



City of
Stoke-on-Trent

PLANNING SERVICES ANNUAL MONITORING REPORT 2016



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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) 2016 covers the period **01 April 2015 to 31 March 2016** and provides an overview of performance in terms of :
- **Contextual Measures** – a review of a number of key economic, social and environmental indicators for the city;
 - **Development Outputs** - Provides a summary of the progress in the building out of sites and development which have been given planning permission for housing; employment; retail and leisure uses;
 - **Local Plan Preparation and Timetable** - Outlines progress in the preparation of the Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan and other supporting planning policy documents.
- 1.3 On the 19 December 2013, the Cabinet of the City Council resolved to withdraw the current plan making programme and proceed with the preparation of a new Joint Local Plan in partnership with Newcastle-under-Lyme Borough Council. Therefore, the development targets as set out in the Core Spatial Strategy will be replaced. Ultimately, the progression of the Joint Local Plan will lead to the replacement of the current monitoring framework as targets are replaced and indicators and measures are updated.
- 1.4 The timetable for the production of the Joint Local Plan is included in Section 12 of this report. Further information on the Joint Local Plan can be found at www.stoke.gov.uk/planningpolicy
- 1.5 **Headline findings from the AMR include:**
- **445 net new homes were completed within Stoke-on-Trent during 2015/16. In addition there were also 136 communal units completed including student accommodation.**
 - **A total of 123 affordable units were completed during the monitoring year.**
 - **The percentage of dwellings completed on previously developed land remains high (95%)**
 - **1,069 residential units were approved through planning applications**
 - **92,397 m² of employment floorspace was completed over the monitoring year, whilst a further 2,525 m² was under construction across the City.**

- 43,789 m² of office floorspace was completed in the past year. This predominantly comprises of three large scale developments; Smithfield in Hanley (18,297m²), Bet 365 in Etruria (14,153m²) and the Wedgwood Estate (7,800m²)
- Consultation on the Joint Local Plan Issues Consultation Document (February/ March 2016)
- On-going production of evidence base documents – Strategic Housing Market Assessment (SHMA) (recalibration); Strategic Housing Land Availability Assessment (SHLAA); Employment Land Review (ELR); Gypsy and Traveller Accommodation Needs Assessment; Playing Pitch Strategy (with Sports & Leisure), Green Space Strategy and Green Belt Assessment.






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 2016 period:-

Key Characteristics and Contextual Information

Measure	2015	2016	Notes
Population	251,027	251,648 	<p>The 2015 ONS Mid-Year Population estimates identify that the population of the City is 251,648 which represents an increase of 621 in comparison to the previous 2014 mid-year population estimates.</p> <p>This can be broken down as follows:</p> <p>Males: 125,400 (49.8% compared to 49.3% Nationally (England and Wales))</p> <p>Females: 126,300 (50.2% compared to 50.7% Nationally (England and Wales))</p>
Economically Inactive	25.1%	27.2% 	<p>The ONS Annual Population survey (April 2015 – March 2016) show that the number of people who are economically inactive as 27.2%.</p>
Jobseekers Allowance Claimants	2.1% 3,349 persons	2.1%  3,375 persons	<p>The August 2016 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 which is on par with the previous year suggesting that the rate has plateaued.</p>

<p>Median earnings by resident</p>	<p>£449.0</p>	<p>£466.5 ↑</p>	<p>ONS Annual survey of hours and earning by Workplace 2015 (per week) – Full time workers</p>																		
<p>Council Tax Band of properties</p>	<p>Band A – 68,840 Band B – 23,630 B and C – 14,770 B and D – 4,630 B and E – 1,690 Band F – 440 Band G – 110 Band H – 40 Total – 114,150</p>	<p>No further update available</p>	<p>VOA 2015 Figures show number of properties per band. Houses prices per band are shown below</p> <table border="1" data-bbox="1146 880 1577 1227"> <thead> <tr> <th>Band</th> <th>Capital Value of house as at 01/04/1991)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Below £40,000</td> </tr> <tr> <td>B</td> <td>£40,001 - £52,000</td> </tr> <tr> <td>C</td> <td>£52,001 - £68,000</td> </tr> <tr> <td>D</td> <td>£68,001 - £88,000</td> </tr> <tr> <td>E</td> <td>£88,001 - £120,000</td> </tr> <tr> <td>F</td> <td>£120,001 - £160,000</td> </tr> <tr> <td>G</td> <td>£160,001 - £320,000</td> </tr> <tr> <td>H</td> <td>Over £320,000</td> </tr> </tbody> </table>	Band	Capital Value of house as at 01/04/1991)	A	Below £40,000	B	£40,001 - £52,000	C	£52,001 - £68,000	D	£68,001 - £88,000	E	£88,001 - £120,000	F	£120,001 - £160,000	G	£160,001 - £320,000	H	Over £320,000
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Life expectancy	76.5 (male) 80.6 (female)	76.6 (male) 80.9 (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 for male life expectancy in the city however female life expectancy has increased to 80.9.
Adult participation in sport and active recreation	29.4% (2013)	32.3% 	Sport England Active People Survey (2014) 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)	50.0%	48.2% 	Gov.uk revised GCSE and equivalent results: academic year 2015 Including English & Maths

Table 1 – Key Characteristics and Contextual Information

Environmental Monitoring

	2015	2016	Comments
Percentage of housing on Brownfield land	96%	95%	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.
Flood Risk/Water Quality	No data available	The Environment Agency objected to 4 planning applications on the grounds of flood risk. There were no objections on the grounds of water quality	All four of these applications were subsequently amended, following the objection being received. The Environment Agency then removed their objections to the planning applications. 3 have since been granted, subject to conditions. The fourth application is awaiting a decision.

Table 2 – Environmental Measures

Transport Monitoring

Measure	2014	2015	2016	
Stoke-on-Trent passenger journeys on buses	2013/14: 13.4m	2014/15: 12.0m	2015/16: 11.3m	Bus Operator Passenger Boarding data from Department of Transport

Table 3 – Transport Measures

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

3.0 Development Outputs

- 3.1 An on-site review of what has been built during the previous year can help us to understand what developments are taking place, the type of development and the pace at which the development industry is working. This helps to understand the wider social, environmental and economic issues affecting the area and how well the area is doing against its development plan. The findings of our on-going monitoring are feeding directly into the review of policy through the production of the Joint Local Plan.
- 3.2 The following sections review the development outputs for the AMR 2016 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 The data below shows that there have been a total of 585 gross units completed during the monitoring year which includes 300 new build properties and 149 changes of use/ dwelling conversions. There have also been 136 communal units completed, including 128 student bedrooms at the former Lomax Building and Victoria on the Square. The net additional dwellings completed during the monitoring year therefore totals 445.

Measure	2014/15	2015/16
Gross Units Completed 2015/16 (including student units)	674	585
New Build	532	300
Change of Use/ Dwelling Conversions	142	149
Losses from Conversions/ COU	13	3
Total Demolitions	8	1
Net additional dwellings	653	445
Communal Accommodation (Including student Halls, care homes, hostels etc)	0	136

Student Accommodation

4.3 The type of student accommodation provided through the planning system is recorded in a variety of different ways. In order to ensure that our monitoring data is as robust as possible, we have considered the guidance from DCLG and the Housing Flows Reconciliation. Student accommodation can therefore be classed as communal accommodation (traditional university accommodation with shared facilities) or purpose built, self-contained student flats clustered into units with 4 – 6 bedrooms. If the type of student accommodation can be divided into individual self-contained flats it can be counted as a dwelling and therefore contribute towards the number of dwelling completed during the monitoring year. The information below sets out further information regarding completed schemes during 2015/16, including how they have contributed to the above housing completions.

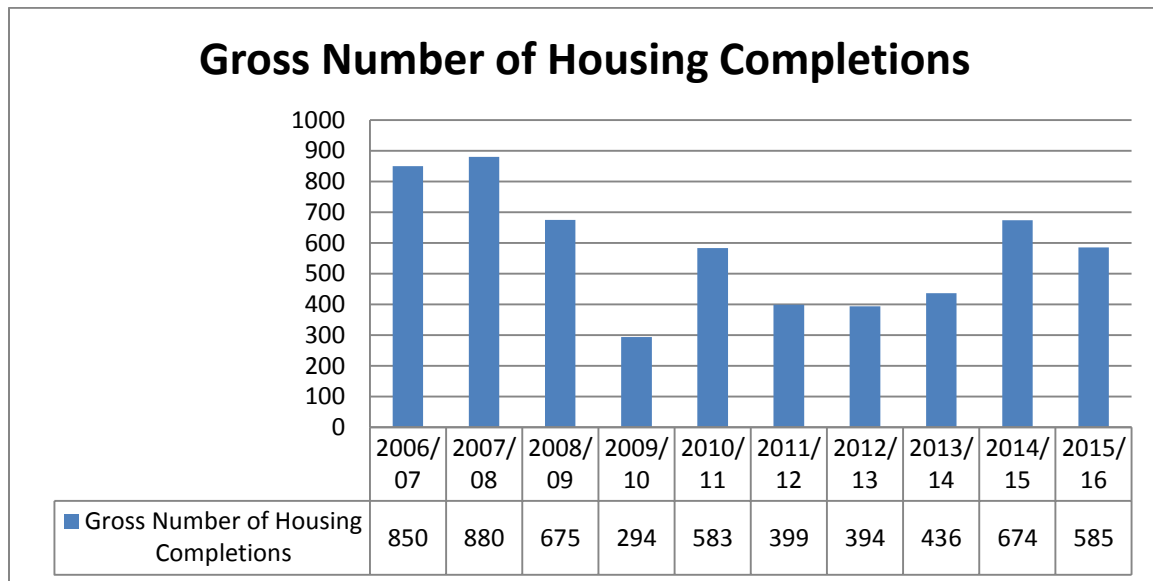
Measure	Number of bedrooms
Total Student Bedrooms Completed	238

Schemes Completed	Number of Bedrooms	Contribution to the number of additional dwellings.	Contribution to Communal Accommodation
London House – 56585 (Change of use of upper floors to create 16 multiple occupation and 4 single student apartments).	76	20	0
Lomax Building – 57520 (Change of use of upper ground floor to provide additional student accommodation comprising 20 duplex apartments)	20	20	0
The Lomax- 53156 (Demolition of existing building and erection of five and six storey building comprising retail and food and drink units on the ground floor and 120 bed student accommodation above).	120	0	120
Victoria on the Square (59324) Change of use of first floor to provide 8 student bedrooms	8	0	8
Hopwood House, 3 - 7 Snow Hill, Shelton, Stoke-on-Trent, ST1 4LU (59218) Student accommodation for 14 people	14	1	0

Density Information

	2014/15	2015/16
Density	<i>Less than 30 dph – 221 (33%)</i> 30 – 5dph – 194 (29%) Over 50 dph – 259 (38%)	<i>Less than 30 dph – 102 (17.5%)</i> 30 – 5dph – 102 (17.5%) Over 50 dph – 381 (65%)

4.4 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 2015/16 figure includes extra care, residential institutions, houses in multiple occupation and student accommodation.



Graph 1 - (Gross Housing Completions 2006/07 – 2015/ 16)

Type of Housing Completed

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

Type of Housing	2015	2016
1 Bedroom Flat	175	105
2 Bedroom Flat	127	62
3 Bedroom Flat	3	3
4 + Bedroom Flat	0	42
Total Number of Flats	305 (45%)	212 (47%)

1 Bedroom House	17	3
2 Bedroom House	95	61
3 Bedroom House	173	98
4 + Bedroom House	84	75
Total Number of Houses	369 (55%)	237 (53%)

Table 5 – Type of Housing Completed

4.6 The proportion of apartments completed during 2015/16 has increased slightly when compared to 2014/15.

4.7 The table below shows notable sites which have contributed towards the 2015/16 housing completions:

Planning Reference	Address	Applicant	Number of Apartments/ Houses Completed (2015/16)	Total Gross Completions (2015/16)
55286	Wedgwood Estate, Wedgwood Drive, Trentham	WWRD (United Kingdom) Limited	21 Four+ bedroom dwellings have been constructed in the monitoring year with 11 under construction. Phase 1 & 2 of the development are now both under construction.	21
56190	Former Brookwood House, Consett Road, Blurton	Eric Wright Construction Ltd	This is an extra care accommodation scheme for 75 apartments, which was completed this year.	75
49728	Former Clanway Brickworks, Off James Brindley Way, Sandyford	J S Bloor (Wilmslow) Ltd	21 units were completed during this monitoring year, including 14 three bedroom properties and 7 four bedroom dwellings.	21
52979	Former Electricity Board Site, Locketts Lane, Longton	Stubbrook Developments Ltd	There has been 25 two bedroom bungalows completed on the site.	25

57840	Land at, Trentham Lakes Phase 1, Stanley Matthews Way, Stoke-on-Trent	St Modwen Developments Ltd	6 two bedroom units, 17 three bedroom units and 17 four bedroom units have been completed during this monitoring year.	40
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Table 6 – Housing Sites (Completions)



Wedgwood Development Site - 55286



Former Electricity Board Site, Locketts Lane, Longton - 52979

Under Construction

- 4.1 609 housing units were recorded as being under construction at the time of completing this year's monitoring. This includes 315 units from the PFI schemes which should feed into 2016/17 monitoring. A list of key housing sites under construction is set out below for information.

	2014/15	2015/16
Under Construction	871	609

Planning Reference	Address	Applicant	Number of Apartments/ Houses under construction (2015/16)	Total Gross Under Construction (2015/16)
56178	Land at Holdcroft Fields, Castle Grove, Abbey Hulton, Stoke on Trent	Eric Wright Construction	This is an extra care accommodation scheme for 175 apartments, which is currently under construction.	175
56179	Westcliffe Hospital, Turnhurst Road, Chell, Stoke-on-Trent	Seddon Construction	This is an extra care accommodation scheme for 140 apartments, which is currently under construction.	140
53237 & 58689	Johnson's Wharf, City Centre Waterside (former Trent Works), Hanley, Stoke On Trent	Ben Bailey Homes Ltd & Keepmoat Homes	This is a large site with 68 dwellings under construction from two planning applications, but has already recorded completions and has a large amount remaining to complete.	68

Table 7 – Key Housing Sites Under Construction



Trentham Lakes Development – 53413 (Outline Application) 57840 (Reserved Matters) – Under Construction

Affordable Housing

4.2 A total of 123 affordable housing gains were recorded during the monitoring period.

	2015	2016
Number of affordable Homes	128	123

Table 8 – Affordable Housing Completions

Gypsy & Travellers

4.3 No new planning permissions were granted for Gypsy and Traveller sites within the 2015/16 monitoring period.

	2015	2016
Travellers Sites Approved	0	0

Table 9 – Gypsy & Traveller Sites

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

Location of New Housing

- 4.5 During the 2015/16 monitoring period, 95% of all new and converted dwellings were completed on previously developed land. Whilst this is a reduction on the 2015 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.

	2015	2016
Previously Developed Land	647 (96%) (27 greenfield or garden land, 647 previously developed land)	556 (95%) (29 greenfield or garden land, 556 previously developed land)

Table 10 – Location of New Development (Previously Developed Land)

	2015	2016
Inner Urban Core	389 (58%)	239 (41%)
Outer Urban Core	285 (42%)	346 (59%)

Table 11– Location of New Development (Inner & Outer Urban Core)

5.0 Employment

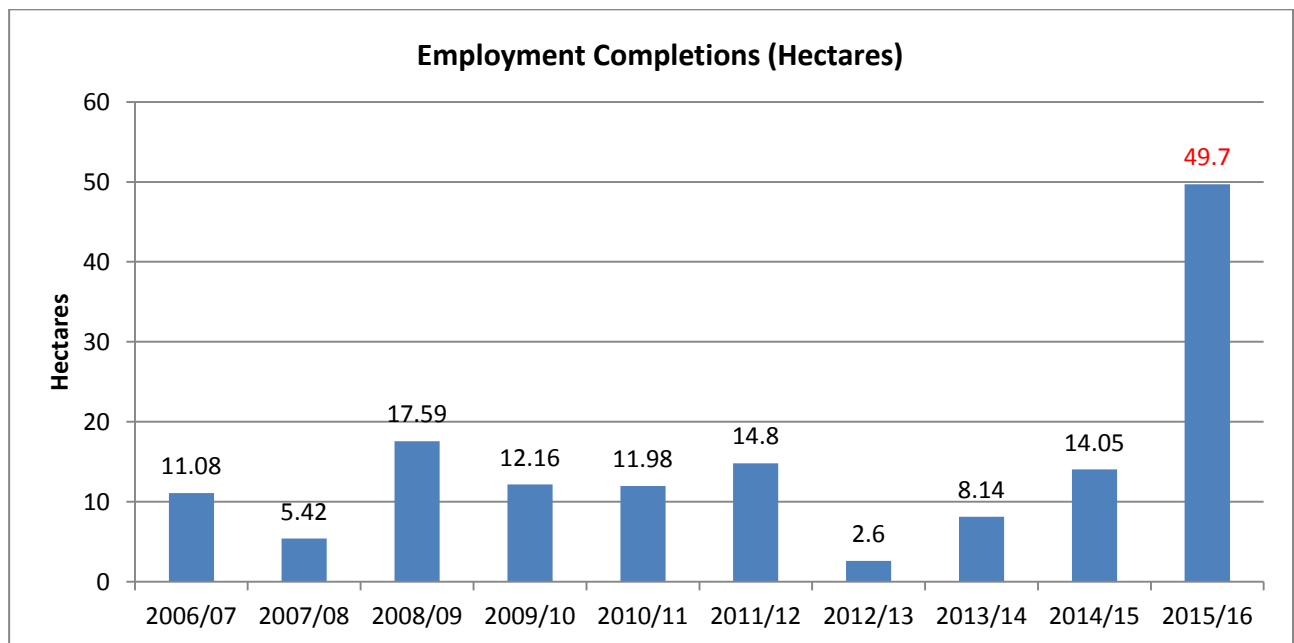
5.1 During the monitoring year there have been 92,397 m² of employment floorspace completed. The total land area developed for employment uses was 49.7 hectares (gross). This is equivalent to 41 football pitches and is a significant increase on last year's completion figures. All completed B1b, B1c, 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

	2015	2016	2016 Completed Floorspace by Use Class (m ²)
Gross Floorspace Completed (m²)	20,678	92,397	B1b = 0 B1c = 2,720 B2 = 25,226 B8 = 64,451
Gross Site Area Completed (hectares)	14.05	49.7	

Table 12 – Employment Completions

5.2 The graph below shows the total amount of employment land completed in hectares (gross) during 2015/16.



Graph 2 – Employment Completions (Hectares - Gross)

5.3 Key sites that have contributed to the employment completions during 2015/16 are set out below. It is estimated that cumulatively they may potentially provide 850 additional jobs in the City.

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m ²)
47531	Dunelm Distribution Warehouse	Radial Park, Queensway, Sideway	Warehouse development	49,581 (B8)
55286	Wedgwood Estate	Wedgwood Drive, Trentham	Redevelopment of the existing factory complex	13,350 (B2)
57466	DPD Distribution Warehouse	Etruria Valley Phase 2a, Forge Lane, Etruria	Erection of a warehouse building	5,562 (B8)
54320	Olympus Engineering	Units 5 and 6 (old Slimma buildings), Garner Street, Stoke	Change of use to general industry	4,000 (B2)
57763	Peveril Securities Ltd	Former Trentham Logistics, Stanley Matthews Way, Trentham Lakes South	Warehouse extension	2,815 (B8)
57909	LWC Drinks	Former Towtal Site, Grove Road, Fenton	Erection of a new storage and distribution warehouse	2,514 (B8)
55680	Stone Road Business Park	Building 93F, Stone Road, Trent Vale	Change of use and sub-division to create three separate industrial units.	2,259 (B1c)
55429	Churchill China	Marlborough Works, High Street, Sandyford	Extension to house kilns	2,230 (B2)
58401	Solidor	Unit B2/3, Grove Industrial Estate, Fenton	Change of use to B2 (general industry)	1,672 (B2)
59000	RS Building Products	Alder House, Newstead Industrial Trading Estate, Alderflat Drive, Newstead	Extension to warehouse	1,397 (B2)

Table 13 – Employment Sites (Completions)



6.0 Office

6.1 Office completions within the City during the monitoring year account for 43,789 m². This is entirely made up of B1a (Office, other than those falling within Class A2) development. No A2 (Financial and Professional Services) floorspace was completed this year.

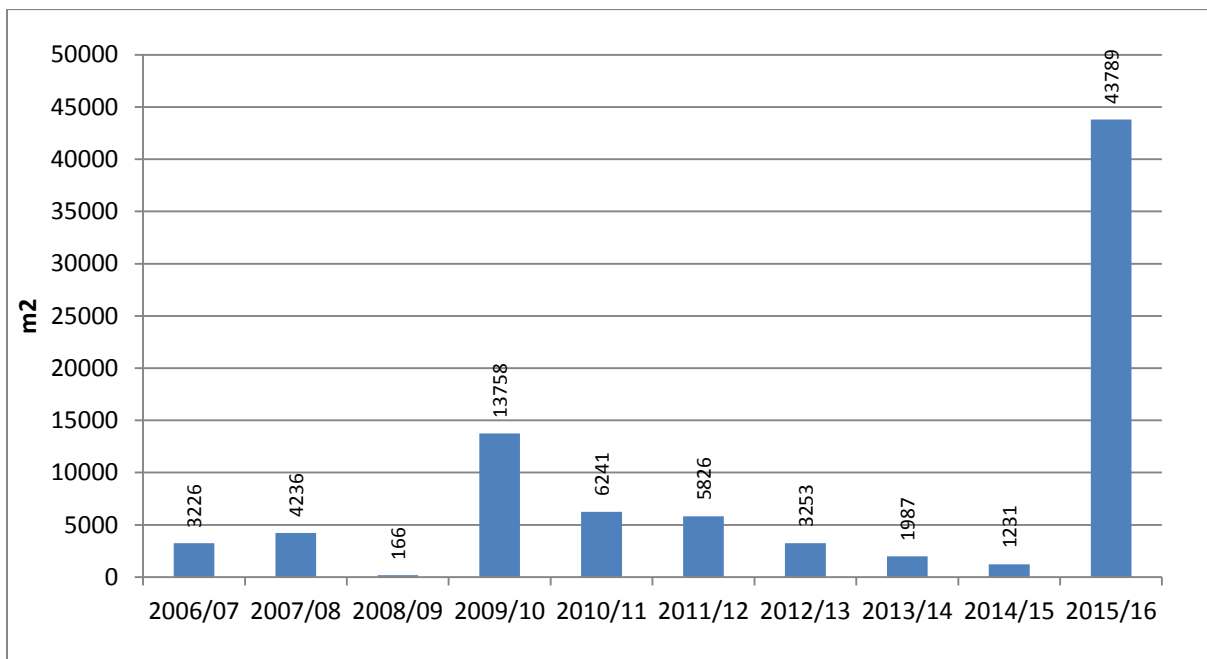
	2015	2016	2015/16 Breakdown
Floorspace Completed	1,231 m ²	43,789 m ²	B1a = 43,789 m ² A2 = 0 m ²

Table 14 – Office Floorspace Completions

6.2 This is a significant increase on last year's figures. This is largely due to the completion of three large scale developments; 18,297 m² at the Smithfield

development in Hanley, 14,153 m² at the new Bet 365 development in Etruria and 7,800 m² at the Wedgwood Estate. The details of these developments are provided in Table 14 below. Monitoring has recorded that 2,044 m² of office floorspace is currently under construction and therefore will feed into future monitoring years.

6.3 The graph below shows the amount of office floorspace completed during 2015/16 and previous years.



Graph 3 – Office Completions

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m ²)
51551	Smithfield development	Land at Warner Street, Broad Street and Potteries Way, Hanley	Comprehensive office led redevelopment	18,297
56186/57076	Bet 365	Former Sentinel Newspaper site, Media Way, Forge Lane, Etruria	Erection of three storey office building	14,153
55286	Wedgwood Estate	Wedgwood Drive, Trentham	Redevelopment of the existing factory complex	7,800
55112	Unite	140 Broad Street, Hanley	Erection of a four storey office building	1,078

Table 15 – Office Sites (Completions)



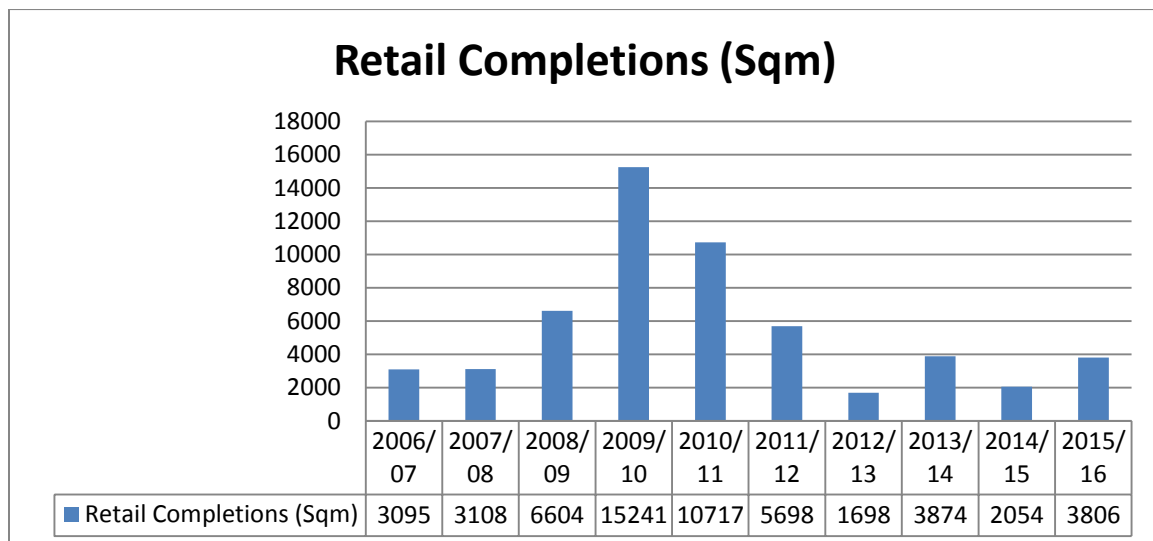
7.0 Retail

7.1 Total retail completions during the monitoring year 2015/16 accounted for 3,803m² of floorspace, of which, 1,024 m² was delivered within a defined centre. The total retail completions 2015/16 was an increase based on the 2014/15 completions and there is 5,542 m² under construction that will feed into future monitoring years. Key sites completed during the monitoring year include, Units G/H Octagon Retail Park (*Installation of a mezzanine floor – 1347 m²*) and Unit F Octagon Retail Park (579 m²)

	2015	2016	Breakdown
Floorspace	2,054 m ²	3,806 m²	2015/16 breakdown: 1,024m ² in centre 99m ² 'edge of centre' 2,683m ² 'out of centre'

Table 16 – 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
51551	Warner Street/Broad Street/Potteries	GenR8 Developments Ltd	530	Office led mixed use - offices, hotel, shops, financial & professional

	Way			services, restaurants & cafes, drinking establishments, takeaways, assembly & leisure - Mixed
56477	Units G/H Octagon Retail Park New Century Street, Hanley	Octagon Investments SARL	1347	Installation of mezzanine floor
56683	Lidl Moss Green Road, Adderley Green, Stoke On Trent, ST2 0SP	Lidl	716	Erection of replacement foodstore - A1
58732	Unit F, The Octagon Retail Park New Century Street, Hanley, Stoke-on-Trent, ST1 5RR	Octagon Investment s.a.r.l	579	Installation of a mezzanine floor

Table 17 – Retail Sites (Completions)

7.4 Key retail sites under construction.

Planning Reference	Address	Applicant	SQM	Description of Development
58224	Units 1 - 7 Festival Retail Park, Ridgehouse Drive, Etruria, Stoke-on-Trent, ST1 5SJ	M&G Real Estate	2819	Sub-division of Unit 7 to create 2 separate units including new mezzanine and front extensions, rear extension to Unit 1, elevation alterations to Units 1-7 including installation of a colonnade canopy, car park alterations & associated landscaping.
58642	Phoenix Park (Phase 2), Phoenix Way, Longton, Stoke-on-Trent, ST3 2JD	St Modwen	1937	Erection of one retail unit (Use Class A1) with mezzanine floor

Table 18 – Retail Developments Under Construction

8.0 Leisure & Hotels

8.1 Leisure floorspace (D2) completions over the monitoring year accounted for 5,104 m². Notable sites that contributed to the completions are set out below.

	2015	2016
Floorspace	2,368 m ²	5104 m ²
Hotel bedrooms	0	0

Table 18 – Leisure & Hotels Completions

Planning Reference	Address	SQM	Description of Development
57832	Denmark House, China Street, Fenton, Stoke-on-Trent, ST4 3NJ	2,637 m ²	Change of use to health and fitness gymnasium including elevation alterations and ancillary storage
52739	Potteries Shopping Centre, Quadrant Road, Hanley	4,743m ²	Demolition and reconfiguration and change of use of multi storey car park to A1 and D2 use
58719	Former Topps Tiles, Scotia Road, Burslem, Stoke-on-Trent, ST6 4HG	650 m ²	Change of use to gymnasium (Use Class D2)

Table 19 – Leisure Sites (Completions)



Potteries Shopping Centre, Quadrant Road, Hanley – 52739

9.0 Waste

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

	Amount of waste arisings (Tonnes)
Dry recycling	16750.00
Garden/food waste	12576.02
General refuse	52678.93
Total	82004.95

Table 20 – Municipal Waste Arisings

10.0 Planning Obligations

- 10.1 During the monitoring year, the City Council has negotiated £575,000 of Section 106 monies. This will contribute towards, education, affordable housing, parks and recreation. This has come via two schemes, Bucknall Hospital (planning application reference – 58877) and Dyson Works (planning application reference - 57894)
- 10.2 The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2015/16 compared to previous years.

	2014	2015	2016
Negotiated	£754,603.24	£1,890,000.00	£575,000

Table 21 – Planning Obligations

11.0 Total Development Outputs

	Housing units (gross)	Employment land (hectares)	Office floorspace (m²)	Retail floorspace (m²)
2006/07	850	11.08	3,226	3,095
2007/08	880	5.42	4,236	3,108
2008/09	675	17.59	166	6,604
2009/10	294	12.16	13,758	1,541
2010/11	583	11.98	6,241	10,717
2011/12	399	14.80	5,826	5,698
2012/13	394	2.6	3,253	1,698
2013/14	436	8.14	1,987	3,874
2014/15	647	14.05	1,231	2054
2015/16	585	49.7	43,789	3,806
Total	5805	147.52	83,713	42,195

Table 22 - Total Development Outputs Summary: 2006/07 – 2015/16

12.0 Local Plan Preparation and Timetable

Local Plan Preparation during 2015/16

12.1 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are preparing a new Joint Local Plan. A revised Local Plan timetable was agreed at the councils Joint Advisory Group meeting in August 2015 which split the consultation on Strategic Issues and Options stages. The timetable allows for a final plan to be ready for submission to the Inspectorate in early 2018 with the examination and adoption process carried out during the latter half of 2018. The timetable is published on the councils website – www.stoke.gov.uk/jointlocalplan

12.2 During the 2015/16 monitoring year progress has been made through:

- Consultation on the Issues Consultation Document and Technical Appendices (February/March 2016)
- Completion of Strategic Housing Market Assessment (October 2015)
- Completion of Gypsy and Traveller Accommodation Assessment (Oct 2015)
- Completion of Employment Land Review (November 2015)

12.3 The key highlight of the monitoring year was the publication and consultation of the Issues Consultation Document and Technical Appendices. A total of 82 representations were received as a result of the consultation providing comments and support for the individual themes set out in the document. Representations were received from a variety of consultees including developers, land owners, housing associations, universities and individual members of the public.

12.4 Prior to the publication of the Issues Consultation a lot of work had been undertaken on compiling evidence base reports and updating monitoring information. This included a Strategic Housing Market Assessment (SHMA) and Employment Land Review (ELR) which were jointly produced with Newcastle-under-Lyme Borough Council and a Gypsy and Traveller Accommodation Needs Assessment which was also prepared with Newcastle-under-Lyme Borough Council, Stafford Borough Council and Staffordshire Moorlands District Council.

12.5 Table 22 below identifies the progress made on various evidence base documents which have been, or are being, produced in order to support production of the Joint Local Plan.

Next Steps for the Joint Local Plan (progress towards the 2016/17 AMR)

12.6 The next stage in the plan's production is Spatial Options. The published plan making programme requires the next stage of the plan to be published in Autumn 2016, however work to inform the plan is currently around 4 months behind schedule.

12.7 This delay is as a result of further work being carried out to inform the housing need figure (recalibration of the SHMA) as new population and household projections were published by the Government in July 2016 and it is an ideal time now to take these updated figures into account to ensure the robustness of the evidence and therefore of the Joint Local Plan. Whilst the timing has put the progress back slightly in order to incorporate this published data this will ensure a more accurate basis on which the plan can be formed thus saving time, cost and work at a later date. It also provides the opportunity to take account of comments made at the Issues Stage with regard these critical evidence base documents and to ensure alignment.

12.8 Work which is currently being undertaken includes:

- Strategic Options Consultation (due early 2017)
- On-going preparation of evidence and supporting documents for the Joint Local Plan including:
 - Update to the SHMA (due December 2016)
 - Viability testing of the Strategic Housing Land Availability Assessment (SHLAA)
 - Preparation of a Playing Pitch Strategy (due end 2016)
 - Preparation of a Green Belt Assessment (due spring 2017)
 - Preparation of a Greenspace Strategy (due summer 2017)

Table 23 - Joint local plan evidence base

Local	Purpose	Date completed or due to be completed
Stoke-on-Trent retail and leisure capacity study	<p>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.</p> <p>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.</p> <p>The study was undertaken by WYG and was completed in 2014.</p>	Completed in 2014. It is expected that the WYG Retail & Leisure Study will be updated in 2017 in order to feed into the new Joint Local Plan.
Strategic Housing Market Assessment (SHMA)	The National Planning Policy Framework (NPPF) requires that local planning authorities understand the housing needs in their area. It states that a SHMA should be prepared and identifies what it should consider (paragraph 159 of the NPPF)	Completed July 2015. The SHMA will be recalibrated to take into account the latest 2014-based population and household projections and the conclusions from the ELR.
Employment Land Review	The NPPF requires authorities to have an understanding of business needs within the	Completed December 2015.

	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	
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).	Work in ongoing on the SHLAA and is expected to be published to inform Spatial Options. In order to ensure that the SHLAA assessment is as robust as possible work has been completed to assess the viability of SHLAA sites across the city. The methodology and key outputs will be published at the same time as the SHLAA and Spatial Options.
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.	Completed October 2015.
Playing Pitch Strategy	A new Playing Pitch Strategy has been commissioned to assess the demand for and the provision of football, rugby, cricket, hockey pitches, tennis courts and bowling greens across the city. This will replace the previous Playing Pitch Strategy and Facility Strategy from 2009.	Late 2016
Green Belt Assessment	The Council, along with Newcastle-under-Lyme is currently in the process of commissioning consultants to conduct an assessment of the Green Belt locally. This will assess the performance of the Green Belt against the 5 tests, as set out within the NPPF.	Work commencing late 2016. Anticipated to be completed by Spring 2017.
Greenspace Strategy	A study to assess the quality, quantity and accessibility of different types of green spaces in the city and to identify the local needs for the future provision of green space that are to be met by the Joint Local Plan. This is to be undertaken in accordance with paragraphs 73 and 74 of the NPPF. The new study will supersede the evidence provided by the North Staffordshire Green Space Strategy (2007) and its methodology will be consistent with equivalent evidence undertaken within Newcastle-under-Lyme.	Work commencing late 2016. To be completed by Summer 2017.

Adopted Core Spatial Strategy, Saved Policies and Supplementary Planning Documents

- 12.9 As set out previously the current development plan includes the Core Spatial Strategy (which is available on the planning policy website). Policies in the Core Spatial Strategy have replaced a number of the saved City of Stoke-on-Trent Local Plan (adopted 1993) policies. This is set out within Appendix 6 of the Core Spatial Strategy. However, a few still remain until they will be replaced by more detailed policies.
- 12.10 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.
- 12.11 There is a separate development plan for waste planning which is the Joint Waste Local Plan.
- 12.12 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.
- 12.13 In addition the city council is intending to adopt the Hot Food Takeaway Supplementary Planning Document in early 2017 following a further round of public consultation. A copy of the draft SPD is available on the council's website.