



City of  
**Stoke-on-Trent**

# **PLANNING SERVICES ANNUAL MONITORING REPORT & LOCAL DEVELOPMENT SCHEME 2017**



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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) 2017 covers the period **01 April 2016 to 31 March 2017** 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/jointlocalplan](http://www.stoke.gov.uk/jointlocalplan)
- 1.5 Headline findings from the AMR include:
- **748 net new homes were completed within Stoke-on-Trent during 2016/17. Of these, 43 communal bedrooms were completed as part of Housing in Multiple Occupation (HMOs).**
  - **A total of 339 affordable units were completed during the monitoring year.**
  - **The percentage of dwellings completed on previously developed land was 99%, a 4% increase on last year's figure.**

- 681 net new residential units were approved through planning applications
- 41,785 gross m<sup>2</sup> (30,424 m<sup>2</sup> net) of employment floorspace was completed over the monitoring year, whilst a further 20,286 gross m<sup>2</sup> (10,072 m<sup>2</sup> net) was under construction across the City.
- 2,010 gross m<sup>2</sup> (940 m<sup>2</sup> net) of office floorspace was completed in the past year.
- 5,214 gross m<sup>2</sup> (4,984 m<sup>2</sup> net) of retail floorspace was completed during the monitoring year
- Finalisation of evidence base documents – Strategic Housing Market Assessment (SHMA) (recalibration); Strategic Housing Land Availability Assessment (SHLAA); Gypsy and Traveller Accommodation Needs Assessment; Playing Pitch Strategy (with Sports & Leisure),
- On-going production of evidence base documents - 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](http://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](http://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	2016	2017	Notes
<b>Population</b>	251,648	253,226 	<p>The 2016 ONS Mid-Year Population estimates identify that the population of the City is 253,226 which represents an increase of 1,578 compared with the previous year.</p> <p>The largest increase was in the 45-64 age range (843 persons), the under 18's (578 persons), and the over 65's (433 persons) – with a decline of 502 persons in the 18-24 age range.</p> <p><b>Of the total: Males</b> represent 49.9% of the total (126,396 persons) and <b>Females</b> 50.1% (126,830 persons).</p>
<b>Economically Inactive</b>	27.2%	24.7% 	The ONS Annual Population survey (April 2016 – March 2017) show that the number of people who are economically inactive as 39,100 persons – 24.7% of the working age population.
<b>Jobseekers Allowance Claimants</b>	2.1% / 3,370 persons	2.4% / 3,755 persons 	The July 2017 ONS Claimant count - shows that 2.4% of working-age people within the City are currently claiming job seekers allowance which is nominally above the previous year and suggests that the rate has effectively plateaued given the changes to the resident population and the impacts of Welfare Reform.
<b>Median earnings by resident</b>	£470.3	£469.0 	<p>ONS Annual Survey of Hours and Earnings – Workplace-based 2016 (per week) – Full time workers</p> <p>The England equivalent is £544.2 per week.</p>

Measure	2016	2017	Notes																		
Council Tax Band of properties	Band A – 68,840		VOA 2017: Figures show number of properties per band. House values per band are shown below 60% of properties in the City are in Band A compared with 24% across England.  94% are in Bands A to C compared with 65% nationally.  <table border="1"><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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	E	£88,001 - £120,000																			
	F	£120,001 - £160,000																			
	G	£160,001 - £320,000																			
H	Over £320,000																				
Band B – 23,630	Band A – 69,110																				
Band C – 14,770	Band B – 24,170																				
	Band C – 14,970																				
Band D – 4,630	Band D – 4,690																				
	Band E – 1,730																				
Band E – 1,690	Band F – 460																				
	Band G – 140																				
Band F – 440	Band H – 40																				
Band G – 110																					
Band H – 40																					
Total – 114,150	Total – 115,300																				
Life expectancy	76.6 (male)  80.9 (female)	76.4 (male)  81.0 (female)	The Public Health Profile of the City for 2017 produced by Public Health England shows the average life expectancy for both males and females within the City. Figures have decreased slightly for male life expectancy in the city however female life expectancy has increased to 81.0.																		



Measure	2016	2017	Notes
<b>Adult participation in sport and active recreation</b>	<b>28.6% (2015)</b>	31.2% 	Sport England Active People Survey (2016)  Defined as the percentage of the adult population participating in sport, 1 session a week (at least 4 sessions of at least moderate intensity for at least 30 minutes in the previous 28 days)
<b>GCSEs achieved (5 A*-C inc. Eng &amp; Maths)</b>	<b>48.2%</b>	48.5% 	Gov.uk revised GCSE and equivalent results: academic year 2016 Including English & Maths

*Table 1 – Key Characteristics and Contextual Information*

### Environmental Monitoring

	2016	2017	Comments
<b>Percentage of housing on Brownfield land</b>	95%	<b>99%</b>	This is a measure of housing development on land that has been previously developed. This figure has increased by 4% in comparison to last year.
<b>Flood Risk/Water Quality</b>	The Environment Agency objected to 4 planning applications on the grounds of flood risk. There were no	<b>The Environment Agency objected to 2 planning applications on the grounds of flood risk. There were no objections on the</b>	Further information and assessment on flood risk was provided for both applications following the objection being received. The Environment Agency then withdrew or removed their objections to both planning applications. Both applications were subsequently

	2016	2017	Comments
	objections on the grounds of water quality	<b>grounds of water quality</b>	approved.

*Table 2 – Environmental Measures*

### Transport Monitoring

Measure	2015	2016	2017	
Stoke-on-Trent passenger journeys on buses	2014/15: 12.0m	2015/16: 11.3m	<b>2016/17 Data not available Due to be published by DfT December 17</b>	Bus Operator Passenger Boarding data from Department of Transport (DfT)

*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.
- 4.2 A new Strategic Housing Market Assessment<sup>1</sup> has been prepared to inform the new Joint Local Plan. This identifies a new, objective assessment of housing need for 27,800 new homes across Newcastle-under-Lyme and Stoke-on-Trent between 2013 and 2033. This is derived from the individual housing needs of each of the two authorities, with Stoke-on-Trent's needs being identified as 16,080 new homes between 2013 and 2033 (804 new homes per annum).
- 4.3 This new updated assessment of housing needs was presented alongside other potential growth scenarios as part of the Joint Local Plan Strategic Options consultation document in July and August 2017. The other scenarios presented higher and lower rates of housing need, ranging from 13,320 (666 per annum) to 22,180 new homes (1,109 per annum) for Stoke-on-Trent, and also a scenario that would see a continuation of the existing Core Spatial Strategy plan target. The preferred level of housing growth in the City and the plan area will be presented in the upcoming Joint Local Plan Preferred Options consultation document. Further information on the Joint Local Plan production timetable is presented in Section 12.

#### **Completions**

- 4.4 The data below shows that there have been a total of 748 units completed during the monitoring year which includes 627 new build properties and 121 changes of use/dwelling conversions. There have been no losses of dwellings in this monitoring year. There have also been 43 communal bedrooms completed, all within Housing of Multiple Occupation (HMO).

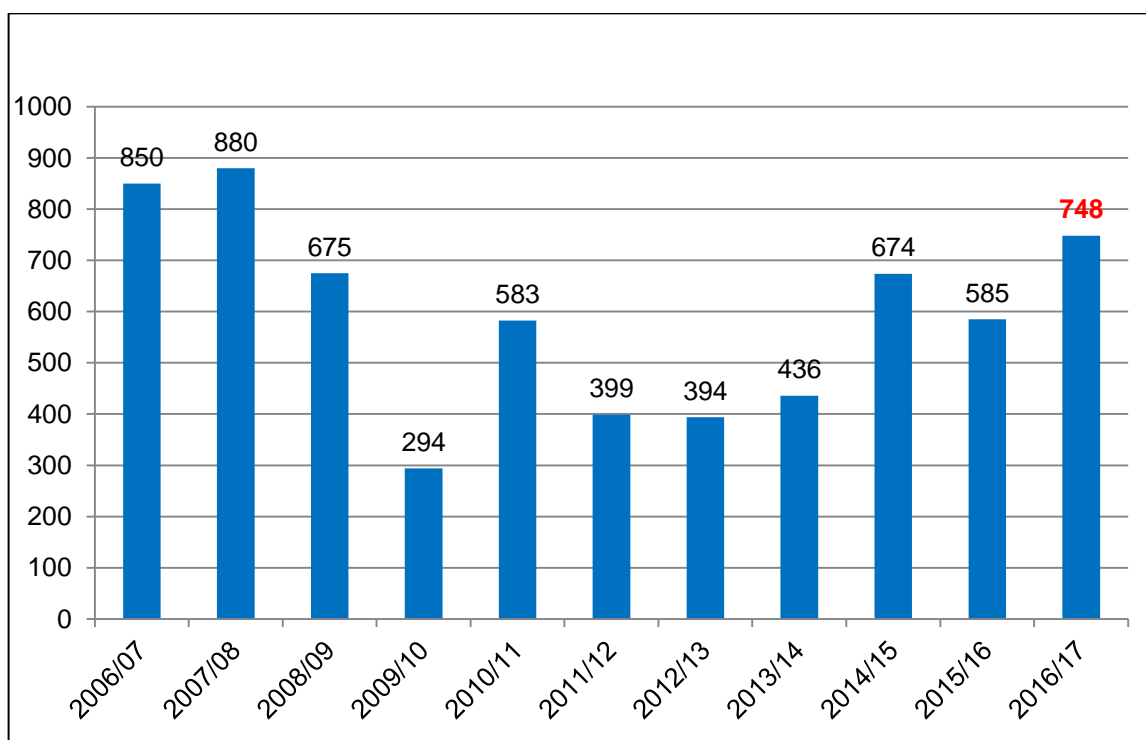
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<sup>1</sup> Joint Strategic Housing Market Assessment (July 2015, updated June 2017)

Measure	2015/16	2016/17
Gross Units Completed 2015/16 (including student units)	585	748
New Build	300	627
Change of Use/ Dwelling Conversions	149	121
Losses from Conversions/ COU	3	0
Total Demolitions	1	0
<b>Net additional dwellings</b>	<b>445</b>	<b>748</b>
Communal Accommodation (Including student Halls, care homes, hostels etc)	136	43

*Table 3 – Housing Completions*

- 4.5 The number of gross completions for each monitoring year is set out below to demonstrate progress made since 2006. Please note the 2015/16 and 2016/17 figures include Extra Care, residential institutions, houses in multiple occupation and student accommodation.



*Graph 1 - (Gross Housing Completions 2006/07 –2016/17)*

### **Type of Housing Completed**

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

Type of Housing	2016	2017
1 Bedroom Flat	105	96
2 Bedroom Flat	62	340
3 Bedroom Flat	3	4
4 + Bedroom Flat	42	0
Total Number of Flats	212 (47%)	440 (60%)
1 Bedroom House	3	15
2 Bedroom House	61	47
3 Bedroom House	98	133
4 + Bedroom House	75	105
Total Number of Houses	237 (53%)	300 (40%)

Table 4 – Type of Housing Completed

- 4.7 The proportion of apartments completed during 2016/17 has increased significantly increased when compared to 2015/16. Both the overall number of houses and flats completed this year have also increased by a significant amount.

### Student Accommodation

- 4.8 No new student accommodation has been completed in this monitoring year.

### Density Information

	2015/16	2016/17
<b>Density</b>	<i>Less than 30 dph – 102 (17.5%)</i> 30 – 50 dph – 102 (17.5%) Over 50 dph – 381 (65%)	<i>Less than 30 dph – 151 (20.2%)</i> 30 – 50 dph – 94 (12.6%) Over 50 dph – 503 (67.3%)

Table 5 – Density of Housing Completed

- 4.9 The table below shows notable sites which have contributed towards the 2016/17 housing completions:

Planning Reference	Address	Applicant	Number of Apartments/ Houses Completed (2016/17)	Total Gross Completions (2016/17)
56178	Land at Holdcroft Fields, Castle Grove, Abbey Hulton	Eric Wright Construction Ltd	<b>All 175 units completed are 2 bedroom flats</b>	<b>175</b>
56179	Former Westcliffe Hospital, Turnhurst Road, Chell	Seddon Construction	<b>Extra Care development. All 140 units completed are 2 bedroom flats.</b>	<b>140</b>

<b>Planning Reference</b>	<b>Address</b>	<b>Applicant</b>	<b>Number of Apartments/ Houses Completed (2016/17)</b>	<b>Total Gross Completions (2016/17)</b>
49728	Former Clanway Brickworks, James Brindley Way, Sandyford	J S Bloor (Wilmslow) Ltd	40 three bedroom houses and 13 four+ bedroom houses were completed in 2016/17.	53
58689	City Waterside, Waterloo Road/ Commercial Road, Hanley	Keepmoat Homes	12 two bedroom houses, 22 three bedroom houses and 15 four+ bedroom houses were completed in 2016/17	49
53237	Johnsons Wharf, City Centre Waterside (Former Trent Works), Hanley	Ben Bailey Homes	6 two bedroom houses, 19 three bedroom houses and 11 four+ bedroom houses and 12 two bedroom flats were completed in 2016/17	48
57840	Land at, Trentham Lakes Phase 1, Stanley Matthews Way, Stoke-on-Trent	St Modwen Developments Ltd	4 two bedroom houses, 14 three bedroom houses, 16 four+ bedroom houses and 4 one bedroom flats have been completed during this monitoring year.	38
55286	Wedgwood Estate, Wedgwood Drive, Trentham	WWRD (United Kingdom) Limited	26 Four+ bedroom dwellings have been constructed in the monitoring year with 1 dwelling remaining to be completed but which is under construction.	26

*Table 6 – Housing Sites (Completions)*



*Wedgwood Development Site – 55286 – under construction*



*Former Bucknall Hospital, Eaves Lane (Keepmoat Homes) – 58877 – under construction*

### **Under Construction**

- 4.10 548 housing units were recorded as being under construction at the time of completing this year's monitoring. This includes 300 units of student accommodation at North Street, Stoke which should feed into 2017/18 monitoring. A list of key housing sites under construction is set out below for information.

	2015/16	2016/17
<b>Under Construction</b>	609	548

*Table 7 – Homes Under Construction*

<b>Planning Reference</b>	<b>Address</b>	<b>Applicant</b>	<b>Number of Apartments/ Houses under construction (2016/17)</b>	<b>Total Gross Under Construction (2016/17)</b>
59219	Former Irish Club, North Street, Stoke-on-Trent	Alpha Developments (Stoke) Ltd	300 units of student accommodation	300
49728	Former Clanway Brickworks, James Brindley Way, Sandyford	J S Bloor (Wilmslow) Ltd	31 units under construction this monitoring year. 3 dwellings remaining to be built.	31
58689	City Centre Waterside Waterloo Street/ Commercial Road, Hanley, Stoke On Trent	Keepmoat Homes	28 dwellings under construction out of a total approved capacity of 111 dwellings. 49 dwellings completed leaving 34 dwellings remaining to be built.	28
53237	Johnson's Wharf, City Centre Waterside (former Trent Works), Hanley	Ben Bailey Homes Ltd	203 dwellings approved, 26 under construction this year, 20 dwellings remaining to be built.	26
58877	Former Bucknall Hospital, Eaves Lane	Keepmoat Homes	201 dwellings approved, 21 completed, 14 under construction and 166 dwellings remaining to be built.	14
57840	Land at, Trentham Lakes Phase 1, Stanley Matthews Way, Stoke-on-Trent	St Modwen Developments Ltd	132 dwellings approved, 78 completed, 11 under construction, 43 remaining to be built	11



Planning Reference	Address	Applicant	Number of Apartments/ Houses under construction (2016/17)	Total Gross Under Construction (2016/17)
55286	Wedgwood Estate, Wedgwood Drive, Trentham	WWRD (United Kingdom) Limited	120 dwellings approved, 23 completed, 7 under construction and 90 remaining to be built.	7

Table 8 – Key Housing Sites Under Construction



Land at, Trentham Lakes Phase 1, Stanley Matthews Way, Stoke-on-Trent (St Modwen Developments Ltd) – 57840 – under construction

## Affordable Housing

4.11 A total of 339 affordable housing gains were recorded during the monitoring period.

	2015	2016	2017
Number of affordable Homes	128	123	339

Table 9 – Affordable Housing Completions

Planning Reference	Address	Affordable Housing Completions (2016/17)
56178	Land at Holdcroft Fields, Castle Grove, Abbey Hulton	175

Planning Reference	Address	Affordable Housing Completions (2016/17)
56179	Former Westcliffe Hospital, Turnhurst Road, Chell	140
58728	Smallthorne Working Mens Club, Chetwynd Street, Smallthorne	18
58882	Land at Newport Street, Burslem	6

*Table 10 – Key Sites with Completed Affordable Housing*

## Gypsy & Travellers

- 4.12 No new planning permissions were granted for Gypsy and Traveller sites within the 2016/17 monitoring period.

	2016	2017
Travellers Sites Approved	0	0

*Table 11 – Gypsy & Traveller Sites*

- 4.13 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

- 4.14 During the 2016/17 monitoring period, 99% of all new and converted dwellings were completed on previously developed land. This is an increase of 4% from the 2016 monitoring figures.

	2016	2017
<b>Previously Developed Land</b>	556 (95%) (29 greenfield or garden land, 556 previously developed land)	720 (99%) (28 greenfield or garden land, 720 previously developed land)

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

	2016	2017
<b>Inner Urban Core</b>	239 (41%)	176 (24%)
<b>Outer Urban Area</b>	346 (59%)	572 (76%)

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

## 5.0 Employment

5.1 During the monitoring year there have been 41,785 m<sup>2</sup> gross and 30,424 m<sup>2</sup> net of employment floorspace completed. The total land area developed for employment uses was 32 hectares (gross). This is equivalent to 26 football pitches. All completed B1b, B1c, B2 and B8 use class developments are included in these figures. These Use Classes are defined below for information:

- B1b – research and development of products or processes
- B1c – light industrial uses for processes which can be carried out in a residential area.
- B2 – general industry
- B8 – storage and distribution

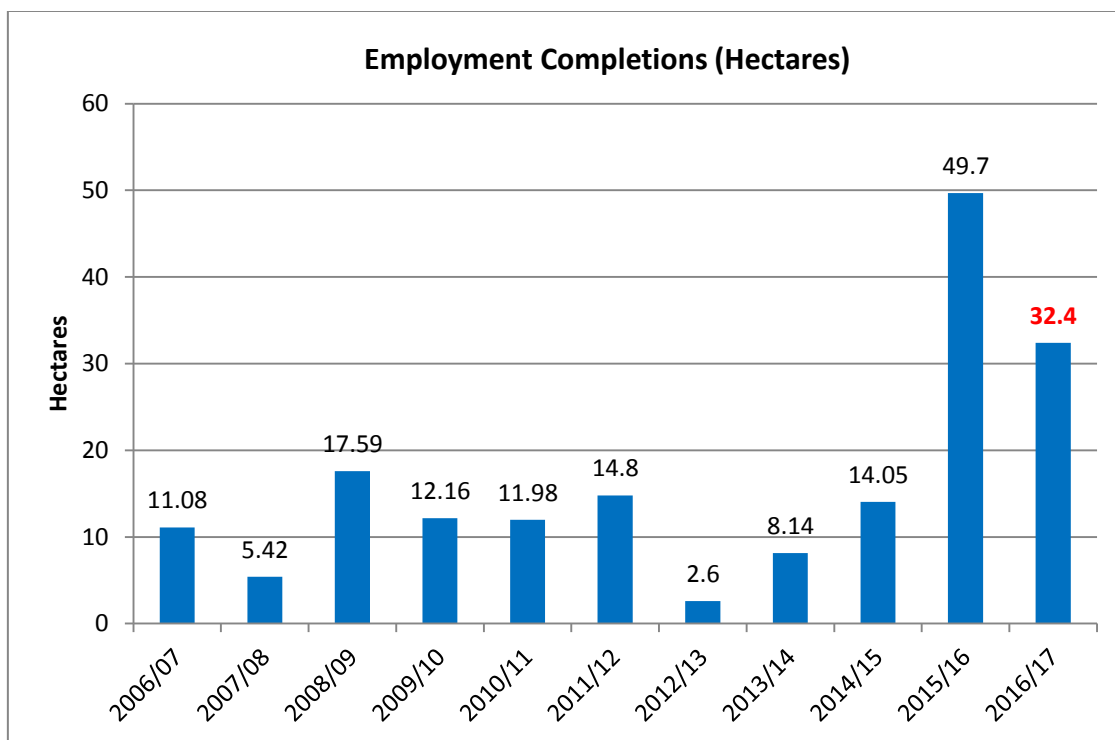
	2016	2017	2017 Completed Floorspace by Use Class (m <sup>2</sup> )
<b>Gross Floorspace Completed (m<sup>2</sup>)</b>	92,397	41,785	B1b = 0 B1c = 2,197 B2 = 31 B8 = 37,547
<b>Net Floorspace Completed (m<sup>2</sup>)</b>		30,424	B1b = 0 B1c = 1,679 B2 = -4,956 B8 = 32,761

Table 14 – Employment Floorspace Completions

	2016	2017	2017 Completed Site Area (ha) by Type of Development
<b>Site Area Completed (hectares)</b>	49.7	32.4	Change of use = 2.18 Extension = 13 New build = 15.07 Redevelopment = 2.14

Table 15 – Employment Land Completions

5.2 The graph below shows the total amount of employment land completed in hectares (gross) during 2016/17 in comparison to previous monitoring years.



*Graph 2 – Employment Completions (Hectares - Gross)*

- 5.3 Key sites that have contributed to the employment completions during 2016/17 are set out below. It is estimated that cumulatively they may potentially provide 320 additional jobs in the City.

Planning Reference	Name of Development	Address	Description of Development	Floorspace completed (m <sup>2</sup> )
58691	DSV Solutions	Radial Park, Sideway	Warehouse development	19,511 (B8)
59876	Tile Mountain	Brownhills Road, Tunstall	Distribution warehouse	9,011 (B8)
59067	Unit A	Diamond Park, King Street, Fenton	Distribution warehouse	1,634 (B8)

*Table 16 – Employment Sites (Completions)*



*DSV Solutions, Radial Park, Sideway (58691) - completed*



*Unit A, Diamond Park, King Street, Fenton (59067) - completed*



*Former Michelin Site, Campbell Road, Stoke (60655) – under construction*

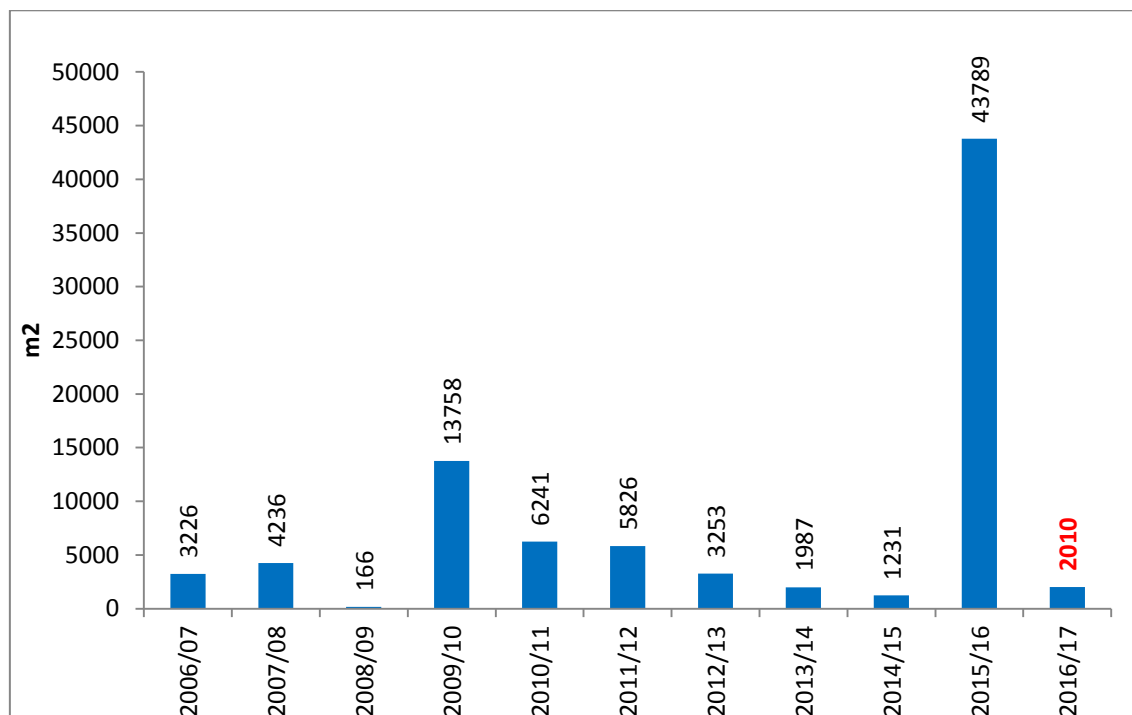
## 6.0 Office

- 6.1 Gross office completions within the City during the monitoring year account for 2,010 m<sup>2</sup> of floorspace. 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. 1,070 m<sup>2</sup> of office floorspace was lost to other uses, primarily through change of use or the redevelopment of existing employment sites.

	2016	2017	2016/17 Breakdown
<b>Floorspace Completed (gross)</b>	43,789 m <sup>2</sup>	2,010 m <sup>2</sup>	B1a = 2,010 m <sup>2</sup> A2 = 0 m <sup>2</sup>
<b>Floorspace Completed (net)</b>		940 m <sup>2</sup>	B1a = 940 m <sup>2</sup> A2 = 0 m <sup>2</sup>

Table 17 – Office Floorspace Completions

- 6.2 694 m<sup>2</sup> of office floorspace (gross) is currently under construction and therefore will feed into future monitoring years.
- 6.3 The graph below shows the amount of gross office floorspace completed during 2016/17 and in previous years.



Graph 3 – Gross Office Completions



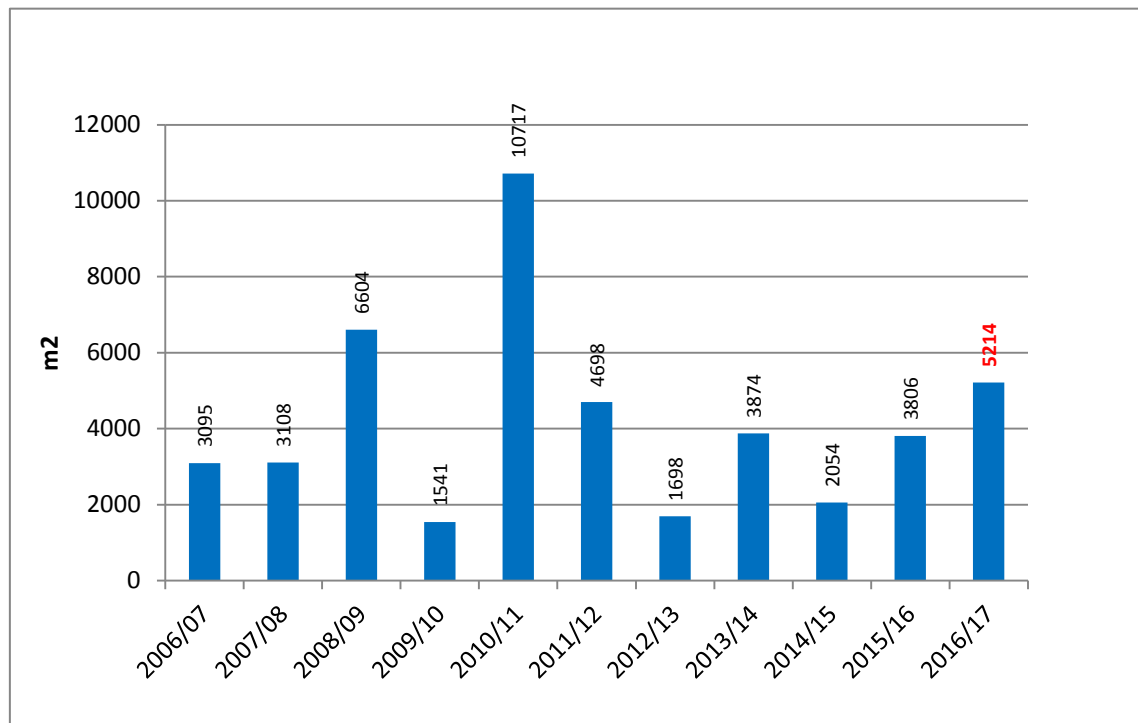
## 7.0 Retail

- 7.1 Total retail completions during the monitoring year 2016/17 accounted for 5,214 m<sup>2</sup> of gross floorspace, of which 13 m<sup>2</sup> was delivered within a defined centre. The total retail completions for 2016/17 increased on the 2015/16 figures and there are 4,105 (gross) m<sup>2</sup> (3,640 m<sup>2</sup> net) under construction that will feed into future monitoring years. Key sites completed during the monitoring year include Phoenix Park (Phase 2), Longton (retail unit with a mezzanine floor - 1,937 m<sup>2</sup>) and Unit A, Festival Heights Retail Park (Increase size of existing mezzanine floor - 1,254 m<sup>2</sup>)

	2016	2017	Breakdown
<b>Floorspace</b>	3,806 m <sup>2</sup>	<b>5,214 m<sup>2</sup> (gross)</b> <b>4,984 m<sup>2</sup> (net)</b>	2016/17 breakdown:  13 m <sup>2</sup> in centre  916 m <sup>2</sup> 'edge of centre'  4,285 m <sup>2</sup> (gross), 4,055 m <sup>2</sup> (net) 'out of centre'

Table 18 – Retail Completions

- 7.2 The graph below shows the retail completions per annum 2006/07 to 2016/17.



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
58642	Phoenix Park (Phase 2), Longton	St. Modwen	1,937	Erection of a retail unit with a mezzanine floor
59388	Unit A, Festival Heights Retail Park	Dixons Carphone PLC	1,254	Increase size of existing mezzanine floor

*Table 19 – Retail Sites (Gross Completions)*

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

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	2,659	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.

*Table 20 – Retail Developments Under Construction*



Phoenix Park (Phase 2), Longton (58642) – completed





Units 1 - 7 Festival Retail Park, Etruria (58224) – under construction

## 8.0 Leisure & Hotels

8.1 Leisure floorspace (D2) completions over the monitoring year accounted for 5,104 m<sup>2</sup>. Notable sites that contributed to the completions are set out below.

	2016	2017
Floorspace	5104 m <sup>2</sup>	3,705 m <sup>2</sup> (gross) 2,825 m <sup>2</sup> (net)
Hotel bedrooms	0	0

Table 21 – Leisure & Hotel Completions

Planning Reference	Address	Floorspace (m <sup>2</sup> )	Description of Development
54464	Bet 365 Stadium, Stanley Matthews Way, Trentham	1,842 m <sup>2</sup>	South East corner infill, relocated LED screen and erection of a new two storey TV Studio
56631	Unit 1, Park Works, Ogden Street, Hanley	1,327 m <sup>2</sup>	Change of use of warehouse to an indoor skate park

Table 22 – Leisure Sites (Completions)

## 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)	
	2015/16	2016/17
Dry recycling	16,750.00	15,400
Garden/food waste	12,576.02	16,420
General refuse	52,678.93	57,000
Total	82,004.95	88,820

*Table 23 – Municipal Waste Arisings*

## 10.0 Planning Obligations

- 10.1 During the monitoring year, the City Council has secured £500,000 of Section 106 monies to contribute towards pedestrian improvements between proposed new student accommodation at the Former Minton Hollins Tile Factory, North Street, Stoke-on-Trent (59223/FUL) and Staffordshire University.
- 10.2 Planning obligations have also been secured at two further development schemes for the provision of on-site affordable housing at 25% of the total approved dwellings (57220/OUT – Goldenhill Workingmens Club and 59187/OUT – Meir Health Centre).
- 10.3 The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2016/17 compared to previous years.

	2014	2015	2016	2017
<b>Negotiated</b>	£754,603.24	£1,890,000.00	£575,000	£500,000

*Table 24 – Planning Obligations*

## 11.0 Total Development Outputs

	Housing units (gross)	Employment land (hectares)	Office floorspace (m <sup>2</sup> )	Retail floorspace (m <sup>2</sup> )
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
<b>2016/17</b>	<b>748</b>	<b>32.4</b>	<b>2,010</b>	<b>5,214</b>
<b>Total</b>	<b>6,491</b>	<b>179.92</b>	<b>85,723</b>	<b>47,409</b>

Table 22 - Total Development Outputs Summary (gross figures): 2006/07 – 2016/17

## **12.0 Local Plan Preparation and Timetable**

### **Local Plan Preparation during 2016/17**

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 City Councils Cabinet meeting in June 2017 (see Appendix A). The timetable allows for a draft final plan to be ready for consultation in October/November 2018 and final submission to the Secretary of State in April 2020. The timetable is published on the council's website – [https://www.stoke.gov.uk/info/20071/joint\\_local\\_plan](https://www.stoke.gov.uk/info/20071/joint_local_plan)

12.2 During the 2016/17 monitoring year progress has been made through:

- Consultation on the Strategic Options Document, Technical Appendices and Sustainability Appraisal (July/August 2017)
- Completion of an update to the Strategic Housing Market Assessment (June 2017)
- Production of Strategic Housing Land Availability Assessments

12.3 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 2017/18 AMR)**

12.4 The next stage in the plan's production is the Preferred Options report. The published plan making programme requires the next stage of the plan to be consulted on in December 2017/January 2018 and is on programme to meet this.

12.5 Work which is currently being undertaken includes:

- Preparation of a 5 year land supply report (due November 2017)
- Preparation of Preferred Options report (due December 2017)
- On-going preparation of evidence and supporting documents for the Joint Local Plan including:
  - Greenspace Strategy (due November 2017)
  - Retail and Leisure Update (due summer 2018)
  - Transport Modelling (due December 2017)
  - Gypsy and Traveller assessment Criteria for site selection (due November 2017)
  - Flood Risk Assessment (date to be agreed)
  - Infrastructure Capacity and Delivery (date to be agreed)

Table 23 - Joint local plan evidence base

Local	Purpose	Date completed or due to be completed
Issues Consultation and Response Document	Sets out all representations and responses made on the Issues Consultation document which influenced the Strategic Options Consultation Document	July 2017
Strategic Housing Market Assessment Update (SHMA)	<p>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)</p> <p>This updates the 2015 Review and established the Objectively Assessed Need for housing for the plan period.</p>	June 2017
Strategic Options Consultation Employment Technical Paper	<p>The NPPF requires authorities to have an understanding of business needs within the economic markets operating in their area (paragraph 160 of the NPPF). Paragraph 161 of the NPPF provides information on how local planning authorities should use this evidence base</p> <p>This set out the technical evidence to support the information on employment development.</p>	July 2017
Strategic Housing Land Availability Assessment (SHLAA)	<p>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).</p> <p>SHLAA Methodology, Viability Assessment and Land Availability Assessments have been produced.</p>	July 2017
Playing Pitch and Outdoor Sport Needs Assessment	To review the provision of playing pitch and outdoor sport needs and provision.	May 2017
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.	Draft report received August 2017.
Green Space Strategy	A study to assess the quality, quantity and accessibility of different types of green spaces in the city and to identify the local	Draft report received August 2017

	<p>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.</p> <p>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.</p>	
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### **Adopted Core Spatial Strategy, Saved Policies and Supplementary Planning Documents**

- 12.6 As set out previously the current development plan includes the Core Spatial Strategy (which is available on the planning policy website). Policies in the Core Spatial Strategy have replaced a number of the saved City of Stoke-on-Trent Local Plan (adopted 1993) policies. This is set out within Appendix 6 of the Core Spatial Strategy. However, a few still remain until they will be replaced by more detailed policies.
- 12.7 The City Council has produced a list of development plan policies that are currently used in the determination of development proposals - Composite Policy List 2014, which is available to view on the website – [www.stoke.gov.uk/planningpolicy](http://www.stoke.gov.uk/planningpolicy).
- 12.8 There is a separate development plan for waste planning which is the Joint Waste Local Plan.
- 12.9 Supplementary Planning Documents (SPDs) are documents which add further details to policies contained within the DPDs. They can be used to provide further guidance for development on specific sites or on particular issues such as design. A list of the SPD's the city council has in force are set out on the councils website – [www.stoke.gov.uk/planningpolicy](http://www.stoke.gov.uk/planningpolicy).

## Appendix A – Joint Local Plan Timetable (Published June 2017)

Stage		Progress/ Timeframe/ What it involves
Stage 1	Assembly of evidence base	Work on-going
Stage 2	SCI and stakeholder engagement	Statement of Community Involvement has been adopted and is available to view on our website.
Stage 3	Sustainability Appraisal (SA) Scoping Report	Draft SA Scoping Report consultation with statutory consultees completed in August/September 2015
Stage 4a	Issues Papers Consultation	<p>Consultation completed February/ March 2016. The Issues consultation set out some of the key local and regional matters which could have a significant influence on how the area might change in the future.</p> <p>The consultation was accompanied by a series of technical papers which summarised the policy background and evidence driving the strategic issues.</p>
Stage 4b	<b>Strategic Options Consultation</b>	<p>This takes into account representations received as part of the Issues consultation and sets out the potential options and spatial requirements based on a range of issues including housing need and employment.</p> <p>Consultation July/August 2017</p>
Stage 5	Preferred Option(s)	<p>Prepare preferred option (s) which will take account of representations received as part of Strategic Options consultation and will reflect the preferred spatial options for the Joint Local Plan.</p> <p>Consultation December 2017/January 2018</p>
Stage 6	Full Draft Joint Local Plan	<p>Prepare full draft joint local plan which will take into account representations received as part of Preferred Option(s) and will set out fully the spatial proposals along with supporting planning policies.</p> <p>Consultation on the Full Draft Plan during November/December 2018.</p>
Stage 7	Publication of draft Joint Local Plan-in accordance with Regulation 19 and 35 of the 2012 Regulations	<p>Finalisation of the Full Draft Joint Local Plan by Cabinet which will have taken into account representations received as part of the Full Draft Joint Local Plan consultation and will set out the final plan to be submitted to Council for approval for formal publication. The Full Draft Joint Local Plan will then be submitted to full council for publication and consultation.</p> <p>Publication consultation will take place during October/November 2019</p>

Stage		Progress/ Timeframe/ What it involves
<b>Stage 8</b>	Final Submission version of the Joint Local Plan and submission to the Secretary of State	<p>Following publication period both the City Council and Borough Council will review the responses received before submitting the Draft Joint Local Plan (and other documents) to the Secretary of State pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22 of the 2012 Regulations. This will include copies of any representations received as a result of publication of the draft joint local plan and formal statement of representations made including those dealt with by the City Council and Borough Council and any main modifications automatically referred to the Secretary of State and to be dealt with as part of the examination process.</p> <p>This is provisionally timetabled for completion in April 2020.</p>
<b>Stage 9</b>	Public examination of joint local plan	Starts April 2020 (dependent on date of submission)
<b>Stage 10</b>	Adoption of Joint Local Plan	Dependent on Stage 9.