



City of
Stoke-on-Trent

PLANNING SERVICES ANNUAL MONITORING REPORT & LOCAL DEVELOPMENT SCHEME 2018



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1.0 Introduction

- 1.1 The Planning Service delivers the spatial objectives for the City through planning policy and the development management process. Monitoring of development is an effective way to gather evidence for future policy formulation as well as comparing against other years to understand trends in development and build out rates.
- 1.2 The Annual Monitoring Report (AMR) 2018 covers the period **01 April 2017 to 31 March 2018** and provides an overview of performance in terms of :
- **Contextual Measures** – a review of a number of key economic, social and environmental indicators for the city;
 - **Development Outputs** - Provides a summary of the progress in the building out of sites and development which have been given planning permission for housing; employment; retail and leisure uses;
 - **Local Plan Preparation and Timetable** - Outlines progress in the preparation of the Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan and other supporting planning policy documents.
- 1.3 On the 19 December 2013, the Cabinet of the City Council resolved to withdraw the current plan making programme and proceed with the preparation of a new Joint Local Plan in partnership with Newcastle-under-Lyme Borough Council. Therefore, the development targets as set out in the Core Spatial Strategy will be replaced. Ultimately, the progression of the Joint Local Plan will lead to the replacement of the current monitoring framework as targets are replaced and indicators and measures are updated.
- 1.4 The timetable for the production of the Joint Local Plan is included in Section 12 of this report. Further information on the Joint Local Plan can be found at www.stoke.gov.uk/jointlocalplan
- 1.5 Headline findings from the AMR include:
- **703 net new homes were completed within Stoke-on-Trent during 2017/18.**
 - **A total of 26 affordable units were completed during the monitoring year.**
 - **The percentage of dwellings completed on previously developed land was 95%.**
 - **1420 gross new residential units were approved through planning applications during 2017/18.**







- **41,617 gross m² (29,264 m² net) of employment floorspace was completed over the monitoring year, whilst a further 30,239 gross m² (21,760 m² net) was under construction across the City.**
- **598 gross m² (-3,618 m² net) of office floorspace was completed in the past year.**
- **8,333 gross m² (3,014 m² net) of retail floorspace was completed during the monitoring year**
- **Finalisation of evidence base documents – Strategic Housing Market Assessment (SHMA) (recalibration) June 2017; Strategic Housing Land Availability Assessment 2017 (SHLAA); Playing Pitch and Outdoor Sports Needs Assessment; and Green Belt Assessment Part 1.**
- **On-going production of evidence base documents includes: Strategic Housing Land Availability Assessment 2018 (SHLAA); Retail & Leisure Update; Greenspace strategy approved by Cabinet in August 2018 and Flood Risk Assessment and Water Cycle Study.**



2.0 Key Characteristics and Contextual Information

- 2.1 The city is committed to creating the right conditions for economic growth, attracting investors and supporting the development of houses and employment in the right locations.
- 2.2 The city council in partnership with private, public and voluntary organisations is continuing to focus on transforming the current economic landscape of the city.
- 2.3 The contextual measures are a number of key indicators which the planning policy and decision making process can influence. They provide a broad overview of progress against economic, social, environmental and transport considerations. Though the service does not have a direct influence over the performance of all of the indicators, it is important that they are monitored to influence both the policy and decision making process. They also provide a broad overview of progress towards meeting the strategic objectives of the Core Spatial Strategy.
- 2.4 It is important that the contextual measures remain concise and focused. Monitoring a large number of measures can be a burden on resources and can duplicate monitoring resources which are provided elsewhere. For instance, the Department of Health produce an annual Health Profile for the city (see www.healthprofiles.info). This provides a comprehensive picture of health in the area which does not need to be duplicated.
- 2.5 The adopted Stoke-on-Trent and Staffordshire Waste Local Plan provides a detailed framework for implementation and monitoring of waste. A separate monitoring report is produced reporting on progress against the objectives and the policies of the Waste Local Plan. The monitoring report is available at:-

www.staffordshire.gov.uk/environment/planning/policy/wastesites/wasteandwastesites.aspx
- 2.6 The AMR seeks to reflect the key contextual measures within each topic area. The following table provides a review of the contextual measures for the AMR 2018 period:-

Key Characteristics and Contextual Information

Measure	2017	2018	Notes
Population	253,659 	255,378 	<p>The 2017 ONS Mid-Year Population estimates identify that the population of the City is 255,378 which represents an increase of 1,719 compared with the previous year.</p> <p>The largest increase was in the 25-34 age range (561 persons), the under 18's (523 persons), and the 55-64 age range (525 persons) – with a decline of 212 persons in the 45-54 age range.</p> <p>Of the total: Males represent 50.2% of the total (128,219 persons) and Females 49.8% (127,159 persons).</p> <p>The 2016 and 2017 data changed - ONS rebased all Local Authority estimates for the 2011-16 period</p>
Economically Inactive	24.7% 	24.6% 	The ONS Annual Population survey (April 2017 – March 2018) show that the number of people who are economically inactive as 38,800 persons – 24.6% of the working age population.
Out of Work Benefits (Claimant Count)	2.4% / 3,755 persons 	2.6% / 4,095 persons 	The July 2017 ONS Claimant count - shows that 2.6% of working-age people within the City are currently claiming job seekers allowance which is nominally above the previous year and suggests that the rate has effectively plateaued given the changes to the resident population and the impacts of Welfare Reform.

Measure	2017	2018	Notes																		
Median earnings by resident	£469.0 	£464.90 	ONS Annual Survey of Hours and Earnings – Workplace-based 2017 (per week) – Full time workers The England equivalent is £552.7 per week.																		
Council Tax Band of properties	Band A – 69,110 Band B – 24,170 Band C – 14,970 Band D – 4,690 Band E – 1,730 Band F – 460 Band G – 140 Band H – 40 Total – 115,300	Update not available until September 2018	VOA 2017: Figures show number of properties per band. House values per band are shown below 60% of properties in the City are in Band A compared with 24% across England. 94% are in Bands A to C compared with 65% nationally. <table border="1" data-bbox="1150 760 1579 1107"> <thead> <tr> <th>Band</th> <th>Capital Value of house as at 01/04/1991</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Below £40,000</td> </tr> <tr> <td>B</td> <td>£40,001 - £52,000</td> </tr> <tr> <td>C</td> <td>£52,001 - £68,000</td> </tr> <tr> <td>D</td> <td>£68,001 - £88,000</td> </tr> <tr> <td>E</td> <td>£88,001 - £120,000</td> </tr> <tr> <td>F</td> <td>£120,001 - £160,000</td> </tr> <tr> <td>G</td> <td>£160,001 - £320,000</td> </tr> <tr> <td>H</td> <td>Over £320,000</td> </tr> </tbody> </table>	Band	Capital Value of house as at 01/04/1991	A	Below £40,000	B	£40,001 - £52,000	C	£52,001 - £68,000	D	£68,001 - £88,000	E	£88,001 - £120,000	F	£120,001 - £160,000	G	£160,001 - £320,000	H	Over £320,000
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D	£68,001 - £88,000																				
E	£88,001 - £120,000																				
F	£120,001 - £160,000																				
G	£160,001 - £320,000																				
H	Over £320,000																				
Life expectancy	76.4 (male) 81.0 (female)	76.4 (male) 81.2 (female)	The Public Health Profile of the City for 2018 produced by Public Health England shows the average life expectancy for both males and females within the City. Figures have decreased slightly for male life expectancy in the city however female life expectancy has increased to 81.2.																		
Active Lives	67.4%	66.8%	Sport England Active Lives Survey (Percentage of respondents where were Active																		

Measure	2017	2018	Notes
Survey (Active/Fairly Active)	(May 16/17)	(Nov 16/17)	(150+ mins per week) or Fairly Active (30-149mins per week) Sport England release survey data twice a year with the most recent data covering the period November 2016/17.
GCSEs % of pupils achieving a standard pass in English & Maths	53.3%	53.9%	2017 data is based on DfE statistical First Releases https://www.gov.uk/government/collections/statistics-gcses-key-stage-4 2018 data is based on provisional data collected from schools on GCSE results day (23 rd August 2018) and is subject to change. Provisional GSCE data for 2018 shows a 0.5% increase in the percentage of pupils achieving a standard pass in English & Maths.

Table 1 – Key Characteristics and Contextual Information

Environmental Monitoring

	2017	2018	Comments
Percentage of housing on Brownfield land	99%	95%	Whilst this is a decrease from previous monitoring figures recorded during 2016/17, this is still above 90% and is therefore still in keeping with Policy SP1 (Spatial Principles of Targeted Regeneration) to prioritise brownfield sites set out in the Core Spatial Strategy.

	2017	2018	Comments
Flood Risk/Water Quality	The Environment Agency objected to 2 planning applications on the grounds of flood risk. There were no objections on the grounds of water quality	The Environment Agency objected to 2 planning applications on the grounds of flood risk. One of these 2 applications was also objected to on the grounds of water quality	One of these applications was refused and the other remains undetermined.

Table 2 – Environmental Measures

Transport Monitoring

Measure	2016	2017	2018	
Stoke-on-Trent passenger journeys on buses	2015/16: 11.3m	2016/17: 10.3m	2017/18 data not yet published by DfT (as at August 2018)	Bus Operator Passenger Boarding data from Department of Transport (DfT)

Table 3 – Transport Measures

- 2.7 Despite recent years of economic uncertainty and a continued reduction in Government funding, the contextual measures, when considered holistically, show that the City is moving in the right direction.
- 2.8 The key challenge for the city going forward will be to sustain and improve on the current economic performance as Government funding continues to reduce. The city will be more reliant on private sector delivery as the public sector, such as the City Council; will focus more on an enabling role.

3.0 Development Outputs

- 3.1 An on-site review of what has been built during the previous year can help us to understand what developments are taking place, the type of development and the pace at which the development industry is working. This helps to understand the wider social, environmental and economic issues affecting the area and how well the area is doing against its development plan. The findings of our on-going monitoring are feeding directly into the review of policy through the production of the Joint Local Plan.
- 3.2 The following sections review the development outputs for the AMR 2018 period for different types of development including housing, employment, retail and leisure.

4.0 Housing

- 4.1 The Core Spatial Strategy was adopted in 2009 and sets out the housing requirements between 2006 – 2026. The Core Strategy aims to provide a minimum of 11,400 net or 13,500 gross new houses between 2006 and 2026.
- 4.2 A new Strategic Housing Market Assessment¹ has been prepared to inform the new Joint Local Plan. This identifies a new, objective assessment of housing need for 27,800 new homes across Newcastle-under-Lyme and Stoke-on-Trent between 2013 and 2033. This is derived from the individual housing needs of each of the two authorities, with Stoke-on-Trent's needs being identified as 16,080 new homes between 2013 and 2033 (804 new homes per annum).
- 4.3 This new updated assessment of housing needs was initially presented alongside other potential growth scenarios as part of the Joint Local Plan Strategic Options consultation document in July and August 2017 and again in the Preferred Options consultation document in February and March 2018 which set out preferred level of housing growth in the City and the plan area. Since the consultation of the Preferred Options document, the Government has published a revised National Planning Policy Framework (July 2018) which sets out a standard methodology for calculating housing need across the plan area. The council has to consider the revised National Planning Policy Framework and accompanying guidance. This consideration is needed over the next few months to support the production of the draft Joint Local Plan. Further information on the Joint Local Plan production timetable is presented in Section 12.

Completions

- 4.4 The data below shows that there have been a total of 738 units completed during the monitoring year which includes 579 new build properties and 108 changes of use/dwelling conversions. There have been 12 losses of dwellings in this monitoring year. There have also been 51 communal bedrooms completed during the monitoring year, including extensions to existing residential care homes. The Ministry of Housing,

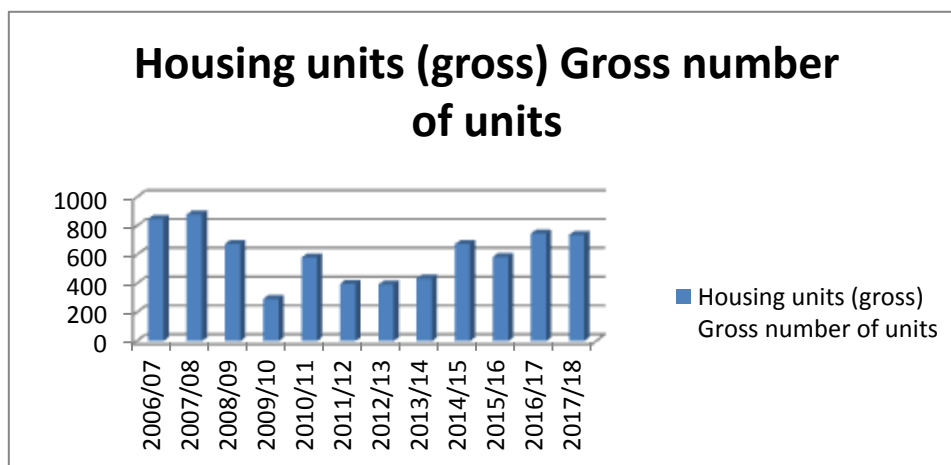
¹ Joint Strategic Housing Market Assessment (July 2015, updated June 2017)

Communities and Local Government has recently published the Housing Delivery Measurement Rule Book that sets out how local Planning Authorities can apply a ratio to student and other communal accommodation to count towards the net homes delivered during the monitoring year. The ratio is an adjustment applied to all communal accommodation using nationally set ratios, based on England Census data.

Measure	2016/17	2017/18
Gross Units Completed 2017/18 (including student units)	748	738 (includes communal bedrooms)
New Build	627	579
Change of Use/ Dwelling Conversions	121	108
Losses from Conversions/ COU	0	12
Total Demolitions	0	0
Communal Accommodation (Including student Halls, care homes, hostels etc)	43	51 (bedrooms) <i>(ratio to be applied to communal accommodation) = 51 / 1.8 (The ratio applied to communal accommodation other than students will be based on the national average number of adults in all households, with a ratio of 1.8).</i> = 28
Net additional dwellings	748	675 + 28 <i>(an adjustment made taking into account communal accommodation)</i> 703

Table 4 – Housing Completions

- 4.5 The number of gross completions for each monitoring year is set out below to demonstrate progress made since 2006. Please note the 2015/16, 2016/17 and 2017/18 figures include Extra Care, residential institutions, houses in multiple occupation and student accommodation.



Graph 1 - (Gross Housing Completions 2006/07 – 2017/18)

Type of Housing Completed

- 4.6 The table below provides a breakdown of house types completed during the monitoring year.

Type of Housing	2017	2018
1 Bedroom Flat	96	68
2 Bedroom Flat	340	58
3 Bedroom Flat	4	5
4 + Bedroom Flat	0	2
Total Number of Flats	440 (60%)	133 (24%)
1 Bedroom House	15	0
2 Bedroom House	47	77
3 Bedroom House	133	183
4 + Bedroom House	105	172
Total Number of Houses	300 (40%)	432 (76%)
Student Bedrooms		100
HMO Bedrooms		72
Communal Bedrooms		51

Table 5 – Type of Housing Completed

- 4.7 The proportion of houses completed during 2017/18 has increased significantly when compared to 2016/17 with 3 and 4+ bedroom houses having the highest increase. The number of apartments has decreased based on last year's monitoring.

Student Accommodation

- 4.8 100 student units were completed during the 2017/18 monitoring year. Further details of the scheme are set out below for information.

Schemes Completed	Number of Bedrooms	Contribution to the number of additional dwellings.	Contribution to Communal Accommodation
Land to side and rear of London House, London Road, Stoke-on-Trent	100	100	0

Table 6 – Student Accommodation Schemes Completed

Density Information

	2015/16	2016/17	2017/18
Density	Less than 30 dph – 102 (17.5%) 30 – 50 dph – 102 (17.5%) Over 50 dph – 381 (65%)	Less than 30 dph – 151 (20.2%) 30 – 50 dph – 94 (12.6%) Over 50 dph – 503 (67.3%)	Less than 30 dph – 111 (15%) 30 – 50 dph – 273 (37%) Over 50 dph – 354 (48%)

Table 7 – Density Information

- 4.9 The table below shows notable sites which have contributed towards the 2017/18 housing completions:

Planning Permission	Address	Completions 2017/18	Planning Status
58649	Former Trent Bathrooms, Leek Road, Hanley	94	Complete
60995 / 57840	Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	49	Under Construction
55286	Wedgwood Estate Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	34	Under Construction
58689	City Waterside (Waterloo Street / Commercial Road), Hanley, Stoke-on-Trent	46	Under Construction
58877	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	60	Under Construction

Table 8 – Housing Sites (Completions)



Wedgwood Development Site (The Oaks) (55286) – Under Construction



Dyson Ceramic Systems, Shelton New Road (60831) – Under Construction

Under Construction

4.10 1083 housing units were recorded as being under construction at the time of completing this year's monitoring. This includes 300 units of student accommodation at North Street, Stoke and 277 build to rent units at Land at Broad Street / Potteries Way, Hanley, Stoke-on-Trent. A list of key housing sites under construction is set out below for information.

	2016/17	2017/18
Under Construction	548	1083

Table 9 – Homes Under Construction

Planning Reference	Address	Applicant	Number of Apartments/ Houses under construction (2017/18)	Total Gross Under Construction (2017/18)
59219	Former Irish Club, North Street, Stoke-on-Trent	Alpha Developments (Stoke) Ltd	300 units of student accommodation	300
58689	City Centre Waterside Waterloo Street/ Commercial Road, Hanley,	Keepmoat Homes	16 dwellings under construction out of a total approved capacity of 111 dwellings. 95 dwellings completed.	16
58877	Former Bucknall Hospital, Eaves Lane	Keepmoat Homes	201 dwellings approved, 81 completed, 13 under construction and 107 dwellings remaining to be built.	13
60995	Land at, Trentham Lakes Phase 2, Stanley Matthews Way, Stoke-on-Trent	St Modwen Developments Ltd	142 dwellings approved, 8 completed, 22 under construction, 112 remaining to be built	22
55286 (10438B) The Village	Wedgwood Estate, Wedgwood Drive, Trentham	WWRD (United Kingdom) Limited	120 dwellings approved, 49 completed, 11 under construction and 58 remaining to be built.	13
55286 (10438C) The Oaks	Wedgwood Estate, Wedgwood Drive, Trentham	WWRD (United Kingdom) Limited	29 dwellings approved, 7 completed, 13 under construction	12

Planning Reference	Address	Applicant	Number of Apartments/ Houses under construction (2017/18)	Total Gross Under Construction (2017/18)
			and 10 remaining to be built.	
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	BDW Trading Ltd (t/a Barratt Homes Mercia)	193 dwellings approved, 8 completed, 30 under construction and 155 remaining to be built.	30
60831	Dyson Ceramic Systems, Shelton New Road, Stoke-on-Trent, ST4 6EP	Persimmon Homes West Midlands	137 dwellings approved, 35 completed, 14 under construction and 88 remaining to be built.	14
61710	Land at Broad Street / Potteries Way, Hanley, Stoke-on-Trent	Genr8 Developments LLP	Development in the form of two hundred and seventy seven Build to Rent units (Use Class C3) with ancillary residential facilities;	277

Table 10 – Key Housing Sites Under Construction



City Centre Waterside, Hanley (58689) – Under Construction



Former Bucknall Hospital, Eaves Lane (58877) – Under Construction

Affordable Housing

4.11 A total of 26 affordable housing gains were recorded during the monitoring period. This amount is significantly less than previous years due to the completion of previous purpose built schemes that have significantly fed into previous monitoring completions.

	2016	2017	2018
Number of affordable Homes	123	339	26

Table 11 – Affordable Housing Completions

Planning Reference	Address	Description	Affordable Housing Completions (2017/18)
58965	Former Joiners Square Primary School, Hazelhurst Street, Hanley, Stoke-on-Trent, ST1 3HF	Demolition of existing school buildings and erection of twelve two-storey town houses with associated landscaping and parking	12
59741	Imperial Court, Hanley, Stoke-on-Trent, ST1 3EQ	Erection of eight town houses with associated parking, landscaping and boundary treatment	8
59983	1 - 11 Perry Close, Hanley, Stoke-on-Trent, ST1 3RE	Conversion of 3 x three bedroom apartments into 6 x one bedroom apartments, replacement of existing roof and elevational alterations to front and rear	3
59984	1 - 11 Wellington Street, Hanley, Stoke-on-Trent,	Conversion of 3 x three bedroom apartments into 6 x one bedroom apartments, replacement of existing	3

Planning Reference	Address	Description	Affordable Housing Completions (2017/18)
	ST1 3RA	roof and elevational alterations to front and rear	

Table 12 – Key Sites with Completed Affordable Housing

Gypsy & Travellers

- 4.12 No new planning permissions were granted for Gypsy and Traveller sites within the 2017/18 monitoring period.

	2016	2017	2018
Travellers Sites Approved	0	0	0

Table 13 – Gypsy & Traveller Sites

- 4.13 The council have completed an update of the updating the Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTTAA) to feed into the Joint Local Plan. This assessment was undertaken with adjoining authorities including, Staffordshire Moorlands Borough Council, Newcastle-under-Lyme Borough Council and Stafford Borough Council. The assessment identifies the accommodation needs of the gypsy and travelling show people community to inform the emerging local plan.

Location of New Housing

- 4.14 During the 2017/18 monitoring period, 95% of all new and converted dwellings were completed on previously developed land. Whilst this is a decrease from previous monitoring figures recorded during 2016/17, this is still above 90% and is therefore still in keeping with Policy SP1 (Spatial Principles of Targeted Regeneration) to prioritise brownfield sites set out in the Core Spatial Strategy.

	2017	2018
Previously Developed Land	720 (99%) (28 greenfield or garden land, 720 previously developed land)	698 (95%) <ul style="list-style-type: none"> Brownfield – 698 (95%) (26 in the Green Belt – 4%) Greenfield – 40 (5%) (9 in the Green Belt – 23%)

Table 14 – Location of New Development (Previously Developed Land)

	2016	2017	2018
Inner Urban Core	239 (41%)	176 (24%)	445 (60%)
Outer Urban Area	346 (59%)	572 (76%)	293 (40%)

Table 15 – Location of New Development (Inner Urban Core & Outer Urban Area)

5.0 Employment

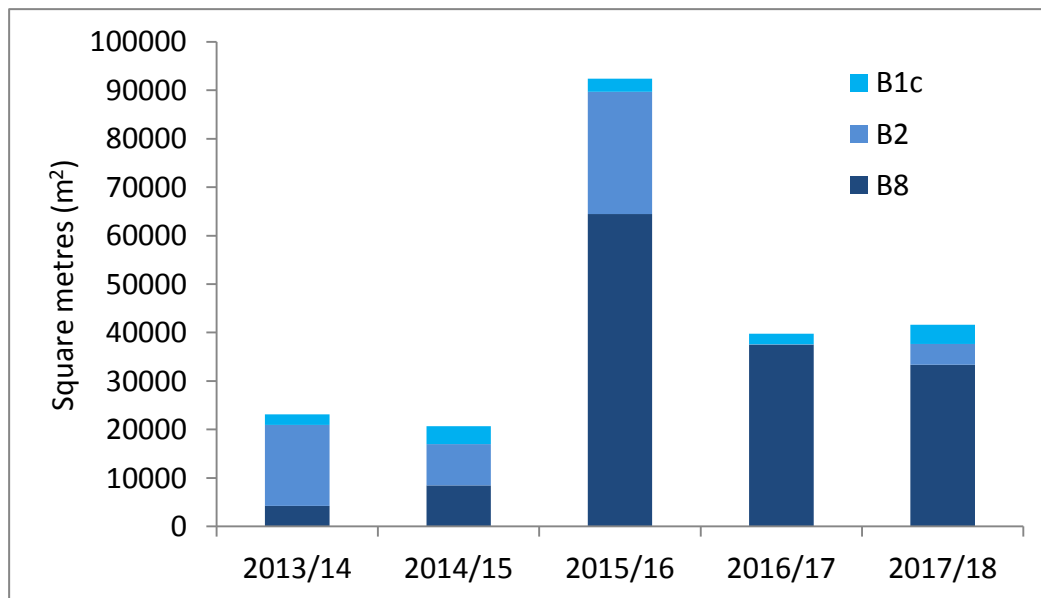
5.1 During the monitoring year there have been 41,617 m² gross and 29,264 m² net of employment floorspace completed. The total land area developed for employment uses was 19.56 hectares (gross). This is equivalent to approximately 18 football pitches. All completed B1b, B1c, B2 and B8 use class developments are included in these figures. These Use Classes are defined below for information:

- B1b – research and development of products or processes
- B1c – light industrial uses for processes which can be carried out in a residential area.
- B2 – general industry
- B8 – storage and distribution

	2017	2018	2018 Completed Floorspace by Use Class (m ²)
Gross Floorspace Completed (m²)	41,785	41,617	B1b = 0 B1c = 3,956 B2 = 4,280 B8 = 33,381
Net Floorspace Completed (m²)	30,424	29,264	B1b = 0 B1c = 2,534 B2 = 371 B8 = 26,359

Table 16 – Employment Floorspace Completions

5.2 The graph below shows the gross floorspace in square metres completed by use class during 2017/18 in comparison to previous monitoring years.

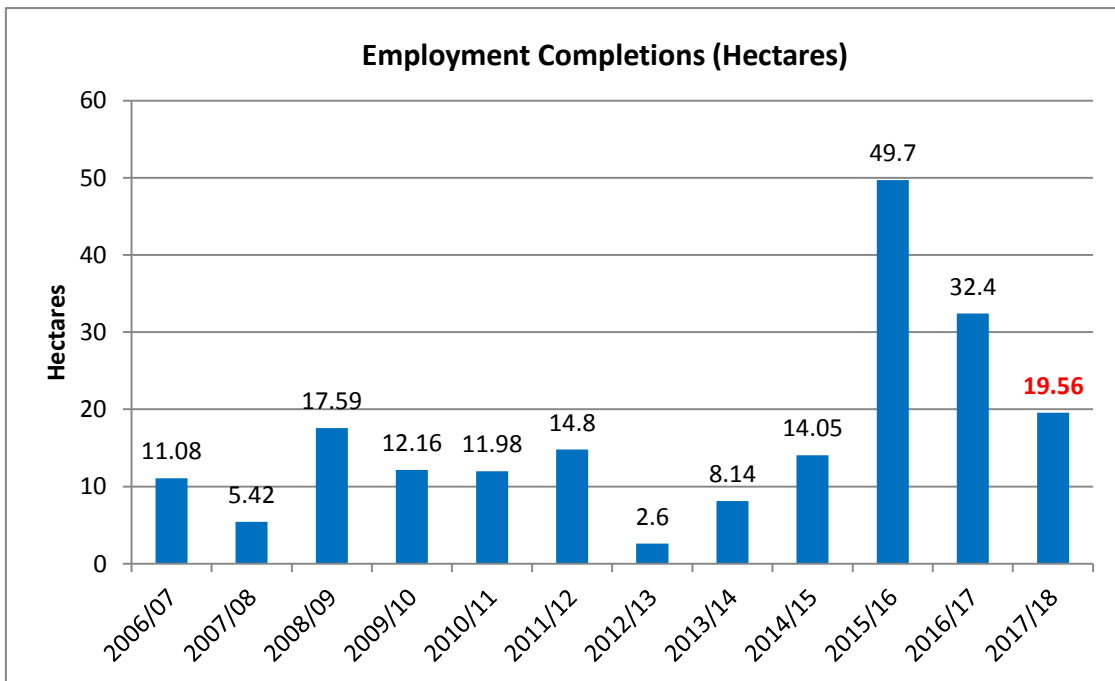


Graph 2: Employment Floorspace Completions (Gross)

	2017	2018	2018 Completed Site Area (ha) by Type of Development
Site Area Completed (hectares)	32.4	19.56	Change of use = 4.52 Extension = 8.22 New build = 5.38 Redevelopment = 1.44

Table 17 – Employment Land Completions

5.3 The graph below shows the total amount of employment land completed in hectares (gross) during 2017/18 in comparison to previous monitoring years.



Graph 3 – Employment Completions (Hectares - Gross)

5.4 Key sites that have contributed to the employment completions during 2017/18 are set out below. It is estimated that cumulatively they may potentially provide 427 additional jobs in the City

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m ²)
60655	Former Michelin Site	Campbell Road, Stoke	Two new warehouses	25,720 (B8)
60179	Stairbox	Gordon Banks Drive, Trentham Lakes	Extension to production building	1,952 (B2)

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m ²)
56100	Land at Jesse Shirley Site	Etruscan Street, Etruria	Extension to warehouse	951 (B8)
59902	Metaref Limited	Spedding Road, Fenton	New storage building	895 (B8)

Table 18 – Employment Sites (Completions)



Former Michelin Site, Campbell Road, Stoke (60655) – Complete



Stairbox, Gordon Banks Drive, Trentham Lakes (60179) – Complete

Employment Sites Under Construction

5.5 At 1st April 2018, 30,239 m² of gross employment floorspace was under construction (21,760 m² net). The breakdown by use class of this under construction floorspace is shown in the table below.

	B1b	B1c	B2	B8
Gross Floorspace Under Construction (m²)	441	6,587	6,901	16,310
Net Floorspace Under Construction (m²)	441	6,365	2,779	12,175

Table 19 – Employment Floorspace Under Construction by Use Class

5.6 Major employment sites that are under construction this year are as follows.

Planning Reference	Name of Development	Address	Description of Development	Floorspace under construction (m ²)
59205	Prologis Park	A500, Sideway	Warehouse development	10,080 (B8)
59367	Parkhall Business Village	Park Hall Road, Park Hall	Demolition of existing industrial unit and erection of four single storey industrial buildings	4,872 (B1c/B2/B8)
55378	Trentham Trade Park Phase 2	Stanley Matthews Way, Trentham Lakes	Second Phase of Trade Park	4,638 (B1c/B2/B8)
60237	Tunstall Arrow (south)	James Brindley Way, Sandyford	5 employment units	4,223 (B1c/B2/B8)
61111	Tunstall Trade Park	Brownhills Road, Tunstall	12 employment units	2,041 (B1c/B8)
61343	Goodwin Foundry	Ivy House Road, Joiners Square	Extensions to existing foundry	1,273 (B2)

Table 20 – Major Employment Sites Under Construction

6.0 Office

- 6.1 Gross office completions within the City during the monitoring year account for 598 m² of floorspace. This is made up of 410 m² of B1a (Office, other than those falling within Class A2) development and 188 m² of A2 (Financial and Professional Services) floorspace. 3,618 m² of office floorspace was lost to other uses, all through changes to other uses, particularly residential (C3 use) and community buildings (D1 use).

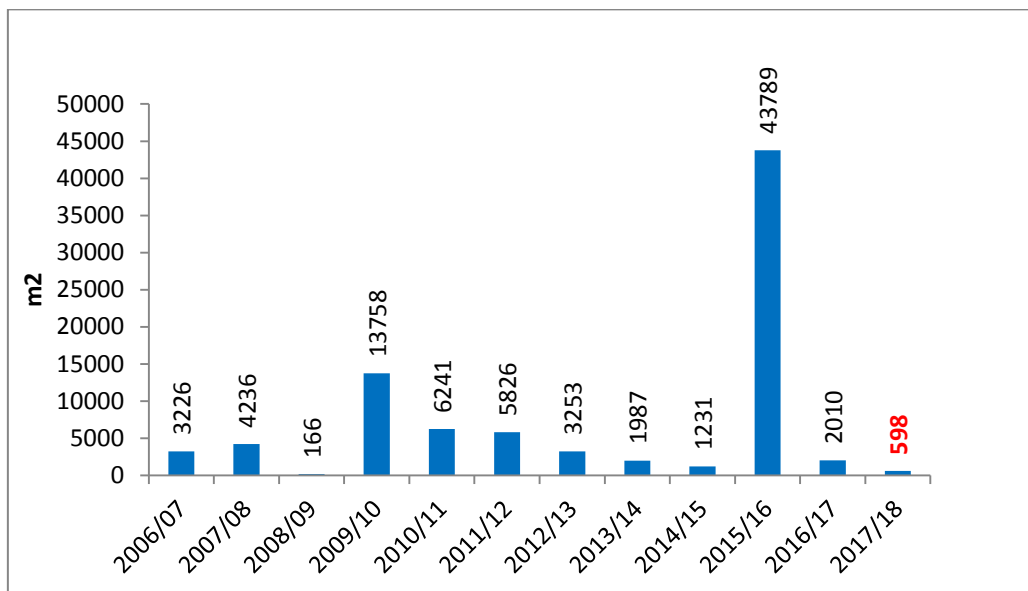
	2017	2018	2017/18 Breakdown
Floorspace Completed (gross)	2,010 m ²	598 m ²	B1a = 410 m ² A2 = 188 m ²
Floorspace Completed (net)	940 m ²	-3,618 m ²	B1a = -3,517 m ² A2 = -101 m ²

Table 21 – Office Floorspace Completions

Planning Reference	Name of Development	Address	Description of Development	Office Floorspace Completed (m ²)
59848		3 The Lock, Canal Arm, Marina Way, Etruria	Change of use from D1 to B1a	185
59921	Former Westcliffe Hospital	Turnhurst Road, Chell	Reconstruction of former entrance lodge for office use	114
59417	Hammond House	100 Ridgway Road, Shelton	New offices located underneath residential tower	103

Table 22 – Key Office Floorspace Completions

6.2 The graph below shows the amount of gross office floorspace completed during 2017/18 and in previous years.



Graph 4 – Gross Office Completions

6.3 1,488 gross m² of B1a and A2 office floorspace (429 net m²) is currently under construction and therefore will feed into future monitoring years. None of this under construction floorspace comprises of major development.

Planning Reference	Name of Development	Address	Description of Development	Office Floorspace Completed (m ²)
58781	Former Spode Works	Church Street, Stoke	Mixed use development, including B1a and A2 office floorspace	662
61710	Smithfield	Broad Street/ Potteries Way, Hanley	Office floorspace within blocks 3A and 3B of mixed use development scheme	302
61504	Former Meadows Building, Spode Works	Elenora Street, Stoke	Mixed use development, including B1a office floorspace	246

Table 23 – Key Office Floorspace Under Construction

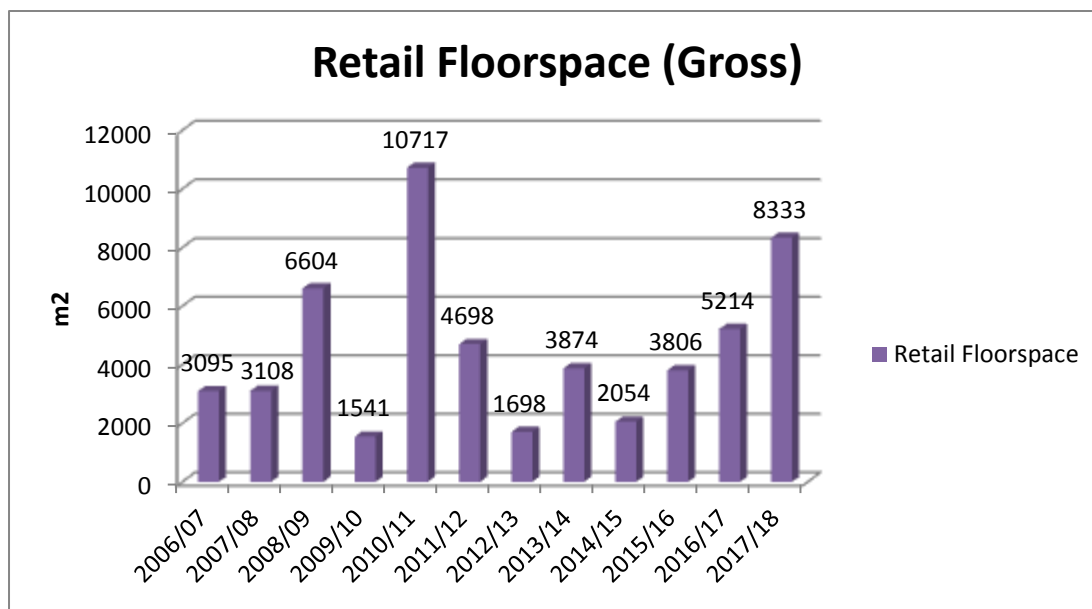
7.0 Retail

- 7.1 Total retail completions during the monitoring year 2017/18 accounted for 8,333m² of gross floorspace, of which 622 m² was delivered within a defined centre. The total retail completions for 2017/18 increased on the 2016/17 figures and there are 3,219 (gross) m² under construction that will feed into future monitoring years.
- 7.2 Key sites completed during the monitoring year include Festival Park (Sub-division of Unit 7 to create 2 separate units including new mezzanine and front extension - 2,819m²) and the redevelopment of two Aldi stores on Brownhills Road, Tunstall (1744 m² (gross)) and Meir (2,083 m² (gross)).

	2017	2018	Breakdown
Floorspace	5,214 m ² (gross) 4,984 m ² (net)	8,333 m ² (gross) 3014 m ² (net)	2017/18 breakdown: <ul style="list-style-type: none"> • 622 m² in centre (79 m² net) • 0m² edge of centre • 7711 m² gross (3,014 m² net) “out of centre”

Table 24 – Retail Floorspace Completions

- 7.3 The graph below shows the retail completions per annum 2006/07 to 2017/18.



Graph 5 – Retail Completions

7.4 Notable developments that have contributed towards this year's completion figure are set out below for information.

Planning Reference	Address	Applicant	SQM	Description of Development
58224	Units 1 - 7 Festival Retail Park, Ridgehouse Drive, Etruria, Stoke-on- Trent, ST1 5SJ	M&G Real Estate	2819	Sub-division of Unit 7 to create 2 separate units including new mezzanine and front extensions, rear extension to Unit 1, elevation alterations to Units 1-7 including installation of a colonnade canopy, car park alterations & associated landscaping. (Part complete)
60901	Aldi Foodstore Limited, Brownhills Road, Tunstall, Stoke-on- Trent, ST6 4JU	Aldi	1744	Demolition and redevelopment of existing retail store (Use Class A1)
61298	ALDI Stores Ltd, Whittle Road, Meir, Stoke-on- Trent, ST3 7TU	Aldi	2083	Extensions to existing foodstore including elevation alterations and extension to car park
51158	The Goose Inn		400	Two storey and single storey extensions and elevational alterations and change of use of ground floor to retail (Use Class A1) - A1/Retail

Table 25 – Retail Sites (Gross Completions)

7.5 The table below show key retail sites that are under construction in this monitoring year.

Planning Reference	Address	Applicant	SQM	Description of Development
60950	Former retail units and Willow Bank Health Centre, Trentham Road, Longton, Stoke-on-Trent, ST3 4SJ		2278	Demolition of existing buildings and erection of a retail store (Use Class A1), car parking and servicing areas, access, landscaping and associated works

Table 26 – Retail Developments Under Construction



ALDI Stores Ltd, Whittle Road, Meir (61298) – Complete



Units 1 - 7 Festival Retail Park, Etruria (58224) – Complete

8.0 Leisure & Hotels

8.1 Leisure floorspace (D2) completions over the monitoring year accounted for 7,447 gross m² (5,934 net m²). Notable sites that contributed to the completions are set out below. No new hotel developments were completed this year, although there are three schemes under construction which will provide 210 new hotel bedrooms once completed.

	2017	2018
Floorspace	3,705 m ² (gross) 2,825 m ² (net)	7,447 m² (gross) 5,934 m² (net)
Hotel bedrooms	0	0

Table 27 – Leisure & Hotel Completions

Planning Reference	Address	Net Floorspace (m ²)	Description of Development
60631	Land adjacent Wade Ceramics, Bessemar Drive, Etruria Vale	3,023	Private Sports Hall
61979	Former Newey & Eyre Building, Sun Street, Shelton	2,027	Indoor Ninja Training Park
60323	Bet365 Stadium, Stanley Matthews Way, Trentham Lakes	1,842	Extension to Stoke City F.C. football stadium

Table 28 – Leisure Sites (Completions)

8.2 4,044 m² (gross), or 3,074 m² (net) of leisure floorspace was under construction this year. Within this, one major leisure development was under construction this year as follows.

Planning Reference	Address	Net Floorspace (m ²)	Description of Development
59708	Festival Way, Etruria	2,787	Extension to Waterworld to provide gym and trampoline centre

Table 29 – Major Leisure Developments Under Construction

Hotels

8.3 No new hotel developments were completed this year, although there are three schemes under construction which will provide 210 new hotel bedrooms once completed. The details of these are set out in the table below.

Planning Reference	Name of Hotel Development	Address	Hotel Bedrooms (net additional)
61175	Hilton Hotel	Potteries Way, Hanley	140
60782	Hanley Premier Inn (extension)	Etruria Road, Hanley	44
61504	Potbank Aparthotel	Spode Works, Elenora Street, Stoke	26

Table 30 – Hotel Developments Under Construction



Potbank Aparthotel, Spode Works (61504) – Under Construction



Premier Inn (extension), Etruria Road (60782) – Under Construction

9.0 Waste

9.1 During the monitoring year, the following municipal waste arisings have been processed by the Council.

Amount of waste arisings (Tonnes)			
	2015/16	2016/17	2017/18
Dry recycling	16,750.00	15,400	20,160
Garden/food waste	12,576.02	16,420	15,420
General refuse	52,678.93	57,000	51,663.44
Total	82,004.95	88,820	87,243.44

Table 31 – Municipal Waste Arisings

10.0 Planning Obligations

10.1 During the monitoring year, the City Council has secured up to £382,000 towards education provision/facilities within the City and up to £64,000 towards improvements at specific parks and play areas within the City through a number of development schemes (61254/HYB – Former Victoria Ground, 60951/FUL – Land at Cemetery Road and Caledonia Road, 60831/FUL – Land at Former Dyson Works and 59042/OUT – Former St Peters High School).

10.2 Planning obligations have also been secured on other development schemes for up to £363,043 for the provision of off-site affordable housing (59042/OUT – Former St Peters High School).

10.3 The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2017/18 compared to previous years.

	2014	2015	2016	2017	2018
Negotiated	£754,603.24	£1,890,000.00	£575,000	£500,000	£809,043

Table 32 – Planning Obligations

11.0 Total Development Outputs

	Housing units (gross)	Employment land (hectares)	Office floorspace (m ²)	Retail floorspace (m ²)
2006/07	850	11.08	3,226	3,095
2007/08	880	5.42	4,236	3,108
2008/09	675	17.59	166	6,604
2009/10	294	12.16	13,758	1,541
2010/11	583	11.98	6,241	10,717
2011/12	399	14.80	5,826	5,698
2012/13	394	2.6	3,253	1,698
2013/14	436	8.14	1,987	3,874
2014/15	647	14.05	1,231	2054
2015/16	585	49.7	43,789	3,806
2016/17	748	32.4	2,010	5,214
2017/18	738	19.56	598	8,333
Total	7,229	199.48	86,321	55,742

Table 33 - Total Development Outputs Summary (gross figures): 2006/07 – 2017/18

12.0 Local Plan Preparation and Timetable

Local Plan Preparation during 2017/18

12.1 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are preparing a new Joint Local Plan. An update to the Joint Local Plan timetable has been approved by both Councils. The timetable allows for a draft joint local plan to be ready for consultation in October/ December 2019 and a final submission to the Secretary of State in December 2020. The current timetable is published on the councils website – https://www.stoke.gov.uk/info/20071/joint_local_plan

12.2 During the 2017/18 monitoring year progress has been made through:

- Approval and publication of the City of Stoke-on-Trent Playing Pitch Strategy 2017 – 2022 (June 2017)
- Completion and publication of an update to the Strategic Housing Market Assessment Update (June 2017)
- Publication of the council's Draft Strategic Housing Land Availability Assessment (SHLAA) June 2017
- Consultation on the Strategic Options Consultation Document, Technical Appendices and Sustainability Appraisal (July/August 2017)
- Consultation of the Preferred Option Document (February/ March 2018)
- Green Belt Assessment Part 1 (November 2017)

Further details on these documents can be found on the council's website – www.stoke.gov.uk/jointlocalplan

12.3 Table 34 below identifies the progress made on various evidence base documents which have been produced in order to support production of the Joint Local Plan.

Next Steps for the Joint Local Plan (progress towards the 2018/19 AMR)

12.4 The next stage in the plan's production is the full Draft Local Plan. Work on the Joint Local Plan is ongoing however there are a number of factors which have added pressure to the timescale to be able to meet the next stage in line with the current timetable. The published plan making programme requires the next stage of the plan – Full draft Joint Local Plan to be consulted upon in October - December 2019.

12.5 The new revised National Planning Policy Framework (NPPF) was published in July 2018 with guidance documents published in September 2018. The new NPPF has brought in a number of possible implications for the Joint Local Plan and ensuring that the Borough Council and City Council are preparing evidence which is in line with the new regulations is essential. This includes the calculation of Local Housing Need, the justification for economic growth above the Local Housing Need and the exceptional circumstances case for encroaching into the greenbelt.

12.6 In addition the councils received extensive feedback on the preferred options strategy and potential sites which require careful consideration. Key evidence being produced

will further inform the strategy and ensure the plan is robust and addresses the concerns raised through the consultation.

12.7 Given the above implications for the timetable it is proposed that consultation on the draft Joint Local Plan be delayed until October-December 2019. This alters the overall timetable for the production of the joint local plan by seven months with submission of the plan to the Secretary of State now scheduled for December 2020 rather than Spring 2020.

12.8 A full revised Joint Local Plan timetable is attached at Appendix A.

12.9 The councils remain committed to the production of the Joint Local Plan and in ensuring that evidence is robust, up-to-date and in accordance with the National Planning Policy Framework. On-going preparation of evidence and supporting documents for the Joint Local Plan includes:

- Completion and approval of the City Councils Greenspace Strategy (August 2018)
- Preparation of a 5 year land supply report (due November 2018)
- Preparation of a Retail and Leisure Study Update (due December 2018)
- Transport Modelling outputs (to be incorporated into the draft Joint Local Plan)
- Strategic Housing Land Availability Assessment
- Flood Risk Assessment, Water Cycle Study and Surface Water Management Plan (due December 2018)
- Infrastructure Capacity Assessment (due December 2018)

Table 34 - Completed evidence and joint local plan documents 2017/18

Local	Purpose	Date completed
Playing Pitch and Outdoor Sport Needs Assessment	Assessment of need and strategy to support the delivery of sport and physical activity.	May 2017
Issues Consultation and Response Document	Sets out all representations and responses made on the Issues Consultation document which influenced the Strategic Options Consultation Document	July 2017
Strategic Housing Market Assessment Update (SHMA)	The National Planning Policy Framework (NPPF) requires that local planning authorities understand the housing needs in their area. It states that a SHMA should be prepared and identifies what it should consider (paragraph 159 of the NPPF) This updated the 2015 Review and established the Objectively Assessed Need for housing for the plan period.	June 2017
Strategic Options Consultation Document	Presented options for employment and housing development based on different growth scenarios.	July 2017
Strategic Options Sustainability	An assessment of the options for development presented in the Preferred	July 2017

Assessment	Options Consultation Document.	
Strategic Options Consultation Employment Technical Paper	<p>The NPPF requires authorities to have an understanding of business needs within the economic markets operating in their area (paragraph 160 of the NPPF). Paragraph 161 of the NPPF provides information on how local planning authorities should use this evidence base</p> <p>This set out the technical evidence to support the information on employment development.</p>	July 2017
Strategic Housing Land Availability Assessment (SHLAA)	<p>The NPPF states that a SHLAA should be produced which sets out realistic assumptions the availability, suitability and viability of land to meet the identified need for housing over the plan period.</p> <p>SHLAA Methodology, Viability Assessment and Land Availability Assessments have been produced.</p>	July 2017
Joint Strategic Housing Land Availability Assessment Methodology	Details the methodology to be followed to provide consistency in undertaking the Strategic Housing Land Availability Assess	June 2017
5 Year Housing Land Supply Statement 2017-2022	Statement identifying a continuous five-year supply of housing land as required by the National Planning Policy Framework.	September 2017
Strategic Options Consultation and Responses Document	Record of all representations received from the strategic options consultation and the formal responses made.	December 2017
Preferred Options Consultation Document	Presented preferred growth scenario options for employment and housing development (including preferred sites) and strategic options for retail and leisure.	January 2018
Preferred Options Sustainability Assessment	An assessment of the options for development presented in the Preferred Options Consultation Document.	January 2018
Preferred Options Employment Technical Paper	Set out the technical evidence to support the information on employment development as presented in the Preferred Options Consultation document.	February 2018
Green Belt Assessment Part 1	Provides an assessment of how the Green Belt contributes to the five purposes of the Green Belt as required in the National Planning Policy Framework (2012).	November 2017
Preferred Options Green Belt	Set out the technical evidence to support the information on Green Belt release as	January 2018

Technical paper	presented in the Preferred Options Consultation Document.	
Preferred Options Housing Technical Paper	Set out the technical evidence to support the information on housing development as presented in the Preferred Options Consultation Document.	January 2018

Adopted Core Spatial Strategy, Saved Policies and Supplementary Planning Documents

- 12.10As set out previously, the current development plan includes the Core Spatial Strategy (which is available on the planning policy website). Policies in the Core Spatial Strategy have replaced a number of the saved City of Stoke-on-Trent Local Plan (adopted 1993) policies. This is set out within Appendix 6 of the Core Spatial Strategy. However, a few still remain until they will be replaced by more detailed policies.
- 12.11The City Council has produced a list of development plan policies that are currently used in the determination of development proposals - Composite Policy List 2014, which is available to view on the website – www.stoke.gov.uk/planningpolicy.
- 12.12There is a separate development plan for waste planning which is the Joint Waste Local Plan.
- 12.13Supplementary Planning Documents (SPDs) are documents which add further details to policies contained within the DPDs. They can be used to provide further guidance for development on specific sites or on particular issues such as design. A list of the SPD's the city council has in force is set out on the council's website – www.stoke.gov.uk/planningpolicy.

Appendix A – Joint Local Plan Timetable (Updated October 2018)

Stage	Progress/ Timeframe/ What it involves	
Stage 1	Assembly of evidence base	Work on-going
Stage 2	SCI and stakeholder engagement	Statement of Community Involvement has been adopted and is available to view on our website.
Stage 3	Sustainability Appraisal (SA) Scoping Report	Draft SA Scoping Report consultation with statutory consultees completed in August/September 2015
Stage 4a	Issues Papers Consultation	<p>Consultation completed February/ March 2016. The Issues consultation set out some of the key local and regional matters which could have a significant influence on how the area might change in the future.</p> <p>The consultation was accompanied by a series of technical papers which summarised the policy background and evidence driving the strategic issues.</p>
Stage 4b	Strategic Options Consultation	<p>This takes into account representations received as part of the Issues consultation and sets out the potential options and spatial requirements based on a range of issues including housing need and employment.</p> <p>Consultation July/August 2017</p>
Stage 5	Preferred Option(s)	<p>Prepare preferred option (s) which will take account of representations received as part of Strategic Options consultation and will reflect the preferred spatial options for the Joint Local Plan.</p> <p>Consultation February 2018</p>
Stage 6	Full Draft Joint Local Plan	Prepare full draft joint local plan which will take into account representations received as part of Preferred Option(s) and will set out fully the spatial proposals along with supporting planning policies.

Stage	Progress/ Timeframe/ What it involves	
	Consultation on the Full Draft Plan during October- December 2019	
Stage 7	Publication of draft Joint Local Plan-in accordance with Regulation 19 and 35 of the 2012 Regulations	Finalisation of the Full Draft Joint Local Plan by Cabinet which will have taken into account representations received as part of the Full Draft Joint Local Plan consultation and will set out the final plan to be submitted to Council for approval for formal publication. The Full Draft Joint Local Plan will then be submitted to full council for publication and consultation. Publication consultation will take place during August/September 2020
Stage 8	Final Submission version of the Joint Local Plan and submission to the Secretary of State	Following publication period both the City Council and Borough Council will review the responses received before submitting the Draft Joint Local Plan (and other documents) to the Secretary of State pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22 of the 2012 Regulations. This will include copies of any representations received as a result of publication of the draft joint local plan and formal statement of representations made including those dealt with by the City Council and Borough Council and any main modifications automatically referred to the Secretary of State and to be dealt with as part of the examination process. This is provisionally timetabled for completion in December 2020
Stage 9	Public examination of joint local plan	Starts January 2021 (dependent on date of submission and availability of Inspector)
Stage 10	Adoption of Joint Local Plan	Dependent on Stage 9.