

Authority Monitoring Report 2014 – 2015

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The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2014-2015

Executive Summary

This Authority Monitoring Report has been produced by Stafford Borough Council and covers the period 1st April 2014 to 31st March 2015. It sets out the progress that has been made on producing the Local Plan and its associated documents (including Neighbourhood Plans), how the Borough Council has worked with adjoining planning authorities on cross boundary planning issues, developing the Community Infrastructure Levy and, most importantly, progress that has been made against the targets and policies set out in the adopted Plan for Stafford Borough 2011-2031 (the new Local Plan).

Progress on the Local Plan and Supporting Documents

- The Plan for Stafford Borough 2011-2031 was adopted in June 2014. A High Court Legal Challenge was made against the Plan in the six-week legal challenge period, which was subsequently dismissed.
- Good progress is being made on Part 2 of the Plan. It is expected that the document will be adopted by the end of 2016.
- The development of Supplementary Planning Documents is currently being considered whilst Part 2 of the Local Plan is progressed.
- Seven Neighbourhood Plans are currently being developed in the Borough including Barlaston, Colwich, Eccleshall, Gnosall (Plan adopted), Hixon, Sandon and Burston, and Swynnerton¹.
- Stafford Borough has had, and continues to have, on-going discussions on cross-boundary planning issues including; the Cannock Chase Special Area of Conservation and a joint study across North Staffordshire on Gypsy and Traveller provision.
- Evidence based work has been progressed for the Community Infrastructure Levy Preliminary Draft Charging Schedule.

Progress on Local Plan Policies

- Housing completions have increased this year and are at the highest level since the start of the Plan period at 428 houses. This number compares with the Plan target of 500 dwellings per annum.
- There is a robust supply of housing land. The Council currently has a 6.8 year housing land supply over the next 5 years which is the Government's current requirement.

¹ This is the position as at 31st March 2015. Subsequent to this Stone and High Offley are also progressing Neighbourhood Plans in the Borough.

- 4.7 hectares of employment land was completed this year which is currently below the annual target of 8 hectares per year set out in the Plan. However, there are 129 hectares of commitments, therefore a very good supply of land in the pipeline. It is expected that as the economy improves the build rate will increase.
- The Plan for Stafford Borough sets targets for housing growth on a settlement hierarchy basis. 70% of new housing development is proposed to be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages (KSVs) and 8% in the rest of the Borough area. Looking only at houses that have been built since the start of the Plan period, there has been under-delivery in Stafford and an over-delivery in the Key Service Villages² and rural areas. However, when housing that has planning permission and local plan allocations are also taken into account the settlement hierarchy percentages are in balance.
- Progress has been made on the strategic development sites within the Borough. On the North of Stafford site development has commenced but the majority of the site has not yet been given planning permission. To the West of Stafford there has been no development to date but 250 dwellings out of a total allocation of 2,200 houses have gained planning consent. The East of Stafford site has planning permission for 622 dwellings. At the Stone Strategic Development Location no houses have been built to date but the site has planning consent for 500 houses.
- No development took place on the Major Development Sites in the Green Belt during the monitoring year. However, Hadleigh Park (former Creda works Limited) at Blythe Bridge currently has 9 hectares with planning consent and the Former Meaford Power station near Stone has 43 hectares committed for employment uses.
- The majority of retail, office and leisure developments that took place in the year were out of centre. The majority of committed sites are also out of centre.
- 119 units of affordable housing were delivered this year. This is the highest since the start of the plan period against the target of 210 per annum.
- There have been no changes or losses in areas of biodiversity importance in the monitoring year. A significant amount of money has been identified from developments to help towards mitigation measures of new development on the Cannock Chase Special Area of Conservation.

² Key Service Villages in Stafford Borough include Barlaston, Eccleshall, Gnosall, Great Haywood, Little Haywood/Colwich, Haughton, Hixon, Yarnfield, Tittensor, Weston and Woodseaves.

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The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2014-2015

1.0 Introduction

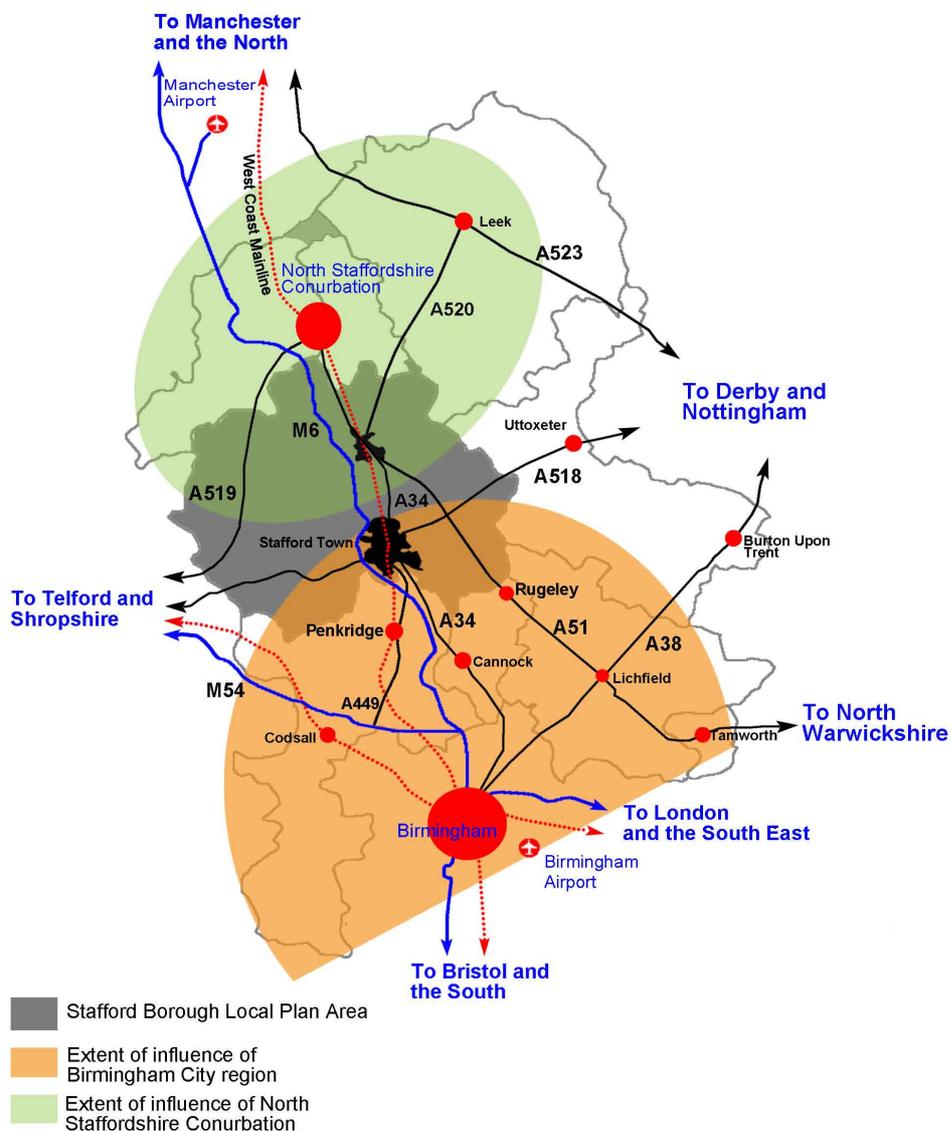
- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for every planning authority to produce an Annual Monitoring Report. Section 113 of the Localism Act 2011 subsequently replaced the 'Annual Monitoring Report' with the 'Authority Monitoring Report'. The content of the new 'Authority Monitoring report' is set out in Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012³.
- 1.2 The purpose of the Authority Monitoring Report is to review the policies set out in the Plan for Stafford Borough 2011-2031 (adopted June 2014). It assesses progress towards the targets set out in the Local Plan and highlights where improvements or changes may be required. It also provides commentary on the implementation of the Local Development Scheme, progress being made on the preparation of Neighbourhood Plans across the Borough, how the Council have carried out their Duty to Co-operate with neighbouring planning authorities and proposals for the introduction of a Community Infrastructure Levy
- 1.3 This is the first Authority Monitoring Report to be produced under the new Regulations and since the adoption of the new Local Plan. There are therefore some new indicators and targets compared with previous monitoring reports, and the structure of the report has also been changed. The Report covers the period 1st April 2014 to 31st March 2015 – the monitoring year. Where appropriate, data has been provided for the last 4 years so that an assessment can be made from the start of the Plan period.

³ http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

2.0 Stafford Borough Spatial Portrait and Planning Context

Spatial Portrait

2.1 Stafford Borough is centrally placed within Staffordshire and the West Midlands. It is predominantly a rural district with Stafford and Stone as key urban centres and a dispersed pattern of villages and hamlets. It lies between Stoke-on-Trent and Newcastle-under-Lyme to the North and the Birmingham / Black Country conurbation to the south. It has excellent transport links both north and south, with connections east and west. The proximity of the Borough to other districts, along with transport links to the region and the rest of the UK, are illustrated below.



- 2.2 Stafford town is the principal administrative centre, acting as a sub-regional centre of governance for a number of County-wide services including police and fire services, the Local Health Authority and a range of Government bodies and other agencies. The town is the Borough's major employment centre, having the largest shopping centre within the Borough and containing the largest concentration of commercial premises and multiple retailers. It also has many of the key visitor attractions. Furthermore, the town contains a large range of 'stand alone' employers and a number of industrial estates/business parks. Stone is the second largest shopping centre and Eccleshall is the third.
- 2.3 The smaller Key Service Villages (KSVs) are spread across the rural areas of the Borough. They are traditional service, commercial and social centres in the Borough, which also serve a number of smaller villages and hamlets in their locality. Each KSV is located within easy access to key rural employment centres that complement the recreational and retail opportunities within the villages.
- 2.4 The natural landscape is characterised by flat low lying land positioned between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the land is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and grasslands. Part of the rural landscape is nationally recognised through the designation of the Cannock Chase Area of Outstanding Natural Beauty (AONB) in the south east of the Borough. Stafford Borough is also important for its biodiversity and areas of nature conservation, many of which are internationally and nationally designated sites.
- 2.5 The Borough has a rich historic environment, for example the town centres of Stafford, Stone and many of the rural villages have historic cores which are designated as Conservation Areas. Outside of these settlements Trentham Gardens, Sandon Park, Shugborough Park and the German Military Cemetery at Cannock Chase are designated as Historic Parks and Gardens. There are two areas of Green Belt within the Borough, around the North Staffordshire conurbation and the south-eastern area of the Borough, including the Cannock Chase Area of Outstanding Natural Beauty.
- 2.6 There are around 56,000 houses in the Borough, the majority of these being owner occupied (72%). House prices in the Borough are relatively high compared to the County average and have increased significantly since 2001. There are affordability problems in the Borough, particularly in rural areas.
- 2.7 The economy of Stafford Borough is relatively prosperous with low unemployment compared to national averages. Levels of deprivation are also low, except for a number of wards in the north and south west of Stafford town. The economy relies heavily on the public sector, and there is a need to ensure diversity of employment for future sustainability of the local economy, particularly with the recent decline in manufacturing jobs. After public administration, education and health, the next most important sectors locally are distribution, hotels and restaurants. Recent developments have taken advantage of the Borough's excellent links to the M6 motorway, suggesting that there is potential for further development in the distribution

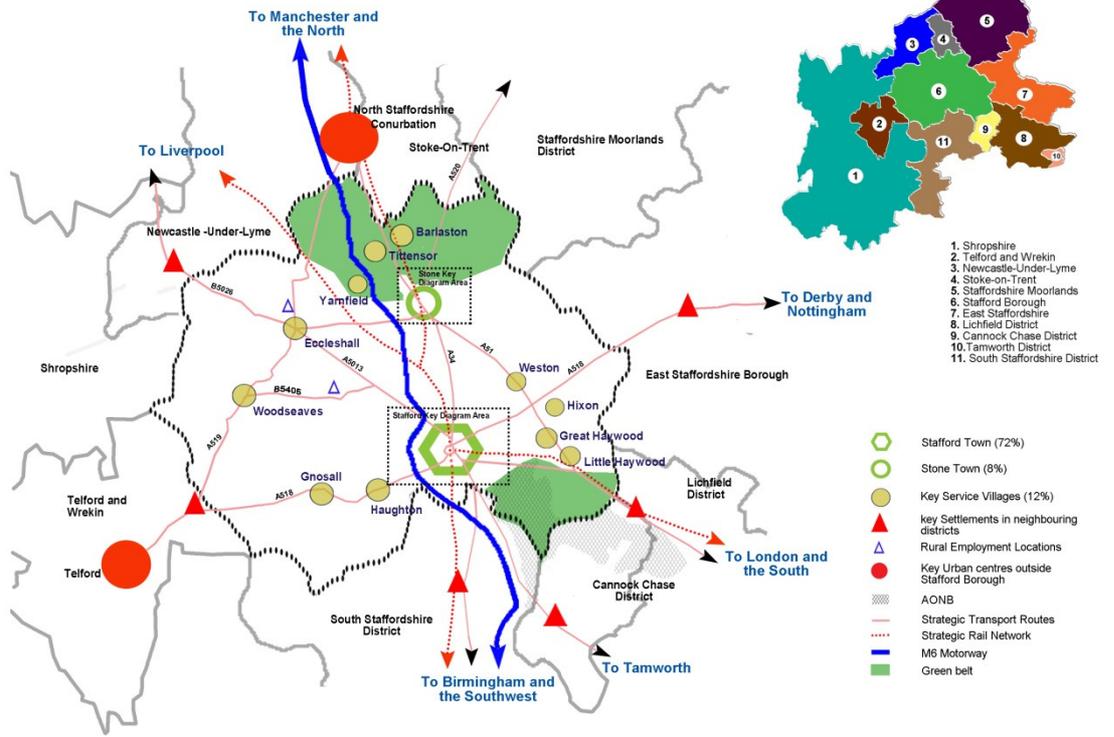
and warehouse sector. The Borough is fairly self-contained in terms of those living and working within the boundary and more commute into the Borough than commute from the Borough to work elsewhere. The Borough generally is highly skilled and well-educated.

- 2.8 The area is very attractive to inward investors with excellent transport links, site availability and labour skills; industrial units in the area are in high demand. There are key manufacturing sites at Alstom and Evode, and the Technology Park in Stafford plays a key role in providing local employment. New strategic employment sites are being developed at Stafford and Stone, including Redhill Business Park and Beacon Business Park.
- 2.9 The Borough benefits from three motorway junctions providing excellent accessibility links to the north and south of the County. Connections to the east and west, though, are less evident. The towns have good rail links being sited on the West Coast Mainline, with connections to the major cities from both Stafford and Stone. Stafford is also a hub for bus services in the Borough providing links to Lichfield, Cannock, Wolverhampton, Newport, Uttoxeter, Stone and the Potteries. Stone acts as a more localised hub for services to Stoke-on-Trent and its rural hinterlands, whilst the more rural parts of the Borough have more limited transportation services.

Planning Context

- 2.10 The Plan for Stafford Borough provides for growth through a sustainable pattern of development. The Plan makes provision for both local needs and in-migration delivering a level of housing and employment that will satisfy both. The focus of development is the County town of Stafford which will take 70% of the overall housing allocation for the Borough. This will be balanced by employment sites and the provision of supporting infrastructure. Three strategic sites have been allocated on the edge of Stafford to support the majority of this growth, North of Stafford, West of Stafford and East of Stafford.
- 2.11 The smaller market town of Stone will accommodate 10% of the housing growth and will be supported with employment sites and appropriate infrastructure. A strategic housing and employment site has been allocated to the south-west of Stone which will accommodate 500 new dwellings and provide 20 hectares of employment land. Additional housing and employment will be provided elsewhere in Stone.
- 2.12 11 Key Service Villages (KSVs) have been identified in the Plan which will take a lower level of growth namely; Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood/Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield. Overall, 12% of housing will be built in these larger sustainable villages which already provide many local facilities and services.
- 2.13 The remaining rural areas of the Borough will accommodate a small amount of growth (8%). This is to provide for local needs and will primarily focus on the conversion of barns and rural buildings and the provision of rural exception sites (sites for affordable housing outside the main key service villages).

Stafford Borough Key Diagram



3.0 Progress on the Local Plan and Supporting Documents

Implementation of the Local Development Scheme

- 3.1 The Local Development Scheme (LDS) sets out the timetable for the production of the new Local Plan and its supporting documents. It can be found on the Borough Council's web site at <http://www.staffordbc.gov.uk/local-development-scheme>. The section below outlines how the Borough Council has progressed against the key dates set out in the LDS. The Community Infrastructure Levy is discussed in a separate section at the end of this chapter.
- 3.2 The LDS covers the period 2014-2017. The Planning Act 2008 and subsequently the Localism Act 2011, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the LDS. However, for consistency with previous annual monitoring reports, progress on supplementary planning guidance is reported.

Plan for Stafford Borough Part 2

- 3.3 The Plan for Stafford Borough Part 2 was previously referred to as the Site Allocation Document. However, as the main site allocations (the Strategic Development Locations) have already been identified through the Plan for Stafford Borough, it has been renamed. The document identifies the boundaries for the sustainable settlements of Stafford, Stone and the Key Service Villages along with Recognised Industrial Estates; it includes a policy on the protection of social and community facilities; considers retail frontages; and addresses the needs for gypsy and traveller allocations. It is accompanied by a Sustainability Appraisal. The timetable for the Plan is set out below:

Table 3.1 Key dates for the Plan for Stafford Borough Part 2

Stage	Key Dates
Options/Consultation	July 2015
Publication	December 2015
Submission	April 2016
Examination	July 2016
Adoption	December 2016

Early work on Part 2 is progressing to deliver against the timescales set out in the LDS.

Supplementary Planning Documents

- 3.4 The LDS states that the Council is intending to adopt further supplementary planning guidance on specific matters linked to adopted policies within the Plan for Stafford Borough namely:
- Design SPD
 - Shopfronts SPD
 - Re-use of Rural Buildings SPD
 - Open Space, Sport and Recreation SPD

- 3.5 Whilst work has commenced on the drafting of these documents, due to the limited resources and the focus on preparing the Plan for Stafford Borough Part 2, and various other work pressures (such as Appeals and the Legal Challenge to the Plan for Stafford Borough), the proposed timescales set out in the LDS have been delayed. It is anticipated that work will resume on these documents following the Examination and adoption of Part 2.

Progress on Neighbourhood Plans

- 3.6 The Localism Act (2011) introduced new rights and powers to allow local communities to prepare Neighbourhood Plans for their area. There are two types of bodies that can undertake neighbourhood planning – town and parish councils or neighbourhood forums. Neighbourhood Plans are prepared and led by local communities, and can set out a vision and aims for their local area including general planning policies for the use and development of land covering topics such as housing, employment, environment, open space and infrastructure.
- 3.7 Neighbourhood Plans have to be in line with national and local planning policy, and are subject to independent examination and public referendum. Once a Neighbourhood Plan has been through the statutory process and is adopted it forms part of the development plan for the area, which is used to guide decisions on planning applications. There are currently seven areas within the Borough within which neighbourhood plans are being produced by local communities or are at the advanced stage of preparation, these include the communities of Barlaston, Colwich, Eccleshall, Gnosall (Plan adopted), Hixon, Sandon and Burston, and Swynnerton, (see Appendix 1)⁴. The Borough Council is providing a supporting role to these communities, working to ensure that plans are prepared in accordance with the Regulations. Further information about Neighbourhood Planning and the progress of the individual plans can be found on the Council's website - <http://www.staffordbc.gov.uk/neighbourhood-planning1> .

Duty to Cooperate

- 3.8 The Localism Act (2011) sets out a requirement for local authorities to fulfil a Duty to Co-operate on planning issues that cross administrative boundaries, and to engage constructively, actively and on an ongoing basis on the preparation of Local Plan documents, including the preparation of evidence to underpin these documents. This is re-enforced in the National Planning Policy Framework (NPPF) which states that local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans.
- 3.9 Stafford Borough has had, and continues to have on-going discussions on cross boundary planning issues with other Councils. There are a number of cross boundary key issues where a complementary approach is required, including flood risk, provision of infrastructure (including transport links), the distribution of housing associated with local housing markets, Gypsy and Traveller accommodation,

⁴ This is the position as at 31st March 2015. Subsequent to this Stone and High Offley are also progressing Neighbourhood Plans in the Borough.

employment needs (through the Stoke on Trent and Staffordshire Local Enterprise Partnership) as well as protection of the environment and landscape. Stafford Borough Council has worked on a number of joint evidence based studies to support the Plan for Stafford Borough and will continue to carry out active co-operation with its neighbours and partners.

- 3.10 In particular, during 2014 / 2015, Stafford Borough Council continued to work pro-actively through the Cannock Chase Special Area of Conservation Partnership to mitigate the impact of new development on this European designation. Furthermore, a joint study on a Gypsy and Travellers Needs Assessment with Newcastle-under-Lyme, the City of Stoke-on-Trent and Staffordshire Moorlands Councils was initiated and progressed.

Community Infrastructure Levy

- 3.11 The Community Infrastructure Levy (CIL) is a charge that can be levied on planning developments to support the infrastructure needs of an area as defined by the Plan for Stafford Borough. It will be used to fund new strategic transport, education, open space and recreation provision that cannot be funded by other means. CIL is charged in £s per square metre on the net additional floorspace of a development. There are a number of exemptions to the charge including self-build housing and social housing.
- 3.12 Stafford Borough is progressing with the implementation of CIL and during the 2014-2015 monitoring year significant progress was made on the evidence base phase, leading to the Preliminary Draft Charging schedule consultation. The subsequent stage is to publish the Draft Charging Schedule for consultation and this will be subject to examination by a Government Inspector.

4.0 **Progress on Local Plan Policies**

Development Strategy

Housing Land Supply

- 4.1 The housing target in the Plan for Stafford Borough is 10,000 dwellings over the period 2011-2031, this equates to 500 per annum. Completions for the monitoring period 2014-2015 were 428. Housing completions since the start of the Plan period are set out below. The Borough has under-provided since 2011, however there has been an upward turn in the last two years linked to the economic recovery and a strong supply of housing land.

Table 4.1 Housing Delivery 2011-2015 (dwellings)

	2011/12	2012/13	2013/14	2014/15	Average
Stafford Borough	425	306	411	428	393

- 4.2 The Plan for Stafford Borough supports sustainable development on brownfield land. 71% of housing completions were on brownfield land in the 2014-2015 monitoring period; this is a substantial increase on last year (61%) and the highest percentage since the start of the Plan period.
- 4.3 The Council can demonstrate more than a 5 year supply of housing land, taking into account a 20% buffer. When calculated using the Liverpool method the Council has 7.37 years of supply; using the Sedgfield method it has 6.84 years (as at 31st March 2015). The calculation of the 5 year supply has taken account of sites with planning permission, allocated plan sites and an allowance for windfalls. A full analysis of the 5 year housing land supply situation and the Council's annual report on housing delivery, known as 'Land for New Homes' can be found at <http://www.staffordbc.gov.uk/monitoring>.

Employment Land Supply

- 4.4 The target for the provision of employment land in the Borough is 8 hectares per year. Table 4.2 below shows the build rates of employment land since the start of the Plan period. Completions have generally been under target since 2011 with a spike in 2013/2014; the average completion rate over the last 4 years is 6.1 hectares. 77% of completions in 2014-2015 were on previously developed land, a significant increase on last year (50%).

Table 4.2 Employment Land Delivery 2011-2015 (hectares)

	2011/12	2012/13	2013/14	2014/15	Average
Stafford Borough	1.6	3.4	14.4	4.7	6.1

- 4.5 Although completions are under-target there is a good supply of employment land in the pipeline. There are 129 hectares with planning permission for B use class, the majority of this is for a mix of B1, B2 and B8 uses.

Table 4.3 Employment Land Commitments as at 31st March 2015 (hectares)

	B1	B2	B8	Combined B1/B2/B8	Total
Stafford Borough	7	12	2	108	129

Settlement Hierarchy

- 4.6 The policy framework states that the majority of future development will be delivered in Stafford, Stone and 11 Key Service Villages (KSVs) within the Borough. Annual targets have been set for the distribution of housing growth and employment growth within the hierarchy. For housing growth 70% of new housing development will be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% in the rest of the Borough area. For employment land 56% will be delivered in Stafford, 12% in Stone and 32% in the rest of the Borough area.
- 4.7 Since the start of the Plan period 43% of housing completions have been delivered in Stafford, 11% in Stone, 19% in the Key Service Villages and 27% in the rural areas. There has therefore been an under-delivery in Stafford and an over-delivery in the key service villages and rural areas. When both housing completions and commitments are considered together (i.e. those that have been built and those with either planning permission or sites allocated in the Plan) the percentages are more in line with the Plan's target; 69% for Stafford, 10% for Stone, 14% for the KSVs and 8% for the rural areas. Table 4.3 below sets out the targets and the percentages achieved.

Table 4.4 Settlement Hierarchy Housing Targets and Delivery

	Target (%)	Completions 2011-2015 (%)	Completions and Commitments* (%)
Stafford	70	43	69
Stone	10	11	10
KSV	12	19	14
Rural Areas	8	27	8

*Includes completions 2011-2015, sites with planning permission and Plan allocations. Percentages do not add due to rounding.

Rural Sustainability

- 4.8 From a total of 4.7 hectares of employment land developed across the Borough in 2014-2015, 0.7 hectares were developed in rural areas helping to provide rural employment and contribute towards a sustainable rural economy. In addition, a number of traditional rural buildings were converted to housing preserving their character; these conversions created a total of 33 new dwellings in rural areas, helping to provide for local housing need. The types of buildings that were converted into housing included barns, stables, schools and pubs.

Stafford and Stone

Stafford Town

- 4.9 7,000 new houses have been allocated for Stafford Town over the Plan period. To date 682 have been built but there are a further 7,069 dwellings in the pipeline (either under-construction, with planning permission or with a Plan allocation). In addition to this 346 dwellings were granted planning permission to provide housing for returning military personnel from Germany.
- 4.10 Two strategic employment sites have been allocated at Stafford town, one to North of Stafford (Redhill) and one to the East of Stafford (Beacon Business Park). The Redhill employment site has outline planning consent for 28 hectares and full planning permission was granted for Plot 7A in March 2015 (5.3 hectares). At Beacon Business Park an outline allocation was granted for the site in April 2012 and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Full planning permission was granted in March 2014 for a public house on a small part of the site; the public house has since been completed.
- 4.11 At the end of March 2015 1,498m² of retail development had been completed and 11,500m² was either under-construction or had planning permission. Good progress is being made with the Kingsmead and Riverway retail developments in Stafford town.

North of Stafford

- 4.12 The North of Stafford site is progressing. Of the 3,100 houses allocated at this strategic site 44 houses have been completed to date. There is planning permission for a further 365 houses and a remaining allocation without planning permission of 2,691. The housing mix delivered to date is well balanced (50% are 2 and 3 bedroomed houses and 50% are 4 bedroomed houses).

West of Stafford

- 4.13 No houses have been completed to date on the West of Stafford strategic site. Out of the 2,200 houses allocated 250 have planning permission, and there are 1,950 remaining as a Plan commitment. A comprehensive masterplan for the site was agreed in March 2015 by the Council. On the part of the site that has planning permission 30% of the houses delivered will be for affordable housing (this has been agreed in the S106 Agreement). A public house has been developed on a small part of the employment/mixed use element of the site.

East of Stafford

- 4.14 600 houses have been allocated on the strategic site to the East of Stafford. The site has planning consent for 622 houses and some ground works have been undertaken. 30% of the houses will be for affordable dwellings. As stated above, some progress has been made at Beacon Business Park in terms of creating the plateau levels.

Stone Town

- 4.15 The Plan allocates 1,000 houses to be built in Stone town over the 20 year period. Since the start of the Plan period 172 dwellings have been built and a further 963 houses have either planning permission or are allocated in the Local Plan. There has been no development at Stone Business Park Extension to date. Retail development has been very strong in the town in the monitoring year; 1,997m² of retail floorspace was completed. However, the majority of this was out of centre (80%).

West and South of Stone

- 4.16 The strategic allocation of 500 dwellings gained planning consent in February 2015. There has been no development on this site to date. It has been agreed that 32% of the site will be for affordable housing which is below the Plan target of 40% for Stone. As stated above, no development has taken place on the strategic employment site.

Economy

Local Economy

- 4.17 A strong economy is supported by an adequate supply of employment land, provision of high quality transport and communications infrastructure, and a good skills base. As stated above Stafford Borough has a good supply of employment land but it is important that new sites are brought forward once existing sites are built out. The Borough has a low unemployment rate (4%) compared to regional (6.2%) and national averages (5.7%), which is an indicator of a healthy economy.

Sustainable Rural Development

- 4.18 12 hectares of employment land was granted planning permission during the monitoring year. The majority of new development is coming through on large sites on the outskirts of Stafford and the Key Service Villages.

Recognised Industrial Estates

- 4.19 There are six Recognised Industrial Estates in the Borough including Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields and Raleigh Hall. 0.7 hectares of employment land was granted planning permission for B Use Business Class at Hixon Airfield in 2014-2015. No other permissions were granted on any of the other Recognised Industrial Estates this year.

Major Developed Sites in the Green Belt

- 4.20 Three Major Developed Sites in the Green Belt have been identified in the new Local Plan as potential sites for employment infill or part / complete redevelopment. These include Hadleigh Park (former Creda Works Limited) at Blythe Bridge, Moorfields Industrial Estate near Swynnerton and The Former Meaford Power Station at Meaford, Stone. Hadleigh Park currently has 9 hectares with planning consent and the Former Meaford Power Station has 43 hectares committed. There has been no development on these sites in 2014-2015.

Tourism and Leisure

- 4.21 There is generally an under-supply of quality hotels in the Borough. 27 new hotel bed spaces were built in 2014-2015 at the Brewers Fayre, Prime Point 14 to the North of Stafford. No new permissions were granted in the monitoring year but there are 60 bed spaces that currently have planning permission at Creswell near Junction 14 of the M6 (although the development is unlikely to go ahead). The planning permission for the 55 bedroom hotel at Staffordshire Technology Park has now lapsed.

Town Centre Development

- 4.22 Policy E8 of the Local Plan supports the functions, vitality and viability of town, local and other centres specified in the hierarchy of centres. The aim is that retail, office and leisure developments should be focused in the town centres. Of all retail, leisure and office developments that have been built in the monitoring year only 7% were in the defined town centres of Stafford and Stone. However, 16% of commitments (sites with permission but not yet built) are within town centres which is a more promising picture for the future.

Communities

Dwelling Mix

- 4.23 It is important that an appropriate mix of dwelling types, tenures and sizes is delivered within the Borough to meet identified needs. Of the houses built in the monitoring year 44% were 1 and 2 bedroomed, 21% were 3 bedroomed and 35% were 4 bedroomed or over. There is currently a good housing mix being delivered in the Borough.

Affordable and Specialist Housing

- 4.24 119 units of affordable housing were delivered in the monitoring year; this included both urban and rural sites in Stafford, Swynnerton and Yarnfield. 51 of these dwellings were for social rent, 55 for affordable rent and 13 for intermediate housing. The table below shows the level of affordable housing delivery in the Borough since 2011. In terms of specialist housing, 80 extra-care units and 59 dementia units were completed in 2014-2015 in Stafford (this is in addition to the 119 affordable units).

Table 4.5 Affordable housing delivery 2011-2015

	2011/12	2012/13	2013/14	2014/15
Number of affordable houses delivered (Stafford Borough)	83	48	91	119

Gypsies, Travellers and Travelling Show-people

- 4.25 The Local Plan includes Policy C6 which seeks to ensure that an adequate supply of gypsy and travellers sites at appropriate locations are delivered over the lifetime of the Plan. Technical work undertaken for the Plan review suggested that 43 gypsy and traveller pitches are needed over Plan period. Although no further gypsy and

traveller pitches were permitted between 1st April 2014 and 31st March 2015 there is currently a 5 year supply as a site for 36 pitches was given permission in January 2014.

Environment

Climate Change and Renewable Energy

- 4.26 The Local Plan promotes measures to encourage actions to combat climate change and promote renewable energy. In terms of recycling the authority has achieved a recycling rate of 55% this year, this is slightly below the target which has been set at 60%. A significant number of schemes for renewable energy have been approved; 11 schemes in total; 8 for solar schemes, 2 for wind and 1 for other.

Natural and Historic Environment

- 4.27 The natural environment is an important asset ecologically, economically and for health purposes. There have been no changes or recorded losses on areas of biodiversity importance in the monitoring period. A survey of local wildlife sites is ongoing to establish any recent changes to habitat and species.
- 4.28 The Cannock Chase Special Area of Conservation is protected by European Legislation. Any housing development that is approved within an 8 km of the Cannock Chase SAC is required to contribute monies towards the mitigation of this important habitat. Around £180,000 was identified from developments in this monitoring year to deliver mitigation measures for the SAC.
- 4.29 Conservation of listed buildings is an important element of the planning process. No listed buildings were lost in the 2014-2015 monitoring year through development proposals. There remain 8 heritage assets on the Historic England Heritage at Risk Register in 2015 in the Borough. Three of these were buildings and structures, two were archaeological entries and three were conservation area entries.

Infrastructure

- 4.30 Infrastructure provision is key to supporting the growth aspirations of the Borough, in particular the strategic development sites in Stafford. The two major transport schemes identified in the Local Plan are the Stafford Western Access Route and the Stafford Eastern Access Route. Stafford Western Access Route is expected to be delivered between 2016/17 and 2018/19. The first phase of the Stafford Eastern Access Route between Beaconside and Tixall Road is currently being delivered by developers and the link to St Thomas Lane will be delivered as part of the subsequent development phase.

Conclusion

- 4.31 There has been good progress with the development of Local Plan documents in the Borough including the Adoption of the Plan for Stafford Borough in June 2014 and Part 2 of the Local Plan which is on track to be adopted by the end of 2016. Seven Neighbourhood Plans are being currently being developed and the Community Infrastructure Levy is moving forwards.

- 4.32 With regards Local Plan policy targets housing completions have increased this year and there is a robust supply of housing land (a 6.8 year supply over the next 5 years). Affordable housing delivery has improved and is at the highest level since the start of the Plan period in 2011 (119 units were delivered in 2014-2015). Employment land completions have fallen since last year but there is a very good supply of employment land in the pipeline. The strategic development sites are progressing and are expected to deliver significant housing completions over the next 5 years. Areas of special environmental and historical importance have been protected over the monitoring period, in particular a significant amount of money has been collected from developers towards the mitigation of the Cannock Chase Special Area of Conservation.
- 4.33 It is important to remember that the Plan for Stafford Borough was only relatively recently adopted in June 2014 and it will take time for some of the policy targets to be achieved.
- 4.34 Further details on this report can be obtained from:

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

Tel: 01785 619000

Email: forwardplanning@staffordbc.gov.uk

Appendix 1 - Neighbourhood Plans Update December 2015

Neighbourhood Plan Area	Designated Neighbourhood Plan date	Pre-submission Consultation (Regulation 14)	Submission to Stafford Borough Council (Regulation 15)	Publication and Consultation of Neighbourhood Plan (Regulation 16)	Examination date and Receipt of Examiners Report	Referendum
Sandon & Burston	7 th Feb 2013	1 st April 2013 - 31 st May 2013				
Colwich	7 th Feb 2013	1 st June 2015 - 27 th July 2015	30 th Sept 2015	9 th Oct 2015- 20 th Nov 2015		
Barlaston	4 th July 2013					
Hixon	4 th July 2013	8 th July 2015 - 21 st Aug 2015	23 rd Nov 2015	30 th Nov 2015 – 15 th Jan 2016		
Eccleshall	4 th July 2013	19 th Jan 2015 – 28 th Feb 2015	13 th May 2015	29 th May 2015 – 13 th July 2015	Sept 2015	7 th Oct 2015
Gnosall	4 th July 2013	10 th Dec 2014 – 22 nd Jan 2015	10 th Feb 2015	24 th Feb 2015 – 8 th April 2015	May 2015	8 th June 2015 22 nd Oct 2015
Swynnerton	3 rd July 2014					
Stone	8 th Dec 2015					
High Offley	Consultation currently taking place on the proposed Neighbourhood Plan area boundary.					

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

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP1 – Presumption in favour of Sustainable Development	Number of dwellings completed on Previously Developed Land (PDL)	Maximise	☹️	Out of the 428 housing completions in the monitoring year 305 (71%) were on previously developed land. This is substantial increase on last year (61%)
	Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3		☹️	Since the start of the Plan period 43% of housing completions were in Stafford, 11% in Stone, 19% in the KSV's and 27% in the rural areas
SP2 – Stafford Borough Housing and Employment Requirements	Net number of new houses delivered	Maintain a 5 year land supply 500 dwellings per year	☹️	428 houses were completed in 2014-2015. This is an increase on last year but under target. There is a 5 year supply of housing land in place (7.37 (Liverpool method) 6.84 (Sedgefield method)).
	Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered	Maintain a 5 year supply of Gypsy and Traveller pitches	😊	No additional gypsy and traveller pitches were allocated in the monitoring year. There is a 5 year supply of Gypsy and Traveller pitches in place; there are 36 pitches with planning permission against a target of 43 pitches needed for the 20 year Plan period.
	Employment land available by type Amount of additional employment floorspace by type	8 hectares per year	☹️	4.7 hectares of employment land was built this year, this is under target. An average of 6.1 hectares has been built per year since the start of the Plan period.
SP3 - Stafford Borough Sustainable Settlement Hierarchy	Percentage of additional dwellings provided in Stafford, Stone and Key Service Villages	Stafford Town 70%	☹️	Since the start of the Plan period 43% of housing completions were in Stafford, 11% in Stone, 19% in the Key Service Villages and 27% in the rural areas.
		Stone Town 10%		
		Key Service Villages 12%		
		Rest of Borough Area 8%	😊	

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Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP4 - Stafford Borough Housing Growth Distribution	Number of new Houses built (net completions)	500 per year	☹️	428 houses were built in the monitoring year. This is under target but an improvement on the last two years.
SP5 - Stafford Borough Employment Growth Distribution	Employment land Available by type delivered in Stafford Borough	8 hectares per year	😊	At the end of the monitoring year there were 129 hectares of employment land committed for development. This equates to a supply of 8 hectares per annum over the remaining 16 years of the Plan period.
	Amount of floorspace developed in Stafford Borough		☹️	4.7 hectares of employment land have been developed this monitoring year and 24 hectares have been developed in total over the last 4 years.
			😊	At 31 March 2015 129 hectares of employment land was available for development.
SP6 - Achieving Rural Sustainability	Amount of land and floorspace developed outside key service villages	Increase the level of appropriate employment schemes and other rural diversification schemes	☹️	0.7 hectares of employment land was developed in the rural areas in the monitoring year (3062m2 of floorspace).
	Number of completed conversions of traditional rural buildings	Increase the number of rural affordable houses in rural areas commensurate with local need	☹️	Out of a total of 428 housing completions 33 (8%) were converted from traditional rural buildings.
	Number of Rural Exceptions Housing Completed			The number of Rural Exceptions Housing is not currently monitored.
SP7 - Supporting the Location of New Development	Percentage of completed dwellings at each level of the SP3	Stafford Town 70%	☹️	Since the start of the Plan period 43% of housing completions were in Stafford, 11% in Stone, 19% in the Key Service Villages and 27% in the rural areas.
		Stone Town 10%	😊	
		Key Service Villages 12%		
		Rest of Borough Area 8%		

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Area Based Policies				
Policy Stafford 1 – Stafford Town	Total Number of Net Additional Dwellings delivered in Stafford Town over the Plan period	7,000 houses to be delivered in Stafford Town over the Plan period To achieve 30% affordable housing. To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing	☹️	682 houses have been built in Stafford Town since the start of the Plan period (4 years in total), which is below target. However, there are a further 7,069 dwellings committed (with planning permission or with a Plan allocation).
	Employment land available by type delivered on Strategic sites in Stafford Town	Up to 400 dwellings to be delivered for Military personnel returning Provision of new employment sites to the north and East of Stafford	☺️ ☺️	75 affordable houses were delivered in Stafford town in the monitoring year; 18 were for social rent, 55 were for affordable rent and 2 were for intermediate housing. In addition, 129 specialist housing units were built in the town. Permission was granted for 346 dwellings in May 2014 to provide housing for Military Personnel in Stafford Town. The Redhill employment site currently has outline permission for 28 hectares, of this 5 hectares has now received full planning permission. At Beacon Business Park, to the East of Stafford, an outline application was granted for the site in April 2012 and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. There is currently a planning permission on the site for a public house (since completed).
	Amount of additional employment floorspace by type in Stafford Town	14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre	☺️	At the end of March 2015 1498m2 had been completed, and 11,500 was either under-construction or had planning permission. Both the Kingsmead and Riverway retail developments in Stafford are under-construction.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Monitor implementation and delivery of infrastructure projects necessary on strategic sites to bring the project forward</p> <p>Loss of employment land to non-employment uses</p>	<p>Deliver Western and Eastern Access Improvements</p> <p>No loss of employment land to non-employment uses</p>	<p>☹️</p> <p>😊</p> <p>☹️</p>	<p>Stafford Western Access Route: Planning consent was achieved in November 2015 and the scheme is expected to be delivered between 2016/17 and 2018/19.</p> <p>Stafford Eastern Access Route: First phase between Beaconside and Tixall Road is currently being delivered by developers and the link to St Thomas Lane will be delivered as part of the second development site.</p> <p>4 hectares of employment land was lost to housing schemes in the monitoring year.</p>
<p>Policy Stafford 2 – North of Stafford</p>	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure and types of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure and educational facilities</p>	<p>3,100 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30%affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing A proportion of the properties to be two or three bedroomed properties</p> <p>36ha of employment to be delivered on the SDL</p> <p>Provision of new employment site to the north</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p>☹️</p> <p>😊</p> <p>😊</p> <p>😊</p> <p>😊</p> <p>😊</p>	<p>Of the 3,100 houses allocated at the North Stafford site there have been 44 houses built to date. There is planning permission for a further 365 houses and a remaining allocation without planning permission of 2,691.</p> <p>It is too early for this to be determined.</p> <p>Of the 44 completions to date 50% are 2 and 3 bedroomed houses and 50% are 4 bedroomed.</p> <p>The Redhill employment site has outline planning consent and full planning consent was granted for Plot 7A in March 2015.</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward			The delivery of infrastructure is not currently monitored.
Policy Stafford 3 - West of Stafford	Net Number of Additional Dwellings	2,200 houses to be delivered in Stafford Town over the plan period	☹️	Out of the 2,200 houses allocated to the West of Stafford strategic site, 250 have planning permission and there are 1,950 remaining as a Plan commitment. There were no completions in 2014-2015. A masterplan has been agreed. On the part of the site that has planning permission It has been agreed that 30% of the houses will be delivered as affordable housing, 80% will be for social rent and 20% for intermediate housing. A public house is being developed on part of the mixed use/employment element of the West of Stafford Strategic Site. As there have been no completions on this site in the monitoring year it is not possible to comment on the dwelling mix. The delivery of infrastructure is not currently monitored.
	Gross affordable housing completions	To achieve 30% affordable housing		
	Mixture of tenure of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing	😊	
	Employment land Available by type delivered on Strategic sites Amount of additional employment floorspace by type	5ha of employment to be delivered on the SDL A proportion of the properties to be two or three bedroomed properties	☹️	
	Planning permission and completions of local community based infrastructure Monitor implementation and delivery of infrastructure projects necessary to bring the project forward	Deliver infrastructure as set out in Appendix D		
Policy Stafford 4 - East of Stafford	Net Number of Additional Dwellings	600 houses to be delivered in Stafford Town over the plan period	😊	The East of Stafford site has been granted planning consent for 622 houses and some ground works have started. It has been agreed that 30% of the houses will be affordable housing with an 80/20 split between social rented and intermediate housing. Beacon Hill - an outline application was granted for the site in April 2012 and a reserved matters application was granted in September 2014 to create the plateau
	Gross affordable housing completions	To achieve 30% affordable housing		
	Mixture of tenure of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing	😊	
	Employment land Available by type delivered on Strategic sites	20ha of employment land to be delivered at Beacon Hill	😊	

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p> <p>Loss of employment land to non-employment uses</p>	<p>A proportion of the properties to be two or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix D</p> <p>No loss of employment land to non-employment uses</p>		<p>levels and access road for phase 1. Full planning permission was granted in March 2014 for a public house; the site has since been completed.</p> <p>The delivery of infrastructure is not currently monitored.</p> <p>Loss of employment land – this indicator is not applicable.</p>
<p>Policy Stone 1 - Stone Town</p>	<p>Total Number of Net Additional Dwellings delivered in Stone Town over the Plan period</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure</p>	<p>1,000 houses to be delivered in Stone Town over the Plan period.</p> <p>To achieve 40% affordable housing.</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing.</p> <p>A proportion of the properties to be two or three bedroomed properties.</p> <p>1,700 sqm (net) of food retailing and 400 sqm (net) of non food retailing to be delivered at Stone Town.</p> <p>Deliver infrastructure as set out in Appendix D.</p>	<p>☹️</p> <p>☹️</p> <p>☺️</p>	<p>172 dwellings have been built in Stone town over the Plan period. There are a further 963 houses that either have planning permission or are allocated in the Local Plan.</p> <p>No affordable housing was delivered in Stone town in the monitoring year.</p> <p>There has been no development at Stone Business Park Extension to date.</p> <p>In 2014-2015 there were 1,997m2 of retail completions in Stone; 371 were on the edge of the centre and 1,626 were outside the centre.</p> <p>The delivery of infrastructure is not currently monitored.</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward Loss of employment land to non-employment uses	No loss of employment land to non-employment uses.		6 hectares of employment land has been lost to housing land over the 2014-2015 monitoring period.
Policy Stone 2 - West and South of Stone	Net Number of Additional Dwellings Gross affordable housing completions Mixture of tenure of new dwellings Employment land available by type Planning permission and completions of local community based infrastructure Monitor implementation and delivery of infrastructure projects necessary to bring the project forward Loss of employment land to non-employment uses	500 dwellings to be delivered in Stone Town over the plan period To achieve 40% affordable housing To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing A proportion of the properties to be two or three bedroomed properties 20 ha of employment land to be delivered south of Stone Business Park Deliver infrastructure as set out in Appendix D No loss of employment land to non-employment uses	   	The strategic allocation at Stone gained outline planning consent in February 2015. There has been no development on this site to date. It has been agreed that 32% of the site will be for affordable housing. This is below the target of 40%. 80% of the affordable housing will be for social rent and 20% will be for intermediate housing. 18 hectares of land has been allocated in the Plan for south of Stone Business Park. This does not yet have formal planning permission. The delivery of infrastructure is not currently monitored. Loss of employment land – this indicator is not applicable.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Economy				
Policy E1 - Local Economy	<p>Amount and % of employment floorspace developed on PDL</p> <p>Amount and Type of land Available Amount of employment land lost to other uses</p>	<p>Maintain a ready supply of employment land to meet future needs.</p> <p>Minimise the loss of employment land to other uses</p>	<p>☺</p> <p>☺</p> <p>☹</p>	<p>13,000m² of floorspace was built in 2014-2015 which is almost double that completed in the previous year. 77% of this was on previously developed land.</p> <p>At 31 March 2015 129 hectares of employment land was available for development.</p> <p>A total of 11 hectares of employment land were lost to housing over the monitoring year.</p>
Policy E2 - Sustainable Rural Development	<p>Amount of employment based planning permissions granted within rural areas</p> <p>Completions of Rural Exception Housing</p>	<p>Maximise the provision of employment land within rural areas.</p> <p>Increase the number of rural affordable houses in rural areas commensurate with local need</p>	<p>☹</p>	<p>12 hectares of employment land was granted planning permission in rural areas in the monitoring year.</p> <p>Completions of Rural Exception Housing are not currently monitored.</p>
Policy E3 - Development within Recognised Industrial Estates	Amount of new employment floorspace granted planning permission within Recognised Industrial Estates	Maximise the provision of employment land within Recognised Industrial Estates.	☹	0.69 hectares was granted planning permission for B Use Business Class at Hixon Airfield in 2014-2015. No other permissions were granted on Recognised Industrial Estates.
Policy E4 - Raleigh Hall and Ladfordfields Recognised Industrial Estates	Amount of new Employment land granted planning permission on Ladfordfields and Raleigh Hall RIE's	Deliver 4 ha of new employment land at Raleigh Hall and 6 ha at Ladfordfields	☹	No planning permissions were granted on Ladfordfields and Raleigh Hall RIE's in the monitoring year.
Policy E5 - Major Developed Sites in the Green Belt	Amount of new employment land developed on Major Developed Sites	Maximise	☹	No employment land was developed on Major Developed Sites in the Green Belt in the monitoring year. Hadleigh Park currently has 9 hectares with planning permission and the Former Meaford Power Station has 43 hectares committed for development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Amount and % of employment floorspace developed on PDL			This indicator is not applicable as there have been no completions this year.
Policy E6 – Tourism	Number of Hotel spaces granted planning permission	Encourage	☹	27 hotel bed spaces were built in 2014-2015. No hotel bed spaces were granted planning permission in the monitoring year. There are 60 bed spaces that currently have planning permission but it is unlikely that they will be built.
Policy E7 - Canal Facilities and New Marinas	Number of new canal facilities or marinas developments granted planning permission	No Set Target	☺	Planning permission for the re-building of the farm shop at Canalside Farm, Great Haywood was granted this year.
Policy E8 - Town, Local and Other Centres	Amount of Floorspace for retail, leisure, office within Town Centres	Focus retail and office and leisure developments on Stafford and Stone Town centres. Protect existing facilities within existing town and key service village centres	☹ ☺	Of all retail, leisure and office developments in the monitoring year only 6% were in in the defined town centres of Stafford and Stone. However 16% of planning commitments (sites with permission but not yet built) are within the town centres.

Transport

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy T1 – Transport	Number of planning permissions granted for major developments with secured Travel plans	Secure travel Plans on all major developments		The provision of travel plans is not currently monitored.
Policy T2 - Parking and Manoeuvring	For developments to meet the parking Standards set out in Appendix B	All developments to be in accordance with the Car Parking standards in Appendix B of the Local Plan.		Car parking standards are not currently monitored.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Communities				
Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C1 - Dwelling Types and Sizes	Monitor the mix of housing type (i.e flats/houses and sizes (i.e bedroom number).	Housing types and sizes to meet the identified needs as set out in the SHMA	☺	Of the houses built this year 44% were 1 or 2 bed roomed, 21% were 3 bed and 35% were 4 bed roomed or over. There is a good housing mix being delivered in the Borough.
Policy C2 - Affordable Housing	Annual number of affordable housing completions (Gross) Number of net completions of rural exception houses	Affordable housing to be at least 30% and 40% on qualifying sites On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development		119 affordable houses were delivered in the monitoring year in the Borough. In addition to this 139 specialist units were completed. The number of rural exceptions sites is not currently monitored.
Policy C3 - Specialist Housing	Number of new Extra Care units completed on an annual basis	No net loss of Specialist accommodation Deliver at least one extra care facility in each of the District's localities Deliver 954 net additional units over the plan period	☹	139 specialist units were completed in the 2014-2015 monitoring year, including extra care and dementia units.
Policy C4 - Housing Conversions and Subdivisions	N/A	No target		No indicator proposed.
Policy C5 - Residential Proposals outside the Settlement Hierarchy	Number of net completions of rural exception houses Number of inappropriate developments granted in the Green Belt	On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development. No inappropriate developments to be permitted in the Green Belt	☺	The number of rural exceptions sites is not currently monitored. 1 site was permitted for housing development in the Green Belt in the current monitoring year. However, this was appropriate development as it is a rural exceptions site for affordable housing (20 dwellings).

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C6 - Provision for Gypsies, Travellers & Travelling Show-people	Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered	Maintain a 5 year supply of Gypsy and Traveller Pitches	☺	No gypsy and traveller sites were permitted between 1st April 2014 and 31st March 2015. There is currently a 5 year supply of Gypsy and Traveller pitches; St Alban's Road was allocated in January 2014 for 36 pitches. The Plan target for the total period is 43 pitches.
Policy C7 - Open Space, Sport and Recreation	Number of planning permissions determined where a loss of sole community facilities is proposed. Recreational facilities provided in new developments	No applications permitted that result in a loss of facilities where a need is proven New development that generates a local need provides commensurate level and quality of facilities		Applications are not currently monitored. Provision of recreational facilities is not currently monitored.

Environment

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N1 - Design	Number and % of housing sites (10+ dwellings) with the number of greens, ambers and reds	All sites of 10+ dwellings to maximise the number of greens in a building for life assessment.		Applications are not currently monitored.
Policy N2 - Climate Change	Percentage of new developments with SUDs Percentage of new residential developments built to zero carbon standard Percentage of new non-residential developments meeting relevant BREEAM level Percentage of household waste that is recycled or composted	All new developments to incorporate SUDS All new residential development to achieve zero carbon standard in line with Government guidance All new non-residential developments up to 1,000square metres to meet BREEAM 'Very Good' standard and all developments over 1,000 square metres will to meet 'Excellent' standard Maximise the percentage of household waste that is recycled or composted	☹	The provision of SUDS is not currently monitored. Applications are not currently monitored. Applications are not currently monitored. The authority has achieved a recycling rate of 55% this monitoring year. This compares to an aspirational target of 60%.

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Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N3 - Low Carbon Sources & Renewable Energy	Amount of renewable energy installed by capacity and type	Maximise the amount of renewable energy generated in line with national targets	☺	11 schemes were approved in 2014-2015 for renewable energy; the majority being for solar panels.
Policy N4 - The Natural Environment & Green Infrastructure	Amount of new green infrastructure provided	Secure improvements to Green Infrastructure		Improvements to Green Infrastructure are not currently monitored.
	Change in areas of biodiversity importance	Reduce the loss of areas of biodiversity importance	☺	There have been no changes or recorded losses on areas of biodiversity importance in the monitoring period. A survey of local wildlife sites in the Borough is on-going.
Policy N5 - Sites of European, National & Local Nature Conservation Importance	Change in areas of biodiversity importance	Reduce the loss of areas of biodiversity importance No planning permission should have an adverse impact on designated sites	☺	See above.
Policy N6 - Cannock Chase Special Area of Conservation (SAC)	Policy N6 - Cannock Chase Special Area of Conservation (SAC)	No planning applications to be granted that would adversely impact on the SAC Deliver effective mitigation to overcome impacts of development	☺	£181,700 was collected from housing developments over the monitoring period to help towards measures to prevent damage to the Cannock Chase SAC.
Policy N7 - Cannock Chase AONB	Number of new applications granted planning permission contrary to AONB Partnership advice	No new applications granted planning permission contrary to AONB Partnership advice	☹	There were three applications approved this monitoring year contrary to AONB advice. Two were agricultural buildings and one was an advertisement application.
Policy N8 - Landscape Character	Number of planning applications refused on landscape character grounds.	No applications permitted that would have a negative impact on Landscape Character		Applications are not currently monitored.
Policy N9 - Historic Environment	Number of Listed Buildings, Scheduled Ancient Monuments, Conservation Areas and Historic Parks and Gardens on the English Heritage 'At Risk' register	No increase to the English Heritage 'at Risk register'	☹	There were 8 historic assets on the Historic England Heritage Assets at Risk Register in 2015 in Stafford Borough. Three of these were buildings and structures, two were archaeological entries and three were conservation area entries.
	Number of Listed Buildings Lost	No net Loss of Listed Buildings	☺	No listed buildings were lost in the 2014-2015 monitoring year.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Infrastructure				
Policy I1 - Infrastructure Delivery Policy	New Infrastructure provided	Monitor contributions and infrastructure delivery against targets set in the IDP.		The provision of infrastructure is not currently monitored.