



PLANNING DEPARTMENT – ANNUAL MONITORING REPORT 2015



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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) 2015 covers the period **01 April 2014 to 31 March 2015** 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 11 of this report. Further information on the Joint Local Plan can be found at www.stoke.gov.uk/planningpolicy
- 1.5 **Headline findings from the AMR include:**
 - **653 net new homes were completed within Stoke-on-Trent, the highest level recorded since 2008/09, reflecting a return to levels seen prior to the recession.**

- A total of 128 affordable units were completed during the monitoring year.
- The percentage of dwellings completed on previously developed land remains high (96%)
- 1,216 residential units were approved through planning applications.
- 20,678 m² of employment floorspace was completed over the monitoring year with a further 88,714 m² under construction across the City.
- The council received £61,321.00 of Section 106 monies towards schemes in 2014/15
- Adoption of Joint Statement of Community Involvement (July 2015)
- Consultation on the Sustainability Appraisal Scoping Report (August/September 2015)
- Current consultation on Strategic Housing Land Availability (SHLAA) Methodology with developers, landowners and stakeholders (Oct 2015)
- On-going production of evidence base documents – Strategic Housing Market Assessment; Employment Land Review; Gypsy and Traveller Accommodation Needs Assessment; Playing Pitch Strategy (with Sports & Leisure)



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 2015 period:-

Key Characteristics and Contextual Information

Measure	2014	2015	Notes
Population	250,200	251,027	The 2014 ONS Mid-Year Population estimates identify that the population of the City is 251,027 which represents an increase of 827 in comparison to the previous 2013 mid-year population estimates. This can be broken down as follows: Males: 125,075 (49.8% compared to 49.2% Nationally (England and Wales)) Females: 125,952 (50.2% compared to 50.8% Nationally (England and Wales))
Economically Inactive	27.7%	25.1%	The ONS Annual Population survey (April 2014 – March 2015) show that the number of people who are economically inactive as 25.1%. This is a decrease from previous reported data in 2014 and therefore indicates that more people within the area are economically active.
Jobseekers Allowance Claimants	3.2%	2.1% 3,349 persons	The August 2015 ONS Claimant count mirrors the number of economically inactive people within the city. The recent information shows that 2.1% of people within the City are currently claiming job seekers allowance and therefore marks a decrease of 1.1% based on the difference between the 2014 and 2015 figures.

Median earnings by resident	£466.80	£449.0	ONS Annual survey of hours and earning by Workplace 2014 (per week) – Full time workers																		
Council Tax Band of properties	Band A – 69,060 Band B – 23,270 Band C – 14,640 Band D – 4,610 Band E – 1,690 Band F – 440 Band G – 110 Band H – 40 Total – 113,850	Band A – 68,840 Band B – 23,630 Band C – 14,770 Band D – 4,630 Band E – 1,690 Band F – 440 Band G – 110 Band H – 40 Total – 114,150	VOA 2015 Figures show number of properties per band. Houses prices per band are shown below <table><tr><td>Band</td><td>Capital Value of house as at 01/04/1991)</td></tr><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></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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Life expectancy	76.7 (male) 80.5 (female)	76.5 (male) 80.6 (female)	Data produced by Public Health England 2011/13 shows the average life expectancy for both males and females within the City. Figures are relatively unchanged from those reported in 2013 and identify males average life expectancy as 76.5 and females as 80.6.																		

Adult participation in sport and active recreation	28.1%	28.1% male 25.6% female	Sport England Active People Survey (2014/15) Defined as the percentage of the adult population participating in sport, at moderate intensity, for at least 30 minutes on at least four days out of the last four weeks (equivalent to 30 minutes on one or more day a week).
GCSEs achieved (5 A*-C inc. Eng & Maths)	49.9%	50.0%	Gov.uk revised GCSE and equivalent results: academic year 2014– Including English & Maths

Table 1 – Key Characteristics and Contextual Information

Environmental Monitoring

	2014	2015	
Percentage of housing on Brownfield land	99%	96%	This is a measure of development on land that has been previously developed. Whilst this figure has decreased slightly based on last years monitoring information, it is still above 90% and therefore most development completions in the City are on brownfield land.
Sustainable Energy	130kw	Information awaited	Sustainability and Climate Change SPD Checklist
Flood Risk/Water Quality	0	Information awaited	Planning applications objected to by the Environment Agency on flood risk and water quality grounds.

Table 2 – Environmental Measures

Transport Monitoring

Measure	2014	2015	
Stoke-on-Trent passenger journeys on buses	2013/14: 13.4m	2014/15: 12.0m	Bus Operator Passenger Boarding data from Department of Transport
City Centre Cycling trips index (2003/04 = 100)	277.8	Not yet calculated	City Council City Centre Cordon Traffic Count (Recorded by Planning and Transportation Policy Team)
Road Safety: Number of killed or seriously injured casualties per year (3 year rolling average)	2013: 55.0	2014: 45.3	Latest available Police records

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 Overall, the focus on driving the local economy through investment and growth is delivering increased prosperity to the City of Stoke-on-Trent through more jobs, business opportunities and physical improvements. This is shown through the increase in economically active people living in the city and a growth in overall population. The economic landscape of the city is continuing to transform through the endeavours of private, public and voluntary sectors.
- 2.9 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 2015 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.

Completions

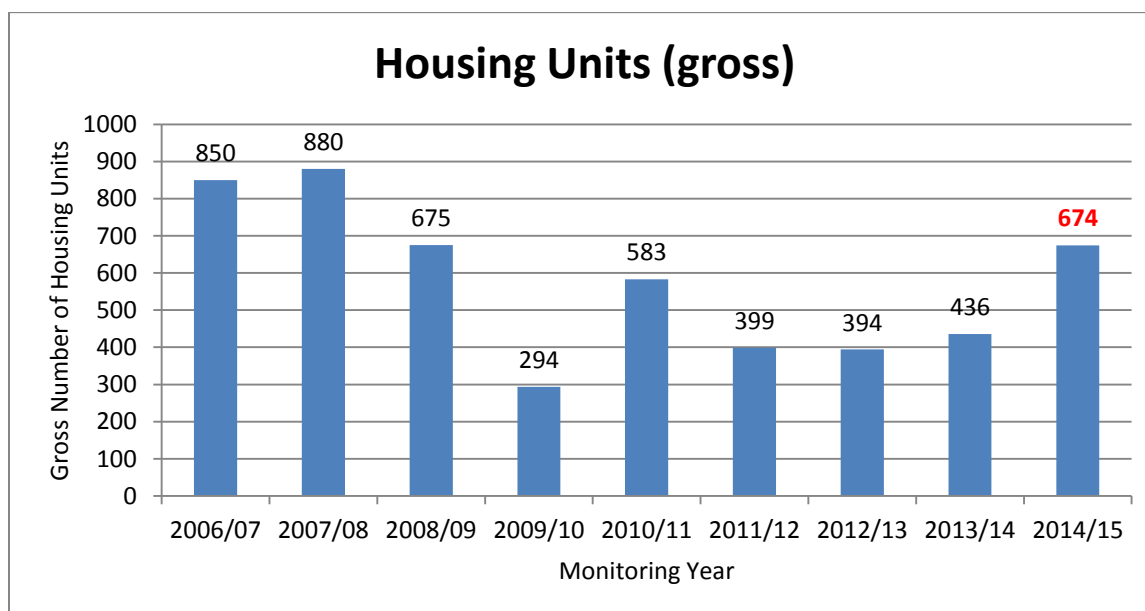
- 4.2 There have been 653 net completions between the 1st April 2014 and 31st March 2015. This is an increase from the number of net completions reported during the previous monitoring year of 389 homes (2013/14). This figure presents a positive picture in terms of housing delivery across the City and is an indication that the housing market is returning to levels seen prior to the recession. This positive picture is further supported by the number of units under construction (871) that will contribute towards the 2015/16 completions.

Measure	2014	2015
Gross Completions	436	674
Total New-Build Completions	377	532
Total Demolitions	42	8
Gains (from COU/ Conversions)	59	142
Losses (from COU/ Conversions)	5	13

Net Additional Dwellings	389	653
Under Construction	299	871
Density	• Less than 30 dph – 51 (11.7%) • 30-50 dph – 208 (47.7%) • Over 50 dph – 177 (40.6%) Total – 436 (100%)	• Less than 30 dph – 221 (33%) • 30-50 dph – 194 (29%) • Over 50 dph – 259 (38%) Total – 674

Table 4 – Housing Completions

- 4.3 The number of gross completions for each monitoring year is set out below to demonstrate progress made against the Core Spatial Strategy target. Please note the 2014/15 figure includes extra care, residential institutions, houses in multiple occupation and student accommodation.



Graph 1 - (Gross Housing Completions 2006/07 – 2014/15)

Type of Housing Completed

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

Type of Housing	2014	2015
1 Bedroom Flat	43	175
2 Bedroom Flat	50	127
3 Bedroom Flat	1	3
4 Bedroom Flat	1	0
Total Number of Flats	95 (22%)	305 (45%)
1 Bedroom House	0	17
2 Bedroom House	85	95
3 Bedroom House	207	173
4 Bedroom House	49	84
Total Number of Houses	341 (78%)	369 (55%)

Table 5 – Type of Housing Completed

4.5 There has been an increase in the number of apartments completed equating to a total of 305 units and 45% of total completions. In addition there has also been an increase in the number of houses to 369 including, 173 (3 bedroom) and 84 (4+ bedroom) properties. Notable sites that have contributed towards the 2014/15 housing completions include:

Planning Reference	Address	Applicant	Number of Apartments/ Houses Completed (2014/15)	Total Gross Completions (2014/15)
54613	Land at Dimsdale Street / Slater Street, Middleport, Stoke-on-Trent (Baskeyfield House)	Seddon and Sanctuary Housing Association	80 - 1 and 2 bedroom apartments. 50 – 2, 3 & 4+ bedroom houses	136
53950	Former CEGB site, Ridgway Road, Hanley –	Lovell Partnerships Ltd	42 - apartments delivered 2014/15 11 - 3 & 4+ bedroom houses <i>(Total number of units on site 90 units Development Complete)</i>	53
54550	Former Ivy House Mills,	Seddon Homes Ltd	36 – 2, 3 & 4+ Bedroom Houses	36

	Commercial Road, Hanley, ST1 3RN		<i>(Total completions on site to date 41 out of 63 units – 22 units are under construction)</i>	
53471	Land at Main Street/ Flint Street/ Gate Street, Weston Coyney	Compendium Living	42 3 & 4+ Bedroom Houses <i>(Total units on site – 79) Development complete 2014/15</i>	42
55286	Wedgwood Estate Phase 1 The Lakeside, Wedgwood Drive, Trentham, Stoke On Trent, ST12 9ER	WWRD (United Kingdom) Limited	16 4+ bedroom properties have been completed. <i>(7 under construction) Total units approved on site 60)</i>	16

Table 6 – Housing Sites (Completions)

Affordable Housing

- 4.6 A total of 128 affordable housing gains were recorded during the monitoring period.

	2014	2015
Number of affordable Homes	113	128

Table 7 – Affordable Housing Completions

Gypsy & Travellers

- 4.7 No new planning permissions were granted for Gypsy and Traveller sites within the 2014/15 monitoring period.

	2014	2015
Travellers Sites Approved	0	0

Table 8 – Gypsy & Traveller Sites

- 4.8 The council is currently in the process of updating the Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) to feed into the

Joint Local Plan. This assessment is being undertaken with adjoining authorities including, Staffordshire Moorlands Borough Council, Newcastle-under-Lyme Borough Council and Stafford Borough Council. The purpose of the assessment will be to explore the needs to the Gypsy and travelling show people community and make recommendations to inform the emerging local plan and meet the legal duties to provide for the differing accommodation requirements of travellers.

Location of New Housing

- 4.9 During the 2014/15 monitoring period, 96% of all new and converted dwellings were completed on previously developed land (647 out of 674). Whilst this is a reduction on the 2014 monitoring figures, the percentage of development on previously developed land is above 90% and is therefore still in keeping with Policy SP1 (Spatial Principles of Targeted Regeneration) to prioritise brownfield sites.

	2014	2015
Previously Developed Land	433 (99%)	647 (96%) (27 greenfield or garden land, 647 previously developed land)

Table 9 – Location of New Development (Previously Developed Land)

	2014	2015
Inner Urban Core	202 (46%)	389 (58%)
Outer Urban Core	234 (54%)	285 (42%)

Table 10 – Location of New Development (Inner & Outer Urban Core)



5.0 Employment

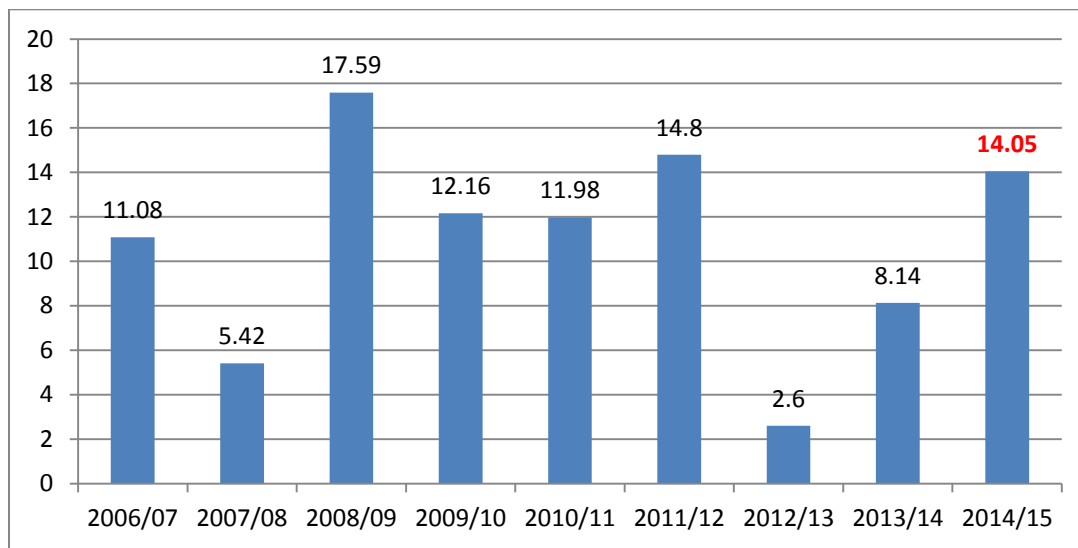
5.1 During the monitoring year there has been 20,678 m² of employment floorspace completed over 14.05 hectares (gross). This is equivalent to almost 12 football pitches and is an increase based on last year's monitoring. The completions include all B1b, B1c, B2 and B8 completions. The Use Classes are set out below for information:

- B1b (Business - Research and development of products or processes)
- B1c - Business (For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area))
- B2 - General Industry
- B8 - Storage and Distribution

	2014	2015	Breakdown 2015
Floorspace Completed	23,128m ²	20,678 m ²	<i>Use Class B1b and B1c: 3693m²</i> <i>Use Class B2: 8516m²</i> <i>Use Class B8: 8469m²</i>
Site Area Completed (Gross)	8.14	14.05	

Table 11 – Employment Completions

5.2 The graph below shows the total amount of employment land completed in hectares (gross) during 2014/15.



Graph 2 – Employment Completions (Hectares - Gross)

5.3 Key sites that have contributed to the employment completions during 2014/15 are set out below. It is estimated that cumulatively they may potentially provide 440 additional jobs in the City.

Planning Reference	Address	Applicant	SQM	Description of Development
56232	Land to the West of Ivy House Road	Goodwins Plc	2800 m ²	Proposed development comprising building with four business units for mixed B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. Associated works and operations including ground engineering and construction of retaining – Development Complete
55546	Former Focus DIY, Milburn Road, Cobridge	Lloyds Pharmacy Limited	1200 m ²	Change of use to light industrial (B1b&c) and/or general industrial (B2) and/or storage and distribution (B8) Development Complete
55873	Business Unit A (Recticel), Enterprise Way, Meir Park	Henry Boot Developments	6414 m ²	Extension to existing industrial unit (Use Class B2/B8) and internal alterations to create two mezzanine floors Development Complete
57097 FUL	Granflex Limited	Glebe Engineering Ltd	1064 m ²	Change of use to B2 (engineering) with extension to rear, recladding of existing buildings to match, 2m high sliding gate to main entrance and new parking area Development Complete

Table 12 – Employment Sites (Completions)

6.0 Office

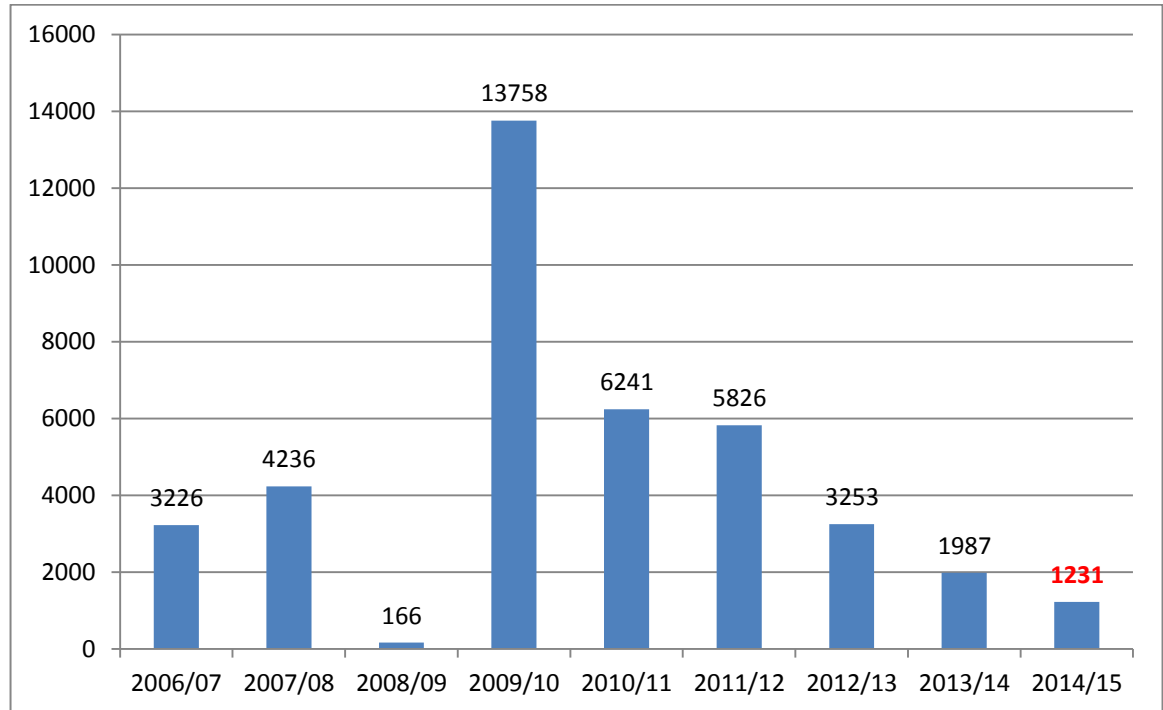
- 6.1 Office completions within the City during the monitoring year account for 1,231 m². This includes 825m² B1a (Business (Office other than a use within Class A2) and 406m² A2 (Financial and Professional Services)

	2014	2015	Breakdown
Floorspace Completed	1,987m ²	1,231 m²	2014/15 breakdown:- Use Class B1a: 825m ² Use Class A2: 406m ²

Table 13 – Office Floorspace Completions

- 6.2 Whilst the amount of floorspace completed is lower than that reported in previous years, monitoring has recorded that 38,341 m² of office floorspace is currently under construction and therefore will feed into future monitoring years. The floorspace under construction includes the office development at the Former Sentinel Newspaper Site for Bet 365 and Etruria Valley (Phase 2A).

- 6.3 The graph below shows the amount of office space completed during 2014/15 and previous years.



Graph 3 – Office Completions

Planning Reference	Address	Applicant	SQM	Description of Development
56958	36 Raymond Street, Shelton, Stoke On Trent, ST1 4DP	Caxton Property Developments Ltd	365 m ²	Change of use to offices (Use Class B1) and erection of two storey extension forming new entrance / staircase tower and associated elevation alterations (part retrospective) Development Complete
54988	6 Turner Street		265 m ²	change of use to office (Use Class B1) and elevation alterations Development Complete
53629	Coronation Court Lonsdale Street, Stoke-on-Trent		302 m ²	Change of use of ground floor to offices (Use Class A2) and re-roofing - A2/Financial and Professional Services Development Complete

Table 14 – Office Sites (Completions)



7.0 Retail

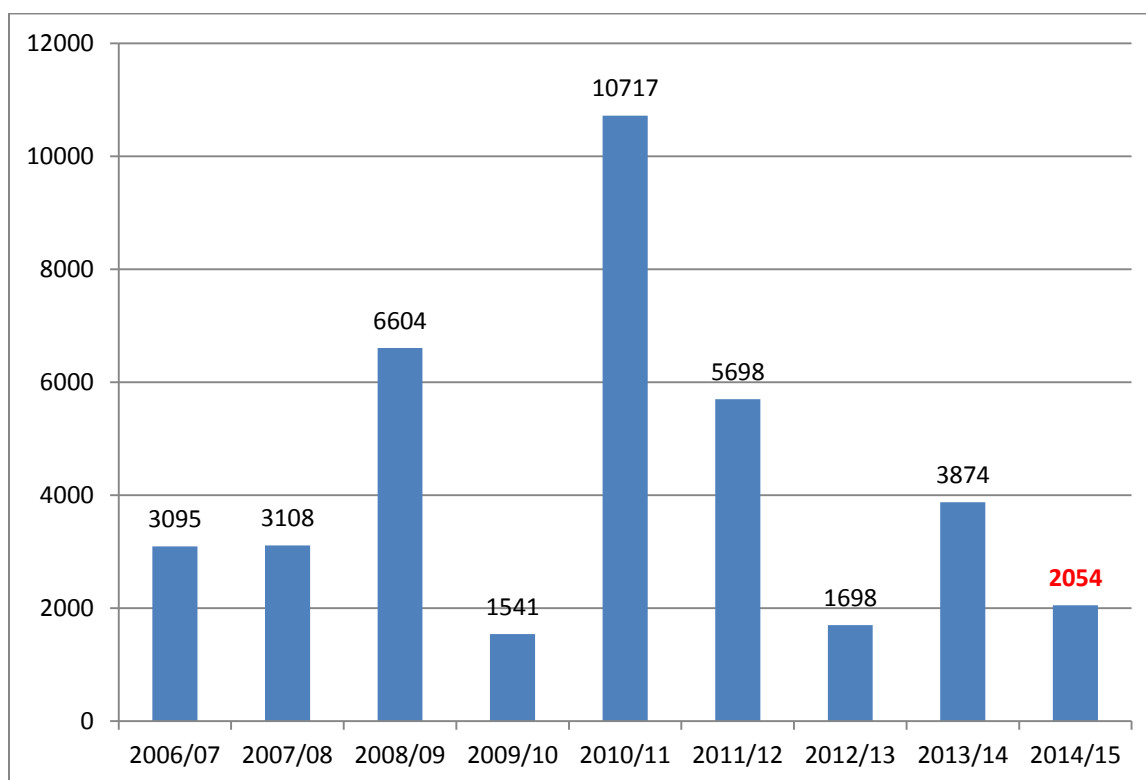
- 7.1 Total retail completions during the monitoring year 2014/15 accounted for 2054m² of floorspace, of which, 554 m² was deliver within a defined centre. Whilst this is a reduction based on previous years, there is currently 6194 m² under construction that will feed into future monitoring years. Key sites that are under construction include, Units G/H Octagon Retail Park (*Installation of a mezzanine floor – 1347 m²*) and The Lomax Building (*Demolition of existing building and erection of five and six storey building comprising retail and food and drink units on ground and lower ground floors and 120 bed student accommodation above - 1011 m²*)

	2014	2015	Breakdown
Floorspace	3,874m ²	2,054 m²	2014/15 breakdown:- 554m ² in centre 12m ² 'edge of centre' 1,488m ² 'out of centre'

Table 15 – Retail Completions



7.2 The graph below shows the retail completions per annum 2006/07 to 2014/15.



Graph 4 – Retail Completions

7.3 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
57066	Daisy Bank Road, Norton, Stoke On Trent, ST1 6AX	Aldi	360 m ²	Extensions to existing food store with associated changes to car parking and landscaping
56240	Unit 9 Hanley Business Park	Aspire Housing	455 m ²	COU to mixed use: retail (A1), storage and distribution (B8), education centre (D1) and elevation alterations - Mixed: A1, B8, D1
55679	5 to 11 Marsh Street South	Terraces Menswear	389 m ²	Alterations to creation single retail unit, with change of use of no.9 including 1st floor to retail/storage (Use Class A1)

Table 16 – Retail Sites (Completions)

8.0 Leisure & Hotels

8.1 Leisure floorspace (D2) completions over the monitoring year accounted for 2,368 m². Notable sites that contributed to the completions are set out below.

	2014	2015
Floorspace	3,061m ²	2,368 m²
Hotel bedrooms	96	0

Table 17 – Leisure & Hotels Completions

Planning Reference	Address	SQM	Description of Development
56912	The Woodlands	1181 m ²	Change of use of warehouse to Use Class D2 (assembly and leisure)
57860	Sports Hall at Former St. Dominics School	535 m ²	Change of use to private gym and treatment centre

Table 18 – Leisure Sites (Completions)



9.0 Planning Obligations

- 9.1 During the monitoring year, the City Council received £61,321.00 of Section 106 monies towards schemes to support developments that have either been completed or currently under construction. The monies included contributions towards monitoring, greenspace and affordable housing contributions for Land at Spring Garden Road, Longton and Land South Side of Sneyd Street, Cobridge.
- 9.2 The table below sets out in further detail the Section 106 Agreements negotiated and the monies received during the monitoring year 2014/15 and monies received in the previous monitoring year 2013/14.

	2014	2015
Negotiated	£754,603.24	£1,890,000.00
Received	£197,349.30	£61,321.00

Table 19 – Planning Obligations

10.0 Total Development Outputs

10.1 We are currently nine years into the Core Spatial Strategy plan period (2006-26), progress against the original targets are illustrated in the following table, however as stated earlier these targets will be updated through the new Joint Local Plan:

	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
Total so far	5158	97.82	39,924	38,389
CSS TARGET FOR 2025- 26	14,400*	220	85,000	120,000
<i>Balance to complete</i>	9242	122.18	45,076	81,611

Table 20 - Total Development Outputs Summary: 2006/07 – 2014/15

11.0 Local Plan Preparation and Timetable

11.1 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council agreed the Joint Local Plan timetable in March 2014; this is published on the council's website. Progress against this timetable has been made including:

- Production of evidence base documents
- Adoption of the Joint Statement of Community Involvement – Full City Council 9th July 2015
- Consultation on the Sustainability Appraisal Scoping Report – August/September 2015
- Current consultation on Strategic Housing Land Availability (SHLAA) Methodology with developers, landowners and stakeholders (Oct 2015)

11.2 A revised Local Plan timetable was agreed at the councils Joint Advisory Group meeting in August 2015 which will split the consultation on Strategic Issues and Options. This is a non-statutory element of the Local Plan production and is not covered by a legislative requirement however early consultation on the Local Plan is beneficial particularly given significant changes in the economy and housing strategy within the area since the adoption of the Core Spatial Strategy in 2009.

11.3 A change in the way in which the Planning Department consults at the Issues and Options stage does not have an effect on the overall timetable for the Joint Local Plan. It is anticipated that a full draft plan will be consulted upon in early 2017 and a final plan will be ready for submission to the Inspectorate in early 2018 with the examination and adoption process carried out during the latter half of 2018. This is as set out in Table 21 below.

Table 21 - Stages in producing the joint local plan

Stage	What it involves	Stage council is at/when due to be completed
Stage 1	Assembly of evidence base	Work under way (see table below)
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	Consultation timetabled for February/ March 2016
Stage 4b	Strategic Options Consultation *	Consultation timetabled for July / August 2016

Stage 5	Draft Plan *	Consultation timetabled for May / June 2017
Stage 6	Final draft: pre-submission joint local plan *	Timetabled to be published February March 2018
Stage 7	Submission of joint local plan to secretary of state*	May 2018
Stage 8	Public examination of joint local plan	May to October 2018
Stage 9	Adoption of final agreed joint local plan by council	December 2018

*** A Sustainability Appraisal Report will accompany the consultation at each stage of the plan making process (excluding Issues Papers)**

- 11.4 Much of the work over the last 12 months has been in compiling evidence base reports and updating monitoring information. Table 22 below identifies the progress made on various documents which are being produced in order to support production of the Joint Local Plan.
- 11.5 Key evidence which is due for sign-off to support consultation at Issues papers stage is the Joint Strategic Housing Market Assessment and Joint Employment Land Review. Both of these documents will help to provide some of the evidence needed to set out new housing and employment targets across the housing market area (Stoke-on-Trent and Newcastle-under-Lyme).

Table 22 - Joint local plan evidence base

Local	Purpose	Date completed or due to be completed
Stoke-on-Trent Retail and Leisure Capacity study	Stoke-on-Trent City Council has produced an updated Retail and Leisure Study as part of the evidence base for its forthcoming Joint Local Plan. This study looks at all aspects of retail and leisure within Stoke-on-Trent and considers future trends in retail and leisure and what the need for new retail and leisure developments is moving forward. The study was undertaken by WYG and was completed in 2014.	Completed in 2014
Strategic Housing Market Assessment	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	Under way. Due to be signed-off January 2016.

(SHMA)	identifies what it should consider (paragraph 159 of the NPPF)	
Employment Land Review	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	Under way. Due to be signed-off January 2016. Call for sites undertaken last year.
Strategic Housing Land Availability Assessment (SHLAA)	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 (paragraph 159 of the NPPF).	The SHLAA methodology has been drafted and is now subject to consultation. 14 th October – 4 th November - Methodology Consultation January 2016 – Publication of the final SHLAA Methodology June 2016 Stakeholder Consultation (Full Draft SHLAA) Publication of SHLAA – summer 2016
Gypsy & Travellers Assessment	Joint initiative with Newcastle-under-Lyme, Staffordshire Moorlands and Stafford Borough. Identifies accommodation needs of Gypsies and Travellers including cross border implications.	The study is currently underway. The final study is expected to be signed-off January 2016.

Adopted Core Spatial Strategy, Saved Policies and Supplementary Planning Documents

- 11.6 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.
- 11.7 The 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.
- 11.8 There is a separate development plan for waste planning which is the Joint Waste Local Plan.

- 11.9 Supplementary 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 are set out on the councils website – www.stoke.gov.uk/planningpolicy.
- 11.10 The city council is intending to adopt the Hot Food Takeaway Supplementary Planning Document in early 2016 following a further round on public consultation. A copy of the draft SPD is available on the council's website.
- 11.11 The latest Joint Local Plan Timetable is shown on the following page.

Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan Timetable

Stage	Comments	2014				2015				2016				2017				2018			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Pre-Production																					
Stage 1 - Assembly of Evidence Base																					
Stage 2 - SCI & Stakeholder Engagement	Preparation of the Statement of Community Involvement (including engagement with stakeholders)																				
Stage 2 - Consultation	Consultation on Statement of Community Involvement (Nov-Dec 2014)																				
Stage 2 - Adoption	Adoption of the Statement of Community Involvement (July 2015)																				
Stage 3 - Sustainability Appraisal Scoping Report	Preparation of the Scoping Report																				
Stage 3 - Consultation	Consultation on the Scoping Report with statutory consultees (Aug- Sept 2015)																				
Stage 3 - Adoption	Adoption of Sustainability Appraisal Scoping Report (April 2016) *																				
* Following adoption a Sustainability Appraisal Report will accompany the consultation at each of the following stages of the plan making process (excluding Issues Papers)																					
Production																					
Stage 4a - Issues Papers	Preparation of Issues Papers																				
Stage 4a - Sign-Off	Sign-off of Issues Papers (Nov/Dec 2015)																				
Stage 4a - Consultation	Consultation on Issues Papers (Jan-Feb 2016)																				
Stage 4b - Strategic Options	Preparation of Strategic Options																				
Stage 4b - Sign-Off	Sign-off of Strategic Options (May/June 2016)																				
Stage 4b - Consultation	Consultation on Strategic Options (July - Aug 2016) *																				
Stage 5 - Draft Plan	Preparation of the Draft Plan																				
Stage 5 - Sign-Off	Sign-off of the Draft Plan (March/April 2016)																				
Stage 5 - Consultation	Consultation on the Draft Plan (May-June 2017) *																				
Stage 6 - Final Draft	Preparation of the Final Draft Plan																				
Stage 6 - Sign-Off	Sign-off of the Final Draft Plan (Sept/Oct 2017)																				
Stage 6 - Consultation	Consultation on the Final Draft Plan (Nov-Dec 2017) *																				
Post-Production																					
Stage 7 - Submission	Preparation of Submission Plan																				
Stage 7 - Sign-Off	Sign off and submission to Planning Inspectorate (Feb-Mar 2018)																				
Stage 8 - Examination	Public Examination of Submitted Plan (May-Oct 2018)																				
Stage 9 - Adoption	Adoption of Final agreed Plan including modifications (Oct - Nov 2018)																				
Stage 9 - Sign-Off	Sign-off of Final Plan by City Council (Nov/Dec 2018)																				
Project Work																					
Consultation																					
Sign-Off																					
Last Updated - Oct 2015																					