ways of improving the sustainability rating of new homes
To protect and enhance biodiversity	Change in priority habitats and species	Natural England	Annually April – March	Condition gets worse	Consider ways of improving biodiversity protection and enhancement
	Change in areas designated for their intrinsic environmental value	Natural England	Annually	Condition gets worse	
	Percentage of SSSI's in 'favourable' condition	Natural England	Annual (However EN rolling cycle of 6 years)	Condition gets worse	

11 Significant Effect Indicators

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

Significant Effect Indicators 11

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

11 Significant Effect Indicators

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

Significant Effect Indicators 11

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

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
<p>1. Employment Rate – 78.5% in Stafford Borough. England & Wales – 74.6%. West Midlands region – 73.6%. Target - Maintain good performance</p>	Employment Rate
<p>2. 6.5% increase in Stafford Borough. England & Wales increase – 2.5% West Midlands region increase – 5.05% Target - Maintain good performance</p>	% increase in total VAT registered businesses
<p>3. 6.51% vacant in Stafford Borough. 10.57% vacant in Great Britain Target - Reduce vacancy rate</p>	% of vacant units in town centres
<p>4. 67% within 350 metres of 30 mins – Stafford Borough Council 12% within 350 metres of 60 mins – Stafford Borough Council No national or regional comparison found Target – Increase number of dwellings within 350 metres of 30 & 60 minutes bus route</p>	% dwellings within 350 metres of 30 minute bus route.

11 Significant Effect Indicators

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
5. No developments have been approved on flood risk grounds, contrary to Environment Agency advice – 2009/10 Target – No planning applications approved	Number of developments approved contrary to EA advice
PREDICTING THE EFFECTS – SOCIAL	
6. Affordability Ratio 5.5 Males, 6.6 Females - Stafford Borough Affordability Ratio 4.5 Males, 5.5 Females – West Midlands Target – Reduce disparity in affordability ratio	Affordability Ratio – house price / earnings
7. Stafford Borough = 1 ward (IMD 25+) ranking 1588 most deprived ward nationally. 4 wards (IMD 20-25), remaining wards (IMD 1-20). Aston ward, Birmingham 27 most deprived. Target – Reduce IMB disparities within Borough	Index of Multiple Deprivation (IMD)
8. 32.1 notifiable crimes recorded – Stafford area. 118.1 notifiable crimes recorded West Midlands. Target – Reduce notifiable crimes recorded per 1,000 population	Number of notifiable crimes per 1,000 population
9. 1 IPPC breaches in Stafford Borough - 2004. 93 IPPC breaches in Upper Trent area - 2004.	Number of IPPC breaches recorded

Significant Effect Indicators 11

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
231 Midlands region (EA classification) - 2004. Target – Reduce number of breaches	
10. 1.1 ha outdoor provision per 1,000 pop – Stafford NPFA 1.6-1.8 ha outdoor provision per 1,000 Target – Increase amount of open space	Area of outdoor sport provision
PREDICTING THE EFFECTS – ENVIRONMENTAL	
11. 2.1% improvement 2002/03 – Stafford Borough. 9% improvement achieved to date for Stafford. Target – 30% improvement by 2011	% energy efficiency improvement
12. 87.4% of SSSIs in Staffordshire 'favourable' in 2006. 71.4% of SSSIs in West Midlands 'favourable' in 2006. Target – 95% of SSSIs 'favourable' by 2010	Percentage of SSSIs in 'favourable' condition
13. 88% PDL completion in Stafford Borough 2007/8. 84% PDL completion in West Midlands 2004 (West Midlands AMR 2007). Target – 60% PDL completions	Completion % on PDL – previously developed land

11 Significant Effect Indicators

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
14. 52% biological, 25% chemical 'good' in Stafford. 72% 'good' biology and 68% 'good' chemical quality of national rivers. Target – Improve to national percentage	% of rivers with good biological / chemical records
15. 6 registered Buildings at Risk – Stafford. 179 registered Buildings at Risk – West Midlands 2007 (Heritage Counts West Midlands). Target – Reduce number of Buildings at Risk	Number / % of Buildings at Risk
PREDICTING THE EFFECTS – COMMUNITY	
16. Net migration figures as set out in Census 2001 Population Projections (mid-year estimates)	Number / % of additional people
17. 17.74% of residents who consider attacks a problem in Stafford 2003/4 No National or Regional comparisons found Target: Reduce	% of residents who think that attacks because of race, ethnicity or religion is a big problem in their area
18. Stafford 100% e-enabled interactions 2005/6 England average 83.63% Target: Maintain Interactions	E-enabled interactions as a proportion of all possible interactions
19. Awaiting further work on the Sustainable Community Strategy	% of voluntary/community organisations performing well

Significant Effect Indicators 11

PREDICTING THE EFFECTS – ECONOMIC	
Baseline / Target	Indicator
20. Well-being Score for Stafford 62.23 in 2006. GB average is 100 Target: Increase to GB average	Well-being score*

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

12 Implications of changing or new National and Regional Policy

12 Implications of changing or new National and Regional Policy

12.1 During 2011 / 2012 the Government continued to revise particular aspects of planning legislation and guidance. Major new legislation and guidance are identified below:

Planning Guidance

- National Planning Policy Framework (NPPF) (March 2012)
- Planning Policy for Travellers sites (March 2012)
- Technical Guidance to the National Planning Policy Framework (March 2012)

Withdrawn Guidance

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators- Update 2/2008 (CLG, 2008)
- Planning Policy Statement 1: Delivering Sustainable Development (31 January 2005)
- Planning Policy Statement 1: Planning and Climate Change – Supplement to Planning Policy Statement 1 (17 December 2007)
- Planning Policy Guidance 2: Green Belts (24 January 1995)
- Planning Policy Statement 3: Housing (9 June 2011)
- Planning Policy Statement 4: Planning for Sustainable Economic Growth (29 December 2009)
- Planning Policy Statement 5: Planning for the Historic Environment (23 March 2010)
- Planning Policy Statement 7: Sustainable Development in Rural Areas (3 August 2004)
- Planning Policy Guidance 8: Telecommunications (23 August 2001)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (16 August 2005)
- Planning Policy Statement 12: Local Spatial Planning (4 June 2008)
- Planning Policy Guidance 13: Transport (3 January 2011)
- Planning Policy Guidance 14: Development on Unstable Land (30 April 1990)
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (24 July 2002)
- Planning Policy Guidance 18: Enforcing Planning Control (20 December 1991)
- Planning Policy Guidance 19: Outdoor Advertisement Control (23 March 1992)
- Planning Policy Guidance 20: Coastal Planning (1 October 1992)
- Planning Policy Statement 22: Renewable Energy (10 August 2004)
- Planning Policy Statement 23: Planning and Pollution Control (3 November 2004)
- Planning Policy Guidance 24: Planning and Noise (3 October 1994)
- Planning Policy Statement 25: Development and Flood Risk (29 March 2010)
- Planning Policy Statement 25 Supplement: Development and Coastal Change (9 March 2010)
- Minerals Policy Statement 1: Planning and Minerals (13 November 2006)
- Minerals Policy Statement 2: Controlling and Mitigating the Environmental effects of Minerals Extraction In England. This includes its Annex 1: Dust and Annex 2: Noise (23 March 2005 - Annex 1: 23 March 2005 and Annex 2: 23 May 2005)
- Minerals Planning Guidance 2: Applications, permissions and condition (10 July 1998)
- Minerals Planning Guidance 3: Coal Mining and Colliery Spoil Disposal (30 March 1999)
- Minerals Planning Guidance 5: Stability in surface mineral workings and tips (28 January 2000)
- Minerals Planning Guidance 7: Reclamation of minerals workings (29 November 1996)

Implications of changing or new National and Regional Policy 12

- Minerals Planning Guidance 10: Provision of raw material for the cement industry (20 November 1991)
- Minerals Planning Guidance 13: Guidance for peat provision in England (13 July 1995)
- Minerals Planning Guidance 15: Provision of silica sand in England (23 September 1996)
- Circular 05/2005: Planning Obligations (18 July 2005)
- Government Office London Circular 1/2008: Strategic Planning in London (4 April 2008)
- Letter to Chief Planning Officers: Town and Country Planning (Electronic Communications) (England) Order 2003 (2 April 2003)
- Letter to Chief Planning Officers: Planning Obligations and Planning Registers (3 April 2002)
- Letter to Chief Planning Officers: Model Planning Conditions for development on land affected by contamination (30 May 2008)
- Letter to Chief Planning Officers: Planning for Housing and Economic Recovery (12 May 2009)
- Letter to Chief Planning Officers: Development and Flood Risk – Update to the Practice Guide to Planning Policy Statement 25 (14 December 2009)
- Letter to Chief Planning Officers: Implementation of Planning Policy Statement 25 (PPS25) – Development and Flood Risk (7 May 2009)
- Letter to Chief Planning Officers: The Planning Bill – delivering well designed homes and high quality places (23 February 2009)
- Letter to Chief Planning Officers: Planning and Climate Change – Update (20 January 2009)
- Letter to Chief Planning Officers: New powers for local authorities to stop ‘garden- grabbing’ (15 June 2010)
- Letter to Chief Planning Officer: Area Based Grant: Climate Change New Burdens (14 January 2010)
- Letter to Chief Planning Officers: The Localism Bill (15 December 2010)
- Letter to Chief Planning Officers: Planning policy on residential parking standards, parking charges, and electric vehicle charging infrastructure (14 January 2011)

13 Conclusions

13 Conclusions

13.1 In conclusion, the 2012 Annual Monitoring Report for the Stafford Borough Local Plan, 2001 has established a robust and effective approach for the review and monitoring process.

13.2 In relation to the Local Development Scheme (LDS), progress is being made on the delivery of the new Local Plan for Stafford Borough.

13.3 The new Local Plan is being prepared by Stafford Borough Council and will consider the application of further local indicators and targets to specifically measure policy areas, in the context of resource implications.

Appendix 1: Local Development Framework Glossary

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

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

Appendix 2: Monitoring of Local Development Framework

Appendix 2: Monitoring of Local Development Framework

Appendix 2: Monitoring of Existing Local Plan Policies

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

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	☹️	Comments
E & D10 – Inappropriate Development in the Green Belt	😐			Does not specify what footprint buildings should be.
E & D11 – Re-Use of Buildings in the Green Belt	😊			No comment.
E & D12 – Infill Development of Major Developed Sites	😊			Criteria should mention visual intrusion. Needs to be more in line with PPG2.
E & D13 – Redevelopment of Major Developed Sites in the Green Belt	😊			Visual intrusion and design should be incorporated within criteria.
E & D14 – Minor Infill Development within Settlements	😊			Covered to a degree by Policy HOU1.
E & D15 – Agricultural and Forestry Buildings	😊			Could be stronger so that such buildings must be proven to be 'required'. Pre-application discussions should be encouraged in order to prove the need.
E & D16 – Agricultural Diversification	😊			Agricultural conversions maintain sustainable rural communities.
E & D17 – Adaptation or Re-Use of Existing Rural Buildings	😊			Strong criteria which has successfully defended inappropriate development. Position on residential conversions would be beneficial. However it is now out of date with the succession of PPS7.
E & D18 – Development Likely to Affect Conservation Areas	😊			This policy tends to be supplemented by point c) in E & D19.
E & D19 – Accommodating New Development within Conservation Areas	😐			Recent Planning Inquiry overruled much of the criteria based in b) so will set precedent for future applications. Respecting the character of Conservation Areas needs to be addressed by policy.
E & D20 – Demolition of Buildings in Conservation Areas			☹️	Policy is not as strong as that stated in PPS5, so PPS5 tends to be relied upon more than this policy.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	☹️	Comments
E & D21 – Advertisements in Conservation Areas	😊	😐		New advertisements and signs implemented tend to be slightly better than replacements, but there could room for improvement in terms of quality.
E & D22 – Proposals for Blinds, Canopies and Shutters	😊			Criteria (b) could be applied anywhere, not just on Listed Buildings or buildings within Conservation Areas.
E & D23 – Development Proposals Affecting Listed Buildings	😊			No comment.
E & D24 – Demolition/Partial demolition of Listed Buildings	😊			No comment.
E & D25 – Proposals to Convert or Extend a Listed Building		☹️		Policy does not specifically mention conversion of buildings within text.
E & D26 – Protected Open Space	😊			Highlighting other relating Borough Strategies may be beneficial.
E & D27 – Green Network	😊			May benefit by being linked to the objectives of the Biodiversity Strategy.
E & D28 – Landscape Conservation		😊		County Landscape guidance tends to get used more than this policy.
E & D29 – Areas of Designated Landscape Value		😊		The following more detailed policies more of use than this one which is too general.
E & D30 – Mitigation of Impact on the Landscape		😊		Implies that mitigation measures are dealt post-application, rather than when an application is considered. More pro-active stance would be more beneficial. Policy not used often.
E & D31 – Cannock Chase AONB		😊		Cannock Chase AONB Management Plan of greater relevance.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies											Comments
E & D33 – Preservation of Archaeological Remains		☺	☹								Need to define what 'Nationally Important' means as well as the need for photographic and other evidence.
E & D34 – Archaeological Evaluations		☺									Need for adequate recording of remains should be highlighted. This should include a watching brief and photographic evidence.
E & D35 – Historic Parks and Gardens		☺	☹								Needs rewording.
E & D36 – Nature Conservation: General Requirements in Consideration of Planning Applications		☺									Linkages to objectives within Biodiversity Strategy would be beneficial.
E & D37 – Nature Conservation: Sites of International Importance		☺									Fine, but little evidence that it has been used frequently. Could easily be merged under E & D38.
E & D38 – Nature Conservation: Sites of National Importance		☺									Policy would benefit by making a requirement for an Environmental Assessment.
E & D39 – Nature Conservation: Sites of Regional/Local Importance		☺									As comment for E & D38.
E & D40 – Mitigation and Amelioration of Impact on Sites of Nature Conservation Value		☺									No comment.
E & D42 – Tree Preservation Orders		☺									Needs to cover Development proposals which affect TPO trees. Policy can only be successful upon up to date TPOs.
E & D43 – Trees in Conservation Areas		☺									Policy should carry caveat "where considered appropriate".
E & D44 - Development Affecting Trees and Hedgerows		☺									Requires updating.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
E & D45 – Protection of Ancient Woodlands	😊			The 'setting' of ancient woodlands should be included, as well as identifying/stating where these woodlands are for easy reference.
E & D47 – The Submission of Landscaping Schemes	😐	😐		Landscape Strategies may be appropriate for large scale schemes and should be mentioned. Term 'biodiversity' would be better suited than 'landscape features' as some features could be at risk.
E & D48 – Landscape Proposals Submitted with Planning Applications	😐	😐		'Biodiversity' should be included as well as how schemes. Policy infrequently used.
E & D50 – Land Drainage and Flooding Considerations	😊			Policy would benefit from mentioning what sort of mitigating measures should be employed.
E & D51 – Ground Water Resources	😊			Policy would benefit from greater detail.
E & D52 – Development and Water-Based Environments	😊			Does not state what drainage facilities should be employed such as balancing ponds.
E & D53 – Protected Water Resources	😐	😐		Duplicates other policies and should be deleted.
E & D54 – Re-Use of Vacant Land and Buildings	😊			Regard should be given to any protected species contained within vacant land/buildings as well as other development plan policies.
E & D55 – Development on Contaminated Land	😊			No comment.
Chapter 3: Housing				
HOU1 – Development in Existing Residential Areas	😊			Bad neighbour uses needs to be incorporated.
HOU2 – Development Within Residential Development Boundaries	😊			May benefit by discussing appropriate building densities.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies					Comments
HOU3 – Residential Development Outside RDBs		☺	☹		Greater clarity needed on what should be permitted on isolated buildings and hamlets.
HOU4 – Agricultural and Forestry Workers Dwellings		☺	☹		Should clarify on appropriate scale and size, as well as appropriate occupancy conditions.
HOU5 – Residential Development: Layout and Design		☺			Issues on appropriate densities. Refer to Residential Design Guide.
HOU6 – Defining Private and Public Areas		☺			May be expanded to cover types of activities taking places in these areas in order to define.
HOU7 – Public Open Space Requirements for New Residential Development		☺			Needs to be linked to Open Space type breakdown as listed in paragraphs 6.4.8 to 6.4.11. Clarity needs to be given to wording.
HOU8 – Loss of Open Spaces within Residential Areas		☺			Terms of compensation and mitigating need to be clarified.
HOU9 – Commuted Sums for Open Space Provision		☺			Policy only used in exceptional circumstances. PPG17 Assessment should also be used.
HOU10 – Subdivision of Existing Residential Property		☺			No comment.
HOU11 – Replacement Dwellings		☺			Refer to Appeal Statements. Needs some rewording.
HOU12 – Abandonment of Residential Use			☹		Policy used infrequently.
HOU13 – Extensions to Dwellings		☺			Policy works best within the rural context.
HOU14 – Extensions to Dwellings Outside Residential Development Boundaries		☺			Fine but criteria could be clearer. Issue on clarifying what the original building is in order to define appropriate Permitted Development.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	☹️	Comments
HOU15 – Structures Treated as Extensions	😊			No comment.
HOU16 – Extensions of the Curtilage of a Dwelling	😊			Very successful.
HOU17 – Provision of Affordable Housing	😊			Needs updating.
HOU18 – Subsidised Affordable Housing	😊			Needs updating.
HOU19 – Affordable Housing on Exceptions Sites			☹️	Policy only used infrequently.
HOU20 – The Needs of the Elderly and the Disabled		😐		Not used very frequently, and needs to be more specific.
Chapter 4: Employment				
EMP1 – Protection of Employment Land		😐		Needs to be made stronger in order to protect existing employment land.
EMP2 – Development within Recognised Industrial Estates	😊			Recognised Industrial Estates need to be reviewed.
EMP3 – Expansion of Existing Industrial Uses	😊			Landscaping needs to be included and the uses that are carried out within cartilages.
EMP4 – Potential “Nuisance” Industrial Activities	😊			Refer to impact upon ‘transport’ rather than just ‘road’ network. Other sustainability issues need to be addressed.
EMP5 – Office Development		😐		Connection to Shopping policies would be beneficial.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies											Comments
EMP6 – B1 Uses in Primarily Residential Areas		☺	☹	☹							Policy needs to be more specific on how to deal with B2 and B8 uses, ie. resisted within residential areas.
EMP7 – Re-use of Existing Buildings				☹							Would benefit by referring to Green Travel Plans. Proof should be required before changes of use are given. Also conflicts with PPG13 and E & D17.
EMP8 – Parking and Manoeuvring Facilities		☺									Parking standards need reviewing and in light of PPG13 and PPS 4.
EMP9 – Design and Landscaping		☺									Would benefit from mentioning how to deal with landscaping on industrial areas.
EMP10 – Implementation of Landscaping Schemes		☺									Would benefit from promoting native species within policy.
EMP11 – Future Employment Land Provision		☺									Does not state how extensions of employment buildings should be handled within Green Belt.
Chapter 5: Shopping											
SHO1 – Retail Proposals General Requirements		☺									Would benefit from mentioning biodiversity and promotion of walking to and from sites.
SHO2 – Core Primary and Primary Retail Frontages		☺									Two tiers of frontage should suffice. A2 and A3 uses should be separated.
SHO3 – Secondary Retail Frontages		☺									Again, the A classes should be separated.
SHO4 – Vacant and Upper Floors		☺									Policy used infrequently.
SHO5 – Class A3 Uses		☺									Need to define what are existing commercial areas.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies				Comments
SHO15 – Small Scale Retail Development	😊		😞	Should be read in conjunction with other policies within the development plan. Also need to define what is meant by 'small scale'.
SHO16 – Design Consideration for New Retail Development		😞		Criteria should be clearer in landscaping and biodiversity and in greater detail.
Chapter 6: Recreation, Leisure and Tourism				
RLT1 – Protection of Land with Recreation Value		😞		Needs to be accompanied with the PPG17 assessment in order for it to be successful. Not in accordance with PPG17.
RLT2 – Loss of Playing Fields and Sports Pitches	😊			Review needs to be made in light of Playing Fields Directive. Needs to explain how extra provision can be secured.
RLT3 – Allotment Gardens	😊			Make the policy more positive such as highlighting how allotments provide a greater role in the community.
RLT4 – Recreation and Tourist Facilities in the Countryside		😞		Greater reference to drainage provision and the promotion of green travel within tourist sites.
RLT5 – Ancillary Development Associated with Recreational Uses	😊			Include special landscape area character reference and criteria.
RLT6 – Golf Related Development	😊			Golf courses can be used to promote and enhance biodiversity. Sustainability of transport issues and loss of soil/transportation of material.
RLT7 – Rights of Way and Equestrian Development	😊			Highway safety issue needs to be raised. Rarely used but considered necessary.
RLT8 – Water Based Recreation		😊		No mention of what would be suitable uses on particular watercourses.
RLT9 – Canal Related Development	😊			Moorings outside settlements needs to be clarified.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	☹️	Comments
RLT10 – Recreational Activities Causing Noise or Other Nuisance	😊			Policy should be made to be more broad and may be merged within RLT4.
RLT11 – Areas of High Scenic Quality	😐	😊		Could be stronger in stating that some recreational uses are not appropriate in areas such as the Cannock Chase AONB. County guidance also supersedes this to an extent.
RLT12 – Development Affecting Public Rights of Way	😐	😊		Too specific and can be merged within RLT4
RLT13 – Development of Tourist and Visitor Attractions	😊			Promotion of sustainable tourism would make policy stronger.
RLT14 – Hotels and Guest Houses	😊			Does not mention about Listed Buildings or specific settlements.
RLT15 – Extensions to Existing Visitor Accommodation	😊			A link to Green Belt would be useful and could be merged within RLT14.
RLT16 – Touring Caravan and Camping Sites	😊			Policy should refer as being compliant with ‘other’ development plan policies. Reference to caravan storage would also be beneficial. Also could be merged within policy RLT17.
RLT17 – Holiday Chalets and Static Caravans	😊			Policy should refer as being compliant with ‘other’ development plan policies.
RLT18 – Self Catering Holiday Accommodation			☹️	Policy not used.
RLT19 – Accommodating New Development at Trentham Garden Estate			☹️	Out of date and should be deleted.
RLT20 – Appropriate Infill Uses at Trentham Gardens Estate			☹️	Out of date and should be deleted.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies		😊	😐	😞	Comments
Chapter 7: Movement and Transportation					
MV1 – Taxis and Private Hire Vehicles		😊	😐	😞	Not needed. Criteria on highway safety should be included within MV10.
MV2 – The Introduction of Traffic Calming measures		😊	😐	😞	Staffordshire Residential Design Guide should cover traffic calming measures.
MV3 – Site Specific Proposals		😊	😐	😞	Include references to landscaping and highway safety measures. Should also be included as part of residential development anyway.
MV4 – Cycle Routes and Cycle Parking		😊	😊	😊	No comment.
MV5 – Public Transport: Access for the Disabled		😊	😊	😊	Policy would benefit by referring to the Disability Discrimination Act.
MV6 – Traffic Management and the Disabled		😊	😊	😊	Street furniture issues need to be taken into account.
MV7 – Proposed New Roads		😊	😊	😊	Is somewhat of a cross-over to that of the Structure Plan, policy should support proposals within that.
MV8 – Protected Routes		😊	😊	😊	As comment for MV7.
MV9 – New and Improved Highways		😊	😊	😊	No comment.
MV10 – Land Development Requirements		😊	😊	😊	Policy does not refer to highway danger, maintenance measures or provision for cyclists. Should be merged within MV3.

Appendix 2: Monitoring of Local Development Framework

Monitoring of Local Plan Policies	😊	😐	😞	Comments
MV11 – Parking Requirements for Town and Settlement for Town and Settlement Centres		😐		Needs updating as does not comply with PPG13 standards.
MV12 – Parking Requirements in Other Locations	😊			Policy needs updating in the light of PPS 4 and PPG13. Policy should be merged with MV11.