



City of
Stoke-on-Trent

PLANNING SERVICES ANNUAL MONITORING REPORT & LOCAL DEVELOPMENT SCHEME 2019



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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) 2019 covers the period **01 April 2018 to 31 March 2019** 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 [Stoke Website](#)

1.5) Headline findings from the AMR include:

- 1008 net new homes were completed within Stoke-on-Trent during 2018/19.

- A total of 34 affordable units were completed during the monitoring year.
- The percentage of dwellings completed on previously developed land was 98%.
- 1875 gross new residential units were approved through planning applications during 2018/19.
- 69,559 gross m² (64,525m² net) of employment floorspace was completed over the monitoring year, whilst a further 24,159 gross m² (23,068 m² net) was under construction across the City.
- 688 gross m² (178 m² net) of office floorspace was completed in the past year.
- 3,290 gross m² (-477 m² net) of retail floorspace was completed during the monitoring year
- The Joint Local Plan is progressing with key evidence being completed or nearing completion with the draft joint local plan being presented for consideration in the next monitoring year.

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 [Health profiles website](#)). 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:-

[Staffordshire Environment Waste Sites Website](#)

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	2018	2019	Notes
Population	255,378 	255,833 	<p>The 2018 ONS Mid-Year Population estimates identify that the population of the City is 255,833 which represents an increase of 455 compared with the previous year.</p> <p>The largest increase was in the 55-64 age range (451 persons), the 75-84 (327 persons), the 45-54 age range saw a decline of 323 persons</p> <p>Of the total: Males represent 50.3% of the total (128,596 persons) and Females 49.7% (127,237 persons).</p>
Economically Inactive	24.6% 	26.2% 	<p>The ONS Annual Population survey (April 2018 – March 2019) showed that the number of people who are economically inactive as 41,400 persons – 26.2% of the working age population.</p>

Out of Work Benefits (Claimant Count)	2.6% 4,095 persons 	4.1% 6,495 persons 	<p>The June 2019 ONS Claimant count - shows that 4.1% of working-age people within the City are currently claiming job seekers allowance/Universal Credit. Following a plateau of the rate in 2016 (both nationally and locally) and a period of stability in 2017 we are starting to see an incremental increase in the rate. This is likely to continue both locally and nationally and the figures will now include people in the searching for work Universal Credit conditionality group (i.e. searching for an increase in hours). This means that, with the roll-out of Universal Credit, the level of the Claimant Count series is likely to be higher than it would be otherwise, even if the overall level of unemployment is not. Comparisons with previous years and the rate of increase seen regionally and nationally should be treated with caution due to changes in legislation and the rollout schedule associated with Universal Credit.</p>
Median earnings by resident	£488.7 	£497.1 	<p>ONS Annual Survey of Hours and Earnings – Workplace-based 2018 (per week) – Full time workers</p> <p>The England equivalent is £586.7 per week.</p>

Council Tax Band of properties	Band A – 69,248 (59.6%)	Band A – 69,653 (59.5%)	<p>Figures show number of properties per band. House values per band are shown below</p> <p>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.</p> <p>Band Capital Value of house as at 01/04/1991)</p> <p>A Below £40,000</p> <p>B £40,001 - £52,000</p> <p>C £52,001 - £68,000</p> <p>D £68,001 - £88,000</p> <p>E £88,001 - £120,000</p> <p>F £120,001 - £160,000</p> <p>G £160,001 - £320,000</p> <p>H Over £320,000</p>
	Band B – 24,455 (21.05%)	Band B – 24,714 (21.11%)	
	Band C – 15,194 (13.08%)	Band C – 15,329 (13.09%)	
	Band D – 4,886 (4.2%)	Band D – 4,879 (4.17%)	
	Band E – 1,747 (1.5%)	Band E – 1,794 (1.53%)	
	Band F – 475 (0.41%)	Band F – 508 (0.43%)	
	Band G – 145 (0.12%)	Band G – 153 (0.13%)	
	Band H – 42 (0.04%)	Band H – 42 (0.04%)	

Life expectancy	76.4 (Male) 81.2 (Female)	76.5 (Male) 80.8 (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 marginally increased for male life expectancy in the city however female life expectancy has decreased to 80.8.
Active Lives Survey (Active/Fairly Active)	66.8% (Nov 16/17)	69.5% (Nov 17/18)	Sport England Active Lives Survey (Percentage of respondents who were Active (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 2017/18
GCSEs % of pupils achieving a standard pass in English & Maths	53.9%	53.6%	The GCSE data for 2018 shows that 53.6% of pupils achieving a standard (grade 4-9) pass and 32.5% of pupils achieved a strong (grade 5-9) pass in English & Maths GCSE. This compares to nationally 64.2% achieving a standard (grade 4-9) pass and 43.3% of pupils achieved a strong (grade 5-9) pass.

Table 1 – Key Characteristics and Contextual Information

Environmental Monitoring

	2018	2019	Comments
Percentage of housing on Brownfield land	95%	98%	This is an increase from previous monitoring figures recorded during 2017/18. This is above 90%, and therefore still in keeping with Policy SP1 (Spatial Principles of Targeted Regeneration) to prioritise brownfield sites set out in the Core Spatial Strategy.
Flood Risk/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.	The Environment Agency objected to 3 planning applications on the grounds of flood risk. One of these 3 applications was also objected to on the grounds of water quality.	All 3 of these applications were refused.

Table 2 – Environmental Measures

Transport Monitoring

Measure	2017	2018	2019	
Stoke-on-Trent passenger journeys on buses	2016/17: 10.3m	2017/18: 10.4m	2018/19: Not available	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 2019 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.

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

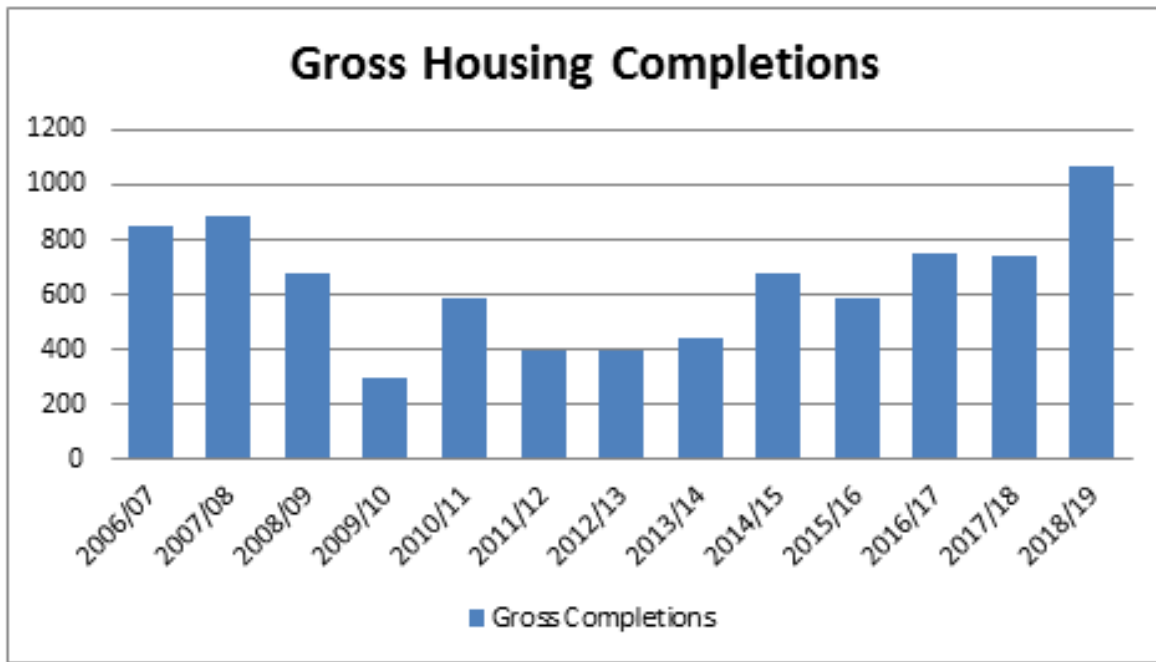
Completions

4.4) The data below shows that there have been a total of 1066 units completed during the monitoring year which includes 939 new build properties, 110 changes of use/dwelling conversions and 17 gypsy and traveller pitches including 5 transit and 12 permanent pitches.

Measure	2015/16	2016/17	2017/18	2018/19
Gross Units Completed 2017/18 (including student units)	585	748	738 (includes communal bedrooms)	1066
New Build	300	627	579	939 (396 from student accommodation)
Change of Use/ Dwelling Conversions	149	121	108	110
Gypsy and Traveller Accommodation	0	0	0	5 Transit and 12 permanent pitches 12 (only permanent pitch provision counted).
Losses from Conversions/COU	3	0	12	29
Total Demolitions	1	0	0	24
Communal Accommodation (Including student Halls, care homes, hostels etc.)	136	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	0
Net additional dwellings	445	748	675 + 28 (an adjustment made taking into account communal accommodation) 703	1008

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 and 2018/19 figures include Extra Care, residential institutions, houses in multiple occupation and student accommodation.



Graph 1 - (Gross Housing Completions 2006/07 – 2018/19)

Key Development Sites with Completions 2018/19

4.6) The table below shows notable sites which have contributed towards the 2018/19 housing completions:

Planning Permission	Address	Completions 2018/19	Planning Status
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	56	Under Construction
60995 / 57840	Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	36	Under Construction
55286	Wedgwood Estate Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	83	Under Construction

61254	Former Victoria Ground, Off Boothon Old Road, Stoke-on-Trent	58	Under Construction
58877	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	54	Under Construction
60831	Dyson Ceramic Systems, Shelton New Road, Stoke-on-Trent, ST4 6EP	67	Under Construction

Table 5 – Key Development Sites with Completions

Bedroom Completions

4.7) The table below provides a breakdown of house types completed during the monitoring year.

Type of Housing	2017	2018	2019
1 Bedroom Flat	96	68	88
2 Bedroom Flat	340	58	28
3 Bedroom Flat	4	5	0
4 + Bedroom Flat	0	2	1
Total Number of Flats	440 (60%)	133 (24%)	117 (18%)
1 Bedroom House	15	0	3
2 Bedroom House	47	77	103
3 Bedroom House	133	183	261
4 + Bedroom House	105	172	149
Total Number of Houses	300 (40%)	432 (76%)	516 (82%)
Student Bedrooms		100	396
HMO Bedrooms		72	87
Communal bedrooms		51	0
Gypsy and Traveller Provision			5 transit and 12 permanent pitches

Table 6 – Type of Housing Completed

Density Information

	2016/17	2017/18	2018/19
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Density	<i>Less than 30 dph – 151 (20.2%) 30 – 50 dph – 94 (12.6%) Over 50 dph – 503 (67.3%)</i>	<i>Less than 30 dph – 111 (15%) 30 – 50 dph – 273 (37%) Over 50 dph – 354 (48%)</i>	<i>Less than 30 dph – 269 (25%) 30 – 50 dph – 269 (25%) Over 50 dph – 528 (50%)</i>
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Table 7 – Density Information



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



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

Under Construction

4.8) 808 housing units were recorded as being under construction at the time of completing this year's monitoring. This includes 277 build to rent units at Land at Broad Street / Potteries Way, Hanley, Stoke-on-Trent, 76 units at the Former Churchill

Pottery off Waterloo Road and 52 units Land between Lichfield Street and Eastwood Road. A list of key housing sites under construction is set out below for information.

	2017/18	2018/19
Under Construction	1083	808

Table 8 – Homes Under Construction

Planning Reference	Address	Applicant	Number of Apartments/ Houses under construction (2018/19)	Total Gross Under Construction (2018/19)
58877	Former Bucknall Hospital, Eaves Lane	Keepmoat Homes	201 dwellings approved, 135 completed, 13 under construction and 67 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, 44 completed, 28 under construction, 40 remaining to be built	28
55286 (10438C) The Oaks	Wedgwood Estate, Wedgwood Drive, Trentham	WWRD (United Kingdom) Limited	29 dwellings approved, 19 completed, 10 under construction and 0 remaining to be built.	10
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	BDW Trading Ltd (t/a Barratt Homes Mercia)	193 dwellings approved, 64 completed, 76 under construction and 53 remaining to be built.	76

60831	Dyson Ceramic Systems, Shelton New Road, Stoke-on-Trent, ST4 6EP	Persimmon Homes West Midlands	137 dwellings approved, 102 completed, 14 under construction and 21 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
61804	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	Stoke-on-Trent City Council	128 dwellings approved, 0 completed so far, 52 under construction and 76 remaining to be built.	52

Table 9 – Key Housing Sites Under Construction



Land between Lichfield Street/Eastwood Road, Hanley (61804) – Under Construction



Land at Broad Street/Potteries Way, Hanley (61710) – Under Construction

Affordable Housing

4.9) A total of 34 affordable housing gains were recorded during the monitoring period.

	2017	2018	2019
Number of affordable Homes	339	26	34

Table 10 – Affordable Housing Completions

Planning Reference	Address	Description	Affordable Housing Completions (2018/19)
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	Full application for 193 new dwellings, including associated infrastructure	10
62163	Former Working Men's Club, Supreme Street, Middleport, Stoke-on-Trent ST6 3PB	Demolition of former Working Men's Club and erection of 8 residential dwellings to include two pairs of semi-detached dwellings and 4 one bedroomed flats.	4

54289	Former Simpsons Pottery, Grange Street, Cobridge, Stoke-on-Trent, ST6 2JT	The proposal is for the residential redevelopment of a derelict, contaminated site comprising of 37 dwellings	20
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Table 11 – Key Sites with Completed Affordable Housing

Gypsy & Travellers

4.10) 17 new gypsy and traveller pitches were granted for Gypsy and Traveller accommodation within the 2018/19 monitoring period. This was approved under planning application reference SOT/62763/FUL for a reconfiguration of the existing Linehouses Gypsy and Traveller Site.

	2017	2018	2019
Travellers Sites Approved	0	0	17

Table 12 – Gypsy & Traveller Sites

4.11) The council have completed an update of the Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) in 2015 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 and the pitches completed in this monitoring year go towards meeting the needs of gypsy and travellers in our area.

Location of New Housing

4.12) During the 2018/19 monitoring period, 98% of all new and converted dwellings were completed on previously developed land. Whilst this is a decrease from previous monitoring figures recorded during 2017/18, 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.

	2018	2019
Previously Developed Land	698 (95%) Brownfield – 698 (95%) (26 in the Green Belt – 4%) Greenfield – 40 (5%) (9 in the Green Belt – 23%)	1045 (98%) Brownfield – 1045 (98%) Greenfield – 21 (2%) (12 in the Green Belt)

Table 13 – Location of New Development (Previously Developed Land)

	2017	2018	2019
Inner Urban Core	176 (24%)	445 (60%)	230 (22%)
Outer Urban Area	572 (76%)	293 (40%)	836 (78%)

Table 14 – Location of New Development (Inner Urban Core & Outer Urban Area)

5.0 Employment

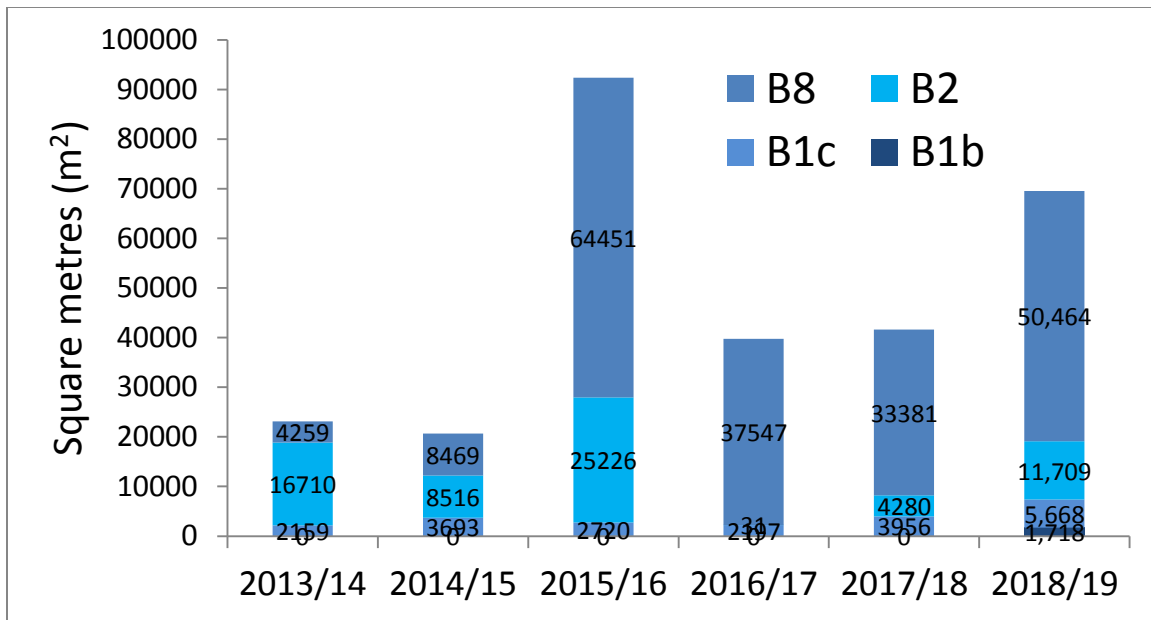
5.1) During the monitoring year there have been 69,559 m² gross and 64,525 m² net of employment floorspace completed. The total land area developed for employment uses was 6.89 hectares (gross). This is equivalent to approximately 10 football pitches. All completed B1b, B1c, B2 and B8 use class developments 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

	2018	2019	2019 Completed Floorspace by Use Class (m ²)
Gross Floorspace Completed (m²)	41,617	69,559	B1b = 1,718 B1c = 5,668 B2 = 11,709 B8 = 50,464
Net Floorspace Completed (m²)	29,264	64,525	B1b = 1,718 B1c = 5,668 B2 = 6,955 B8 = 50,184

Table 15 – Employment Floorspace Completions

5.2) The graph below shows the gross floorspace in square metres completed by use class during 2018/19 in comparison to previous monitoring years.

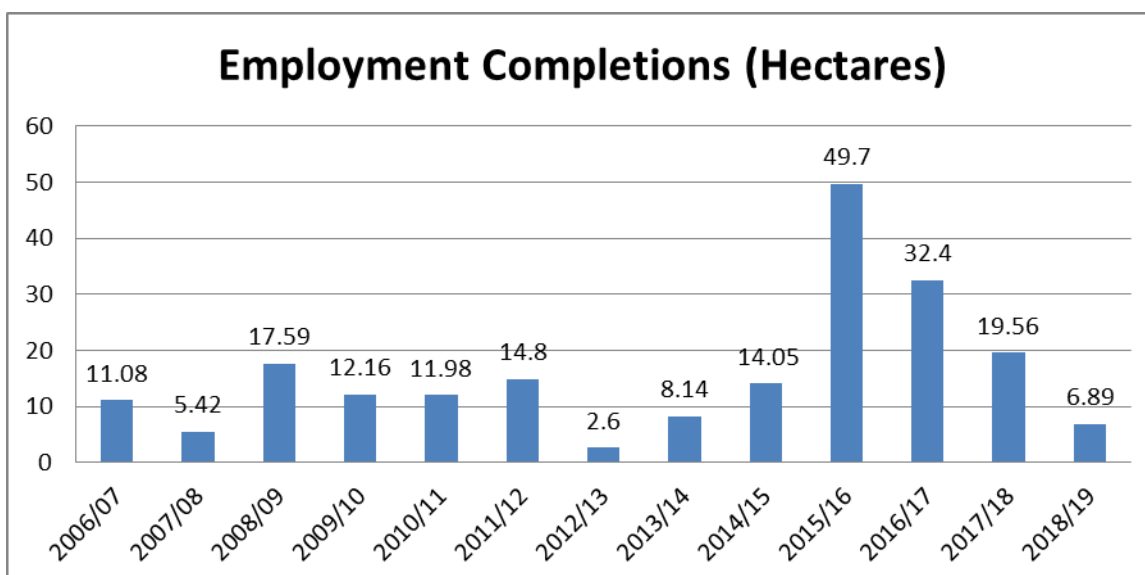


Graph 2 – Employment Floorspace Completions (Gross)

	2018	2019	2019 Completed Site Area (ha) by Type of Development
Site Area Completed (hectares)	19.56	6.89	Change of use = 1.18 Extension = 1.22 New build = 4.6 Redevelopment = 0.08

Table 16 – Employment Land Completions

5.3) The graph below shows the total amount of employment land completed in hectares (gross) during 2018/19 in comparison to previous monitoring years.



Graph 3 – Employment Completions (Hectares - Gross)

5.4) Key sites that have contributed to the employment completions during 2018/19 are set out below. It is estimated that cumulatively they may potentially provide 759 additional jobs in the City

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m ²)
62547	Land at Whittle Road,	Land at Whittle Road, Meir Park, Stoke-on-Trent, ST3 7UN	Development of two warehouse buildings (Use Class B8) with ancillary office	25,505 (B8) (Warehouse 1 only)
62361	Metro Business Park	Unit 1, Metro Business Park Clough Street, Hanley, Stoke-on-Trent, ST1 4AF	Change of use to industrial use	2,300 (B2)
61343	Goodwin Foundry	Ivy House Road, Stoke-on-Trent, ST1 3NR	Extension to warehouse	1273 (B3)
61111	Land adjacent to Brownhill Road, Tunstall,	Land adjacent to Brownhill Road, Tunstall, Stoke-on-Trent	New development B1b/B1c/B2/B8	4834 B1b/B1c/B2/B8

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m ²)
	Stoke-on-Trent			

Table 17 – Employment Sites (Completions)



Land at Whittle Road, Meir Park (62547) – Complete

Employment Sites Under Construction

5.5) At 1st April 2019, 24,159 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
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Gross Floorspace Under Construction (m²)	0	1,413	240	22,506
Net Floorspace Under Construction (m²)	0	1,413	142	21,513

Table 18 – 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 (m²)
63167	Land off Gordon Banks Drive	Trentham Lakes	Warehouse development	20,706 (B8)
63125	RGT Engineering	Foley Street	Building development	240 (B2)
62588	Land off Stanley Matthews Way	Stanley Matthews Way, Trentham Lakes	Builders merchant Storage etc.	1,800 (B1c/B2/B8)
60237	Dewsbury Road, Fenton	Dewsbury Road	Industrial and storage building	648 (B1c, B2 and B8)

Table 19 – Major Employment Sites Under Construction

6.0 Office

6.1) Gross office completions within the City during the monitoring year account for 688 m² of floorspace. This is made up of 688 m² of only B1a floorspace.

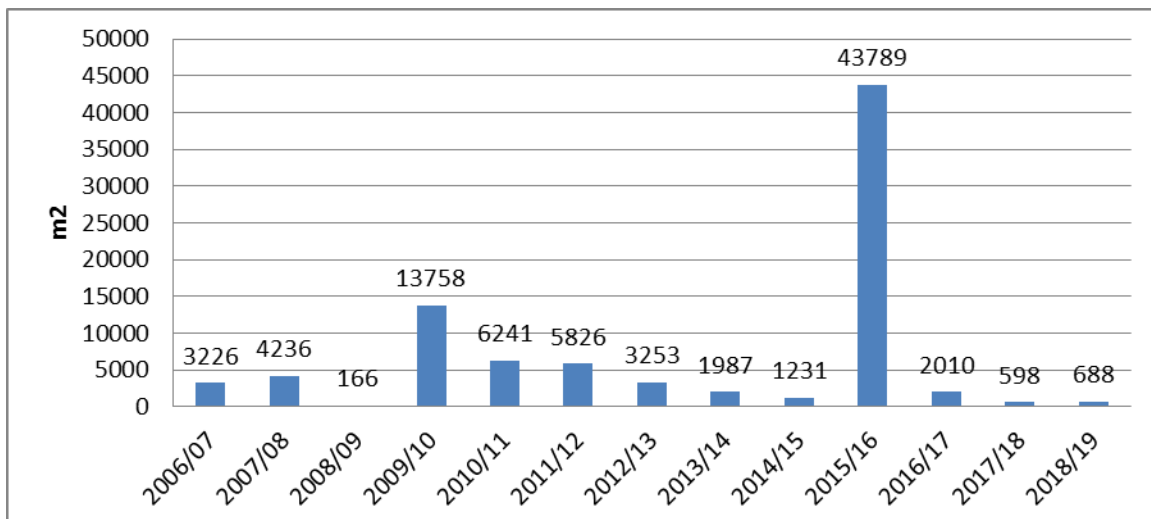
	2018	2019	2018/19 Breakdown
Floorspace Completed (gross)	598 m ²	688m²	B1a – 688 m²
Floorspace Completed (net)	-3,618 m ²	178 m²	B1a - 178 m²

Table 20 – Office Floorspace Completions

Planning Reference	Name of Development	Address	Description of Development	Office Floorspace Completed (m ²)
61504	Former Spode	Former Spode Stoke Elenora Street	Change of use to offices	246
46320	Station Street	Station Street Longport	Residential to office	91
59417	Unit 5 Tunstall Arrow	Tunstall Arrow	Additional office floorspace	165

Table 21 – Key Office Floorspace Completions

6.2) The graph below shows the amount of gross office floorspace completed during 2018/19 and in previous years.



Graph 4 – Gross Office Completions

6.3) 3659 gross m² of B1a 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)
60643	1 Endon Road	Norton Arms	Office Floor space B1a	592

Table 22 – Key Office Floorspace Under Construction

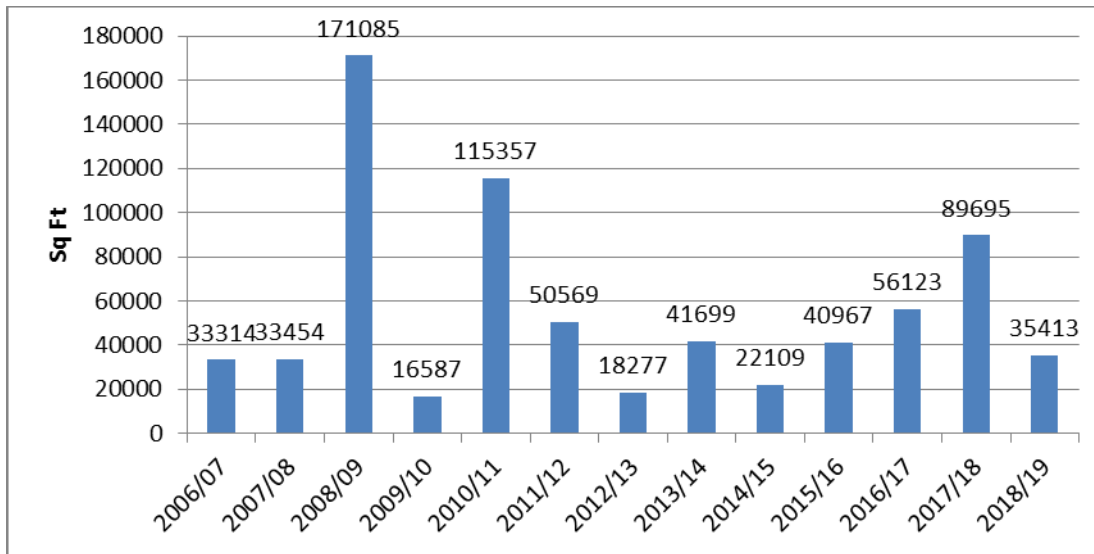
7.0 Retail

7.1) Total retail completions during the monitoring year 2018/19 accounted for 3290m² of gross floorspace, of which 703m² was delivered within a defined centre. The total retail completions for 2018/19 increased on the 2017/19 figures and there are 1,127 (gross) m² under construction that will feed into future monitoring years.

	2018	2019	Breakdown
Floorspace	8,333 m ² (gross) 3014 m ² (net)	3,290m ² (gross) -477 m ² (net)	2018/19 breakdown: 109 m ² in centre (79 m ² net) 367m ² edge of centre 56 m ² net “out of centre”

Table 23 – Retail Floorspace Completions

The graph below shows the retail completions per annum 2006/07 to 2018/19.



Graph 5 – Retail Completions

7.2) 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
60950	Trentham Road, Longton	Willow Bank	2278	Demolition of existing buildings and erection of a retail store (Use Class A1), car parking and servicing areas, access, landscaping and associated works
45124	Ridgehouse Drive, Festival Park	Units 2a & 2b Ridgehouse Drive	747	Elevational alterations and mezzanine floor - A1 Retail

Table 24 – Retail Sites (Gross Completions)

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

Planning Reference	Address	Applicant	SQM	Description of Development
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56751	Former Dresden Primary School	Former Dresden Primary School	593	Demolition of former school and erection of food store
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Table 25 – Retail Developments Under Construction

8.0 Leisure & Hotels

8.1) Leisure floorspace (D2) completions over the monitoring year accounted for 400 gross m² (-163 net m²). Notable sites that contributed to the completions are set out below. Two new hotel developments were completed this year, providing 70 new hotel bedrooms. One scheme is under construction, which will provide 140 new hotel bedrooms once completed.

	2018	2019
Leisure Floorspace	7,447 m ² (gross) 5,934 m ² (net)	400 m² (gross) -163 m² (net)
Hotel bedrooms	0	70

Table 26 – Leisure & Hotel Completions

Planning Reference	Address	Net Floorspace (m ²)	Description of Development
58252	Baker Street, Fenton, Stoke on Trent ST4 3AF	400	Change of use of part of building to mixed use as leisure facilities and café

Table 27 – Leisure Sites (Completions)

8.2) 2787 m² (gross), or -627m² (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 28 – Major Leisure Developments Under Construction

Hotels

8.3) Two new hotel developments were completed this year. Notable sites that contributed to the completions are set out below.

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

Table 29 – Hotel Developments (Completions)

8.4) One new hotel development was under construction this year this year. The details of this site 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

Table 30 – Hotel Developments Under Construction

9.0 Waste

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

Title	Amount of waste arisings (Tonnes)	Amount of waste arisings (Tonnes)	Amount of waste arisings (Tonnes)
Date	2016/17	2017/18	2018/19
Dry recycling	15,400	20,160	23,420

Garden/food waste	16,420	15,420	14,224
General refuse	57,000	51,663.44	52,812
Total	88,820	87,243.44	90,456

Table 31 – Municipal Waste Arisings

10.0 Planning Obligations

10.1) During the monitoring year, the City Council has secured up to £3,408,000 towards education provision/facilities within the City, up to £500,000 on public realm improvements and up to £336,884 towards improvements at specific parks, play areas and sports facilities within the City through a number of development schemes (57091 – Land off Meadow Lane, 60696 – Land to the west of Caverswall Lane, 61450 – College Road, 62183 – Land off Leek Road and 62547 – Land off Whittle Road).

10.2) Planning obligations have also been secured on other development schemes for up to £2,580,000 for the provision of off-site affordable housing (60696 – Land to the west of Caverswall Lane).

10.3) The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2018/19 compared to previous years.

	2015	2016	2017	2018	2019
Negotiated	£1,890,000.00	£575,000	£500,000	£809,043	£6,892,884

Table 32 – Planning Obligations

11.0 Total Development Outputs

	Housing units (gross)	Employment land (hectares)	Office floorspace (m²)	Retail floorspace (m²)
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
2018/19	1066	6.89	688	3,290
Total	8,295	206.37	87,009	59,032

Table 33 - Total Development Outputs Summary (gross figures): 2006/07 – 2018/19

12.0 Local Plan Preparation and Timetable

Local Plan Preparation during 2018/19

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 council's website [Joint Local Plan Timetable](https://www.stoke.gov.uk/info/20071/joint_local_plan/317/joint_local_plan_timetable) (https://www.stoke.gov.uk/info/20071/joint_local_plan/317/joint_local_plan_timetable)

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12.2) During the 2018/19 monitoring year progress has been made through:

- Approval and publication of the City of Stoke-on-Trent Green Space Strategy (November 2018).
- Work progressing to update the Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA).
- Production of the 2018 five-year housing land supply statement.
- The commissioning and receipt of draft reports for:
 - Retail and Leisure
 - Flood Risk and Scoping Water Cycle Study
 - Green Belt Assessment Part 2
- Ongoing work continues in respect of infrastructure planning, including transport modelling.
- Ongoing work continues to make sure the plan process accords with the new National Planning Policy Framework (published July 2018 and updated February 2019 along with updated guidance).

Next Steps for the Joint Local Plan (progress towards the 2019/20 AMR)

12.3) The next stage in the plan's production is the full Draft Local Plan. The draft joint local plan will be consulted upon in two parts during 2020 (Part One – Strategy and Policies and Part Two – Site Allocations). Evidence is informing the drafting of policies and sites are being further assessed.

12.4) Informal discussions are taking place with duty to cooperate stakeholders, in particular neighbouring authorities.

12.5) The aim is to go out to consultation on the draft Joint Local Plan (Part One) in Spring 2020 (slight delay in the published timetable). Submission of the plan to the Secretary of State is rescheduled for June 2021.

12.6) The current Joint Local Plan timetable is attached at Appendix A.

Adopted Core Spatial Strategy, Saved Policies and Supplementary Planning Documents

12.7) As 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.

12.8) The City Council has produced a list of development plan policies that are currently used in the determination of development proposals which can be seen at

[Composite Policy List](#)

[\(https://www.stoke.gov.uk/directory_record/331798/composite_planning_policy_list_2014/category/307/local_development_framework\)](https://www.stoke.gov.uk/directory_record/331798/composite_planning_policy_list_2014/category/307/local_development_framework).

12.9) Supplementary Planning Documents (SPDs) are documents which add further details to policies contained within the SPDs. 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 can be seen at [Supplementary Planning Documents \(Stoke council website \)](#)

12.10) There is a separate development plan for waste planning which is the Joint Waste Local Plan. This has recently been reviewed by Staffordshire County Council and the City Council and can be seen at [Joint Waste Local Plan](#)

[\(https://www.stoke.gov.uk/directory_record/331775/adopted_joint_waste_local_plan_2010-2026\)](https://www.stoke.gov.uk/directory_record/331775/adopted_joint_waste_local_plan_2010-2026)

Appendix A – Joint Local Plan Timetable

Stage		Progress/ Timeframe
1	Assembly of evidence base	Work on-going
2	SCI and stakeholder engagement	Adopted 2015
3	Sustainability Appraisal (SA) Scoping Report	Completed August-September 2015
4a	Issues Consultation	Consultation February-March 2016
4b	Strategic Options Consultation	Consultation July-August 2017
5	Preferred Option(s)	Consultation February 2018
6	Full Draft Joint Local Plan	Consultation Autumn 2020
7	Publication of draft Joint Local Plan- in accordance with Regulation 19 and 35 of the 2012 Regulations	Consultation January-February 2021
8	Final Submission version of the Joint Local Plan and submission to the Secretary of State	June 2021
9	Public examination of joint local plan	September 2021
10	Adoption of Joint Local Plan	Dependent on Stage 9.

**Current
Stage**