

Stafford Borough Authority Monitoring Report 2020

(Covering the period 1 April 2019 - 31 March 2020)

Published December 2020



The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2019-2020

Executive Summary

This Authority Monitoring Report covers the period 1 April 2019 to 31 March 2020. It summarises the progress that the Borough has made in delivering the adopted Local Plan, known as the Plan for Stafford Borough 2011-2031. The analysis includes a commentary on the New Local Plan, the development of Neighbourhood Plans, cross boundary co-ordination on strategic matters and related work including the Self Build and the Brownfield Land Registers. Most importantly, the document provides an analysis of whether Local Plan targets are being achieved, such as the delivery of housing numbers and employment land sites.

Progress on the Local Plan and Supporting Documents

- The Borough Council has a fully adopted Local Plan and the production of a new Local Plan commenced in July 2017. A 'Call for Sites' exercise has been undertaken and a public consultation on the key issues for consideration in the new Plan has been progressed.
- Two Neighbourhood Plans are currently being taken forward for Stone and Swynnerton. Five Neighbourhood Plans have been 'made' (adopted) for the Parishes of Gnosall, Eccleshall, Hixon, Colwich (the Haywoods) and Barlaston.
- Stafford Borough continues to have cross-boundary strategic discussions, known as the Duty to Co-operate, on housing, employment land, infrastructure and environmental issues with neighbouring authorities and key stakeholders.
- The authority has an up to date Brownfield Land Register and Self-Build Register. The council is currently working towards providing self-build and custom housing plots to meet the demand on the register.
- The authority was successful in its bid to secure funding to undertake initial feasibility studies on the provision of a new garden community in the Borough.
- The authority exceeded the requirements of the Government's Housing Delivery Test for the 2019/20 monitoring year.

Progress on Local Plan Policies

- Housing completions are above target this year; 752 compared to a target of 500 dwellings per annum. The Borough has exceeded the target for four consecutive years which stands us in good stead for the new 'Housing Delivery Test' which was introduced by Government in 2019.

- Housing supply remains strong. Stafford has a 5 year supply of deliverable sites and has sufficient commitments to meet the target of 10,000 homes over the Plan period 2011 - 2031.
- 5.1 hectares of employment land has been completed this year. This is lower than the Local Plan target of 8 hectares per annum. Supply is strong (88.9 hectares in the pipeline) but sites are being developed; the first phase of Redhill Business Park is now complete, Beacon Business Park has seen consistent development over the past two years and Meaford Business Park has started to move forward. New sites will have to be found as part of the New Local Plan.
- In the Borough 70% of new housing development is proposed to be built in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% across the rest of the Borough area. When housing completions and committed sites are taken into account the percentages are generally in line with the Plan's development strategy.
- Good progress has been made on the Strategic Development Locations in the Borough. The East of Stafford allocation is building out well, there have been 552 completions to date. On the North of Stafford site there have been 399 completions to date and this year planning permission has been given for a further 1,825 dwellings. On the West of Stafford site 300 houses have been completed so far. Construction on the strategic site at Stone has seen the delivery of 164 out of 500 permissioned units in the 19/20 monitoring year.
- The Stafford Riverside development is now operational. The new cinema and associated leisure units opened in November 2018.
- The Stafford Station Gateway project, a multi-million pound residential and commercial development to the west of Stafford railway station linking the Western Strategic Development Location with the town centre is progressing well.
- The number of affordable dwelling completions increased during 2019/20 to 189 units from 147 units the previous year. Since the Adoption of the Local Plan in 2014 an average of 209 units per year have been delivered against the Plan target of 210 units per year.
- There were no large scale renewable energy schemes permitted this year. There have been no losses in areas of biodiversity importance during 2019/20 and no listed buildings lost as a result of development.

Contents

Contents	
Stafford Borough Spatial Portrait and Planning Context	5
Progress on the Plan for Stafford Borough and Supporting Documents	8
Plan for Stafford Borough	9
Stafford Borough's New Local Plan	9
Supplementary Planning Documents (SPDs)	10
Duty to Co-operate	10
Community Infrastructure Levy and Developer Contributions	11
Brownfield Land Register	11
Self-Build	11
Progress on Local Plan Policies	12
Development Strategy	12
Housing Land Supply	12
Employment Land Supply	12
Settlement Hierarchy	13
Stafford and Stone	14
Economy	15
Communities	16
Environment	17
Social and Community Facilities	18

The Plan for Stafford Borough 2011-2031

Authority Monitoring Report 2019-2020

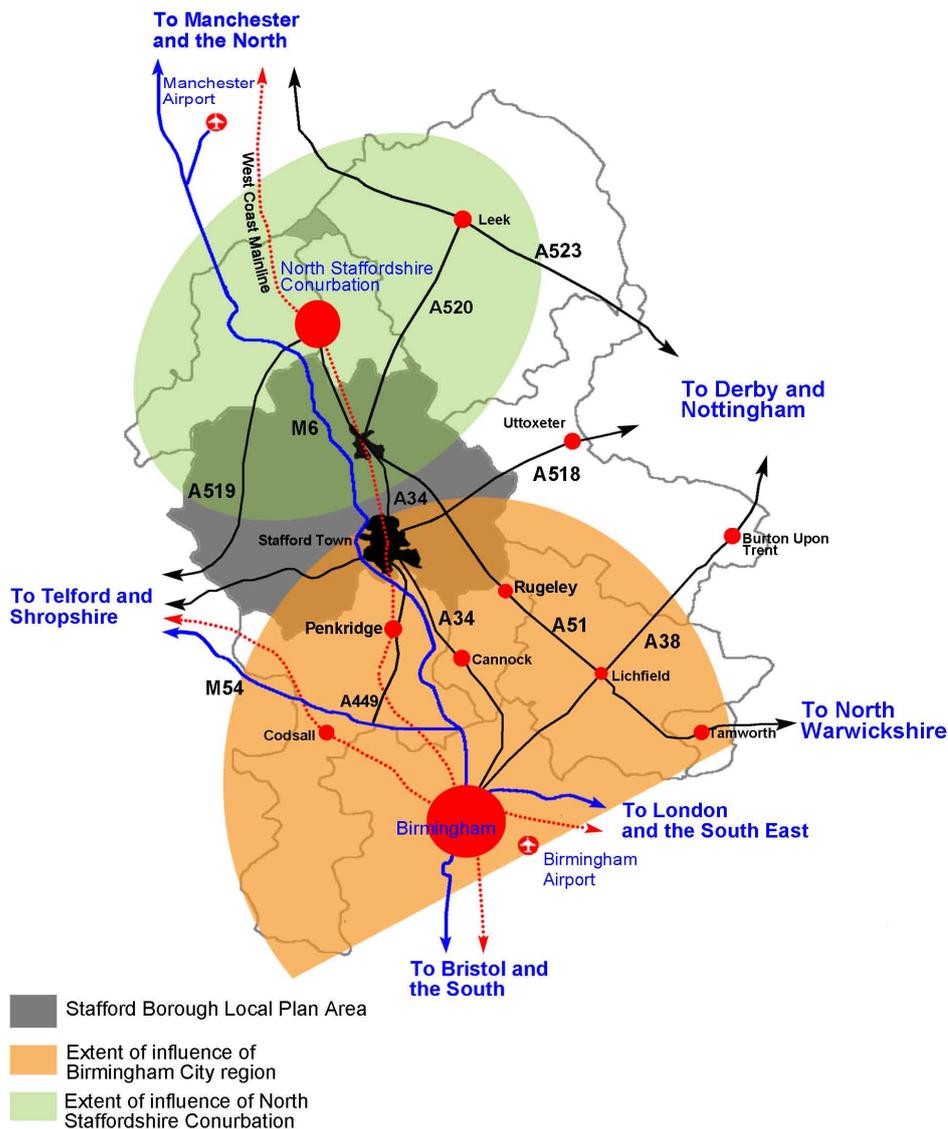
Introduction

- 1.1 Local Planning Authorities have a statutory requirement to produce an Authority Monitoring Report. The purpose of the report is to show progress with Local Plan preparation, assess the delivery of adopted Local Plan policies and targets, and to report on other planning policy activities such as Supplementary Planning Documents, Neighbourhood Plans, how authorities are working together on cross border strategic planning issues (Duty to Co-operate) and contributions made towards infrastructure provision.
- 1.2 This is the seventh Authority Monitoring Report to be produced since the adoption of the Local Plan (known as the Plan for Stafford Borough). The Report covers the period 1 April 2019 to 31 March 2020– ‘the Monitoring Year’. Where appropriate, data has been provided for the last 9 years so that an assessment can be made from the start of the Plan period in 2011.
- 1.3 Stafford Borough Council adopted Part 1 of the Plan for Stafford Borough in June 2014. Part 2 was subsequently adopted in January 2017. This report therefore sets out progress on both elements of the current Plan where data is available.

Stafford Borough Spatial Portrait and Planning Context

Spatial Portrait

- 2.1 Stafford Borough is centrally located between the conurbations of Manchester and Birmingham. It is a predominantly rural Borough of around 130,000 people covering 59,817 hectares. A third of the population live in smaller rural settlements. The Borough lies in the centre of the County and is home to the county town of Stafford, the canal town of Stone, and many rural villages and hamlets.
- 2.2 The Key Service Villages (KSVs) are spread across the rural areas of the Borough, being traditional service, commercial and social centres, which also serve a number of smaller villages and hamlets in their locality. Each KSV is located within easy access to key rural employment centres that complement the recreational and retail opportunities within the villages.
- 2.3 Figures recently published by the Office of National Statistics show that the population in Stafford Borough is expected to grow by around 15.8% between 2018 and 2043. Figures also show that the population of over 65's is expected to grow by 43% within the same time frame. Whilst the population of Stafford Borough is predominantly White British, the number of minority groups living in the Borough is growing. Stafford is home to a significant number of military personnel, including an influx in 2015 from those serving abroad returning to the Stafford base at Beacon Barracks. Staffordshire University closed their Stafford campus in 2014, although parts of the campus have since re-opened for educational purposes by the Beacon Group.
- 2.4 There are over 64,000 dwellings in the Borough. Home ownership is higher than the national average although there has been a significant increase in private renting over recent years.
- 2.5 Stafford Borough has excellent transport links both north and south, with good connections east and west. Stafford station has been identified to connect with the new High Speed 2 rail link, which will improve journey times between Stafford and London once the line is operational. The proximity of Stafford to surrounding districts, along with transport links to the region and the rest of the UK, are illustrated below.



- 2.6 Stafford town is the Borough’s major employment centre, having the largest shopping centre in the area and containing the largest concentration of commercial premises and multiple retailers. It also has many key visitor attractions. Furthermore, the town contains a large range of ‘stand alone’ employers and a number of industrial estates / business parks. Stone is the second largest centre and Eccleshall is the third.
- 2.7 The economy is relatively strong, with an unemployment rate of 2.7%. This is lower than the West Midlands (4.7%) and national (3.9%) unemployment rates. The number of people who are economically active is just above the national average, 83% compared to 79.4%. The population has a high level of educational attainment compared to Great Britain as a whole; 52.9% of the working age residents have higher level skills (degree level or higher) compared to 40.3% for Great Britain as a whole¹. The area is very attractive to inward investors due to its central location and

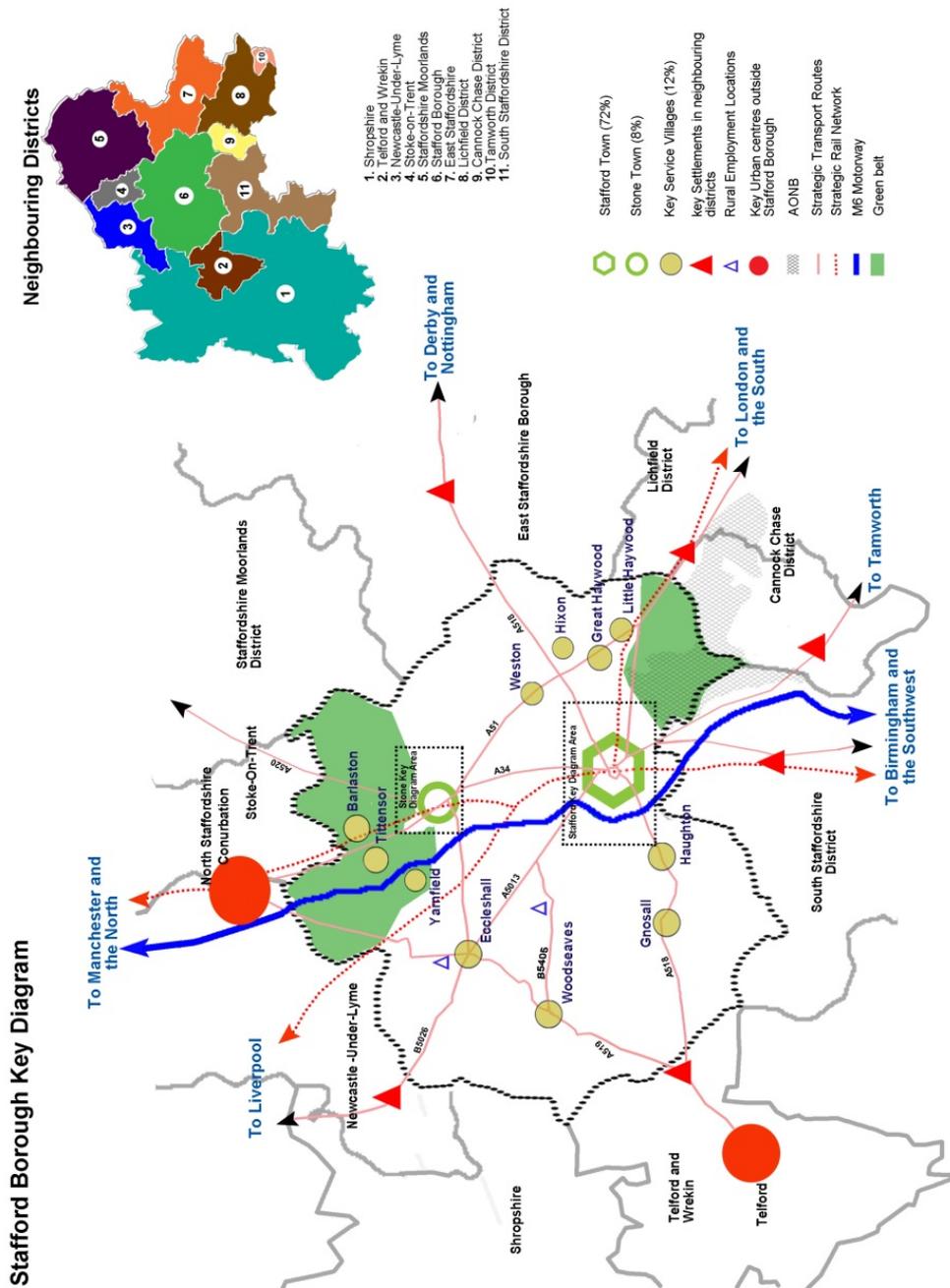
¹ Source: Nomis 2020
<http://www.nomisweb.co.uk/reports/lmp/la/1946157178/report.aspx?town=stafford#tabquals>

transport links, availability of labour and well located employment sites. New strategic employment sites are being taken up at Stafford and Stone, including Redhill Business Park, the extension of Beacon Business Park and Meaford.

- 2.8 The natural landscape is characterised by flat low lying land positioned between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the area is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and grasslands. Part of the rural landscape is nationally recognised through the designation of the Cannock Chase Area of Outstanding Natural Beauty (AONB) in the south east of the Borough. Stafford Borough is also important for its biodiversity and areas of nature conservation, many of which are internationally and nationally designated sites. The Borough contains 3 Ramsar sites (wetlands of international importance) at Aqualate Mere, Chartley Moss and Cop Mere, 15 Sites of Special Scientific Interest (SSSIs) and 4 Special Areas of Conservation (SAC) sites (Cannock Chase, Motte Meadows, Chartley Moss and Pasturefields).
- 2.9 The Borough has a rich historic environment, for example the town centres of Stafford, Stone and many of the rural villages have historic cores which are designated as Conservation Areas. Outside of these settlements Trentham Gardens, Sandon Park, Shugborough Park and the German Military Cemetery on Cannock Chase are designated as Historic Parks and Gardens. There are two areas of Green Belt within the Borough, around the North Staffordshire conurbation and in the south-eastern area of the Borough, including the Cannock Chase Area of Outstanding Natural Beauty.

Planning Context

- 2.10 The Plan for Stafford Borough 2011-2031 provides for growth through a sustainable pattern of development. The Plan makes provision for both local needs and immigration delivering a level of housing and employment that will satisfy both. The focus of development is the County town of Stafford which will take 70% of the overall housing allocation for the Borough. This will be balanced by employment sites (56% of new employment development will be at Stafford town) and the provision of supporting infrastructure. Three strategic sites have been allocated on the edge of Stafford to support the majority of this housing growth; North of Stafford, West of Stafford and East of Stafford.
- 2.11 The smaller market town of Stone will accommodate 10% of the housing growth, and will be supported with employment sites and appropriate infrastructure. The Plan for Stafford Borough allocates 12% of the Borough's employment growth to Stone. A strategic housing site has been allocated to the west of Stone which will accommodate 500 new dwellings and an employment site has been allocated to the south of Stone to provide 20 hectares of employment land. Additional housing and employment will be provided elsewhere in Stone through sites with planning consent.
- 2.12 11 Key Service Villages (KSVs) have been identified in the Plan which will take a lower level of growth, namely; Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield. Overall, 12% of housing will be built in these sustainable villages which already provide many local facilities and services.
- 2.13 The remaining rural areas of the Borough will accommodate a small amount of growth (8%). This is to provide for local needs and will primarily focus on the conversion of barns and rural buildings, and the provision of rural exception sites (sites for affordable housing outside the Key Service Villages).



Progress on the Plan for Stafford Borough and Supporting Documents

Implementation of the Local Development Scheme

- 3.1 The Local Development Scheme (LDS) sets out the timetable for the production of the New Local Plan and its supporting documents. It can be found on the Borough Council's web site at <http://www.staffordbc.gov.uk/local-development-scheme>. The

section below outlines how the Borough Council has progressed against the key dates set out in the LDS. The Community Infrastructure Levy is discussed in a separate section at the end of this chapter.

Plan for Stafford Borough

3.2 The Development Plan for Stafford Borough (PFSB) currently consists of the Plan for Stafford Borough, adopted on 19 June 2014, and the Plan for Stafford Borough: Part 2 adopted on 31 January 2017. The Plan for Stafford Borough sets out the vision, key objectives and spatial strategy for the Borough. It is the over-arching policy document to which any other planning policy documents must comply, including Neighbourhood Plans. The Plan for Stafford Borough Part 2 sets out the approach to development in the sustainable settlement hierarchy by establishing settlement boundaries for Stafford, Stone and the Key Service Villages, and boundaries for the Recognised Industrial Estates. It also includes a policy on protecting social and community facilities.

3.3 The following Neighbourhood Plans have been made (adopted) and form part of the Development Plan for Stafford Borough in determining planning applications within the relevant Parishes, alongside the adopted Plan for Stafford Borough and Part 2:

- Gnosall Neighbourhood Plan 'made' (adopted) on 24 November 2015
- Eccleshall Neighbourhood Plan 'made' (adopted) on 26 July 2016
- Hixon Neighbourhood Plan 'made' (adopted) on 22 November 2016
- Colwich Neighbourhood Plan 'made' (adopted) on 22 November 2016
- Barlaston Neighbourhood Plan 'made' (adopted) on 23 July 2019

Two Neighbourhood Plans are being progressed; Stone and Swynnerton.

3.4 In addition Stafford Borough is covered by the Minerals Local Plan for Staffordshire (2015-2030), adopted on 16 February 2017, and the Staffordshire and Stoke-on-Trent Waste Local Plan (2010 to 2026), adopted on 22 March 2013, both produced by Staffordshire County Council.

Stafford Borough's New Local Plan

3.5 The New Local Plan 2020-2040 will fully replace the Plan for Stafford Borough 2011-2031 (PFSB) and the PFSB Part 2 with a new development strategy, site allocations and Development Management policies. The table below sets out when each stage of the New Local Plan has been or is due for completion.

Process	Stage Date
- Commencement	July 2017 - Completed
- Issues and Options	July 2018 to March 2020 - Completed
- Preferred Options	January 2021
- Publication	June 2021
- Submission	December 2021
- Examination	March 2022

- Adoption October 2022

The New Local Plan has commenced, in accordance with the above timetable, and progress is being made on the next stage: Preferred Options. However, at the time of the publication of this AMR (November 2020), the Government was conducting a review of the Planning System; as such the Council is reviewing the implications of this national review and whether or not this timetable should be revisited.

Supplementary Planning Documents (SPDs)

- 3.6 Two Supplementary Planning Documents were adopted (24 April 2018) on “Design” and “Shopfronts and Advertisements”. A further Supplementary Planning Document is currently being progressed on Biodiversity.

Progress on Neighbourhood Plans

- 3.7 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans for their area. There are two types of bodies that can undertake neighbourhood planning – town and parish councils or neighbourhood forums. Neighbourhood Plans are prepared and led by local communities, and set out a vision and aims for their local area including general planning policies for the use and development of land covering topics such as housing, employment, environment, open space and infrastructure.

- 3.8 Neighbourhood Plans have to be in line with national and local planning policy, and are subject to independent examination and public referendum. Once a Neighbourhood Plan has been through the statutory process and is adopted / made it forms part of the development plan for the area, which is used to guide decisions on planning applications. There are currently seven parished areas within the Borough where Neighbourhood Plans have been made / adopted or are being prepared. These are the parishes of Barlaston, Colwich, Eccleshall, Gnosall, Hixon, Stone and Swynnerton (see Appendix 1 for the stage that each Plan has reached). The Borough Council is providing a supporting role to these communities, working to ensure that plans are prepared in accordance with the Regulations. Further information about Neighbourhood Planning and the progress of the individual plans can be found on the Council’s website - <http://www.staffordbc.gov.uk/neighbourhood-planning1>

Duty to Co-operate

- 3.9 The Localism Act (2011) sets out a requirement for local authorities to fulfil a Duty to Co-operate on strategic planning issues that cross administrative boundaries, and to engage constructively, actively and through an ongoing basis on the preparation of Local Plan documents, including the preparation of evidence to underpin these documents. This is re-enforced in the National Planning Policy Framework (NPPF) which states that local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected through individual Local Plans.

- 3.10 Stafford Borough has had, and continues to have on-going discussions on cross boundary planning issues with neighbouring Councils. There are a number of cross boundary key issues where a complementary approach is required, including flood risk, provision of infrastructure (including transport links), the distribution of housing associated with local housing markets, Gypsy and Traveller accommodation, employment needs (through the Stoke on Trent and Staffordshire Local Enterprise Partnership) as well as protection of the environment and landscape. Stafford Borough Council worked on a number of joint evidence based studies to support the

Plan for Stafford Borough and continues to carry out active co-operation with its neighbours and partners.

- 3.11 During 2019 / 2020, Stafford Borough Council continued to work pro-actively through the Cannock Chase Special Area of Conservation Partnership to mitigate the impact of new development on this European designation. Furthermore, the Council continues to work with neighbouring authorities on strategic issues, not least as part of the Constellation Partnership (formerly known as the Northern Gateway Development Zone Partnership). This enables the investigation of further development opportunities associated with High Speed 2 (HS2). The council also works alongside two Local Enterprise Partnership (LEP) areas, as well as neighbouring authorities within the Partnership including Cheshire East, Cheshire West & Chester, Staffordshire County Council, Newcastle-under-Lyme, the City of Stoke-on-Trent and Staffordshire Moorlands Councils.

Community Infrastructure Levy and Developer Contributions

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

Brownfield Land Register

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

Self-Build

- 3.15 With effect from 1 April 2016, the Council has been required to keep a register of individuals and groups who want to acquire land within Stafford Borough for self-build homes. Currently the register contains 48 entries; details on the Register can be found at <https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Planning%20Policy/Self%20Build/Stafford-Borough-Self-build-and-Custom-Housebuilding-Register.pdf>. The Borough Council is currently working towards providing self-build and custom housebuilding plots to meet the demand on the register.

Progress on Local Plan Policies

Development Strategy

Housing Land Supply

- 4.1 The housing target in the Plan for Stafford Borough is 10,000 dwellings over the period 2011-2031, this equates to 500 per annum. Housing completions since the start of the Plan period are set out below. The Borough under-provided for the first four years of the PFSB (2011/2-2014/15), however since 2015/16 there has been an upward turn. The average completion rate is above target for the Plan period to date, at 620 dwellings. This reflects an increased delivery from the Strategic Development Locations in Stafford and Stone, as well as other larger housing sites across the Borough.

Table 4.1 Housing Delivery 2011-2020 (dwellings)

2011	2012	2013	2014/	2015/	2016/	2017/	2018/	2019/	Average
425	306	411	428	688	1,010	863	699	752	620

- 4.2 The Plan for Stafford Borough supports sustainable development on brownfield land; 33% of housing completions were on brownfield land in the 2019-2020 monitoring period. This is a slight increase on last year's brownfield land completions, which was 32%, and is significantly lower than at the start of the Plan period (for example, in 2012/13 the figure was 80%). This is because of greenfield sites coming forward through the adopted Plan for Stafford Borough's development strategy.
- 4.3 The Council can demonstrate more than a 5 year supply of housing land. Taking into account a 5% buffer, there are 6.4 years of deliverable housing sites. The calculation of the 5 year supply includes sites with planning permission and those allocated in the Local Plan. A full analysis of the 5 year housing land supply situation, and the Council's annual report on housing delivery, known as 'Land for New Homes', can be found at <http://www.staffordbc.gov.uk/monitoring>.
- 4.4 The Council exceeded the Housing Delivery Test for 2019/20 monitoring year.

Employment Land Supply

- 4.5 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 were under target this monitoring year (5.1 hectares). 33% of completions (floorspace) in 2019-2020 were on brownfield land, this being a slight increase since last year (25%). 3.2ha of employment land was lost to housing over the 2019/20 monitoring year.

Table 4.2 Employment Land Delivery 2011-2020 (hectares) as at 31 March 2020

2011/	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	Average

1.6	3.4	1.2	4.7	2.8	9.4	12	26.9	5.1	7.45
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- 4.6 There are 88.9 hectares of employment land supply in the pipeline (sites with planning permission or allocated in the Local Plan).

Table 4.3 Employment Land Commitments as at 31 March 2020 (hectares)

With planning permission (ha.)	Local plan allocation* (ha.)	Total commitments (ha.)
47.92	41	88.9

*Local plan allocation without planning permission

Settlement Hierarchy

- 4.7 The policy framework states that the majority of future development will be delivered in Stafford, Stone and 11 Key Service Villages (KSVs) across the Borough. Annual targets have been set for the distribution of housing and employment growth within the settlement hierarchy. For housing growth 70% of these new developments will be delivered in Stafford, 10% in Stone, 12% in the Key Service Villages and 8% across the rest of the Borough area.
- 4.8 Since the start of the Plan period in 2011, 52% of housing completions have been delivered in Stafford, 13% in Stone, 22% in the Key Service Village, and 13% in the rural areas. There has therefore been an under-delivery in Stafford and an over-delivery in Stone, the Key Service Villages and rural areas. However when both housing completions and commitments are considered together (i.e. those that have been built and those with either planning permission or sites allocated in the Plan) the percentages are generally in line with the Plan's target. Table 4.3 below sets out the targets and the percentages achieved.

Table 4.4 Settlement Hierarchy Housing Targets and Delivery as at 31 March 2020

	Target (%)	Completions 2011-2020 (%)	Completions and Commitments* (%)
Stafford	70	52	71
Stone	10	13	10
KSV	12	22	12
Rural Areas	8	13	7

*Includes completions 2011-2020, sites with planning permission and Plan allocations.

Rural Sustainability

- 4.9 Out of a total of 5.1 hectares of employment land developed across the Borough in 2019-2020, 0.55 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 4 new dwellings in rural areas in 2019-20 helping to provide for local housing need.

Stafford and Stone

Stafford Town

- 4.10 7,000 new houses have been allocated for Stafford Town over the Plan period. Since 2011, 2,894 new houses have been built but there are a further 5,708 dwellings in the pipeline (either under-construction, with planning permission or on an allocated site).
- 4.11 Two strategic employment sites have been allocated at Stafford town, one to North of Stafford (Redhill) and one to the East of Stafford (Beacon Business Park). The Redhill employment site is 45 hectares in total; 29.4 hectares has planning consent or has been built, with a remaining allocation of 15.6 hectares yet to be granted permission. At Beacon Business Park, to the East of Stafford, a public house, 9 plots, a drive through coffee shop, a convenience store and four retail units have been completed. This leaves a remaining 0.09 hectares with planning permission and a remaining 13.2 hectares allocated in the Local Plan.
- 4.12 Between 1 April 2019 and 31 March 2020, no retail development was completed in Stafford town centre. However, 2,169m² was either under-construction or had planning permission in Stafford. The Riverside retail development is complete and the majority of the units are now occupied.
- 4.13 Preliminary work is progressing on the Stafford Gateway Project, a multi-million pound commercial and housing development to the west of Stafford railway station.

North of Stafford

- 4.14 The North of Stafford site is moving forward. Of the 3,100 houses allocated at this strategic site 399 houses have been completed to date (as at 31 March 2020). There is full planning permission for a further 2,701 houses. As described above there has been good progress on the Redhill Employment site.

West of Stafford

- 4.15 Out of the 2,200 houses allocated on the West of Stafford strategic site, 300 have been completed to date (as at 31 March 2020). 1,524 have planning permission and there are a remaining 376 as a Plan commitment. On the part of the site that has planning permission 30% of the houses delivered will be for affordable housing (as agreed in the S106 Agreement). As of the 31 March 2020, 92 of these units have been delivered.

East of Stafford

- 4.16 Out of the 653 houses allocated on the strategic site to the East of Stafford, 552 have been completed to date (as at 31 March 2020), with 71 units having full planning permission, leaving a remaining allocation of 30. 187 of the houses will be affordable dwellings, with an 80/20 split between social rented and intermediate housing. So far,

101 affordable units have been delivered on the East Stafford SDL. As described above good progress has been made on Beacon Business Park.

Stone Town

- 4.17 The Plan allocates 1,000 houses to be built in Stone town over the 20 year period. Since the start of the Plan period 753 dwellings have been built and a further 500 houses have planning permission.

West and South of Stone

- 4.18 The strategic allocation of 500 dwellings gained outline planning consent in February 2015. Development has now commenced on this site following a reserved matters permission being approved in January 2018. So far 164 units have been completed on site. It has been agreed that 32% of the site will be for affordable housing. So far 28 of these units have been delivered on site. Development on the Stone Business Park Extension providing 21.07 hectares of employment land has now been completed.

Economy

Local Economy

- 4.19 A strong economy is supported by an adequate supply of employment land, provision of high quality transport and communications infrastructure, and a good skills base. Stafford Borough historically has had a good portfolio of employment land, but sites are now being built out and new allocations will need to be identified as part of the New Local Plan. The Borough has a low unemployment rate 2.7%, compared to regional (4.7%) and national averages (3.9%), which is an indicator of a healthy economy (data as at October 2020).

Sustainable Rural Development

- 4.20 0.55 hectares of employment land was granted planning permission during the monitoring year in rural areas.

Recognised Industrial Estates

- 4.21 There are six Recognised Industrial Estates in the Borough at Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields and Raleigh Hall. Planning permission for 0.38 hectares of employment land was granted at Raleigh Hall Industrial Estate. No other permissions were granted on any of the other Recognised Industrial Estates. There is a strategic allocation of 6 hectares at Ladfordfields and 4 hectares at Raleigh Hall allocated in the adopted Plan.

Major Developed Sites in the Green Belt

- 4.22 Three Major Developed Sites in the Green Belt have been identified in the adopted Plan as potential sites for employment infill or part / complete redevelopment. These include Hadleigh Park (former Creda Works Limited) at Blythe Bridge, Moorfields Industrial Estate near Swynnerton and the former Meaford Power Station at Meaford, north of Stone. Hadleigh Park is in existing employment use and there are currently no planning permissions on this site. Moorfields Industrial Estate is an established employment area which is not currently subject to any extant planning permissions. The former Meaford Power Station site has 32.5 hectares of land with planning permission and a new access road has been constructed. Plot 3 (1.57 hectares) was completed for B use class in the 16/17 monitoring year.

Tourism and Leisure

4.23 There is generally an under-supply of quality hotels in the Borough. 3 hotel bed spaces were built in 2019-20. A further 180 hotel bed spaces were granted permission in the monitoring year.

Town Centre Development

4.24 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, 98% were in the defined town centres of Stafford, Stone and the KSV's. Of the extant retail, office and leisure commitments (sites with permission that have not yet been developed), 18% are in Stafford and Stone town centres, whilst a further 2% are within other defined local centres.

Communities

Dwelling Mix

4.25 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 51% were 1 and 2 bed roomed, 24% were 3 bed roomed and 25% were 4 bed roomed or over. Compared to last year there is more of a bias towards smaller dwellings.

Affordable and Specialist Housing

4.26 189 units of affordable housing were delivered in the monitoring year; this is an increase from last year's figure (147 units), but is under the target of 210 units per year. In general terms, before this monitoring year, affordable housing delivery has increased over the Plan period to date, however since the start of the Plan period the average is under-target. Developments have been delivered through a mix of grant funding and Section 106 agreements. The table below shows the level of affordable housing delivery in the Borough since 2011.

Table 4.5 Affordable housing delivery 2011-2020*

2011/	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	Average
83	48	91	199	159	343	219	147	189	164

*The figure for 2014/15 was erroneously recorded as 258 in the 2014/15, 2015/16 and 2016/17 Authority Monitoring reports. The figure has now been amended.

Self-build and Custom Build Housing

4.27 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. The following table shows how many

individuals registered to be on the self build register in each base period since its inception;

Base Period	Number of Individuals Registered
1 (1 April to 30 October 2016)	18
2 (31 October 2016 to 30 October 2017)	7
3 (31 October 2017 to 31 March 2018)	7
4 (31 March 2018 to 31 October 2018)	4
5 (31 October 2018 to 31 March 2019)	0
6 (31 March 2019 to 31 October 2019)	8
7 (31 October 2019 to 31 March 2020)	2
TOTAL	46

Borough Council are working towards the delivery of self-build plots in the Borough to meet this demand.

Gypsies, Travellers and Travelling Show-people

- 4.28 The adopted Plan includes Policy C6 which seeks to ensure that an adequate supply of gypsy and travellers sites at appropriate locations are delivered over the lifetime of the Plan. Technical work undertaken for Part 2 of the Plan identified that 43 gypsy and traveller pitches are needed over the Plan period. Planning permission for 1 gypsy and traveller pitch was granted in the 19/20 monitoring year. There is also a 5 year supply as a site for 36 pitches was given permission in January 2014 and development has commenced.

Environment

Climate Change and Renewable Energy

- 4.29 The adopted Plan promotes measures to encourage actions to combat climate change and promote renewable energy. In terms of recycling the authority has achieved a household recycling rate of 52% this year (the same as last years); which is below the target which has been set at 60%. No large scale renewable energy schemes were approved this year.

Natural and Historic Environment

- 4.30 The natural environment is an important asset ecologically, economically and for health purposes. There have been no changes or recorded losses on areas of biodiversity importance in the monitoring year including RAMSAR sites and Sites of Special Scientific Interest. A survey of local wildlife sites is on-going to establish any recent changes to habitat and species.
- 4.31 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 £880,120 has been collected from housing developments and

over £1,383,036 has been committed across the four competent authorities, to deliver mitigation measures for the SAC to deliver mitigation measures for the SAC. In response to this, multiple mitigation measures have been delivered by a team working in partnership across the relevant authorities. Such measures include:

- Finalisation of the Cannock Chase Evidence Base to inform the creation of Detailed Implementation Plans to enable delivery of mitigation.
 - Consultation on the 2 Detailed Implementation Plan documents, which have recently been approved.
 - Creation and adoption (by SAC P member organisations) of the first sensitively map for Cannock Chase.
 - Conducted a Visitor survey across Cannock Chase, which saw 1,000 individuals being interviewed. This also allowed for the mapping of visitor distribution and movement patterns across the chase.
- 4.32 The conservation of listed buildings is an important element of the planning process contributing to distinctive and attractive environments. There are 7 heritage assets on the Historic England Heritage at Risk Register in 2020 across the Borough. This is an increase since last year. Four of these were buildings, structures and monuments, one of these was an archaeological entry and two were Conservation Area entries. No listed buildings were lost in the 2019-2020 monitoring year through development proposals.

Infrastructure

- 4.33 Infrastructure provision is key to supporting the growth aspirations of the Borough, in particular at the strategic development sites in Stafford and Stone. The two major transport schemes identified in the adopted Plan are the Stafford Western Access Route and the Stafford Eastern Access Route. Delivery of the Stafford Western Access Route commenced in May 2019, and is expected to open in 2021. The first phase of the Stafford Eastern Access Route between Beaconside and Tixall Road has been delivered, and opened in early 2019. Stafford station has been confirmed as an integrated High Speed 2 station and work is progressing to capitalise on the opportunities HS2 will bring.

Social and Community Facilities

Loss of Community Facilities

- 4.34 Two applications were permitted in 2019/2020 which either demolished or changed the use of existing social and community facilities; 1 was a convenience store and 1 was a former public house.

Conclusion

- 5.1 There has been good progress on the development of Local Plan documents in the Borough. The Council has a fully adopted Plan for Stafford Borough: Part 1 was adopted on 19 June 2014 and Part 2 was adopted on 31 January 2017. Five Neighbourhood Plans are now 'made': Gnosall, Eccleshall, Hixon, Colwich and Barlaston, and two more are progressing. Two SPDs have been adopted: Design, and Shopfronts and Advertisements, whilst a Biodiversity SPD is currently being developed. The Brownfield Land and Self-build and Custom Build Housing Registers have also been developed and published.

- 5.2 With regards to Local Plan policies, completions remain above the target of 500 new homes completed each year (752 completions this year), and we are exceeding the Government's Housing Delivery Test. Housing commitments remain strong, with the Borough having more than a 5 year supply of housing sites. Affordable housing delivery did not meet the annual target of 210, with 189 affordable housing completions delivered this monitoring year. Employment land build rates were below target this year, although there is a good supply of employment land in the pipeline. New sites will have to be identified as part of the New Local Plan 2020-2040.
- 5.3 There has been good progress on the housing and employment strategic development locations around Stafford with further completions and planning applications coming forward. With regards to town centre policies there has been particular success and preliminary work has begun on the Stafford Gateway project.
- 5.4 Overall, when considering all the indicators that are used to monitor the Plan, the majority show successful delivery of the Plan's policies. Of the 80 indicators in total 45 show a positive outcome over the 2019/2020 monitoring year, compared to 11 neutral and 24 negative.
- 5.5 Further details on this report can be obtained from:

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

Tel: 01785 619000
Email: forwardplanning@staffordbc.gov.uk

Appendix 1 - Neighbourhood Plans Update

<i>Neighbourhood Plan Area</i>	<i>Designated Neighbourhood Plan date</i>	<i>Pre-submission Consultation (Regulation 14)</i>	<i>Submission to Stafford Borough Council (Regulation 15)</i>	<i>Publication and Consultation of Neighbourhood Plan (Regulation 16)</i>	<i>Examination date</i>	<i>Receipt of Examiners Report</i>	<i>Referendum</i>
Sandon & Burston	7 February 2013	1 April – 31 May 2013	11 May 2016	27 May – 11 July 2016	Sept 2016	8 November 2016	Decision not to progress 5 Jan 2017
Colwich	7 February 2013	1 June – 27 July 2015	30 September 2015	9 October – 20 November 2015	Dec 2015	12 January 2016	15 Sept 2016 Made – 22 Nov 2016
Barlaston	4 July 2013	10 November 2017 – 5 January 2018	22 June 2018	18 July 2018 – 7 Sept 2018	Nov 2018 – Jan 19	22 January 2019	2 May 2019 Made – 23 July 2019
Hixon	4 July 2013	8 July – 21 August 2015	23 November 2015	30 November 2015 – 15 January 2016	Jan 2016	11 February 2016	15 Sept 2016 Made – 22 Nov 2016
Eccleshall	4 July 2013	19 January – 28 February 2015	13 May 2015	29 May – 13 July 2015	Sept 2015	7 October 2015	5 May 2016 Made – 26 July 2016
Gnosall	4 July 2013	10 December 2014 – 22 January 2015	10 February 2015	24 February – 8 April 2015	May 2015	8 June 2015	22 October 2015 Made – 24 Nov 2015
Swynnerton	3 July 2014						
Stone	8 December 2015	19 June – 31 July 2018	10 September 2018	6 November – 19 December 2018	Feb to August 2019	16 August 2019	6 May 2021 – due to Covid-19 delay
High Offley	3 March 2016	1 Dec 2018 – 19 Jan 2019	18 September 2019	25 September to 29 November 2019	Dec 19 March 2020	9 March 2020	Decision not to progress 20/3/2020

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) Percentage of completions at each level of the sustainable settlement hierarchy as set out in SP3	Maximise	Positive Negative	Out of the 752 housing completions in the monitoring year, 254 (34%) were on previously developed land. This is an increase on last year's figure (27%). Since the start of the plan period, 52 % of housing completions were in Stafford, 13% were in Stone, 22% were in the KSV's and 13% were in the rural areas.
SP2 – Stafford Borough Housing and Employment Requirements	Net number of new houses delivered Number of net additional Gypsy and Traveller residential and transit pitches permitted and delivered Employment land available by type Amount of additional employment floor space by type	Maintain a 5 year land supply 500 dwellings per year Maintain a 5 year supply of Gypsy and Traveller pitches 8 hectares per year	Positive Neutral Negative	752 houses were completed in 2019-2020. This is an increase from last year; 699 completions, and is still above target. The council is also currently able to demonstrate a 6.4 year housing land supply. Planning permission for 1 gypsy and traveller pitch was granted in the 2019/2020 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. 5.1 hectares of employment land was built this year, this is below target. 67.1 hectares have been developed since 2011, and an average of 7.5 hectares has been built per year since the start of the Plan period.
SP3 - Stafford Borough Sustainable Settlement Hierarchy	Percentage of additional dwellings provided in Stafford, Stone and Key Service Villages	Stafford Town 70% Stone Town 10% Key Service Villages 12%	Negative	Since the start of the plan period, 52 % of housing completions were in Stafford, 13% were in Stone, 22% were in the KSV's and 13% were in the rural areas.

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
		Rest of Borough Area 8%	Positive	Over the Plan period, the split for both housing completions and commitments is 71% for Stafford Town, 10% for Stone, 12% for the KSVs and 7% for the rural areas.
SP4 - Stafford Borough Housing Growth Distribution	Number of new Houses built (net completions)	500 per year	Positive	752 dwellings were built in the monitoring year. This is above target.
SP5 - Stafford Borough Employment Growth Distribution	<p>Employment land Available by type delivered in Stafford Borough</p> <p>Amount of floor space developed in Stafford Borough</p>	8 hectares per year	<p>Positive</p> <p>Negative</p> <p>Positive</p>	<p>At the end of the monitoring year there were 47.9 hectares of employment land with planning permission and an additional 41 hectares allocated in the Local Plan; 88.9 hectares in total. This equates to a supply of 8 hectares per annum over the remaining 11 years of the Plan period.</p> <p>5.1 hectares of employment land have been developed this monitoring year and 67.1 hectares have been developed in total since the start of the plan period. An average of 7.5 hectares per year since 2011. This is below target.</p> <p>At 31 March 2020, 88.9 hectares of employment land was available for development (sites with planning permission and plan allocations).</p>
SP6 - Achieving Rural Sustainability	<p>Amount of land and floor space developed outside key service villages</p> <p>Number of completed conversions of traditional rural buildings</p>	Increase the level of appropriate employment schemes and other rural diversification schemes	<p>Negative</p> <p>Positive</p>	<p>0.55 hectares of employment land was developed in rural areas in the monitoring year. This is a decrease on last year.</p> <p>Out of a total of 752 housing completions, 4 were converted from traditional rural buildings.</p>

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	Number of Rural Exceptions Housing Completed	Increase the number of rural affordable houses in rural areas commensurate with local need	Negative	There were no affordable housing completions on rural exception sites in the 2019-2020 monitoring year.
SP7 - Supporting the Location of New Development	Percentage of completed dwellings at each level of the SP3	Stafford Town 70% Stone Town 10% Key Service Villages 12% Rest of Borough Area 8%	Negative Positive	Since the start of the plan period, 52 % of housing completions were in Stafford, 13% were in Stone, 22% were in the KSV's and 13% were in the rural areas. Over the Plan period, the split for both housing completions and commitments is 71% for Stafford Town, 10% for Stone, 12% for the KSVs and 7% for the rural areas.
Policy Stafford 1 – Stafford Town	Total Number of Net additional Dwellings delivered in Stafford Town over the Plan period Employment land available by type delivered on Strategic sites in Stafford Town	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 Up to 400 dwellings to be delivered for Military personnel returning Provision of new employment sites to the north and East of Stafford	Neutral Negative Negative Positive Positive	2,894 dwellings have been built in Stafford Town since the start of the Plan Period (9 years in total), which is below target. However, there are a further 5,708 dwellings committed (with planning permissions or with a Plan allocation). 95 affordable houses were delivered in Stafford town in the monitoring year, which is below the target (105 per annum). 26 were for affordable rent, 36 were for social rent and 33 were for intermediate housing. The site has been completed with 346 dwellings for Military Personnel in Stafford Town (in the 2014-2015 monitoring year). The Redhill employment site is 45 hectares in total, 29.4 hectares has planning consent or been built. A B8 unit was completed in the 19/20 monitoring year. This leaves a

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Amount of additional employment floorspace by type in Stafford Town</p> <p>Monitor implementation and delivery of infrastructure projects necessary on strategic sites to bring the project forward</p> <p>Loss of employment land to non-employment uses</p>	<p>14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre</p> <p>Deliver Western and Eastern Access Improvements</p> <p>No loss of employment land to non-employment uses</p>	<p>Positive</p> <p>Positive</p> <p>Positive</p> <p>Positive</p> <p>Negative</p>	<p>remaining allocation of 15.6 hectares which has yet to be granted permission.</p> <p>At Beacon Business Park, to the East of Stafford, a public house, 9 plots, a drive through coffee shop, a convenience store and four retail units have been completed. This leaves a remaining 0.09 hectares with planning permission and a remaining 13.2 hectares allocated in the Local Plan.</p> <p>Between 1st April 2019 and 31st March 2020, no retail space was completed in Stafford Town Centre. 2,169m² was either under-construction or had planning permission.</p> <p>Stafford Western Access Route: Planning consent was achieved in November 2015 and the scheme commenced in August 2019. It is expected to open in 2021.</p> <p>Stafford Eastern Access Route: The first phase of the access route between Hydrant Way and Tixall Road is complete.</p> <p>0.8 hectares of employment land was lost to housing schemes in Stafford Town 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>3,100 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30% affordable housing</p>	<p>Positive</p> <p>Neutral</p>	<p>Of the 3,100 houses allocated at the North of Stafford site, 399 have been built to date (over the last 6 years). There is planning permission for a further 2,701 houses.</p> <p>On the five sites that have full planning permission, it has been agreed that a</p>

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Mixture of tenure and types of new dwellings</p> <p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floorspace by type</p> <p>Planning permission and completions of local community based infrastructure and educational facilities</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>	<p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing.</p> <p>A proportion of the properties to be two or three bedroomed properties</p> <p>36 ha of employment to be delivered on the SDL</p> <p>Provision of new employment site to the north</p> <p>Deliver infrastructure as set out in Appendix D</p>	<p>Positive</p> <p>Positive</p> <p>Positive</p>	<p>minimum of 348 affordable units will be delivered on the North SDL.</p> <p>Of the 399 completions to date, 1% was 1 bedroomed, 54% were 2 and 3 bedroomed houses and 45% were 4+ bedroomed houses.</p> <p>The Redhill employment site is 45 hectares in total, 29.4 hectares has planning consent or been built. A B8 unit was completed in the 19/20 monitoring year. This leaves a remaining allocation of 15.6 hectares which has yet to be granted permission.</p> <p>The five Section 106 agreements relating to the 2,701 dwellings with full planning permission set out developer contributions towards affordable housing, recreational facilities, Cannock Chase SAC, education, employment and skills planning and transport.</p>
<p>Policy Stafford 3 - West of Stafford</p>	<p>Net Number of Additional Dwellings</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p>	<p>2,200 houses to be delivered in Stafford Town over the plan period</p> <p>To achieve 30% affordable housing</p> <p>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</p>	<p>Positive</p> <p>Positive</p>	<p>Of the 2,200 houses allocated at the West of Stafford site, 300 have been built to date (over the last 4 years). There is planning permission for a further 1,524 houses, and a remaining plan allocation of 376.</p> <p>On the four sites that have planning permission, it has been agreed that 547 of the houses (30%) will be delivered as affordable housing, 80% will be for social rent and 20% for intermediate housing. As of the 31st March 2020, 92 of these have been delivered.</p>

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Employment land Available by type delivered on Strategic sites</p> <p>Amount of additional employment floor space by type</p> <p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>	<p>A proportion of the properties to be two or three bedroomed properties</p> <p>5 ha of employment to be delivered on the Strategic Development Location (SDL) Deliver infrastructure as set out in Appendix D</p>	<p>Positive</p> <p>Neutral</p> <p>Positive</p>	<p>Of the 78 completions last year, 42% were 2 and 3 bedroomed houses and 58% were 4+ bedroomed houses.</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 employment planning permissions or completions.</p> <p>The four Section 106 agreements relating to the 1,524 dwellings with full planning permission set out developer contributions towards affordable housing, education, open space, sports and leisure, transport schemes, the Cannock Chase SAC and the Stafford Western Access Route. Construction of the Western Access Route began in August 2019.</p>
<p>Policy Stafford 4 - East 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>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>Positive</p> <p>Positive</p> <p>Positive</p>	<p>Of the 653 houses allocated at the East of Stafford site, 552 have been built to date (over the last 5 years). There is planning permission for a further 71 houses, and a remaining plan allocation of 30.</p> <p>It has been agreed that 187 of the houses will be affordable housing, with an 80/20 split between social rented and intermediate housing. As of the 31st March 2020, 101 of these have been delivered.</p> <p>At Beacon Business Park a public house has been built and 9 plots have been completed. 4 permissions are extant, including one for an industrial building, one for a hot food takeaway, a hotel and a retail unit.</p>

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>	<p>Deliver infrastructure as set out in Appendix D</p>	<p>Positive</p>	<p>The Section 106 agreements relating to the 71 dwellings with full planning permission provide for the following infrastructure needs; affordable housing (30%), education, on-site open space, sports facilities, the Cannock Chase SAC and highways works. The first phase of the Stafford Eastern Access Route is complete, and opened in early 2019.</p>
<p>Policy Stone 1 - Stone Town</p>	<p>Total Number of Net Additional Dwellings delivered in Stone Town over the Plan period</p> <p>Gross affordable housing completions</p> <p>Mixture of tenure of new dwellings</p> <p>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 Centre.</p> <p>Deliver infrastructure as set out in Appendix D.</p> <p>No loss of employment land to non-employment uses.</p>	<p>Positive</p> <p>Neutral</p> <p>Positive</p> <p>Positive</p> <p>Negative</p> <p>Neutral</p>	<p>753 dwellings have been built in Stone town so far over the Plan Period. There are a further 500 that have planning permission.</p> <p>63 affordable dwellings were delivered in Stone town in the monitoring year; this is over the target of 20 per annum. 11 were for social rent, 35 were for affordable rent and 17 were for shared ownership or intermediate housing.</p> <p>Of the houses built in Stone Town this monitoring year, 10% were 1 bedroomed, 68% were 2 and 3 bedroomed and 22% were 4+ bedroomed.</p> <p>There are two extant planning permissions on Stone Business Park, cumulatively providing 2.9 hectares of employment land.</p> <p>In 2019-2020, there was no retail floor space completed in Stone Town Centre.</p> <p>0.009 hectares of employment land was lost to housing in Stone over the 2019-20 monitoring year.</p>

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<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>Policy Stone 2 - West and South of Stone</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</p>	<p>500 dwellings 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>20 ha of employment land to be delivered south of Stone Business Park</p>	<p>Positive</p> <p>Negative</p> <p>Positive</p> <p>Positive</p> <p>Positive</p>	<p>The strategic allocation at Stone gained outline planning consent in February 2015 for 500 dwellings. Permission for 309 units were granted on site. Development has now commenced on this site, with 164 units being developed in the last two monitoring years.</p> <p>The sites with full planning permission are set to deliver 160 affordable units. This represents 32% of the combined sites, which is below the target of 40%. 28 of these units have been delivered on site this year.</p> <p>80% of the affordable housing will be for social rent and 20% will be for intermediate housing.</p> <p>The three reserved matters planning permissions extant on the Stone SDL will result in the delivery of 41 2-bedroom houses and 94 3 bedroom houses. This represents 68% of the total units on site.</p> <p>A planning permission for a 21.07 hectares vehicle distribution centre was granted in January 2018. This site was completed in the 18/19 monitoring year.</p>

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
	<p>Planning permission and completions of local community based infrastructure</p> <p>Monitor implementation and delivery of infrastructure projects necessary to bring the project forward</p>	Deliver infrastructure as set out in Appendix D	Positive	The Section 106 agreement for the Stone Strategic Development Location secures 32% on-site affordable housing, education monies towards new school facilities, bus and highway improvements including improvements to the A34/B5026 Walton roundabout and open space and sports provision.
Policy E1 - Local Economy	<p>Amount and % of employment floor space developed on previously developed land</p> <p>Amount and type of land available</p> <p>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>Negative</p> <p>Positive</p> <p>Negative</p>	<p>51,000m² of floor space was built in Stafford Borough 2019-2020 which is a decrease on previous years and is below target. 66% of this development was on previously developed land.</p> <p>At 31 March 2020 88.9 hectares of employment land was available for development (sites with planning permission or allocated in the Local Plan).</p> <p>A total of 3.242 hectares of employment land was 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>Neutral</p> <p>Negative</p>	<p>0.55 hectares of employment land was granted planning permission in rural areas in the monitoring year.</p> <p>There were no affordable housing completions on rural exception site in the 2019-2020 monitoring year.</p>
Policy E3 - Development within Recognised Industrial Estates	Amount of new employment floor space granted planning permission within Recognised Industrial Estates	Maximise the provision of employment land within Recognised Industrial Estates.	Positive	0.59 hectares of employment land was granted planning permission at Recognised Industrial Estates in the 2019/2020 monitoring year. These were at Hixon Industrial Estate and Raleigh Hall Industrial Estate.

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
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	Neutral	0.38 hectares of employment land was granted planning permission at Raleigh Hall in the 2019/2020 monitoring year. No permissions were granted at Ladfordfields.
Policy E5 - Major Developed Sites in the Green Belt	Amount of new employment land developed on Major Developed Sites Amount and % of employment floor space developed on previously developed land (PDL)	Maximise	Neutral	There were no developments completed on major developed sites in the Green Belt this year. However, former Meaford Power Station has a further 32.53 hectares committed for development. Preliminary work has progressed on the new power station and business park, with plot 3 being completed in the 16/17 monitoring year. Not applicable this monitoring year.
Policy E6 – Tourism	Number of Hotel spaces granted planning permission	Encourage	Positive	3 hotel bedrooms were completed in the 2019-2020 monitoring year. A further 180 hotel bed spaces were granted planning permission in the monitoring year.
Policy E7 - Canal Facilities and New Marinas	Number of new canal facilities or marinas developments granted planning permission	No Set Target	Positive	Permission for the construction of a canal marina and associated facilities was granted in the 2019/2020 monitoring year.
Policy E8 - Town, Local and Other Centres	Amount of Floorspace for retail, leisure, office within Town Centres	Focus retail and office and leisure developments on Stafford and Stone Town centres. Protect existing facilities within existing town and Key Service Village centres	Positive Neutral	There was 2,785 m ² of office, retail or leisure floor space completed in this monitoring year. 98% of these completions were in Stafford, Stone or the KSV's. 18% of committed floor space (floor space with permission but not yet built) are within the Stafford and Stone Town Centres. A further 2% is within defined Local Centres.

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy T1 – Transport	Number of planning permissions granted for major developments with secured Travel Plans	Secure Travel Plans on all major developments		This indicator is currently under development.
Policy T2 - Parking and Manoeuvring	For developments to meet the parking Standards set out in Appendix B	All developments to be in accordance with the Car Parking standards in Appendix B of the Adopted Plan.		This indicator is currently under development.
Policy C1 - Dwelling Types and Sizes	Monitor the mix of housing type (i.e flats / houses and sizes - i.e bedroom number.	Housing types and sizes to meet the identified needs as set out in the Strategic Housing Market Assessment.	Positive	Of the houses built this year, 51% were 1 or 2 bedroomed, 24% were 3 bedroomed and 25% were 4 or more bedroomed.
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.	Negative Negative	189 affordable houses were delivered in the monitoring year in the Borough. This is below the target of 210 per annum. There were no affordable housing completions on rural exception sites in the 2019-2020 monitoring year.
Policy C3 - Specialist Housing	Number of new Extra Care units completed on an annual basis	No net loss of Specialist accommodation Deliver at least one extra care facility in each of the District's localities Deliver 954 net additional units over the plan period	Positive	5 extra care and specialist facilities were completed during the 2019/20 monitoring year; these were at at Riverway (15/23103/FUL), Manor House Nursing Home (18/28160/FUL), Playing Field adjacent Castlefields Surgery (17/26180/FUL), Sister Dora Rest Home (17/26941/FUL) and Heyfields Residential Home (17/27453/FUL). Planning permission was also granted for a further 3 extra care facilities. These were Land adjacent to the Fillybrooks (19/29876/FUL), Mulberry House (19/31448/COU) and Stone House Farm (19/31325/COU).

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy C4 - Housing Conversions and Subdivisions	N/A	No target		No indicator proposed.
Policy C5 - Residential Proposals outside the Settlement Hierarchy	<p>Number of net completions of rural exception houses</p> <p>Number of inappropriate developments granted in the Green Belt</p>	<p>On rural exception sites 100% dwellings affordable in perpetuity for lifetime of development.</p> <p>No inappropriate developments to be permitted in the Green Belt</p>	<p>Negative</p> <p>Positive</p>	<p>There were no affordable housing completions on rural exception sites in the 2019-2020 monitoring year.</p> <p>No major sites were granted permission in the greenbelt in the 2019-2020 monitoring year.</p>
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	Neutral	Planning permission for 1 gypsy and traveller pitch was granted in the 2019/2020 monitoring year. There is a 5 year supply of gypsy and traveller pitches in place; there are 36 pitches with planning permission against a target of 43 pitches needed up to 2027.
Policy C7 - Open Space, Sport and Recreation	<p>Number of planning permissions determined where a loss of sole community facilities is proposed.</p> <p>Recreational facilities provided in new developments</p>	<p>No applications permitted that result in a loss of facilities where a need is proven</p> <p>New development that generates a local need provides commensurate level and quality of facilities</p>	Negative	<p>Two applications were permitted in the 2019 – 2020 monitoring year which resulted in the loss of community facilities. This included a public house and convenience store.</p> <p>This indicator is currently under development.</p>
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.

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
Policy N2 - Climate Change	<p>Percentage of new developments with Sustainable Urban Drainage Systems (SUDs)</p> <p>Percentage of new residential developments built to zero carbon standard</p> <p>Percentage of new non-residential developments meeting relevant BREEAM level</p> <p>Percentage of household waste that is recycled or composted</p>	<p>All new developments to incorporate SUDS</p> <p>All new residential development to achieve zero carbon standard in line with Government guidance</p> <p>All new non-residential developments up to 1,000 square metres to meet BREEAM 'Very Good' standard and all developments over 1,000 square metres to meet 'Excellent' standard</p> <p>Maximise the percentage of household waste that is recycled or composted</p>	Negative	<p>This indicator is currently under development.</p> <p>This indicator is currently under development.</p> <p>This indicator is currently under development.</p> <p>The recycling rate for Stafford Borough for the 2019/20 monitoring year was 52.19% against an aspirational target of 60%.</p>
Policy N3 - Low Carbon Sources & Renewable Energy	Amount of renewable energy installed by capacity and type	Maximise the amount of renewable energy generated in line with national targets	Negative	No large scale schemes increasing the amount of renewable energy were approved in the 2019/20 monitoring year.
Policy N4 - The Natural Environment & Green Infrastructure	<p>Amount of new green infrastructure provided</p> <p>Change in areas of biodiversity importance</p>	<p>Secure improvements to Green Infrastructure</p> <p>Reduce the loss of areas of biodiversity importance</p>		<p>This indicator is currently under development.</p> <p>This indicator is currently under development.</p>
Policy N5 - Sites of European, National & Local Nature Conservation Importance	Change in areas of biodiversity importance	<p>Reduce the loss of areas of biodiversity importance</p> <p>No planning permission should have an adverse impact on designated sites</p>		This indicator is currently under development.

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
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	Positive	To date, over £880,120 has been collected from housing developments and over £1,383,036 committed across the competent authorities to deliver mitigation measures for the SAC. A number of mitigation efforts have been implemented in response to this.
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	Positive	No planning permissions were granted contrary to AONB Partnership advice this monitoring year.
Policy N8 - Landscape Character	Number of planning applications refused on landscape character grounds.	No applications permitted that would have a negative impact on Landscape Character		This indicator is currently under development.
Policy N9 - Historic Environment	Number of Listed Buildings, Scheduled Ancient Monuments, Conservation Areas and Historic Parks and Gardens on the English Heritage 'At Risk' register Number of Listed Buildings Lost	No increase to the English Heritage 'at Risk register' No net Loss of Listed Buildings	Negative Positive	There were 7 historic assets on the Historic England Heritage Assets at Risk Register in 2020 in Stafford Borough. Four of these were buildings, structures and monuments, one was an archaeological entry and two were conservation areas. This is an increase from the previous monitoring year. No listed buildings were lost in the 19/20 monitoring year.
Policy I1 - Infrastructure Delivery Policy	New Infrastructure provided	Monitor contributions and infrastructure delivery against targets set out in the Infrastructure Delivery Plan.		The infrastructure needs of the Strategic Development Locations have been reported above.

Authority Monitoring Report 2019/2020

Spatial Principle/Policy	Indicator	Target	Outcome	Comments
SB2 Social and Community Facilities	Amount of community land and floorspace lost to other uses	Minimise loss of social and community facilities to other uses	Negative	<p>Two applications were permitted in the 2019 – 2020 monitoring year which resulted in the loss of community facilities.</p> <p>A convenience store was granted planning permission to be demolished to provide space for housing (18/28215/FUL). A former public house was granted permission to be converted for residential use (17/27764/FUL).</p>