



City of
Stoke-on-Trent

PLANNING SERVICES

**ANNUAL MONITORING REPORT & LOCAL
DEVELOPMENT SCHEME 2020**

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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) 2020 covers the period **01 April 2019 to 31 March 2020** 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 Position** – outlines the current position in the preparation of the Local Plan and timetable.

1.3 Headline findings from the AMR for this monitoring year include:

- 917 net new homes were completed.
- A total of 53 affordable units were completed.
- The percentage of dwellings completed on previously developed land was 99.7%.
- 613 gross new residential units were approved through planning applications.
- 53,565m² gross (45,799m² net) of employment floorspace was completed, whilst a further 54,743 gross m² (33,288 m² net) was under construction.
- 2,669 gross m² (294 m² net) of office floorspace was completed.
- 3,205 gross m² (-1,280 m² net) of retail floorspace was completed.

Key Characteristics and Contextual Information

1.4 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.

1.5 The city council in partnership with private, public and voluntary organisations is continuing to focus on transforming the current economic landscape of the city.

1.6 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.





1.7 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](#)). This provides a comprehensive picture of health in the area which does not need to be duplicated.

1.8 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 County Council - Waste Monitoring Report](#)

1.9 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 monitoring period:-

Key Characteristics and Contextual Information

Measure	2019	2020	Notes
Population	255,833 	256,375 	<p>The 2019 ONS Mid-Year Population estimates identify that the population of the City is 256,375 which represents an increase of 542 compared with the previous year.</p> <p>The largest increases were in the 75-84 age range (445 persons) and the under 18 (363 persons), the 45-54 age range saw a decline of 665 persons</p> <p>Of the total: Males represent 50.4% of the total (129,105 persons) and Females 49.6% (127,270 persons).</p>
Economically Inactive	26.2% 	23.5% 	<p>The ONS Annual Population survey (April 2019 – March 2020) showed that the number of people who are economically inactive as 37,400 persons – 23.5% of the working age population.</p>

<p>Out of Work Benefits (Claimant Count)</p>	<p>4.1% 6,495 persons ↑</p>	<p>8.1% 12,975 persons ↑</p>	<p>The June 2020 ONS Claimant count - shows that 8.1% of working-age people within the city are currently claiming Job Seekers Allowance/Universal Credit. The rate has effectively doubled since March 2020 since the Covid-19 outbreak. This is likely to continue to increase, both locally and nationally, as the Government furlough scheme comes to an end.</p> <p>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>
<p>Median earnings by resident</p>	<p>£497.1 ↑</p>	<p>£501.2 ↑</p>	<p>ONS Annual Survey of Hours and Earnings – Workplace-based 2019 (per week) – Full time workers</p> <p>The England equivalent is £587.0 per week.</p>

Council Tax Band of properties	Band A – 69,653 (59.5%)	Band A – 69,390 (59.6%)	<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.</p> <p>94% are in Bands A to C compared with 66% 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 – 24,714 (21.11%)	Band B – 24,520 (21.1%)	
	Band C – 15,329 (13.1%)	Band C – 15,230 (13.1%)	
	Band D – 4,879 (4.2%)	Band D – 4,840 (4.2%)	
	Band E – 1,794 (1.5%)	Band E – 1,800 (1.5%)	
	Band F – 508 (0.4%)	Band F – 500 (0.4%)	
	Band G – 153 (0.1%)	Band G – 160 (0.1%)	
	Band H – 42 (0.04%)	Band H – 40 (0.03%)	

<p>Life expectancy</p>	<p>76.5 (Male) 80.8 (Female)</p>	<p>76.4 (Male) 80.3 (Female)</p>	<p>The Public Health Profile of the City for 2019 produced by Public Health England shows the average life expectancy for both males and females within the city. Figures have decreased for both male and female life expectancy in the city.</p> <p>Equivalent figures for England are 78.9 years (Male) and 82.7 years (Female)</p>
<p>Active Lives Survey (Active/Fairly Active)</p>	<p>69.5% (Nov 17/18)</p>	<p>66.3% (Nov 18/19)</p>	<p>Sport England Active Lives Survey (Percentage of respondents who were Active (150+ mins per week) or Fairly Active 30-149mins per week)</p> <p>The equivalent figure for England is 75.4%</p> <p>Sport England release survey data twice a year with the most recent data covering the period November 2018 to November 2019</p>
<p>GCSEs % of pupils achieving a standard pass in English & Maths</p>	<p>53.6% (2018)</p>	<p>58.8% (2019)</p>	<p>The GCSE data for 2019 shows that 58.8% of pupils achieving a standard (grade 4-9) pass and 35.5% of pupils achieved a strong (grade 5-9) pass in English & Maths GCSE. This compares to nationally 60% achieving a standard (grade 4-9) pass and 40% of pupils achieved a strong (grade 5-9) pass.</p>

Table 1 – Key Characteristics and Contextual Information

Environmental Monitoring

	2019	2020	Comments
Percentage of housing on Brownfield land	98%	99.7%	This is an increase from the previous monitoring figure recorded during 2018/19. This is above 90%, and therefore 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 3 planning applications on the grounds of flood risk. One of these 3 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.	All 3 of these applications are awaiting decision.

Table 2 – Environmental Measures

Transport Monitoring

Measure	2018	2019	2020	
Stoke-on-Trent passenger journeys on buses	2017/18: 10.4m	2018/19: Not available	2019/20 Not available	Bus Operator Passenger Boarding data from Department of Transport (DfT)

Table 3 – Transport Measures

1.10 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.

1.11 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.

Development Outputs

1.12 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 Local Plan.

1.13 The following sections review the development outputs for the AMR 2020 period for different types of development including housing, employment, retail and leisure.

Housing

1.14 The Ministry of Housing, Communities & Local Government has updated the methodology for calculating housing needs. Stoke-on-Trent will need to provide at least 675 new dwellings per annum as a consequence of the new 35% uplift to certain cities. However, there is a transition period for decision-making for those authorities where the cities and urban centres uplift applies. Transitional arrangements will apply for six months until June 2021. Therefore, the current annual housing need is 500 dwellings per annum until June 2021.

1.15 However, it is noted the draft Strategic Housing Market Assessment (SHMA) states that a figure of 811 dwellings should be considered to meet economic growth aspirations. The SHMA also states that in order to meet affordable housing needs, 139 new affordable homes are required per annum. This equates to 17% of the 811 dwellings.

Completions

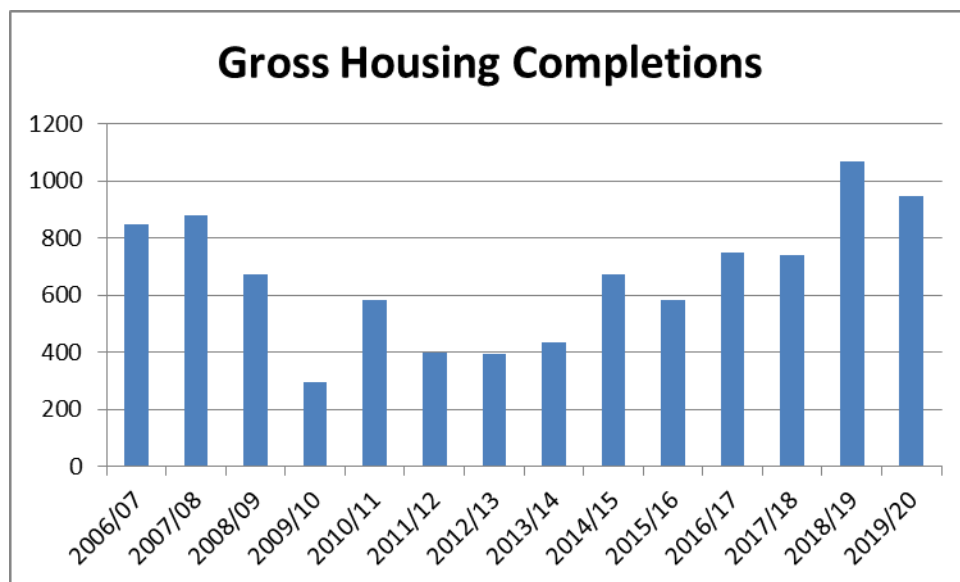
1.16 The data below shows that there have been a total of 948 units completed during the monitoring year which includes 726 new build properties.

Measure	2015/16	2016/17	2017/18	2018/19	2019/20
Gross Units Completed (including student units)	585	748	738	1066	948
New Build	300	627	579	939	726
Change of Use/ Dwelling Conversions	149	121	108	110	210

Gypsy and Traveller Accommodation	0	0	0	5 Transit and 12 permanent pitches 12 (only permanent pitch provision counted).	0
Losses from Conversions/COU	3	0	12	29	26
Total Demolitions	1	0	0	24	5
Communal Accommodation (Including student Halls, care homes, hostels etc.) <i>(ratio to be applied to communal accommodation). 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). For student accommodation the ratio is 2.5.</i>	136	43	28	0	24 student bedrooms and 6 other communal. Ratio = 12
Net additional dwellings (an adjustment made taking into account communal accommodation)	445	748	703	1008	917

Table 4 – Housing Completions

1.17 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, 2017/18, 2018/19 and 2019/20 figures include Extra Care, residential institutions, houses in multiple occupation and student accommodation.



Graph 1 - (Gross Housing Completions 2006/07 – 2019/20)

Key Development Sites with Completions 2019/20

1.18 The table below shows notable sites which have contributed towards the 2019/20 housing completions:

Planning Permission	Address	Completions 2019/20	Planning Status
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	101	Under Construction
60995	Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	33	Under Construction
61254	Former Victoria Ground, Off Boothen Old Road, Stoke-on-Trent	61	Under Construction
58877	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent	55	Under Construction
61804	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	19	Under Construction
55286	Wedgwood Estate Wedgwood Drive, Trentham, Stoke-on-Trent	12	Complete

60831	Dyson Ceramic Systems, Shelton New Road, Stoke-on-Trent	35	Complete
61710	Land at Broad Street / Potteries Way, Hanley, Stoke-on-Trent	151	Complete
60994	Queen Elizabeth II Court, Temple Street, Fenton, Stoke-on-Trent	57	Complete

Table 5 – Key Development Sites with Completions

Bedroom Completions

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

Type of Housing	2017	2018	2019	2020
1 Bedroom Flat	96	68	88	252
2 Bedroom Flat	340	58	28	144
3 Bedroom Flat	4	5	0	18
4 + Bedroom Flat	0	2	1	2
Total Number of Flats	440 (60%)	133 (24%)	117 (18%)	416 (47%)
1 Bedroom House	15	0	3	20
2 Bedroom House	47	77	103	99
3 Bedroom House	133	183	261	244
4 + Bedroom House	105	172	149	105
Total Number of Houses	300 (40%)	432 (76%)	516 (82%)	468 (53%)
Student Bedrooms		100	396	24
HMO Bedrooms		72	87	85
Communal bedrooms		51	0	6
Gypsy and Traveller Provision			5 transit and 12 permanent pitches	0

Table 6 – Type of Housing Completed

Density Information

	2017/18	2018/19	2019/20
Density	Less than 30 dph – 111 (15%) 30 – 50 dph – 273 (37%) Over 50 dph – 354 (48%)	Less than 30 dph – 269 (25%) 30 – 50 dph – 269 (25%) Over 50 dph – 528 (50%)	Less than 30 dph – 271 (30%) 30 – 50 dph – 73 (8%) Over 50 dph – 564 (62%)

Table 7 – Density Information



Victoria Ground site 61254 – Under Construction

Under Construction

1.20 372 housing units were recorded as being under construction at the time of completing this year's monitoring. This includes 22 units on the Land at Trentham Lakes (Phase 2) and 48 units on the Land between Lichfield Street and Eastwood Road. A list of key housing sites under construction is set out below for information.

	2018/19	2019/2020
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Under Construction	808	372
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Table 8 – Homes Under Construction

Planning Reference	Address	Applicant	Number of Apartments/ Houses under construction (2019/20)	Total Gross Under Construction (2019/20)
60995	Land at, Trentham Lakes Phase 2, Stanley Matthews Way, Stoke-on-Trent	St Modwen Developments Ltd	142 dwellings approved, 77 completed, 22 under construction, 43 remaining to be built	22
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	BDW Trading Ltd (t/a Barratt Homes Mercia)	193 dwellings approved, 165 completed, 8 under construction and 20 remaining to be built.	8
61804	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	Stoke-on-Trent City Council	128 dwellings approved, 19 completed so far, 48 under construction and 61 remaining to be built.	48
61254	Former Victoria Ground, Off Bothen Old Road, Stoke-on-Trent	St Modwen Developments Ltd	200 dwellings approved, 119 completed so far, 11 under construction and 70 remaining to be built.	11

63096	Former Fenton Local Centre and car park, Baker Street, Fenton, Stoke-on-Trent	Seddon Construction Ltd	42 dwellings approved, 0 completed so far, 42 under construction and 0 remaining to be built.	42
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Table 9 – Key Housing Sites Under Construction



Bucknall Former Hospital 58877 – Under Construction

Affordable Housing

1.21 A total of affordable housing gains were recorded during the monitoring period.

	2018	2019	2020
Number of affordable Homes	26	34	53

Table 10 – Affordable Housing Completion

Planning Reference	Address	Description	Affordable Housing Completions (2019/20)
61969	Kearsley Chambers, Shelton Old Road, Stoke-on-Trent	Change of use to create three multiple occupation floors (HMOs) for up to eighteen persons (Sui Generis) including elevational alterations	18

Table 11 – Key Sites with Completed Affordable Housing

Gypsy & Travellers

1.22 No new gypsy and traveller pitches were granted for Gypsy and Traveller accommodation within the 2019/20 monitoring period.

	2018	2019	2020
Travellers Sites Approved	0	17	0

Table 12 – Gypsy & Traveller Sites

1.23 The council completed a Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) in 2015 to feed into the 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. This is in the process of being updated to determine current and future needs.

Location of New Housing

1.24 During the 2019/20 monitoring period, 99.7% of all new and converted dwellings were completed on previously developed land. This is an increase from previous monitoring figures recorded during 2018/19 and is still well above 90%, therefore in keeping with Policy SP1 (Spatial Principles of Targeted Regeneration) to prioritise brownfield sites set out in the Core Spatial Strategy.

	2019	2020
Previously Developed Land	1045 (98%)	1029 (99.7%)
	Brownfield – 1045 (98%)	Brownfield – 1029 (99.7%)
	Greenfield – 21 (2%) (12 in the Green Belt)	Greenfield – 3 (0.3%)

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

	2018	2019	2020
Inner Urban Core	445 (60%)	230 (22%)	635 (62%)
Outer Urban Area	293 (40%)	836 (78%)	386 (38%)

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

Employment

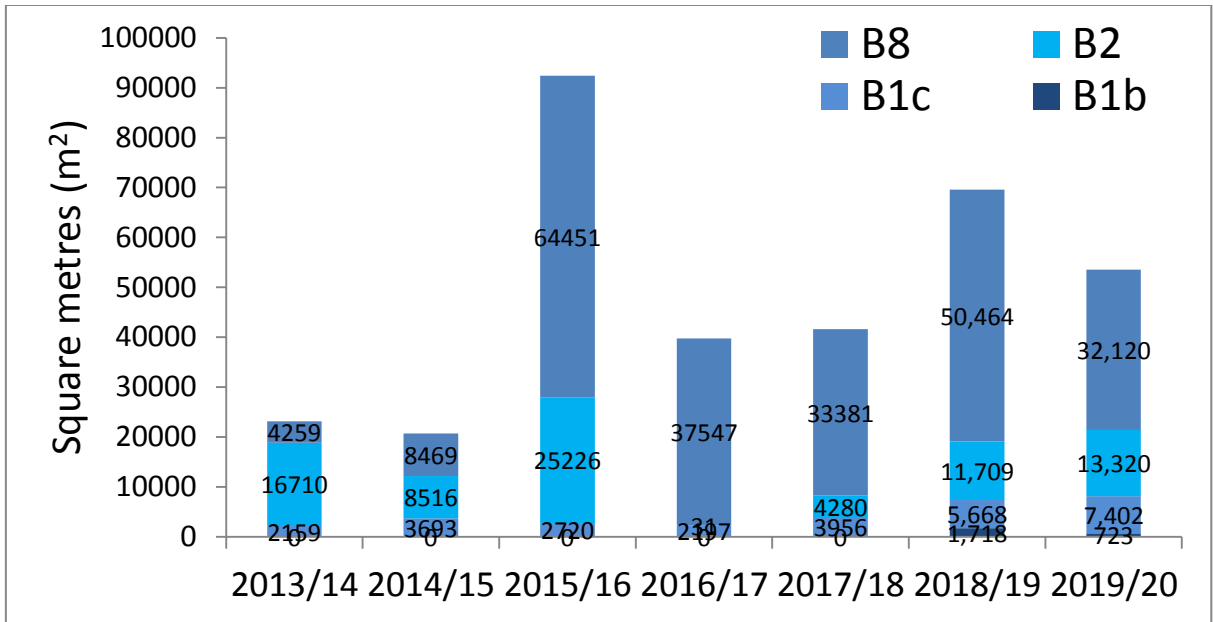
2.1 During the monitoring year there have been 53,565 m² gross and 45,799 m² net of employment floorspace completed. The total land area developed for employment uses was 5.35 hectares (gross). This is equivalent to approximately 9 football pitches. All completed B1b, B1c, B2 and B8 use class developments 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

	2019	2020	2020 Completed Floorspace by Use Class (m ²)
Gross Floorspace Completed (m²)	69,559	53,565	B1b = 723 B1c = 7,402 B2 = 13,320 B8 = 32,120
Net Floorspace Completed (m²)	64,525	45,799	B1b = 723 B1c = 5,076 B2 = 9,056 B8 = 30,944

Table 15 – Employment Floorspace Completions

2.2 The graph below shows the gross floorspace in square metres completed by use class during 2019/20 in comparison to previous monitoring years.

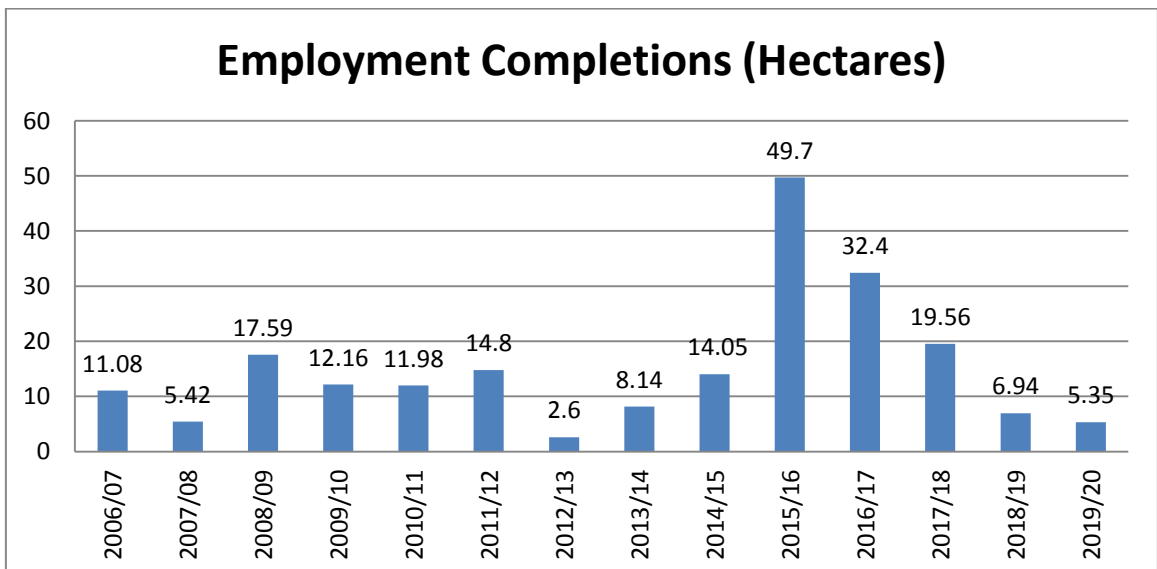


Graph 2 – Employment Floorspace Completions (Gross)

	2019	2020	2020 Completed Site Area (ha) by Type of Development
Site Area Completed (hectares)	6.89	5.35	Change of use = 0.31 Extension = 0.51 New build = 4.02 Redevelopment = 0.5

Table 16 – Employment Land Completions

2.3 The graph below shows the total amount of employment land completed in hectares (gross) during 2019/20 in comparison to previous monitoring years.



Graph 3 – Employment Completions (Hectares - Gross)

2.4 Key sites that have contributed to the employment completions during 2019/20 are set out below. It is estimated that cumulatively they may potentially provide 816 additional jobs in the city.

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m²)
59367	Parkhall Business Park	Park Hall Road, Park Hall, Stoke-on-Trent	Erection of 22 no. industrial units forming phase 11 of existing development	5,094 B1c B2 B8
62635	Trentham Lakes South	Stanley Matthews Way, Trentham Lakes	Renewal of permission 46107 (Variation of condition 2 (permission ref SOT/37499) to extend the time period to develop the site (uses within Classes B1, B2 and B8), retail, food and drink, and car showrooms with associated infrastructure (outline 55378))	7,539 B1c B2 B8

59353	Land at Ravensdale	Land off Chemical Lane, Tunstall, Stoke-on-Trent	Warehouse, distribution, storage and office development with associated highways infrastructure including bridge signalisation and access (outline)	15,326 B8
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Table 17 – Employment Sites (Completions)

Employment Sites Under Construction

2.5 At 1st April 2019, 54,743 m² of gross employment floorspace was under construction (33,288 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)	0	2,476	18,198	34,069
Net Floorspace Under Construction (m²)	0	2,094	17,831	13,363

Table 18 – Employment Floorspace Under Construction by Use Class

2.6 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)
63167	Land off Gordon Banks Drive, Trentham Lakes, Stoke-on-Trent	Gordon Banks Drive, Trentham Lakes, Stoke-on-Trent	Erection of one warehouse unit (Use Class B8) with associated service yard, parking facilities, landscaping, vehicle wash and sprinkler tanks (reserved matters pursuant to 55379/REN)	20,706 B8
63991	Newstead Industrial Trading Estate, Plantation Road, Blurton, Stoke-on-Trent	Newstead Industrial Trading Estate, Plantation Road, Blurton, Stoke-on-Trent	Erection of industrial/warehouse building (Use Classes B1, B2 and B8)	3,862 B8
62343	Land at Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Land at Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Erection of two industrial / warehouse units (Use Class B2, B8)	9,501 B8 & B2
60667	Mossfield Road, Adderley Green, Stoke-on-Trent	Mossfield Road, Adderley Green, Stoke-on-Trent	Erection of industrial building (Use B2) and ancillary facilities	17,529 B2

Table 19 – Major Employment Sites Under Construction

Office

3.0 Gross office completions within the City during the monitoring year account for 2,669m² of floorspace. This is made up of 2,388 m² of only B1a floorspace, A2 makes up 331 m².

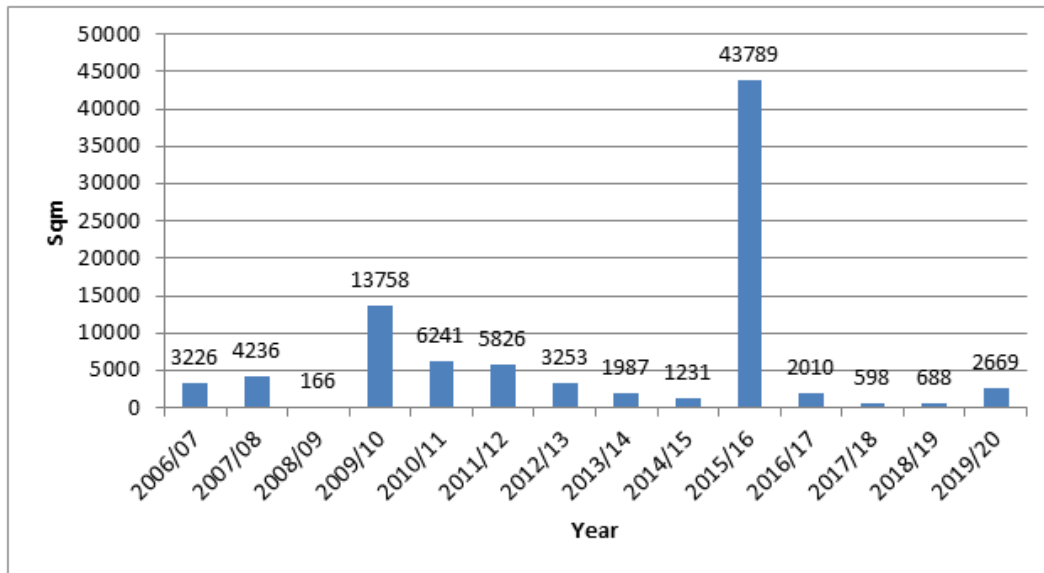
	2019	2020	2019/20 Breakdown
Floorspace Completed (gross)	688 m ²	2,669 m²	A2 331 m² B1a 2,338 m²
Floorspace Completed (net)	178 m ²	294 m²	A2 -174 m² B1a 468 m²

Table 20 – Office Floorspace Completions

Planning Reference	Name of Development	Address	Description of Development	Office Floorspace Completed (m ²)
63442	Site at former Highgate Works, Brownhills Road, Tunstall, Stoke-on-Trent	Site at former Highgate Works, Brownhills Road, Tunstall, Stoke-on-Trent	Erection of five 'trade park' units including a stand alone unit with office space	140
63230	Land off Etruscan Street, Stoke-on-Trent	Land off Etruscan Street, Stoke-on-Trent	Construction of two storey office building, security lodge and installation of fifty containers for storage	159
62057	Land at Chemical Lane, Tunstall, Stoke-on-Trent	Land at Chemical Lane, Tunstall, Stoke-on-Trent	Redevelopment of Former Esso Depot including change of use	561

Table 21 – Key Office Floorspace Completions (Gross)

3.1 The graph below shows the amount of gross office floorspace completed during 2019/20 and in previous years.



Graph 4 – Gross Office Completions

3.2 5,040 gross m² of B1a is currently under construction and therefore will feed into future monitoring years.

Planning Reference	Name of Development	Address	Description of Development	Office Floorspace Completed (m ²)
63167	Site Name Land off Gordon Banks Drive, Trentham Lakes, Stoke- on-Trent	Trentham Lakes, Stoke- on-Trent	Office Floor space B1a	2,100

Table 22 – Key Office Floorspace Under Construction

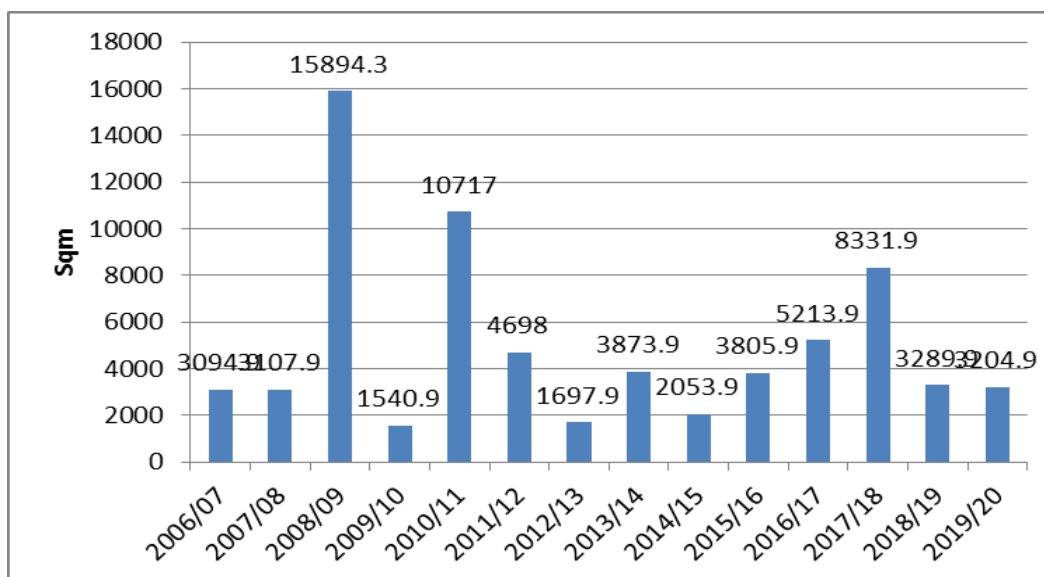
Retail

4.0 Total retail completions during the monitoring year 2019/20 accounted for 3,205m² of gross floorspace, of which 343m² was delivered within a defined centre. The total retail completions for 2019/20 decreased on the 2018/19 figures and there are 1,097 (gross) m² under construction that will feed into future monitoring years.

	2019	2020	Breakdown
Floorspace	3,290 m ² (gross) -477 m ² (net)	3,205m² gross -1,280m² (net)	2019/20 breakdown: <ul style="list-style-type: none"> • 343m² 'in centre' • 559m² 'edge of centre' • 2,303m² net "out of centre"

Table 23 – Retail Floorspace Completions

4.1 The graph below shows the retail completions per annum 2006/07 to 2019/20 in square metre.



Graph 5 – Retail Completions

4.2 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
56751	Former Dresden Primary School	Former Dresden Primary School	513	Demolition of former school and erection of food store

58781	Former Spode Works	Former Spode Works	330	Internal and external alterations and repairs including roof and change of use to a mixed use comprising retail, leisure, cafe and offices
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Table 24 – Retail Sites (Gross Completions)

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

Planning Reference	Address	SQM	Description of Development
63329	Blurton Road Service Station, Blurton Road, Stoke-on-Trent	717	Replacement petrol filling station

Table 25 – Retail Developments Under Construction

Leisure & Hotels

5.0 Leisure floorspace (D2) completions over the monitoring year accounted for 4,669 gross m² (4,669 net m²). Notable sites that contributed to the completions are set out below.

	2019	2020
Leisure Floorspace D2	400 m ² (gross) -163 m ² (net)	4,669 m² (gross) 4,669 m² (net)
Hotel bedrooms	70	0

Table 26 – Leisure & Hotel Completions

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 27 – Leisure Sites (Completions)

5.1 278 m² (gross), or 278m² (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
64371	Norton Cricket and Welfare Club, Community Drive, Norton, Stoke-on-Trent	278	Single storey extensions to sports club and changing rooms

Table 28 – Major Leisure Developments Under Construction

Hotels

6.0 No new hotel developments were completed this year.

6.1 One new hotel development was under construction this year this year. The details of this site are set out in the table below. This has been delayed due to COVID-19 and will be completed within the next monitoring year.

Planning Reference	Name of Hotel Development	Address	Hotel Bedrooms (net additional)
61175	Hilton Hotel	Potteries Way, Hanley	140

Table 30 – Hotel Developments Under Construction

Waste

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

Waste Type	Amount of waste arisings (Tonnes) 2017/18	Amount of waste arisings (Tonnes) 2018/19	Amount of waste arisings (Tonnes) 2019/20
Dry recycling	20,160	23,420	21,617
Garden/food waste	15,420	14,224	14,406
General refuse	51,663.44	52,812	53,266

Total	87,243.44	90,456	89,289
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Table 31 – Municipal Waste Arisings

Planning Obligations

8.0 Planning obligations have been secured on development schemes for up to £160,000 for the provision of off-site affordable housing (62680 – Land at Wilson Road).

8.1 The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2019/20 compared to previous years.

	2016	2017	2018	2019	2020
Negotiated	£575,000	£500,000	£809,043	£6,892,884	£160,000

Table 32 – Planning Obligations

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
2018/19	1066	6.89	688	3,290
2019/20	1063	5.35	2,669	3,205
Total	9,358	211.72	89,678	62,237

Table 33 - Total Development Outputs Summary (gross figures): 2006/07 – 2019/20

Local Plan Preparation and Timetable

9.0 In January 2021 Newcastle-under-Lyme Borough Council decided to withdraw from the Joint Local Plan process and to produce a Local Plan for the Borough. In response, the City Council has decided to produce a Local Plan for Stoke-on-Trent and to amend its Local Development Scheme accordingly.

9.2 The Stoke-on-Trent Local Plan is a statutory development plan for Stoke-on-Trent and will ensure that long term policies are in place to manage and meet the needs of local people and businesses for employment, housing, green space and supporting services. The new plan period will be 2020-2040.

9.3 The Local Development Scheme has been amended to show the following timetable for the production of the Stoke-on-Trent Local Plan.

Stage	Timeframe and What is Involved
Issues and Options (Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012)	Notification of the subject of the local plan and inviting representations on what the local plan ought to contain. Consultation expected Spring 2021.
Draft Local Plan (Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012)	The full Local Plan containing proposed policies and site allocations and inviting representations thereon. Consultation expected Winter 2021
Publication version of the Local Plan (Regulations 19 and 20 of the Town and Country (Local Planning) (England) Regulations 2012)	The full Local Plan proposed to be submitted to the Secretary of State along with a statement of representations procedure. Consultation expected Spring 2022
Submission of the Local Plan (and supporting documents) to the Secretary of State (Regulation 22 of the Town and Country (Local Planning) (England) Regulations 2012)	The full Local Plan to be submitted to the Secretary of State along with supporting documents including the Sustainability Appraisal, Policies Map and representations made. Submission expected Summer 2022 (followed by examination in public).

Table 34 – Stoke-on-Trent Local Plan Timetable