



City of
Stoke-on-Trent

PLANNING SERVICES

AUTHORITY MONITORING REPORT 2021

**Planning Services
Housing, Development and Growth
Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1HH**

Tel: 01782 235438

E-mail: planning.policy@stoke.gov.uk

Website: Stoke-on-Trent City Council Planning Policy

March 2022

Contents

- Contents** 2
- Introduction** 4
- Key Characteristics and Contextual Information** 5
 - Table 1 – Key Characteristics and Contextual Information..... 9
 - Table 2 – Environmental Measures..... 10
 - Table 3 – Transport Measures..... 11
- Development Outputs**..... 12
 - Table 4 – Housing Completions..... 14
 - Graph 1 - (Gross Housing Completions 2006/07 – 2020/21)..... 14
 - Table 5 – Key Development Sites with Completions 15
 - Table 6 – Type of Housing Completed 16
 - Table 7 – Homes Under Construction 17
 - Table 8 – Key Housing Sites Under Construction 18
 - Table 9 – Affordable Housing Completion 19
 - Table 10 – Key Development Sites with Affordable Housing Completions 20
 - Table 11 – Gypsy & Traveller Sites 21
 - Table 12 – Location of New Development (Previously Developed Land)... 21
 - Table 13 – Location of New Development (Inner Urban Core & Outer Urban Area) 21
- Employment**..... 22
 - Table 14 – Employment Floorspace Completions..... 22
 - Graph 2 – Employment Floorspace Completions (Gross) 23
 - Table 15 – Employment Land Completions 23
 - Graph 3 – Employment Completions 2006/07 to 2020/21 (Hectares - Gross) 24
 - Table 16 – Key Employment Development Sites (Completions) 25
 - Table 17 – Employment Floorspace Under Construction by Use Class 25
 - Table 18 – Key Employment Development Sites Under Construction 25
- Office**..... 26
 - Table 19 – Office Floorspace Completions..... 26
 - Table 20 – Key Office Floorspace Completions (Gross) 27
 - Graph 4 – Gross Office Completions 27
 - Table 21 – Key Office Floorspace Under Construction 28
- Retail**..... 29
 - Table 22 – Retail Floorspace Completions 30
 - Graph 5 – Retail Completions 30
 - Table 23 – Retail Sites (Gross Completions)..... 31

| | |
|--|----|
| Table 24 – Retail Developments Under Construction..... | 31 |
| Leisure & Hotels | 32 |
| Table 25 – Leisure & Hotel Completions..... | 32 |
| Table 26 – Major Leisure & Hotel Developments Under Construction | 32 |
| Waste | 33 |
| Table 27 – Municipal Waste Arisings | 33 |
| Planning Obligations | 34 |
| Table 28 – Planning Obligations by Type | 34 |
| Table 29 – Planning Obligations | 34 |
| Table 30 - Total Development Outputs Summary (gross figures): 2006/07 – 2020/21 | 35 |

Introduction

Local planning authorities are required to publish information at least annually regarding the indicators set out in the adopted development plan. This information also provides evidence to inform future policy formulation, as well as comparing progress alongside previous years to understand the rate of delivery and trends in development. The information and requirements presented in the Authority Monitoring Report are set out under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This Authority Monitoring Report (AMR 2021) covers the period 1st April 2020 to 31st March 2021. It is important to note that during this monitoring period the Covid-19 Pandemic has resulted in periods of national lockdown and restrictions. The national lockdown, announced on 23 March 2020, was an unprecedented event which saw temporary disruption to the construction sector. This is therefore likely to have affected some of the monitoring figures. The Government have recognised this in the amendments to the way the housing delivery test is measured, with a discount in the amount of homes required.

The AMR 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** – summarises the progress in the development of sites which have been given planning permission for housing; employment; retail and leisure uses;

Headline findings from the AMR for this monitoring year include:

- **482 net new homes were completed.**
- **A total of 113 affordable units were completed.**
- **93.9% of new dwellings were completed on previously developed land.**
- **1230 gross new residential units were approved through planning applications.**
- **31,229m² gross (29,984m² net) of employment floorspace was completed, whilst a further 52,738 gross m² (52,665 m² net) was under construction.**
- **-1,674 gross m² (-1,715 m² net) of office floorspace was completed.**
- **1,879 gross m² (490 m² net) of retail floorspace was completed.**

Key Characteristics and Contextual Information

Stoke-on-Trent is committed to delivering sustainable growth and transforming the economic landscape of the City, by attracting investors and working in partnership with public, private and voluntary organisations to improve existing conditions and support the development of houses and employment in the right locations to meet the needs of current and future residents.

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 the existing economic, social, environmental and transport considerations, and measure the progress towards meeting the strategic objectives of the Core Spatial Strategy and informing the production of the new Local Plan. It is important that the contextual measures are monitored as, although the planning service does not have a direct influence over the performance of all of the indicators, they can be used to inform both the policy production and decision-making processes.

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 Website - Annual Monitoring Report](#)

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 | 2020 | 2021 | Notes |
|--|------------------------|--------------------------------------|--|
| Population | 256,375 | 256,622 | <p>The 2020 ONS Mid-Year Population estimates identify that the population of the City is 256,622 which represents an increase of 247 compared with the previous year.</p> <p>The largest increases were in the 75-84 age range (341 persons) and the under 35-44 (622 persons), the 45-54 age range saw a decline of 827 persons.</p> <p>Of the total: Males represent 50.4% of the total (129,266 persons) and Females 49.6% (127,356 persons).</p> |
| Economically Inactive | 23.5% | 22.9% | <p>The ONS Annual Population survey (April 2020 – March 2021) showed that the number of people who are economically inactive as 36,200 persons – 22.9% of the working age population.</p> |
| Out of Work Benefits (Claimant Count) | 8.1% 12,975 persons | 7.2% 11,450 persons | <p>The August 2021 Claimant Count shows 7.2% of working-age people within the City are currently claiming job seekers allowance/Universal Credit. The rate has reduced from the pandemic high of 8.2% in February 2021 but still remains above both the National (5.3%) and regional (6.3%) rates.</p> <p>Comparisons with previous years should be treated with caution due to the pandemic and changes in legislation and the rollout schedule associated with Universal Credit.</p> |

| | | | |
|--|---|---|--|
| <p>Median earnings by resident</p> | <p>£501.2</p> | <p>£512.3</p> | <p>ONS Annual Survey of Hours and Earnings – Workplace-based 2020 (per week) – Full time workers</p> <p>The England equivalent is £587.1 per week.</p> |
| <p>Council Tax Band of properties</p> | <p>Band A – 69,390 (59.6%)</p> <p>Band B – 24,520 (21.1%)</p> <p>Band C – 15,230 (13.1%)</p> <p>Band D – 4,840 (4.2%)</p> <p>Band E – 1,800 (1.5%)</p> <p>Band F – 500 (0.4%)</p> <p>Band G – 160 (0.1%)</p> <p>Band H – 40 (0.03%)</p> | <p>Band A – 70,279 (59.1%)</p> <p>Band B – 25,074 (21.1%)</p> <p>Band C – 15,615 (13.1%)</p> <p>Band D – 5,293 (4.5%)</p> <p>Band E – 1,855 (1.6%)</p> <p>Band F – 515 (0.4%)</p> <p>Band G – 179 (0.2%)</p> <p>Band H – 44 (0.04%)</p> | <p>Figures show number of properties per band. 59% of properties in the City are in Band A compared with 24% across England. 94% are in Bands A to C compared with 66% nationally.</p> <p>House values (capital value of the house as at 01/04/1991) per band are as follows:</p> <p>Band A – Below £40,000</p> <p>Band B - £40,001 - £52,000</p> <p>Band C - £52,001 - £68,000</p> <p>Band D - £68,001 - £88,000</p> <p>Band E - £88,001 - £120,000</p> <p>Band F - £120,001 - £160,000</p> <p>Band G - £160,001 - £320,000</p> <p>Band H – Over £320,000</p> |

| | | | |
|--|---|---|---|
| <p>Life expectancy</p> | <p>76.4 (Male) 80.3 (Female)</p> | <p>76.5 (Male) 80.2 (Female)</p> | <p>The Public Health Profile of the City for 2020 produced by Public Health England shows the average life expectancy for both males and females within the City. Latest figure shows a small increase in life expectancy for men and a small decrease for women compared to the previous year's release.</p> <p>Equivalent figures for England are 79.8 years (Male) and 83.4 years (Female)</p> |
| <p>Active Lives Survey (Active/Fairly Active)</p> | <p>66.3% (Nov 18/19)</p> | <p>65.0% (Nov 19/20)</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 72.9%</p> <p>Sport England release survey data twice a year with the most recent data covering the period November 2019/20</p> |
| <p>GCSEs % of pupils achieving a standard pass in English & Maths</p> | <p>58.8% (2019)</p> | <p>63.3%* (2020)</p> | <p>The GCSE data for 2021 shows that 63.3% of pupils achieved a standard pass (grade 4-9) and 41% of pupils achieved a strong pass (grades 5-9) in English & Maths GCSE. National data is not available yet.</p> <p>*Please note that the latest figures were awarded by teachers due to the pandemic.</p> |

Table 1 – Key Characteristics and Contextual Information

Environmental Monitoring

| Measure | 2020 | 2021 | Comments |
|---------------------------------|--|---|--|
| Flood Risk/Water Quality | The Environment Agency objected to 3 planning applications on the grounds of flood risk. | The Environment Agency objected to 3 planning applications on the grounds of flood risk. | All 3 of these applications are awaiting a decision. |

Table 2 – Environmental Measures

Transport Monitoring

| Measure | 2018 | 2019 | 2020 | 2021 | Notes |
|--|-------------------|------------------|-----------------|-----------------|---|
| Stoke-on-Trent passenger journeys on buses | 2017/18: 10.4m | 2018/19: 9.3m | 2019/20 8.4m | 2020/21 3.0m | Bus Operator Passenger Boarding data from Department of Transport (DfT) |

Table 3 – Transport Measures

Conclusion

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.

The key challenge for the city going forward will be to sustain and improve on the current economic performance as we emerge from the pandemic and respond to Government priorities.

Development Outputs

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 when comparing with the development plan.

The findings of our on-going monitoring are feeding directly into the review of policy through the production of the Local Plan.

The following sections review the development outputs for the AMR 2021 period for different types of development including housing, employment, retail and leisure.

Housing

The Department for Levelling Up, Housing, Communities (DLUHC) previously known as the Ministry of Housing, Communities & Local Government (MHCLG) has updated the methodology for calculating housing needs. Stoke-on-Trent will need to provide at least 679 new dwellings per annum as a consequence of the new 35% uplift to certain cities.

Housing Completions

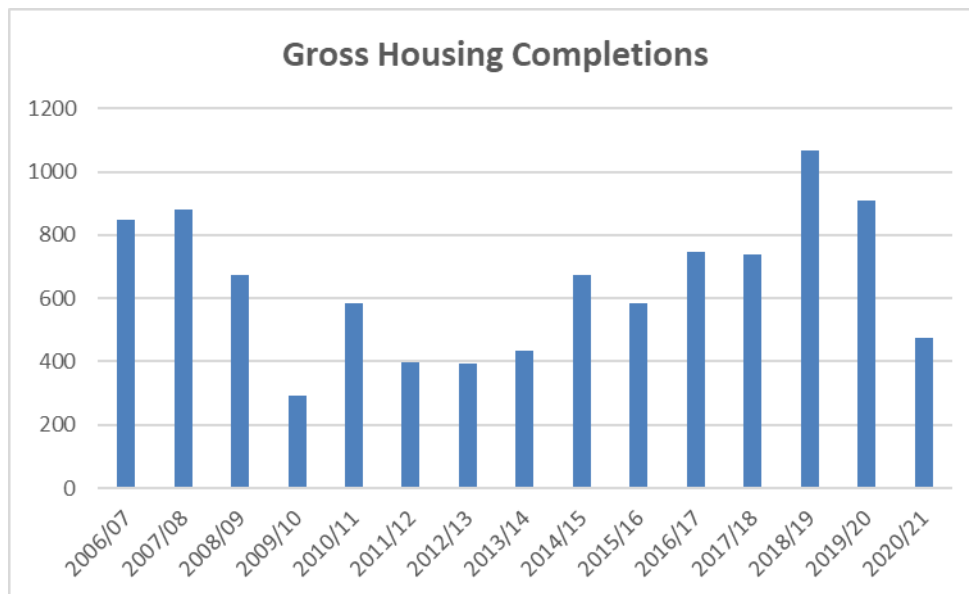
The data below shows that there has been a total of 491 units (Gross) completed during the monitoring year which includes 443 new build properties. The total number of units is lower than seen in recent years however, this monitoring year included a period of national lockdown therefore construction was restricted.

| Measure | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|---|---------|---------|---|---------|---------------------------------|
| Gross Units Completed (including student units) | 748 | 738 | 1066 | 909 | 491 |
| New Build | 627 | 579 | 939 | 688 | 443 |
| Change of Use/ Dwelling Conversions | 121 | 108 | 110 | 211 | 48 |
| Gypsy and Traveller Accommodation | 0 | 0 | 5 Transit and 12 permanent pitches 12 (only permanent pitch provision counted) | 0 | 0 |
| Losses from Conversions/COU | 0 | 12 | 29 | 27 | 15 |
| Total Demolitions | 0 | 0 | 24 | 5 | 0 |
| Communal Accommodation | 43 | 28 | 0 | 24 | 11 (Bedrooms – 11 / 1.8) |

| Measure | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|--|---------|---------|---------|---|------------|
| (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> | | | | | = 6 |
| Net additional dwellings (an adjustment made taking into account communal accommodation) | 748 | 703 | 1008 | 879 (Revised numbers to reflect change in monitoring data) | 482 |

Table 4 – Housing Completions

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



Graph 1 - (Gross Housing Completions 2006/07 – 2020/21)

Key Development Sites with Completions 2020/21

The table below shows notable sites which have contributed towards the 2020/21 housing completions.

| Planning Application | Address | Completions 2020/21 | Planning Status |
|----------------------|---|---------------------|--------------------|
| 60432 | Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent | 30 | Complete |
| 64305 | Former Victoria Ground, Off Booths Old Road, Stoke-on-Trent | 21 | Under Construction |
| 61804 | Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent | 51 | Under Construction |
| 63096 | Former Fenton Local Centre and car park, Baker Street, Fenton, Stoke-on-Trent ST4 3AF | 42 | Complete |
| 59772 | Land at Bucknall New Road, Hanley, Stoke-on-Trent | 35 | Complete |
| 64044 | Land at Norfolk Street, Shelton, Stoke-on-Trent ST1 4PB | 28 | Complete |
| 57840 | Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent | 13 | Complete |
| 60995 | Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent | 59 | Under Construction |

Table 5 – Key Development Sites with Completions

Bedroom Completions

| Type of Housing | 2018 | 2019 | 2020 | 2021 |
|-----------------------|-----------|-----------|-----------|-----------|
| 1 Bedroom Flat | 68 | 88 | 330 | 125 |
| 2 Bedroom Flat | 58 | 28 | 201 | 44 |
| 3 Bedroom Flat | 5 | 0 | 18 | 1 |
| 4 + Bedroom Flat | 2 | 1 | 2 | 0 |
| Total Number of Flats | 133 (24%) | 117 (18%) | 551 (55%) | 170 (35%) |
| 1 Bedroom House | 0 | 3 | 20 | 0 |
| 2 Bedroom House | 77 | 103 | 101 | 65 |
| 3 Bedroom House | 183 | 261 | 243 | 146 |
| 4 + Bedroom House | 172 | 149 | 91 | 109 |

| | | | | |
|-------------------------------|-----------|------------------------------------|-----------|------------------|
| Total Number of Houses | 432 (76%) | 516 (82%) | 455 (45%) | 320 (65%) |
| Student Bedrooms | 100 | 396 | 24 | 0 |
| HMO Bedrooms | 72 | 87 | 101 | 52 |
| Communal bedrooms | 51 | 0 | 5 | 11 |
| Gypsy and Traveller Provision | | 5 transit and 12 permanent pitches | 0 | 0 |

Table 6 – Type of Housing Completed

Housing Under Construction



Victoria Ground site 61254 – Under Construction

Although housing completions are lower this year (2020/21), there are positive signs of recovery with 502 housing units recorded as being under construction at the time of completing this year's monitoring. This includes 75 units on the Former Workshops for the Blind, City Road and 51 units on the Land at Former Stanley Pottery which will

feed into the 2021/22 monitoring figures. A list of key housing sites under construction is set out below for information.

| Measure | 2019/2020 | 2020/2021 |
|---------------------------|-----------|------------|
| Under Construction | 372 | 502 |

Table 7 – Homes Under Construction

| Planning Application | Address | Applicant | Number of units under construction (2020/21) | Total Gross Under Construction (2020/21) |
|----------------------|---|-----------------------------|--|--|
| 61804 | Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent | Stoke-on-Trent City Council | 128 dwellings approved, 70 completed so far, 10 under construction and 48 remaining to be built. | 10 |
| 61254 | Former Victoria Ground, Off Boothen Old Road, Stoke-on-Trent | St Modwen Developments Ltd | 200 dwellings approved, 139 completed so far, 16 under construction and 45 remaining to be built. | 16 |
| 63095 | Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL | Stoke-on-Trent City Council | 93 dwellings approved, 18 completed so far, with 75 under construction. | 75 |
| 65928 | Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent | Seddon RDP Ltd | 85 dwellings approved, 0 completed so far, 51 under construction and 34 remaining to be built. | 51 |

| Planning Application | Address | Applicant | Number of units under construction (2020/21) | Total Gross Under Construction (2020/21) |
|----------------------|--|----------------------------|---|--|
| 58877 | Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD | Keepmoat Homes | 200 dwellings approved, 166 completed so far, 30 under construction and 5 remaining to be built. | 30 |
| 63695 | Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent | St Modwen Developments Ltd | 216 dwellings approved, 0 completed so far, 32 under construction and 184 remaining to be built. | 32 |

Table 8 – Key Housing Sites Under Construction



Former Royal Doulton Site, Burslem (63695) – Under Construction

Affordable Housing

A total of 113 affordable housing gains were recorded during the monitoring period. This is significantly higher than previous years owing to a number of council led developments.

| Measure | 2019 | 2020 | 2021 |
|----------------------------|------|------|------|
| Number of affordable Homes | 34 | 53 | 113 |

Table 9 – Affordable Housing Completion

| Planning Application | Address | Description | Affordable Housing Completions (2020/21) |
|-----------------------------|---|---|---|
| 63095 | Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL | Partial demolition of workshop building and construction of sixty-five apartments with communal facilities, twenty-eight dwellings, ancillary gardens and parking | 18 |
| 63096 | Former Fenton Local Centre and car park, Baker Street, Fenton, Stoke-on-Trent ST4 3AF | Demolition of Local Centre buildings and erection of two three-storey apartment blocks (forty-two units in total) with associated car parking, reconfiguration of car park to provide market facilities including WCs, office space and storage | 42 |
| 64044 | Land at Norfolk Street, Shelton, Stoke-on-Trent ST1 4PB | Erection of eight houses and twenty 1-bedroom flats including associated landscaping and access | 28 |
| 60432 | Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent | Full application for 195 new dwellings, including associated infrastructure | 25 |

Table 10 – Key Development Sites with Affordable Housing Completions

Gypsy & Travellers

No new gypsy and traveller pitches were granted for Gypsy and Traveller accommodation within the 2020/21 monitoring period.

| Measure | 2019 | 2020 | 2021 |
|---------------------------|------|------|------|
| Travellers Sites Approved | 17 | 0 | 0 |

Table 11 – Gypsy & Traveller Sites

Location of New Housing

During the 2020/21 monitoring period, 93.9% of all new and converted dwellings were completed on previously developed land. This is a decrease from previous monitoring figures recorded during 2019/20, but 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.

| Measure | 2020 | 2021 |
|----------------------------------|--------------------------|---------------------------------|
| Previously Developed Land | 909 (96.6%) | 461 (93.9%) |
| | Brownfield – 909 (96.6%) | Brownfield – 461 (93.9%) |
| | Greenfield – 32 (3.4%) | Greenfield – 30 (6.1%) |

Table 12 – Location of New Development (Previously Developed Land)

| Measure | 2019 | 2020 | 2021 |
|-------------------------|-----------|-----------|------------------|
| Inner Urban Core | 230 (22%) | 635 (62%) | 194 (40%) |
| Outer Urban Area | 836 (78%) | 386 (38%) | 297 (60%) |

Table 13 – Location of New Development (Inner Urban Core & Outer Urban Area)

Employment

Employment Land Completions

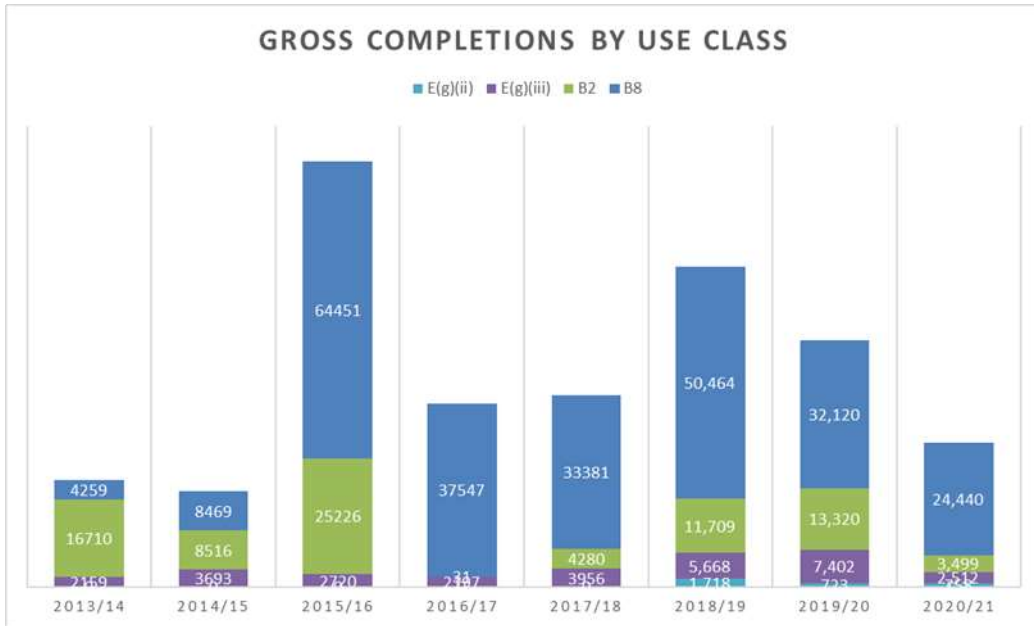
During the monitoring year there have been 31,229m² gross and 29,984m² net of employment floorspace completed. The total land area developed for employment uses was 3.1 hectares (gross). This is equivalent to approximately 5.8 football pitches. All completed B1b > E(g)(ii), B1c > E(g)(iii), B2 and B8 use class developments are included in these figures. These Use Classes are defined below for information:

- **E(g)(ii)** (Formally B1b) – research and development of products or processes
- **E(g)(iii)** (Formally B1c) – Industrial uses for processes which can be carried out in a residential area
- **B2** – general industry
- **B8** – storage or distribution

| Measure | 2020 | 2021 | 2021 Completed Floorspace by Use Class (m ²) |
|--|--------|--------|---|
| Gross Floorspace Completed (m ²) | 53,565 | 31,229 | E(g)(ii) = 758 E(g)(iii) = 2512 B2 = 3499 B8 = 24460 |
| Net Floorspace Completed (m ²) | 45,799 | 29,984 | E(g)(ii) = 0 E(g)(iii) = 2218 B2 = 3306 B8 = 24460 |

Table 14 – Employment Floorspace Completions

The graph below shows the gross floorspace in square metres completed by use class during 2020/2021 in comparison to previous monitoring years.

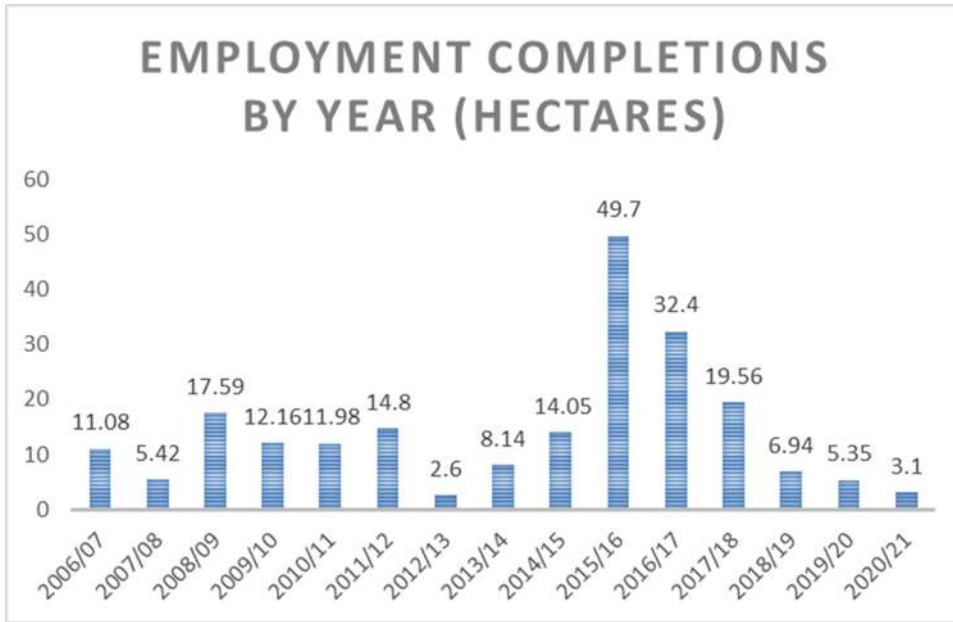


Graph 2 – Employment Floorspace Completions (Gross)

| Measure | 2020 | 2021 | 2021 Completed Site Area (ha) by Type of Development |
|--------------------------------|------|------|---|
| Site Area Completed (hectares) | 5.35 | 3.1 | Change of use = 0.39 3,999sqm Extension = 0.37 3,725sqm New build = 1.94 19,463sqm Redevelopment = 0.40 4,042sqm |

Table 15 – Employment Land Completions

The graph below shows the total amount of employment land completed in hectares (gross) during 2020/2021 in comparison to previous monitoring years. This shows that the rate of employment completions is lower this year compared to the previous years which could be an effect of Covid-19 and the restrictions on construction.



Graph 3 – Employment Completions 2006/07 to 2020/21 (Hectares - Gross)

Key sites that have contributed to the employment completions during 2020/21 are set out below.

| Planning Application | Address | Description of Development | Employment Floorspace Completed (m ²) | Planning Application |
|----------------------|--|--|---|----------------------|
| 65766 | Bestway Panacea Holdings Limited, Enterprise Way | Erection of warehouse building (retrospective). | 625 | 65766 |
| 64764 | The Royal Doulton Outlet Superstore | Change of use to trade counter (Use Class B8) | 930 | 64764 |
| 64152 | Churchill China, 1 Marlborough Way | Side extension to form warehouse, access ramp and railings | 1040 | 64152 |

Table 16 – Key Employment Development Sites (Completions)

Employment Land Under Construction

There is 52,738m² of gross employment floorspace was under construction (52,665m² net) which equates to 5.26 hectares of employment land. The breakdown by use class of this under construction floorspace is shown in the table below.

| Measure | E(g)(ii) | E(g)(iii) | B2 | B8 |
|--|----------|-----------|---------------|---------------|
| Gross Floorspace Under Construction (m²) | 0 | 97 | 31,804 | 20,837 |
| Net Floorspace Under Construction (m²) | 0 | 97 | 31,731 | 20,837 |

Table 17 – Employment Floorspace Under Construction by Use Class

Key employment sites that are under construction this year are as follows.

| Planning Application | Address | Description of Development | Employment Floorspace Under Construction (m ²) |
|----------------------|--|---|--|
| 65853 | Land off Gordon Banks Drive, Stoke, Stoke-on-Trent | Erection of three industrial/warehouse units (Use Class B2, B8) | 20,837 |
| 65969 | G Park, Plot 220, Whittle Road | Erection of manufacturing warehouse building (Use Class B2/B8) with ancillary offices | 12,035 |
| 60667 | Mossfield Road, Adderley Green | Erection of industrial building (Use B2) and ancillary facilities | 17,529 |

Table 18 – Key Employment Development Sites Under Construction

Office

Office Completions

Gross office completions within the City during the monitoring year account for - 1,674m² of floorspace. This is broken up of -1,742m² of only E(g)(i) (Formerly B1a) floorspace and 68m² E(c)(iii) (Formerly A2).

| Measure | 2020 | 2021 | 2020/21 Breakdown |
|-------------------------------------|---------------------|----------------------------|--|
| Floorspace Completed (gross) | 2,669m ² | -1,674m² | E(c)(iii) 68m² E(g)(i) -1,742m² |
| Floorspace Completed (net) | 294m ² | -1,715m² | E(c)(iii) 27m² E(g)(i) -1,742m² |

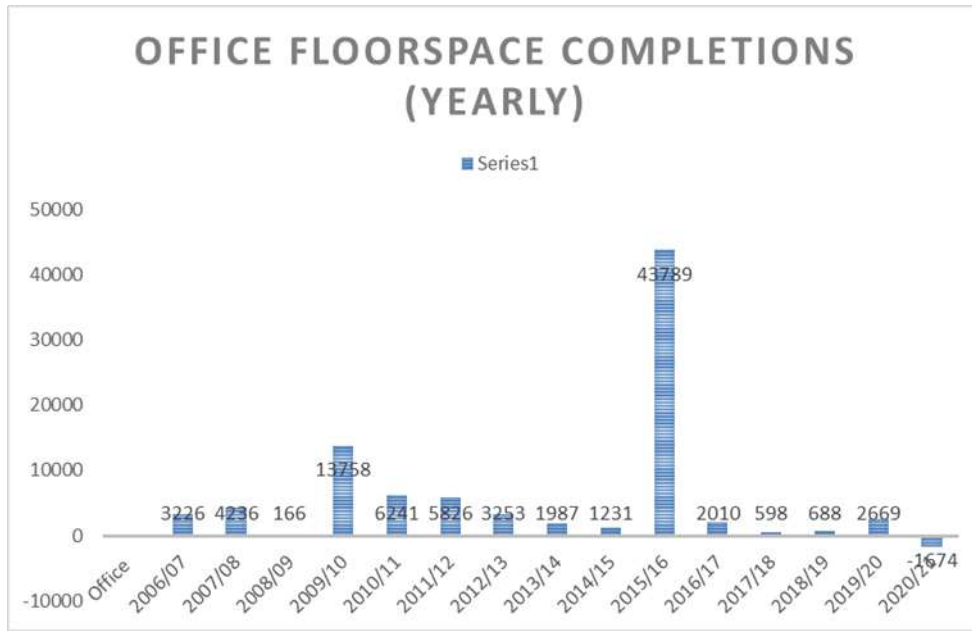
Table 19 – Office Floorspace Completions

| Planning Application | Name of Development | Address | Description of Development | Office Floorspace Completed (m ²) |
|----------------------|------------------------------|---|----------------------------|---|
| 63351 | Former Wain Bros., Leek Road | Demolition of existing office building and erection of two storey building for use as ground floor car valeting and first floor offices | 825 | 63351 |
| 63807 | Brookside Industrial Estate | Demolition of portacabin facilities. | -365 | 63807 |
| 65582 | Unit 5, King Street | Change of use from offices to indoor golf venue | -390 | 65582 |
| 59462 | Former Webberley, Hanley | Change of use at first, second, | -1190 | 59462 |

| Planning Application | Name of Development | Address | Description of Development | Office Floorspace Completed (m ²) |
|----------------------|---------------------|---|----------------------------|---|
| | | third and fourth floors to create twelve residential units (Use Class C3) | | |

Table 20 – Key Office Floorspace Completions (Gross)

The graph below shows the amount of gross office floorspace completed during 2020/21 and in previous years.



Graph 4 – Gross Office Completions

Office Under Construction

There is 2,012m² (gross) B1a currently under construction and therefore will feed into future monitoring years. This is lower than previous years but office floor space is still being constructed in new developments within the City.

| Planning Application | Address | Description of Development | Office Floorspace Completed (m ²) | Planning Application |
|----------------------|--------------------------------|---|---|----------------------|
| 65969 | G Park, Plot 220, Whittle Road | Erection of manufacturing warehouse building (Use Class B2/B8) with ancillary offices and external works including parking and servicing, boundary treatments, drainage and landscaping | 1930 | 65969 |

Table 21 – Key Office Floorspace Under Construction

Retail

Retail Completions

Total retail completions during the monitoring year 2020/21 accounted for 1,879m² of gross floorspace. There is 2,365m² (gross) under construction that is expected will feed into future monitoring years.

| Measure | 2020 | 2021 | Breakdown |
|------------|---|--|--|
| Floorspace | 3,205m ² (gross) -1,280m ² (net) | 1,879m² (gross) 490m² (net) | 2020/21 breakdown: (Gross) <ul style="list-style-type: none"> • 158m² 'in centre' • 1590m² 'edge of centre' • 722m² 'out of centre' |

Table 22 – Retail Floorspace Completions

The graph below shows the retail completions per annum 2006/07 to 2020/21 in square metre.



Graph 5 – Retail Completions

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

| Planning Application | Address | Description of Development | Retail Floorspace Completed (m ²) | Planning Application |
|----------------------|------------------------------|--|---|----------------------|
| 63329 | Blurton Road Service Station | Retail store including bakery, pharmacy. | 717 | 63329 |

| Planning Application | Address | Description of Development | Retail Floorspace Completed (m ²) | Planning Application |
|----------------------|---|---|---|----------------------|
| 65710 | Former Lifestyle Fitness, Victoria Road | Change of use to retail store and elevational alteration. | 1333 | 65710 |

Table 23 – Retail Sites (Gross Completions)

Retail Under Construction

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

| Planning Application | Address | Description of Development | Retail Floorspace Under Construction (m ²) |
|----------------------|--|---|--|
| 65048 | Former Evans Halshaw Newcastle Road and Godwin Way, Trent Vale | Full planning permission for the demolition of existing buildings and erection of new food store. | 1806 |

Table 24 – Retail Developments Under Construction

Leisure & Hotels

Leisure & Hotel Completions

There has been a slight reduction in the amount of Leisure floorspace in the City over the last monitoring year and accounted for -198m² gross (-250m² net). In terms of hotel completions however, the Hilton Garden Inn Hotel within the City Centre was completed and this has added an additional 140 new Hotel Rooms to the existing hotel provision.

| Measure | 2020 | 2021 |
|--------------------|--|--|
| Leisure Floorspace | 4,669m ² (gross) 4,669m ² (net) | -198m² (gross) -250m² (net) |
| Hotel Bedrooms | 0 | 140 |

Table 25 – Leisure & Hotel Completions

| Planning Reference | Address | Description of Development | Leisure Floorspace (m ²) / hotel bedrooms Completed |
|--------------------|---|---|---|
| 64246 | Astral House, Clough Street East, Hanley, | Change of use to form virtual reality gaming facility | 566 (m²) |
| 61175 | Hilton Hotel | Potteries Way, Hanley | 140 (Bedrooms) |

Table 26 – Major Leisure & Hotel Developments Under Construction

Waste

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 | Amount of waste arisings (Tonnes) 2020/21 |
|-------------------|---|---|---|---|
| Dry recycling | 20,160 | 23,420 | 21,617 | 20,674 |
| Garden/food waste | 15,420 | 14,224 | 14,406 | 13,005 |
| General refuse | 51,663 | 52,812 | 53,266 | 59,929 |
| Total | 87,243 | 90,456 | 89,289 | 93,609 |

Table 27 – Municipal Waste Arisings

Planning Obligations

During the monitoring year, the City Council has secured a total of £9,7664,707 towards infrastructure provision across the City to support new communities.

This includes:

| Infrastructure Type | Amount Secured |
|-------------------------|----------------|
| Education | £2,152,244 |
| Highways | £222,000 |
| Sport and Recreation | £241,054 |
| Biodiversity | £160,000 |
| Health Care | £32,224 |
| Grass Land and Habitats | £247,185 |
| Affordable Housing | £6,700,000 |

Table 28 – Planning Obligations by Type

The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2020/21 compared to previous years.

| Measure | 2017 | 2018 | 2019 | 2020 | 2021 |
|-------------------|----------|----------|------------|----------|-------------------|
| Negotiated | £500,000 | £809,043 | £6,892,884 | £160,000 | £9,764,707 |

Table 29 – Planning Obligations

Total Development Outputs

| Measure | 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 | 909 | 5.35 | 2,669 | 3,205 |
| 2020/21 | 491 | 3.1 | -1,742 | 1,879 |
| Total | 9,735 | 214.82 | 87,936 | 64,116 |

Table 30 - Total Development Outputs Summary (gross figures): 2006/07 – 2020/21