

Stafford Borough Authority Monitoring Report 2016

(Covering the period 1st April 2015 - 31st March 2016)

The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2015-2016

Executive Summary

This Authority Monitoring Report has been produced by Stafford Borough Council and covers the period 1st April 2015 to 31st March 2016. 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 (Part 1) was adopted in June 2014; this contains the strategic policies guiding development in the Borough over a 20 year period.
- Part 2 of the Local Plan was examined by a Government Inspector in Summer 2016. The Plan's primary purpose is to define the settlement boundaries of the main towns and villages in the Borough. Excellent progress has been made and the Plan is on track for adoption in early 2017.
- The development of Supplementary Planning Documents is currently being assessed, with documents being adopted during 2017.
- Nine Neighbourhood Plans are currently 'made' (adopted) or being developed across the Borough including Barlaston, Colwich, Eccleshall (Plan 'made'), Gnosall (Plan 'made'), Hixon, Sandon and Burston, Stone, High Offley and Swynnerton¹.
- Stafford Borough has had, and continues to have, on-going discussions on cross-boundary planning issues including flood risk, infrastructure, housing distribution and environmental issues.
- Evidence based work has been progressed for the Community Infrastructure Levy (CIL). The Council are currently awaiting the results of the Government's CIL review before any further work is undertaken.

Progress on Local Plan Policies

- Housing completions are at the highest level since the start of the Plan period this year at 688 houses. This is well above the Plan target of 500 dwellings per annum.
- Housing supply is very strong. There are already over 11,000 houses either built, with planning permission or allocated in the Plan compared with a Plan target of

¹ This is the position as at October 2016.

10,000 dwellings. In addition, the Borough currently has more than a 5 Year Housing Land Supply.

- 2.8 hectares of employment land was completed this year which is below the annual target of 8 hectares per year. However, there are 97 hectares of employment land with planning permission and an additional 55 hectares allocated in the Plan, therefore providing a very good supply of land in the pipeline.
- 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 Stone, 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 Land North of Stafford (a site of 3,100 houses) part of the site has full planning permission and development has commenced with 100 completions to date. To the West of Stafford (2,200 houses in total) 250 dwellings have gained full planning consent and development has now started. The East of Stafford site has planning permission for 622 dwellings with 93 completions this monitoring year. At the Stone Strategic Development Location no houses have been built to date but the site has outline planning consent for 500 houses.
- No development took place on the Major Developed Sites in the Green Belt during the monitoring year. However, Moorfields Industrial Estate has been granted permission for 0.63 hectares this monitoring year. Furthermore, the Former Meaford Power station near Stone had an access road from the A34 completed this year in order to facilitate delivery of the 34 hectares committed for employment uses.
- The majority of retail, office and leisure developments which were built in the year were inside the centres of Stafford and Stone. However, the majority of committed sites are out of the established centres. Over 20,000 square metres of floor space has been built at the new Riverside retail development in Stafford.
- The number of affordable housing units has increased this year; 159 units have been built compared to 119 units last year. Although this is still under target (210 per annum), there is a strong pipeline of affordable homes to be delivered next year.
- There have been no changes or losses in areas of biodiversity importance in the monitoring year and a reduction in the number of historic buildings at risk.

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

Contents

	Page
Executive Summary	
1.0 Introduction	4
2.0 Spatial Portrait and Planning Context	5
3.0 Progress on the Local Plan and Supporting Documents	9
Implementation of Local Development Scheme	9
Plan for Stafford Borough Part 2	9
Supplementary Planning Documents	9
Progress on Neighbourhood Plans	10
Duty to Co-operate	10
Community Infrastructure Levy	11
4.0 Progress on Local Plan Policies	12
Development Strategy	12
Stafford and Stone	14
Economy	15
Communities	16
Environment	17
5.0 Conclusion	18
Appendices	
1. Neighbourhood Plans Update	
2. Summary of Performance Indicators and Targets	

The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2015-2016

1.0 Introduction

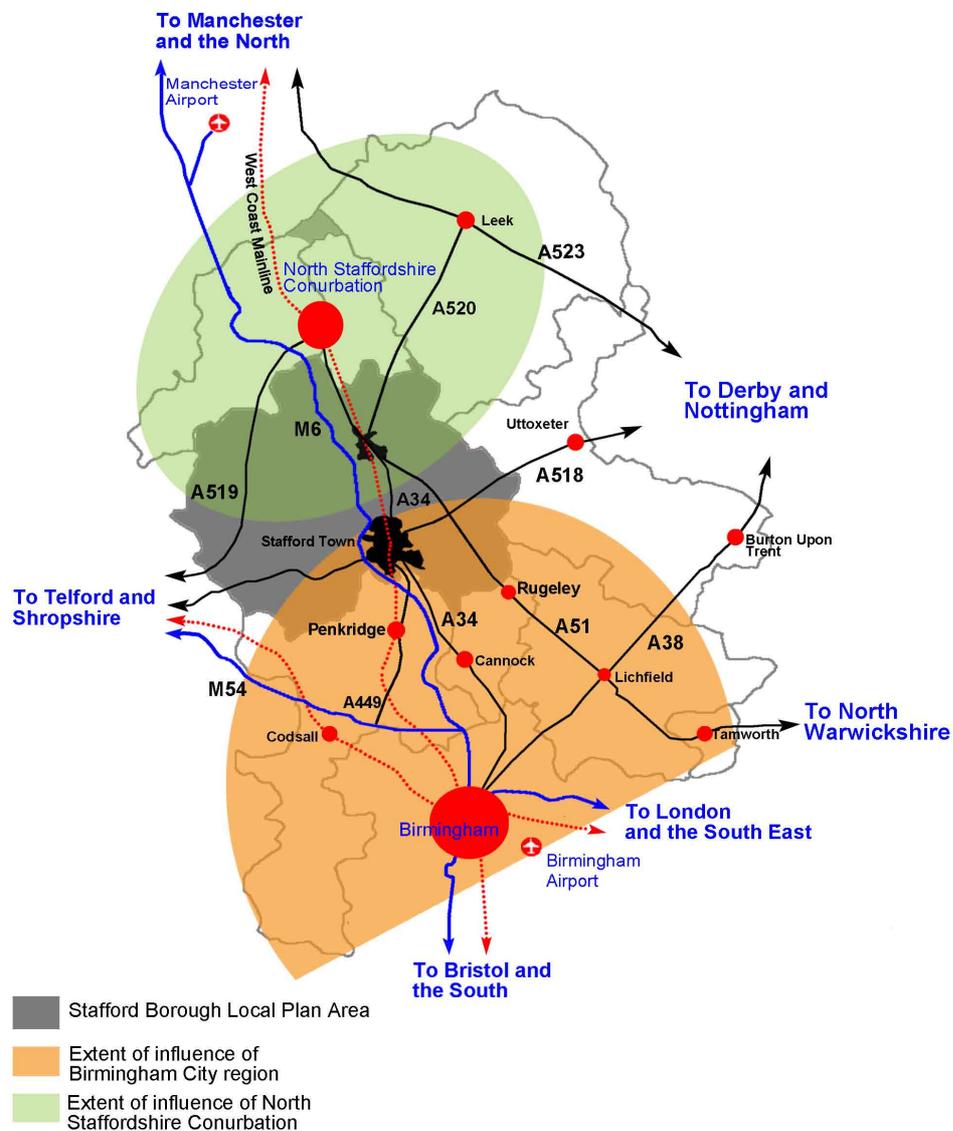
- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for every planning authority to produce an Annual Monitoring Report. Section 113 of the Localism Act 2011 subsequently replaced the 'Annual Monitoring Report' with the 'Authority Monitoring Report'. The content of the new 'Authority 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 has carried out their Duty to Co-operate requirements with neighbouring planning authorities and proposals for the introduction of a Community Infrastructure Levy.
- 1.3 Part 2 of the Stafford Borough Local Plan is currently being progressed. This report does not address the policies set out in Part 2 as the Plan is yet to reach the 'adoption' stage. One additional monitoring indicator is proposed for Part 2 of the Plan on loss of community land; this will be reported on in future monitoring reports.
- 1.4 This is the second Authority Monitoring Report to be produced under the new Regulations and since the adoption of the Plan for Stafford Borough. The Report covers the period 1st April 2015 to 31st March 2016 – 'the Monitoring Year'. Where appropriate, data has been provided for the last 5 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 of around 130,000 people, 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 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 area is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and grasslands. Part of the rural landscape is nationally recognised through the designation of the Cannock Chase Area of Outstanding Natural Beauty (AONB) in the south east of the Borough. Stafford Borough is also important for its biodiversity and areas of nature conservation, many of which are internationally and nationally designated sites.
- 2.5 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 in 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 (3.4%) compared to national averages (5.1%). 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 to support re-investment in advanced 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

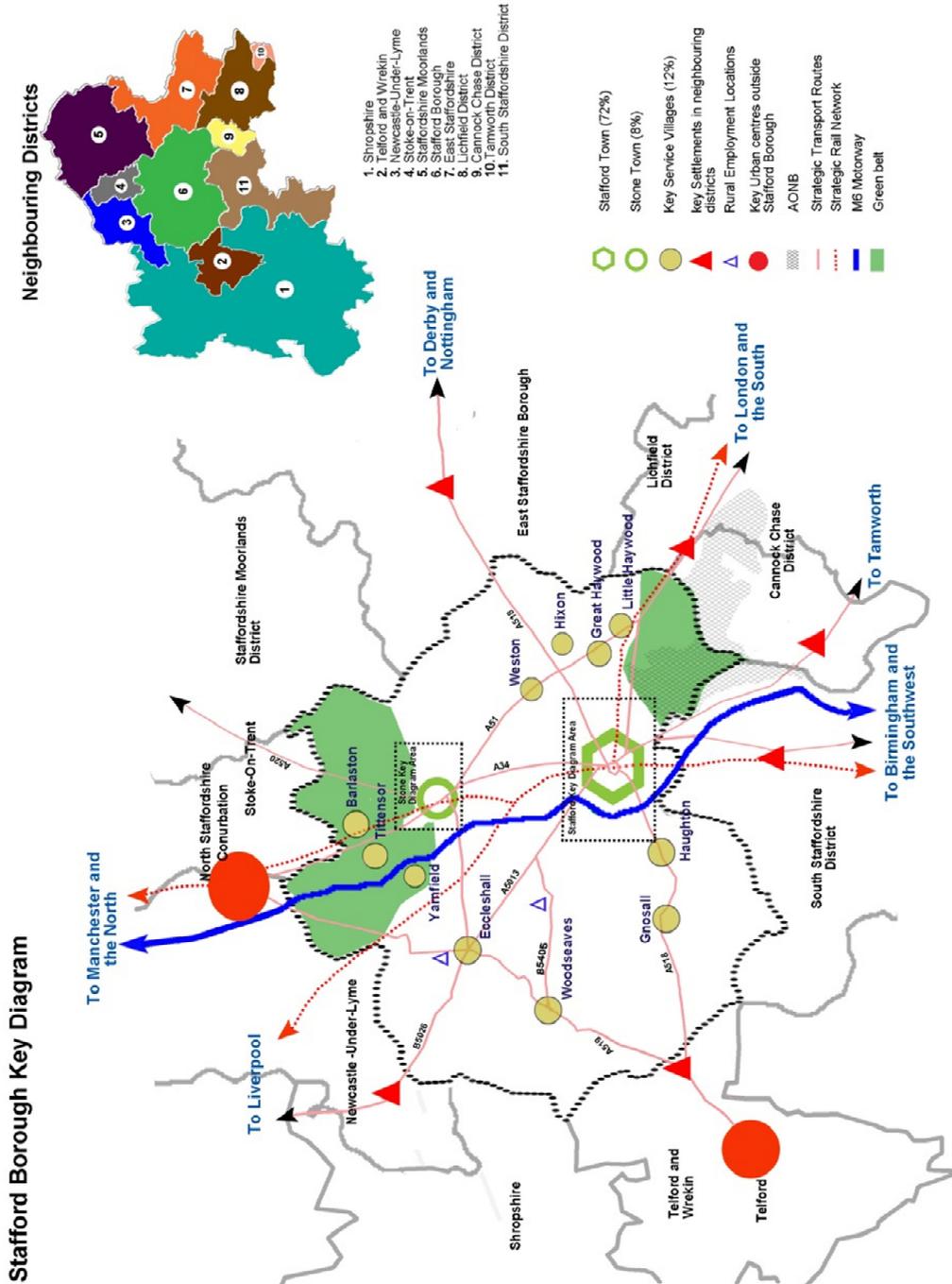
links to the M6 motorway, suggesting that there is potential for further development in the distribution and warehouse sector. The Borough is fairly self-contained in terms of those living and working within the boundary, and more commute into the Borough than commute from the Borough to work elsewhere. 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 General Electric, Alstom and Evode, and the Technology Park in Stafford plays a key role in providing local employment. New strategic employment sites are being taken up at Stafford and Stone, including Redhill Business Park, the extension of Beacon Business Park and Meaford.
- 2.9 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. Stafford and Stone have good rail links being sited on the West Coast Mainline, with connections to the major cities. 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 (56% of new employment development will be in Stafford town) and the provision of supporting infrastructure. Three strategic sites have been allocated on the edge of Stafford to support the majority of this growth, North of Stafford, West of Stafford and East of Stafford.
- 2.11 The smaller market town of Stone will accommodate 10% of the housing growth and will be supported with employment sites and appropriate infrastructure. The Plan for Stafford Borough allocates 12% of the Borough's employment growth at Stone. A strategic housing and employment site has been allocated to the south and west of Stone which will accommodate 500 new dwellings and provide 20 hectares of employment land. Additional housing and employment will be provided elsewhere in Stone.
- 2.12 11 Key Service Villages (KSVs) have been identified in the Plan which will take a lower level of growth namely; Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield. Overall, 12% of housing will be built in these larger sustainable villages which already provide many local facilities and services.

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



3.0 Progress on the Plan for Stafford Borough and Supporting Documents

Implementation of the Local Development Scheme

- 3.1 The Local Development Scheme (LDS) sets out the timetable for the production of the new Local Plan and its supporting documents. It can be found on the Borough Council's web site at <http://www.staffordbc.gov.uk/local-development-scheme>. The section below outlines how the Borough Council has progressed against the key dates set out in the LDS. The Community Infrastructure Levy 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/authority 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 (completed)
Publication	December 2015 (completed)
Submission	April 2016 (completed)
Examination	July 2016 (completed)
Adoption	December 2016 / January 2017

Supplementary Planning Documents (SPDs)

- 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, the focus on preparing the Plan for Stafford Borough Part 2, and various other work pressures (such as Appeals and Part 2 of the Plan for Stafford Borough),

the proposed timescales set out in the LDS have been delayed. Work will resume on these documents in Autumn 2016 and progress through to adoption in 2017.

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 / made it forms part of the development plan for the area, which is used to guide decisions on planning applications. There are currently nine parished areas within the Borough within which neighbourhood plans have been made / adopted or are being prepared, these include the communities of Barlaston, Colwich, Eccleshall, Gnosall, Hixon, Sandon and Burston, Stone, High Offley, and Swynnerton, (see Appendix 1 for the stage that each Plan has reached)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 Co-operate

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

⁴ This is the position as at October 2016.

- 3.10 In particular, during 2015 / 2016, Stafford Borough Council continued to work proactively through the Cannock Chase Special Area of Conservation Partnership to mitigate the impact of new development on this European designation. Furthermore, the Council is part of the Northern Gateway Development Zone Partnership to investigate further development opportunities associated with High Speed 2 (HS2) with Cheshire East, Chester & Cheshire West, Newcastle-under-Lyme, the City of Stoke-on-Trent and Staffordshire Moorlands Councils.

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 can be used to fund new strategic transport, education, open space and recreation provision that cannot be funded by other means. CIL is charged in £s per square metre on the net additional floorspace of a development. There are a number of exemptions to the charge including self-build housing and social housing.
- 3.12 Stafford Borough is progressing with the implementation of CIL; significant progress has been made on the evidence base phase, leading to the Preliminary Draft Charging schedule consultation in June 2015. The next stage is to develop the Draft Charging Schedule. The Borough Council is awaiting the results of the Government's CIL review before this is taken forward.

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 2015-2016 were 688. Housing completions since the start of the Plan period are set out below. The Borough has under-provided for the first four years since 2011. However, there has been an upward turn from 2013/14 with the completions in this current monitoring year far exceeding the annual target. The average completion rate for the Plan period to date is 452 dwellings.

Table 4.1 Housing Delivery 2011-2016 (dwellings) as at 31st March 2016

	2011/12	2012/13	2013/14	2014/15	2015/16	Average
Stafford Borough	425	306	411	428	688	452

- 4.2 The Plan for Stafford Borough supports sustainable development on brownfield land. 50% of housing completions were on brownfield land in the 2015-2016 monitoring period; this is a decrease on last year (71%).
- 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 7.02 years of supply; using the Sedgfield method it has 6.76 years (as at 31st March 2016). The calculation of the 5 year supply has taken account of sites with planning permission and allocated plan sites. 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 been under target since 2011; the average completion rate over the last 5 years is 2.8 hectares. 75% of completions (floorspace) in 2015-2016 were on previously developed land, which is similar to last year's figure of (77%).

Table 4.2 Employment Land Delivery 2011-2016 (hectares) as at 31st March 2016

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

- 4.5 Although completions are under-target there is a good supply of employment land in the pipeline. There are 97 hectares with planning permission for B use class, the

majority of this is for a mix of B1, B2 and B8 uses. An additional 55 hectares is allocated in the Local Plan.

Table 4.3 Employment Land Commitments with Planning Permission as at 31st March 2016 (hectares)

	B1	B2	B8	Combined B1/B2/B8	Total
Stafford Borough	9.1	6.1	1.5	80	96.7

Settlement Hierarchy

- 4.6 The policy framework states that the majority of future development will be delivered in Stafford, Stone and 11 Key Service Villages (KSVs) within the Borough. Annual targets have been set for the distribution of housing growth and employment growth within the hierarchy. For housing growth 70% of new housing development will be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% in the rest of the Borough area.
- 4.7 Since the start of the Plan period in 2011 43% of housing completions have been delivered in Stafford; 12% in Stone; 22% in the Key Service Village; and 22% 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 in line with the Plan's target; 70% for Stafford, 10% for Stone, 12% 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 as at 31st March 2016

	Target (%)	Completions 2011-2015 (%)	Completions and Commitments* (%)
Stafford	70	43	70
Stone	10	12	10
KSV	12	22	12
Rural Areas	8	23	8

*Includes completions 2011-2016, sites with planning permission and Plan allocations.

Rural Sustainability

- 4.8 From a total of 2.8 hectares of employment land developed across the Borough in 2015-2016, 1.3 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 39 new dwellings in rural areas,

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

Stafford and Stone

Stafford Town

- 4.9 7,000 new houses have been allocated for Stafford Town over the Plan period. Since 2011, 973 new houses have been built but there are a further 6,779 dwellings in the pipeline (either under-construction, with planning permission or with a Plan allocation).
- 4.10 Two strategic employment sites have been allocated at Stafford town, one to North of Stafford (Redhill) and one to the East of Stafford (Beacon Business Park). The Redhill employment site is 36 hectares in total and has outline planning consent for 28 hectares. Of the 28 hectares, 22 hectares has now received full planning permission and development has started. At Beacon Business Park an outline allocation was granted for the site in April 2012 for 22 hectares and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Since then a public house has been built, 5 more plots have gained full planning consent (a total of 1.79 hectares) and building work has commenced.
- 4.11 Between 1st April 2015 and 31st March 2016 29,318 m² of retail development was completed and 2,605 m² was either under-construction or had planning permission. The Kingsmead development is now complete and the majority of the Riverside development is also built (some elements are now trading).

North of Stafford

- 4.12 The North of Stafford site is progressing. Of the 3,100 houses allocated at this strategic site 100 houses have been completed to date (as at 31st March 2016). There is full planning permission for a further 375 houses and a remaining allocation without planning permission of 2,625⁵. The housing mix delivered to date has a slight bias towards larger properties (40% are 2 and 3 bedroomed houses and 60% are 4 bedroomed plus). As described above, there has been good progress on the Redhill Employment site.

West of Stafford

- 4.13 Out of the 2,200 houses allocated on the West of Stafford strategic site 250 have planning permission, and there are 1,950 remaining as a Plan commitment. No houses have been completed to date (as at 31st March 2016) but the groundworks have begun. 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.

⁵ Since 31st March 2016 the Masterplan for the North of Stafford site has been approved (November 2016) and additional planning applications have been submitted.

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 93 dwellings have been built to date. 30% of the houses will be for affordable dwellings. As described above good progress has been made on Beacon Business Park.

Stone Town

- 4.15 The Plan allocates 1,000 houses to be built in Stone town over the 20 year period. Since the start of the Plan period 279 dwellings have been built and a further 859 houses either have planning permission or are allocated in the Local Plan. There has been no development at Stone Business Park Extension to date and there has been no retail development in Stone this monitoring year.

West and South of Stone

- 4.16 The strategic allocation of 500 dwellings gained outline planning consent in February 2015. There has been no development on this site to date. It has been agreed that 32% of the site will be for affordable housing. 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 (3.4%) compared to regional (5.7%) and national averages (5.1%), which is an indicator of a healthy economy.

Sustainable Rural Development

- 4.18 1 hectare of employment land was granted planning permission during the monitoring year in rural areas. The sites are at Cold Meece and Moorfields Industrial Estate at Cotes Heath.

Recognised Industrial Estates

- 4.19 There are six Recognised Industrial Estates in the Borough including Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields and Raleigh Hall. Just over half a hectare was granted planning permission at Moorfields Industrial Estate this year. No other permissions were granted on any of the other Recognised Industrial Estates. There is a strategic allocation of 6 hectares at Ladfordfields and 4 hectares at Moorfields allocated in the Adopted Plan.

Major Developed Sites in the Green Belt

- 4.20 Three Major Developed Sites in the Green Belt have been identified in the Adopted Local Plan as potential sites for employment infill or part / complete redevelopment. These include Hadleigh Park (former Creda Works Limited) at Blythe Bridge, Moorfields Industrial Estate near Swynnerton and the former Meaford Power Station at Meaford, Stone. Hadleigh Park is in existing employment use and there are currently no plans for further development on this site. Moorfields Industrial Estate is an established employment area and was granted planning permission for an additional half a hectare of B use class employment land this year. The former Meaford Power Station has 34 hectares of land with planning permission. An access road has been completed this year and there has been ongoing work to bring forward a new energy centre and employment units on the site (planning consent was granted for a new gas fired power station in July 2016).

Tourism and Leisure

- 4.21 There is generally an under-supply of quality hotels in the Borough. No hotel bed spaces were built in 2015-16 and no new permissions were granted in the monitoring year. As at 31st March 2016 there were 71 bed spaces with a current planning permission. However, 60 of these have since lapsed (Land at Creswell, planning permission expired September 2016).

Town Centre Development

- 4.22 Policy E8 of the Adopted Local Plan supports the functions, vitality and viability of town, local and other centres specified in the hierarchy of centres. The aim is that retail, office and leisure developments should be focused in the town centres. Of all retail, leisure and office developments that have been built in the monitoring year 73% were in the defined town centres of Stafford and Stone. However, only 10% of commitments (sites with permission but not yet built) are within town centres. There are a number of large sites with permission within Stafford but outside the town centre boundary that are contributing towards this trend including the Bristol Street Motors site, which has permission for a supermarket, and the retail and office permissions at Arriva, Fairway, Stafford.

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 33% were 1 and 2 bedroomed, 28% were 3 bedroomed and 39% were 4 bedroomed or over. The housing mix is currently balanced toward larger bedroomed properties.

Affordable and Specialist Housing

- 4.24 159 units of affordable housing were delivered in the monitoring year; this included both urban and rural sites in Stafford, Stone, Great Haywood and Gnosall. 22 of these dwellings were for social rent, 110 for affordable rent and 27 for intermediate

housing. The table below shows the level of affordable housing delivery in the Borough since 2011. Although the target for the monitoring year 2015-2016 has been missed, there is a strong pipeline of affordable homes to be delivered in 2016-2017.

Table 4.5 Affordable housing delivery 2011-2016

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

In terms of specialist housing, 27 units were completed in the 2015-2016 monitoring year, 15 of these were for supported living apartments for vulnerable adults with learning disabilities.

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

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

Gypsies, Travellers and Travelling Show-people

- 4.26 The Adopted Plan includes Policy C6 which seeks to ensure that an adequate supply of gypsy and travellers sites at appropriate locations are delivered over the lifetime of the Plan. Technical work undertaken for Part 2 of the Plan review suggested that 43 gypsy and traveller pitches are needed over the Plan period. Although no further gypsy and traveller pitches were permitted between 1st April 2015 and 31st March 2016 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

- 4.27 The Adopted Plan promotes measures to encourage actions to combat climate change and promote renewable energy. In terms of recycling the authority has achieved a recycling rate of 54% this year; this is slightly below the target which has been set at 60%. Four large scale renewable energy schemes have been approved this year; 2 for solar and 2 for anaerobic digestion.

Natural and Historic Environment

- 4.28 The natural environment is an important asset ecologically, economically and for health purposes. There have been no changes or recorded losses on areas of biodiversity importance in the monitoring year. A survey of local wildlife sites is on-going to establish any recent changes to habitat and species.

- 4.29 The Cannock Chase Special Area of Conservation (SAC) is protected by European legislation. Any housing development that is approved within 8 km of the Cannock Chase SAC is required to contribute monies towards the mitigation of this important habitat. To date over £198,000 has been collected from housing developments and over £1,145,000 has been committed across the four competent authorities to deliver mitigation measures for the SAC
- 4.30 The conservation of listed buildings is an important element of the planning process. There are 7 heritage assets on the Historic England Heritage at Risk Register in 2016 in the Borough (1 fewer than last year). Two of these were buildings and structures, two were archaeological entries and three were conservation area entries. No listed buildings were lost in the 2015-2016 monitoring year through development proposals. Good progress is being made on conservation area reviews with 10 completed during the monitoring year, taking the total to 26. Three more are currently being progressed.

Infrastructure

- 4.31 Infrastructure provision is key to supporting the growth aspirations of the Borough, in particular at the strategic development sites in Stafford. The two major transport schemes identified in the Adopted Plan are the Stafford Western Access Route and the Stafford Eastern Access Route. The Stafford Western Access Route is expected to be delivered between 2016/17 and 2020/21. The first phase of the Stafford Eastern Access Route between Beaconside and Tixall Road is currently being delivered by developers and the link to St Thomas Lane will be delivered as part of the subsequent development phase.

Conclusion

- 4.32 There has been good progress with the development of Local Plan documents in the Borough. Part 2 of the Plan has now been through the Examination process (July 2016) and is on track to be adopted by January 2017. The Neighbourhood Plans are developing well, Eccleshall and Gnosall have been 'made' (adopted) and Colwich and Hixon are at the very last stages of the process. The Community Infrastructure Levy will be developed further in 2017.
- 4.33 With regards Local Plan policies housing completions have increased significantly this year, far exceeding the target. There is a robust supply of housing land; 11,100 housing commitments in total (compared to a Plan target of 10,000) and a strong 5 year supply (6.76 years Sedgefield method). Affordable housing delivery continues to improve; 159 units were delivered this year which is the highest level since the start of the Plan period. Disappointingly employment land completions have fallen since last year and remain below target. However, there is still a very good supply of employment land in the pipeline, meaning that over the lifetime of the Plan targets are achievable.
- 4.34 The strategic development locations have progressed well this year, with further completions on the Stafford North and East sites. There has been a good application of environmental protection policies. Of note is the significant amount of money that

has been collected or committed to protect the Cannock Chase Special Area of Conservation.

4.35 This monitoring year good progress has been made on the delivery of the Plan. Of the 75 indicators monitored; 36 have been scored positively, 32 neutrally and only 7 negatively. The 7 indicators that have not performed well relate to employment, town centre and hotel developments.

4.36 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 October 2016

Neighbourhood Plan Area	Designated Neighbourhood Plan date	Pre-submission Consultation (Regulation 14)	Submission to Stafford Borough Council (Regulation 15)	Publication and Consultation of Neighbourhood Plan (Regulation 16)	Examination date and Receipt of Examiners Report		Referendum
Sandon & Burston	7 February 2013	1 April – 31 May 2013	11 May 2016	27 May – 11 July 2016	Oct 2016		
Colwich	7 February 2013	1 June – 27 July 2015	30 September 2015	9 October – 20 November 2015	Dec 2015	12 January 2016	15 Sept 2016
Barlaston	4 July 2013						
Hixon	4 July 2013	8 July – 21 August 2015	23 November 2015	30 November 2015 – 15 January 2016	Jan 2016	11 February 2016	15 Sept 2016
Eccleshall	4 July 2013	19 January – 28 February 2015	13 May 2015	29 May – 13 July 2015	Sept 2015	7 October 2015	5 May 2016 Made – 26 July 2016
Gnosall	4 July 2013	10 December 2014 – 22 January 2015	10 February 2015	24 February – 8 April 2015	May 2015	8 June 2015	22 October 2015 Made – 24 Nov 2015
Swynnerton	3 July 2014						
Stone	8 December 2015						
High Offley	3 March 2016						

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

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP1 – Presumption in favour of Sustainable Development	Number of dwellings completed on Previously Developed Land (PDL)	Maximise	☹️	Out of the 688 housing completions in the monitoring year 344 (50%) were on previously developed land. This is a decrease on last year (71%).
	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, 12% in Stone, 22% in the KSV's and 23% 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	😊	688 houses were completed in 2015-2016. This is a significant increase on last year and above target. There is a 5 year supply of housing land in place (7.02 Liverpool method, 6.76 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 up to 2027.
	Employment land available by type Amount of additional employment floorspace by type	8 hectares per year	☹️	2.8 hectares of employment land was built this year, this is under target. An average of 2.8 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, 12% in Stone, 22% in the Key Service Villages and 23% in the rural areas.
		Stone Town 10%		
		Key Service Villages 12%		
		Rest of Borough Area 8%	😊	

The Plan for Stafford Borough
 Authority Monitoring Report 2015-2016

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SP4 - Stafford Borough Housing Growth Distribution	Number of new Houses built (net completions)	500 per year	☺	688 houses were built in the monitoring year. This is well above target and a significant 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 97 hectares of employment land with planning permission and an additional 55 hectares allocated in the Local Plan; 152 hectares in total. This equates to a supply of 10 hectares per annum over the remaining 15 years of the Plan period.
	Amount of floorspace developed in Stafford Borough		☹	2.8 hectares of employment land have been developed this monitoring year and 14 hectares have been developed in total over the last 5 years.
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	☺	1.3 hectares of employment land was developed in the rural areas in the monitoring year (12,712 m2 of floorspace). This is an increase on last year.
	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 688 housing completions 39 were converted from traditional rural buildings. This is higher than last year. The number of Rural Exceptions Housing is not currently monitored.
	Number of Rural Exceptions Housing Completed			
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, 12% in Stone, 22% in the Key Service Villages and 23% in the rural areas.
		Stone Town 10%	☺	
		Key Service Villages 12%		
		Rest of Borough Area 8%		Over the Plan period looking at both housing completions and commitments the split is 70% for Stafford Town, 10% for Stone, 12% for the KSV's and 8% for the rural areas.

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	<p>7,000 houses to be delivered in Stafford Town over the Plan period</p> <p>To achieve 30% affordable housing.</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p> <p>Up to 400 dwellings to be delivered for Military personnel returning</p>	<p>☺</p> <p>☺</p> <p>☺</p>	<p>973 houses have been built in Stafford Town since the start of the Plan period (5 years in total), which is below target. However, there are a further 6,779 dwellings committed (with planning permission or with a Plan allocation).</p> <p>105 affordable houses were delivered in Stafford town in the monitoring year meeting the target (105 per annum). 85 were for affordable rent and 20 were for intermediate housing.</p> <p>The site has been completed for 346 dwellings for Military Personnel in Stafford Town (in the 2014-2015 monitoring year).</p>
	Employment land available by type delivered on Strategic sites in Stafford Town	Provision of new employment sites to the north and East of Stafford	☺	The Redhill employment site is 36 hectares in total and has outline planning consent for 28 hectares. Of the 28 hectares, 22 hectares has now received full planning permission and development on the site is under-way. At Beacon Business Park, to the East of Stafford, an outline application was granted on the site in April 2012 for 22 hectares and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Since then a public house has been built, 5 more plots have gained full planning consent (a total of 1.79 hectares) and building work has commenced.
	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	☺	Between 1 st April 2015 and 31 st March 2016 29,318 m2 of retail space had been completed, and 2,605m2 was either under-

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>construction or had planning permission. The Kingsmead development is now complete and the majority of the Riverside development is also complete.</p> <p>Stafford Western Access Route: Planning consent was achieved in November 2015 and the scheme is expected to be delivered between 2016/17 and 2020/21</p> <p>Stafford Eastern Access Route: First phase between Beaconside and Tixall Road is currently being delivered by developers and the link to St Thomas Lane will be delivered as part of the second development site.</p> <p>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>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</p> <p>A proportion of the properties to be two or three bedroomed properties</p> <p>36 ha of employment to be delivered on the SDL</p> <p>Provision of new employment site to the north</p>	<p>☹</p> <p>☹</p> <p>☺</p> <p>☺</p>	<p>Of the 3,100 houses allocated at the North Stafford site 100 houses have been built to date (over the last 2 years). There is planning permission for a further 375 houses and a remaining plan allocation of 2,625.</p> <p>Affordable housing has been negotiated on the site through a Section 106 Agreement, however the delivery of this is subject to viability testing.</p> <p>Of the 100 completions to date 40% are 2 and 3 bedroomed houses and 60% are 4 bedroomed.</p> <p>The Redhill employment site was granted outline planning consent for 28 hectares in 2012. Full planning consent has now been granted for 22 of the 28 hectares.</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Planning permission and completions of local community based infrastructure and educational facilities</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>	<p>Deliver infrastructure as set out in Appendix D</p>		<p>For the 400 dwelling element of the site a S106 agreement has been negotiated for public open space, educational needs, and affordable housing subject to viability.</p>
<p>Policy Stafford 3 - West of Stafford</p>	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>	<p>2,200 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30% affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p> <p>A proportion of the properties to be two or three bedroomed properties</p> <p>5 ha of employment to be delivered on the SDL</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p>☺</p> <p>☺</p> <p>☹</p> <p>☹</p>	<p>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 2015-2016. A masterplan has been agreed.</p> <p>On the part of the site that has planning permission it has been agreed that 30% of the houses will be delivered as affordable housing, 80% will be for social rent and 20% for intermediate housing. The housing mix will be monitored as dwellings are build out.</p> <p>A public house was completed on part of the mixed use / employment element of the West of Stafford strategic site in 2014-2015. There have been no further planning permissions or completions.</p> <p>The two Section 106 agreements relating to the 250 dwellings with full planning permission set out developer contributions towards affordable housing, education,</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				open space, sports and leisure and the Stafford Western Access Route. The Western Access Route is due to be delivered between 2016/17 and 2020/21.
Policy Stafford 4 - East of Stafford	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>Employment land available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>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>600 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30% affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p> <p>20 ha of employment land to be delivered at Beacon Business Park</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p>☺</p> <p>☺</p> <p>☺</p> <p>☺</p>	<p>The East of Stafford site has been granted planning consent for 622 houses; 93 dwellings have been built to date.</p> <p>It has been agreed that 30% of the houses will be affordable housing with an 80/20 split between social rented and intermediate housing.</p> <p>At Beacon Business Park, to the East of Stafford, an outline application was granted on the site in April 2012 for 22 hectares and a reserved matters application was granted in September 2014 to create the plateau levels and access road for Phase 1. Since then a public house has been built, 5 more plots have gained full planning consent (a total of 1.79 hectares) and building work has commenced.</p> <p>The Section 106 agreements relating to the East of Stafford site of 622 dwellings provide for the following infrastructure needs; affordable housing (30%), education, on-site open space, sports facilities and highways works. The first phase of the Stafford Eastern Access Route is under-construction.</p>

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy Stone 1 - Stone Town	Total Number of Net Additional Dwellings delivered in Stone Town over the Plan period	1,000 houses to be delivered in Stone Town over the Plan period.	☺	279 dwellings have been built in Stone town over the Plan period. There are a further 859 houses that either have planning permission or are allocated in the Local Plan.
	Gross affordable housing completions	To achieve 40% affordable housing.	☺	37 affordable dwellings were delivered in Stone town in the monitoring year, this is above the target of 20 per annum.
	Mixture of tenure of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing. A proportion of the properties to be two or three bedroomed properties.	☹	Of the houses built this monitoring year, 6% were 1 bedroomed, 51% were 2 and 3 bedroomed and 43% were 4 bedroomed.
	Employment land available by type delivered on Strategic sites		☹	There has been no development at Stone Business Park extension to date.
	Amount of additional employment floorspace by type	1,700 sqm (net) of food retailing and 400 sqm (net) of non food retailing to be delivered at Stone Town.	☹	In 2015-2016 there were no retail completions in Stone.
	Planning permission and completions of local community based infrastructure	Deliver infrastructure as set out in Appendix D.	☹	Measures are being put in place to improve the infrastructure needs of Stone town.
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward	No loss of employment land to non-employment uses.	☹	0.7 hectares of employment land has been lost to housing land in Stone over the 2015-2016 monitoring period.
	Loss of employment land to non-employment uses			

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy Stone 2 - West and South of Stone	Net Number of Additional Dwellings	500 dwellings to be delivered in Stone Town over the plan period	☹️	The strategic allocation at Stone gained outline planning consent in February 2015. There has been no development on this site to date.
	Gross affordable housing completions	To achieve 40% affordable housing	☹️	It has been agreed that 32% of the site will be for affordable housing. This is below the target of 40%.
	Mixture of tenure of new dwellings	To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing	😊	80% of the affordable housing will be for social rent and 20% will be for intermediate housing.
		A proportion of the properties to be two or three bedroomed properties	☹️	No reserved matters have been submitted for this site to date, therefore this indicator cannot be monitored.
	Employment land available by type	20 ha of employment land to be delivered south of Stone Business Park	☹️	18 hectares of land has been allocated in the Local Plan for south of Stone Business Park. This does not yet have formal planning permission.
	Planning permission and completions of local community based infrastructure	Deliver infrastructure as set out in Appendix D	☹️	The Section 106 agreement for the Stone Strategic Development Location secures 32% on-site affordable housing, education monies towards new school facilities, bus and highway improvements including improvements to the A34/B5026 Walton roundabout and open space and sports provision.
	Monitor implementation and delivery of infrastructure projects necessary to bring the project forward			

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Economy				
Policy E1 - Local Economy	Amount and % of employment floorspace developed on previously developed land	Maintain a ready supply of employment land to meet future needs.	☺	17,655 m2 of floorspace was built in 2015-2016 which is 36% more than the previous year. 75% of this development was on previously developed land.
	Amount and type of land available Amount of employment land lost to other uses	Minimise the loss of employment land to other uses	☺	At 31 March 2016 152 hectares of employment land was available for development (sites with planning permission or allocated in the Local Plan).
			☹	A total of 10.4 hectares of employment land was lost to housing over the monitoring year.
Policy E2 - Sustainable Rural Development	Amount of employment based planning permissions granted within rural areas	Maximise the provision of employment land within rural areas.	☹	1 hectare of employment land was granted planning permission in rural areas in the monitoring year.
	Completions of Rural Exception Housing	Increase the number of rural affordable houses in rural areas commensurate with local need	☹	Completions of Rural Exception Housing are not currently monitored.
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.	☹	0.63 hectares have been granted at Moorfields Industrial Estate in the 2015-2016 monitoring year.
Policy E4 - Raleigh Hall and Ladfordfields Recognised Industrial Estates (RIEs)	Amount of new employment land granted planning permission on Ladfordfields and Raleigh Hall RIE's	Deliver 4 ha of new employment land at Raleigh Hall and 6 ha at Ladfordfields	☹	No planning permissions were granted on Ladfordfields and Raleigh Hall RIE's in the monitoring year.
Policy E5 - Major Developed Sites in the Green Belt	Amount of new employment land developed on Major Developed Sites	Maximise	☹	No employment land was developed on Major Developed Sites in the Green Belt in the monitoring year. Former Meaford Power Station has 34 hectares committed for development and a new access road has been constructed. Significant preliminary work has progressed on the

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Amount and % of employment floorspace developed on PDL			<p>new power station and business park. Moorfields Industrial Estate has 0.63 hectares with planning permission.</p> <p>This indicator is not applicable as there have been no completions this year.</p>
Policy E6 – Tourism	Number of Hotel spaces granted planning permission	Encourage	☹️	No hotel bed spaces were built in 2015-2016. No hotel bed spaces were granted planning permission in the monitoring year. There are 71 bed spaces that currently have planning permission.
Policy E7 - Canal Facilities and New Marinas	Number of new canal facilities or marinas developments granted planning permission	No Set Target	😊	A development at Aston Marina was completed this year which involved the construction of a new club house / venue.
Policy E8 - Town, Local and Other Centres	Amount of Floorspace for retail, leisure, office within Town Centres	<p>Focus retail and office and leisure developments on Stafford and Stone Town centres.</p> <p>Protect existing facilities within existing town and Key Service Village centres</p>	<p>😊</p> <p>☹️</p>	<p>Of all retail, leisure and office developments in the monitoring year 73% of completions were in the defined town centres of Stafford and Stone.</p> <p>Only 10% of planning commitments (sites with permission but not yet built) are within the town centres.</p>
Transport				
Policy T1 – Transport	Number of planning permissions granted for major developments with secured Travel Plans	Secure Travel Plans on all major developments		This indicator is currently under development.
Policy T2 - Parking and Manoeuvring	For developments to meet the parking Standards set out in Appendix B	All developments to be in accordance with the Car Parking standards in Appendix B of the Adopted Plan.		This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Communities				
Policy C1 - Dwelling Types and Sizes	Monitor the mix of housing type (i.e flats / houses and sizes - i.e bedroom number.	Housing types and sizes to meet the identified needs as set out in the Strategic Housing Market Assessment.	☺	Of the houses built this year 33% were 1 or 2 bed roomed, 28% were 3 bed and 39% were 4 bed roomed or over. Compared to 2012 there is a higher percentage of 1 and 2 bed roomed houses being delivered but there is still too much of a skew towards 3+ bed roomed dwellings.
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	☹	159 affordable houses were delivered in the monitoring year in the Borough. This is an improvement on last year, but still below the target of 210 per annum. 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	☹	27 specialist units were completed in the 2015-2016 monitoring year, including supported living apartments for vulnerable adults with learning disabilities.
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	☺ ☺	In the 2015-2016 monitoring year there were 27 completions on rural exceptions sites in the Borough at Hixon and Meir Heath. 1 site was permitted for housing development in the Green Belt in the current monitoring year at Yarnfield.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
				However, this is appropriate development as it is a brownfield redevelopment site (45 dwellings).
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 2015 and 31 st March 2016. There is currently a 5 year supply of Gypsy and Traveller 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	☹	There was one application in the year that resulted in a loss of open space provision; this was a play area in Stafford. This indicator is currently under development.
Environment				
Policy N1 - Design	Number and % of housing sites (10+ dwellings) with the number of greens, ambers and reds	All sites of 10+ dwellings to maximise the number of greens in a Building for Life Assessment.		This indicator is currently under development.
Policy N2 - Climate Change	Percentage of new developments with Sustainable Urban Drainage Systems (SUDs) Percentage of new residential developments built to zero carbon standard Percentage of new non-residential developments meeting relevant BREEAM level	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 1,000 square metres to meet BREEAM 'Very Good' standard and all developments over 1,000 square metres will to meet 'Excellent' standard		This indicator is currently under development. This indicator is currently under development. This indicator is currently under development.

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Percentage of household waste that is recycled or composted	Maximise the percentage of household waste that is recycled or composted	☹️	The authority has achieved a recycling rate of 54% this monitoring year. This compares to an aspirational target of 60%.
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	😊	4 large scale schemes were approved in 2015-2016 for renewable energy; 2 for solar and 2 for anaerobic digestion.
Policy N4 - The Natural Environment & Green Infrastructure	Amount of new green infrastructure provided	Secure improvements to Green Infrastructure	😊	This indicator is currently under development.
	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	😊	To date over £198,000 has been collected from housing developments and over £1,145,000 committed across the four competent authorities to deliver mitigation measures for the 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. These included an agricultural building, and anaerobic digestion energy facility, and an equipment store.
Policy N8 - Landscape Character	Number of planning applications refused on landscape character grounds.	No applications permitted that would have a negative impact on Landscape Character		This indicator is currently under development.
Policy N9 - Historic Environment	Number of Listed Buildings, Scheduled Ancient Monuments,	No increase to the English Heritage 'at Risk register'	☹️	There were 7 historic assets on the Historic England Heritage Assets at Risk Register in

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Conservation Areas and Historic Parks and Gardens on the English Heritage 'At Risk' register Number of Listed Buildings Lost	No net Loss of Listed Buildings	☺	2016 in Stafford Borough. Two of these were buildings and structures, two were archaeological entries and three were conservation area entries. There has been a decrease of 1 historic asset at risk since the last monitoring year. No listed buildings were lost in the 2015-2016 monitoring year.
Infrastructure				
Policy I1 - Infrastructure Delivery Policy	New Infrastructure provided	Monitor contributions and infrastructure delivery against targets set out in the Infrastructure Delivery Plan.	☺	The infrastructure needs of the Strategic Development Locations have been reported above.