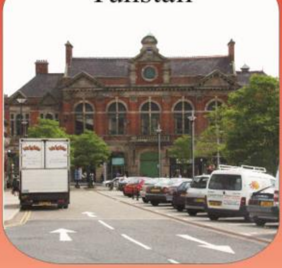
Tunstall



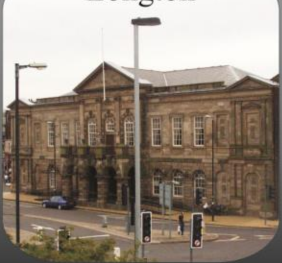
Burslem

City Centre

Stoke

Fenton

Longton



CITY OF STOKE ON TRENT
Local Development Framework

Annual Monitoring Report 2014

city of
stoke-on-trent

stoke.gov.uk

Contents

1. Introduction

1.1 The Planning Service delivers the spatial objectives for the City through planning policy and the development management process. Monitoring of performance can demonstrate the effectiveness of planning policy and it can be an effective way to gather evidence for future policy formulation.

1.2 The Annual Monitoring Report (AMR) 2014 covers the period **01 April 2013** to **31 March 2014** and provides an overview of performance against local planning issues (i.e. the Core Spatial Strategy) and corporate priorities (the Mandate for Change). The AMR includes:-

- Contextual Measures – a review of a number of key economic, social and environmental indicators for the city which the planning policy and decision making process can influence; and

- Development Outputs – a review of a number of measures derived from the function of the planning policy and decision making process.

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 (see table 3) 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 appended to this report. Further information on the Joint Local Plan can be found at www.stoke.gov.uk

1.5 The nature of housing land supply is that figures are constantly being updated. Therefore, it is the intention of the City Council to now publish our '5 year housing Supply' assessment in September of each year on the Planning Policy website. Interim calculations will be provided as and when necessary to support the development management process. The AMR 2014 includes a housing trajectory at Appendix A.

2. Overview

Background

2.1 The City Council, in partnership with private, public and voluntary organisations, is continuing to focus on delivering the Mandate for Change; the ambitious plan to transform the current economic landscape of the city.

2.2 The strategy for the city's recovery remains to create the right conditions for economic growth, attracting investors and creating jobs for local people. By creating more jobs, we will provide citizens with more chances to live their own lives independently and not rely on the council and other public sector agencies for support.

2.3 Since the launch of the Mandate for Change in 2011 there has been an increase in confidence in Stoke-on-Trent as a place to invest. There have also been a number of notable successes:-

- Opening of the new City Centre bus station;
- Commencement of the first phases of the Central Business District;
- Public realm improvements within the City Centre;
- Progression of the joint City Deal bid to Government which seeks the creation of over 30,000 new jobs across the county and city over the next 10 years;
- £270m investment into secondary and special schools as part of the Building School for Future (BSF) programme;
- Development of 390 extra-care homes for elderly residents.

2.4 The Mandate for Change is predicated on four strategic aims to make Stoke-on-Trent a 'Great Working City'. The strategic aims are:-

- Make Stoke-on-Trent the place to bring business;
- Support and develop existing business;
- Work with people to promote independence and healthy lives; and
- Make Stoke-on-Trent a great city to live in.

2.5 Though large parts of the Core Spatial Strategy (2009) were drafted prior to the economic downturn, the strategic thrust of creating a prosperous, vibrant, environmentally responsible and successful area of choice for business, visitors and residents is reflected within the Mandate for Change.

2.6 The measures within the AMR are influenced from previous Local Development Framework monitoring arrangements and they are also derived from corporate priorities as set out in the Mandate for Change. The measures are reviewed on a regular basis to ensure that they remain relevant.

2.7 As previously stated, the progression of the Joint Local Plan will lead to replacement of the current monitoring framework as targets are replaced and indicators and measures are updated.

Contextual Measures

2.8 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.

2.9 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.

2.10 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

2.11 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 2014 period:-

Table 1 – Contextual Measures

Measure	2013	2014	Notes
Economic			
1. Population	249,903	**250,200**	2013 ONS Mid-Year estimate
2. Economically Inactive	26.4%	**27.7%**	ONS Annual Population survey (Apr 13 – Jun 13)
3. Jobseekers Allowance Claimants	4.4%	**3.2%**	July 2014 – ONS Claimant Count
4. Median earnings by resident	£449.60	**£466.80**	ONS Annual survey of hours and earning by Workplace 2013 (per week).
5. Council Tax Band of properties	Band A – 69,015 Band B – 22,824 Band C – 14,338 Band D – 4,462 Band E – 1,650 Band F – 457 Band G – 106 Band H – 37 Total – 112,889	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	ONS Neighbourhood Statistics
Social			
6. Life expectancy	76.2 (male) 80.2 (female)	**76.7 (male) 80.5 (female)**	Public Health England 2010/12
7. Adult participation in sport and active recreation	17.4%	**28.1%**	Sport England Active People Survey 2012/13 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).

8. GCSEs achieved (5 A*-C inc. Eng & Maths)	51.8%	**49.9%**	Gov.uk revised GCSE and equivalent results: academic year 2012/13
Environmental			
9. Percentage of housing on Brownfield land	95%	**99%**	
10. Area of biodiversity added/lost.	0	0	
11. Sustainable Energy	0	**130kw**	A biomass boiler has recently been installed in the City as part of the European funded Arbor Project.
12. Flood Risk/Water Quality	0	0	Planning applications objected to by the Environment Agency on flood risk and water quality grounds.
Transport			
13. Stoke-on-Trent passenger journeys on buses	12.7m	**13.4m**	Bus Operator Passenger Boarding data
14. City Centre Cycling trips index (2003/04 = 100)	305.0	**277.8**	City Council City Centre Cordon Traffic Count
15. Road Safety: Number of killed or seriously injured casualties per year (3 year rolling average)	54.0	**55.0**	Latest available Police records.

2.12 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.

2.13 Though there are a small number of measures that have not seen improvement (Measures 2, 8, 14 and 15) they are not of a scale or nature that causes concern. However, they will be reviewed to see what improvements can be made (if it is within our power).

2.14 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. The economic landscape of the city is continuing to transform through the endeavours of private, public and voluntary sectors.

2.15 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.

Development Outputs

2.16 A systematic approach to monitoring can help us understand the wider social, environmental and economic issues affecting the area and the key drivers of spatial change. The findings should feed directly into any review of policy that may be required.

2.17 When looking at the impacts of policies, we are obliged to consider their effects against any set targets. Government specifically requires information to be provided on net additional dwellings, as well as the production of development trajectories to demonstrate how policies are being delivered.

2.18 The monitoring of development outputs identifies performance against targets. The outputs are used to assess policy against and are used as evidence base documents in the decision making process.

2.19 The following table provides a review of the development outputs for the AMR 2014 period:-

Table 2 – Development Outputs AMR 2013/14

Measure	2013	2014	Notes
1. Housing			
Gross Completions	394	**436**	In-house surveys
Total New-Build Completions	330	**377**	
Total Demolitions	51	42	
Gains (from COU/Conversions)	64	**59**	
Losses (from COU/Conversions)	17	**5**	
Net additional dwellings	326	**389**	
Under construction at 1st April 2013	266	**299**	
Density	Less than 30 dph – 66 (16.8%) 30-50 dph – 247 (62.7%) Over 50 dph – 81 (20.65) Total – 394 (100%)	Less than 30 dph – 51 (11.7%) 30-50 dph – 208 (47.7%) Over 50 dph – 177 (40.6%) Total – 436 (100%)	
2. Type of housing: Of 436 gross completions …			
1 bedroom flat 2 bedroom flat 3 bedroom flat	57 61 2	43 50 1	

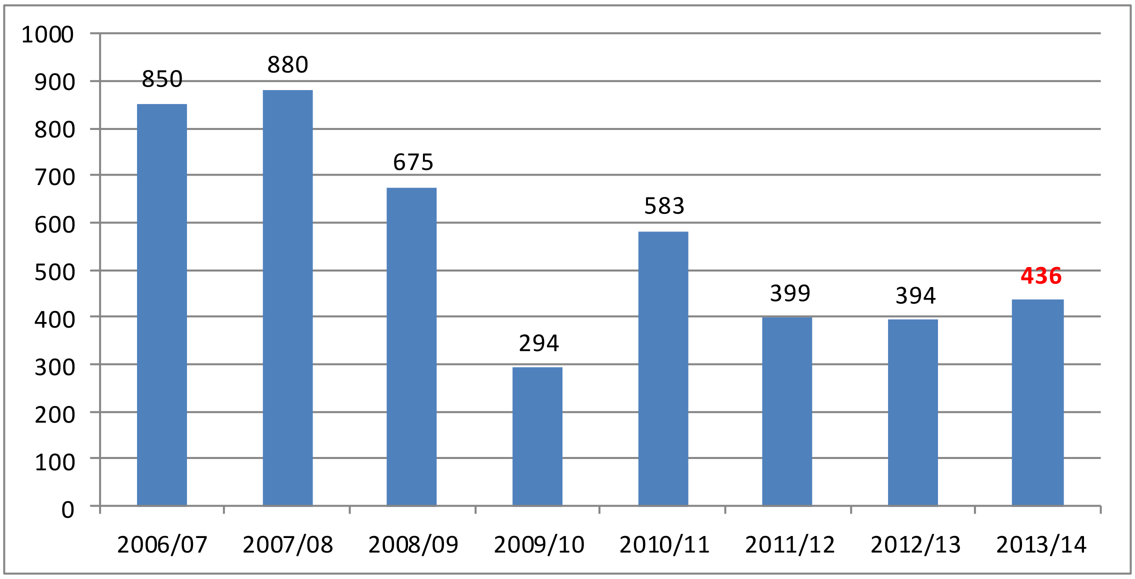
4 bedroom flat TOTAL number of flats	0 120 (30%)	1 95 (22%)	
1 bedroom house 2 bedroom house 3 bedroom house 4 bedroom house TOTAL number of houses	0 76 133 65 274 (70%)	0 85 207 49 341 (78%)	
Number of affordable Homes	116	**113**	
Traveller Sites	0	0	
3. Location of new housing			
Inner Urban Core Outer Urban Area	112 (28%) 282 (72%)	202 (46%) 234 (54%)	
Previously Developed Land	374 (95%)	**433 (99%)**	
4. Employment (Use Classes B1b, B1c, B2, B8)			
Floorspace completed Site area completed	5,847m² 2.6ha	**23,128m²** **8.14ha**	2013/14 breakdown:- Use Class B1b and B1c: 2,159m² Use Class B2: 16,710m² Use Class B8: 4,259m²
5. Office (Use Classes B1a and A2)			
Floorspace completed	3,253m²	**1,987m²**	2013/14 breakdown:- Use Class B1a: 1,714m² Use Class A2: 273m²

6. Retail			
Floorspace completed	1,698m²	**3,874m²**	2013/14 breakdown:- 101m² in centre 94m² 'edge of centre' 3,679m² 'out of centre'
7. Leisure & Hotel			
Floorspace	470m²	**3,061m²**	
Hotel bedrooms	0	**96**	
8. Planning Contributions			
Negotiated	£519,283.99	**£754,603.24**	
Received	£124,800.11*	**£197,349.30**	*2013 figure reported as £38,801.20 has been updated.
9. Potential additional Jobs Created			
Full-Time	600	**714**	From major planning applications (72 in total) only where information has been provided. Excluding from the total applications that have been refused, withdrawn, renewals and Reserved Matters applications.
Part-Time	52	**58**	
10. Applicants of majors			

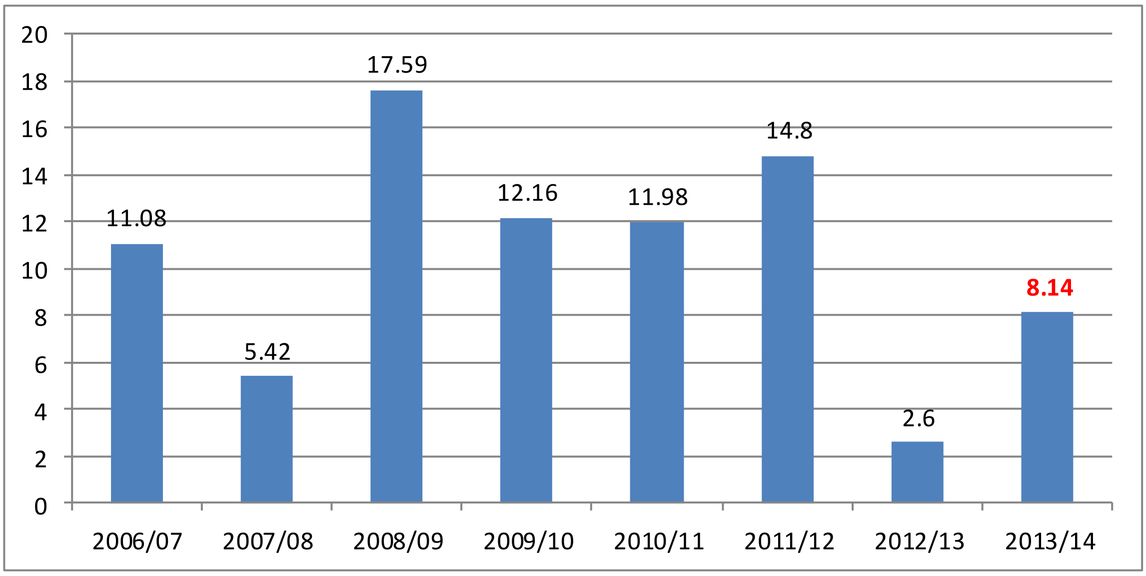
	Public Sector – 25% Manufacturing – 13% Engineering – 9% House Builder – 9% Property Developer/Investor – 9% Construction – 6% Miscellaneous* - 28% *Including charity, lesiure, football club etc.	House Builder – 21% Public Sector – 21% Property Developer/Investor – 19% Housing Association – 9% Manufacturing – 9% Energy Provider – 4% Miscellaneous* – 17% *Including media, car dealership, football club etc.	From major planning applications. Excluding applications that have been refused, withdrawn, renewals and Reserved Matters applications (53 in total).

2.20 Progress is being made in the delivery of housing, employment, office and retail with completion data summarised below:-

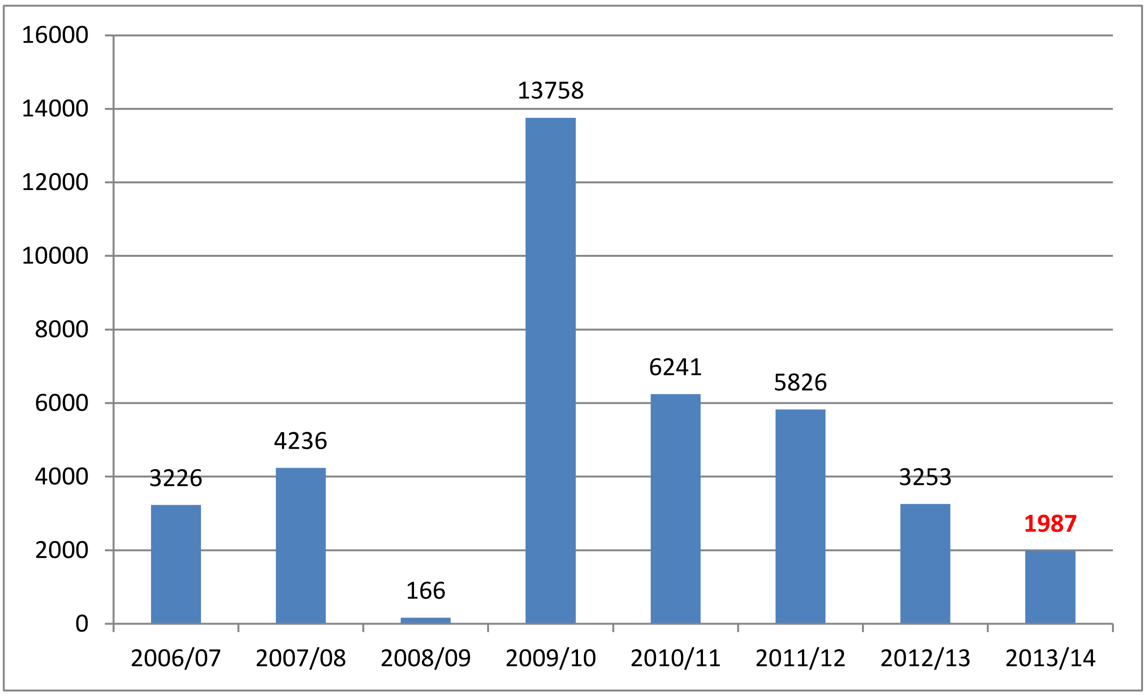
Graph 1 - Housing Units (Gross)



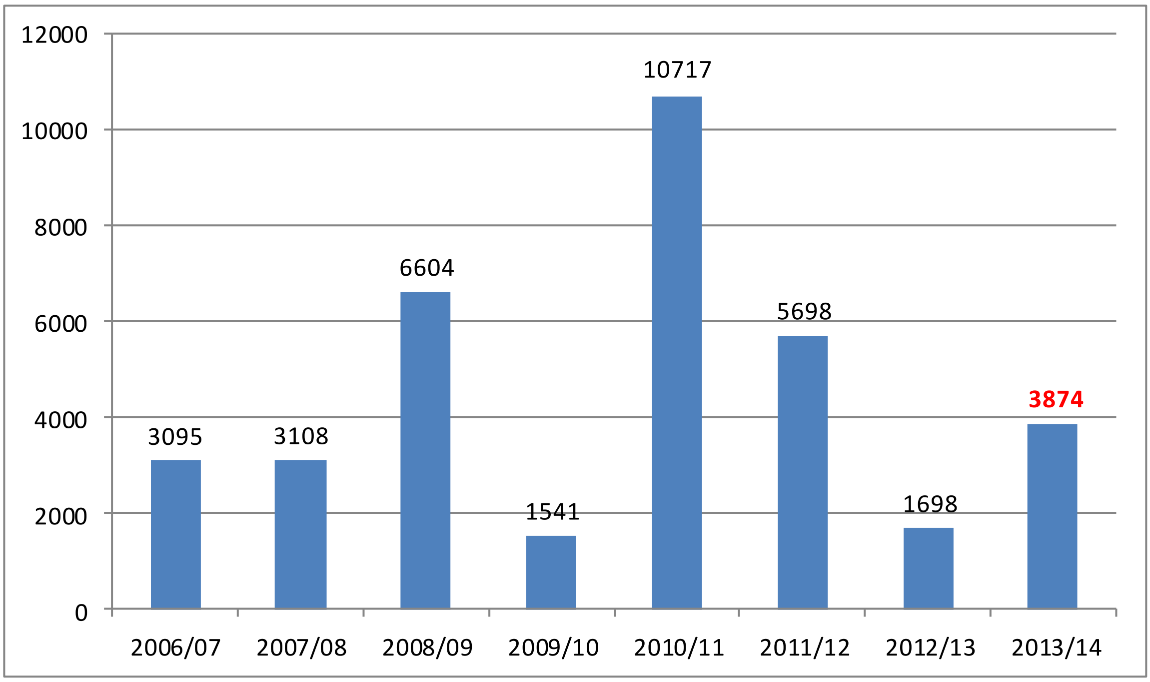
Graph 2 - Employment Land (hectares)



Graph 3 - Office floorspace (m^2)



Graph 4 - Retail floorspace (m2)



2.21 We are currently over a third of the way through the plan period (2006-26), and development outputs for all uses described above are generally on-target, with a further healthy supply of known sites and land on which future development can be delivered as illustrated in the following table:-

Table 3 – Total Development Outputs Summary: 2006/07 – 2013/14

	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
Total so far	4,511	83.77	38,693	36,335
CSS TARGET FOR 2025-26	**14,400***	**220**	**85,000**	**120,000**
Balance to complete	*9,889*	*136.23*	*46,307*	*83,665*
*Potential Capacity***	*5583*	*300ha*	*23,860*	*8,877*

*RSS Panel Report

**Potential Capacity taken from:-

Housing Units – 3219 units potential taken from under construction and sites with planning permission (including full, outline, subject to s106 agreement, 'at' and 'since' July 2014) and 2364 units as windfalls in the reminded of the plan period. The 'balance to complete' will also be met by capacity identified in the Strategic Housing Land Availability Assessment (SHLAA) upon completion,

Employment Land – taken from Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review (2011);

Office Floor space – Capacity from Planning Application: 56186 and office space under construction; and

Retail Floor space – Capacity from Planning Application: 54248 and retail space under construction.

2.22 The development market in the UK (outside of London) remains challenging. Many parts of the country are still struggling to bring forward development in volumes before the economic downturn. The industry is still characterised by uncertainty due to a reduction of funding available to both public and private development opportunities. As a result, development outputs are not as high as they were prior to the economic downturn of 2008, where credit for development was readily available.

2.23 However, the figures for the 2013/14 period are positive. In all but one of the development outputs (office space) there has been an increase. This suggests that confidence in the development industry is returning.

2.24 The completion of office space is markedly lower than in recent years. This reflects the national and regional picture where there has been a reduction in new build office space and employment land, as businesses perceive there is better value to be had in the second-hand market. However, it must be noted that there is currently of 9,986m² office space under construction (as of May 2014) and 13,874m^2 in the development pipeline through planning application 56186. These will be reflected in outputs in the next few years.

2.25 It must be noted that the targets within Table 3 are taken from the adopted Core Spatial Strategy (2009) and the West Midlands Regional Spatial Strategy (which is now defunct). These targets were set against a backdrop of readily available credit for speculative development that in hindsight, have proven to be unrealistic. As previously stated, 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.

2.26 The results for the AMR 2014 are encouraging. The overall picture suggests that the economy has stabilised and that growth is returning. The key challenge for the city will be to sustain this growth and continue to deliver prosperity through more jobs, business opportunities and physical improvements.

Appendix A – Housing Trajectory

	RSS Panel Report
Total Plan Requirement	14,400
2014/15	570
2015/16	570
2016/17	870
2017/18	870
2019/20	870
2020/21	870
2021/22	870
2022/23	870
2023/24	870
2024/25	870
2025/26	870

Appendix B – 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 - Sign-Off	Sign-off of Statement of Community Involvement (October 2014)																				
Stage 2 - Consultation	Consultation on Statement of Community Involvement (Oct-Dec 2014)																				
Production																					
Stage 3 - Issues & Strategic Options	Preparation of Issues & Strategic Options																				
Stage 3 - Sign-Off	Sign-off of Issues & Strategic Options (July 2015)																				
Stage 3 - Consultation	Consultation on Issues & Strategic Options (July-Sept 2015)																				
Stage 4 - Draft Plan	Preparation of the Draft Plan																				
Stage 4 - Sign-Off	Sign-off of the Draft Plan (July 2016)																				
Stage 4 - Consultation	Consultation on the Draft Plan (July-Sept 2016)																				
Stage 5 - Final Draft	Preparation of the Final Draft Plan																				
Stage 5 - Sign-Off	Sign-off of the Final Draft Plan (July 2017)																				
Stage 5 - Consultation	Consultation on the Final Draft Plan (July-Sept 2017)																				
Post-Production																					
Stage 6 - Submission	Preparation of Submission Plan																				
Stage 6 - Sign-Off	Sign off and submission to Planning Inspectorate (Jan 2018)																				
Stage 7 - Examination	Public Examination of Submitted Plan (Jan-June 2018)																				
Stage 8 - Adoption	Adoption of Final agreed Plan including modifications (July-Oct 2018)																				
Stage 8 - Sign-Off	Sign-off of Final Plan by City Council (November 2018)																				
Project Work																					
Consultation																					
Sign-Off																					