

Tunstall



Burslem



City Centre



Stoke



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CITY OF STOKE ON TRENT

Local Development Framework

Annual Monitoring Report 2013

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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 AMR 2013 covers the period **01 April 2012** to **31 March 2013** 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 The AMR 2013 includes a housing trajectory at Appendix A.
- 1.4 Progress on the implementation of the Local Development Scheme (LDS) is now reported on in the Local Development Framework Information Bulletin, produced by the City Council. The bulletin forms a central information source on Local Development Framework matters (including the production of evidence base documents). The latest version, dated April 2013, can be accessed at www.stoke.gov.uk/ldf.
- 1.5 Operational measures related to the Development Management function are reported within the Quarterly Business Review which is produced internally.

2. Overview

Background

- 2.1 The focus on driving the local economy through investment and growth is key to delivering prosperity to the City of Stoke-on-Trent. Despite recent improvements to the wider economy, the economic environment remains fragile. Reducing Government funding is compounding the current economic situation, making the need to support business and create jobs crucial. 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 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 will be reviewed

on a regular basis to ensure that they remain relevant. It is important that the measures remain focussed and concise. There is no merit in monitoring or measuring indicators that cannot be used to facilitate economic, social and environmental improvements in the city.

Contextual Measures

- 2.7 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.
- 2.8 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.
- 2.9 The adopted Stoke-on-Trent and Staffordshire Waste Core Strategy 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 Core Strategy. The monitoring report is available at:-

www.staffordshire.gov.uk/environment/planning/policy/wastesites/wasteandwastesites.aspx
- 2.10 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 2013 period:-

Table 1 – Contextual Measures

Measure	2013	Notes
Economic		
1. Population	249,903	2012 ONS Mid-Year estimate
2. Economically Inactive	26.4%	ONS Annual Population survey (Jul 12 – Jun 13)
3. Jobseekers Allowance Claimants	4.4%	September 2013 – ONS Claimant Count
4. Median earnings by resident	£449.60	ONS Annual survey of hours and earning 2012.
5. Average House Price	£69,865	Land registry price paid data (average price Jan/Sept)
6. 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	ONS Neighbourhood Statistics
Social		
7. Life expectancy	76.2 (male) 80.2 (female)	Health and Social Care information centre.
8. Adult participation in sport and active recreation	17.4%	Gov.uk - Local Area statistics on adult participation

9. GCSEs achieved (5 A*-C inc. Eng & Maths)	51.8%	Gov.uk revised GCSE and equivalent results: academic year 2011 -2012
Environmental		
10. Percentage of housing on Brownfield land	95%	
11. Area of biodiversity added/lost.	0	
12. Sustainable Energy Approvals	0	A 130 kW biomass boiler has recently been installed in the City as part of the European funded Arbor Project. This will be reported in the following AMR.
Transport		
13. Stoke-on-Trent passenger journeys on buses	2007/08 – 15.1m 2008/09 – 15.1m 2009/10 – 15.6m 2010/11 – 14.2m 2011/12 – 14.0m 2012/13 – 12.7m	Bus Operator Passenger Boarding data
14. City Centre Cycling trips index (2003/04 = 100)	2006/07 – 187.4 2007/08 – 150.2 2008/09 – 218.4 2009/10 – 215.5 2010/11 – 261.1 2011/12 – 363.2 2012/13 – 305.0	City Council City Centre Cordon Traffic Count
15. Road Safety: Number of killed or seriously injured casualties per year (3 year rolling average)	2005 - 86.7 2006 - 82.7 2007 - 79.7 2008 - 65.7 2009 - 56.7 2010 - 44.3	Police records

	2011 - 56.3 2012 - 53.7	
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Development Outputs

- 2.11 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.
- 2.12 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.
- 2.13 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.
- 2.14 The following table provides a review of the development outputs for the AMR 2013 period:-

Table 2 – Development Outputs AMR 2012/13

Measure	2013	Notes
1. Housing		
Gross Completions	394	In-house surveys
Total New-Build Completions	330	
Total Demolitions	51	
Gains (from COU/Conversions)	64	
Losses (from COU/Conversions)	17	
Net additional dwellings	326	
Under construction at 1 st April 2013	266	
Housing Land Supply	4.99 years	See paragraph 2.17
Density	Less than 30 dph – 66 (16.8%) 30-50 dph – 247 (62.7%) Over 50 dph – 81 (20.65) Total – 394 (100%)	
2. Type of housing: Of 394 gross completions ...		
1 bedroom flat	57	
2 bedroom flat	61	

3 bedroom flat	2	
4 bedroom flat	0	
TOTAL number of flats	120 (30%)	
1 bedroom house	0	
2 bedroom house	76	
3 bedroom house	133	
4 bedroom house	65	
TOTAL number of houses	274 (70%)	
Number of affordable Homes	116	
Traveller Sites	0	
3. Location of new housing		
Inner Urban Core	112 (28%)	
Outer Urban Area	282 (72%)	
Previously Developed Land	374 (95%)	
4. Employment (Use Classes B1b, B1c, B2, B8)		
Floorspace completed	5,847m ²	Use Class B1b and B1c: 389m ²
Site area completed	2.6ha	Use Class B2: 4,709m ²
		Use Class B8: 749m ²
Future Employment Land Supply	300ha	Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review (2011)
5. Office (Use Classes B1a and A2)		
Floorspace completed	3,253m ²	Use Class B1a: 2,737m ²
		Use Class A2: 516m ²

6. Retail		
Floorspace completed	1,698m ²	964m ² 'edge of centre' 734m ² 'out of centre'
7. Leisure & Hotel		
Floorspace	470m ²	none 'in centre'
8. Physical Infrastructure	0	
9. Planning Contributions negotiated	£519,283.99	
10. Planning Contributions received	£38,801.20	
11. Jobs Created	600 Full Time 52 Part Time	
12. Commercial grading of approved offices	0	
13. Applicants of majors	Public Sector – 25% House Builder – 9% Property Developer – 9% Engineering – 9%	

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

Table 3 – Total Development Outputs: 2006/07 – 2012/13

	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
Total so far	4,075	75.63	36,706	32,461
CSS TARGET FOR 2025-26	14,400*	220	85,000	120,000
<i>Balance to complete</i>	<i>10,325</i>	<i>144.37</i>	<i>52,294</i>	<i>87,539</i>
<i>Potential Capacity**</i>	<i>4631</i>	<i>300ha</i>	<i>48,231</i>	<i>63,700</i>

*RSS Panel Report

**Potential Capacity taken from:-

Housing Units – 2651 units potential taken from under construction and sites with planning permission (including full, outline, subject to s106 agreement, 'at' and 'since' 01 April 2013) and 1980 units as windfalls in the remainder 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: 55208; and

Retail Floor space – Capacity from Planning Application: 48935.

2.16 We are currently around a third of the way through the plan period (2006-26), and development outputs for all uses described above is generally on-target, with a further healthy supply of known sites and land on which future development can be delivered.

2.17 As of the 30 September 2013 the Council has calculated that it has a 4.99 year land supply. This calculation was done in relation to a planning appeal for the refusal of residential development. The calculation is made using the following assumptions:-

- A base date of April 2013/March 2018 for the 5 years;
- The RSS Panel Report figure housing requirement;
- Use of the Sedgfield approach to calculate housing backlog from the start of the plan period; and
- Inclusion of a 20% buffer for under delivery against targets as set out in the NPPF.

2.18 The nature of housing land supply is that figures are constantly being updated. It is the intention of the City Council to now regularly publish an update of the figures in August/September of each year. Interim calculations will be provided as and when necessary to support the development management process. In order to discuss the issue in detail it is proposed that an additional calculation will be undertaken in the New Year which will be used to present the current picture on 5 year housing land supply, at this time the full calculation will be finalised and the accompanying numbers and tables presented.

2.19 As with many other areas, development has slowed in recent years due to the economic recession, but unlike other areas the significant amount of investment brought forward through the Housing Market Renewal Programme has dramatically decreased. The city will be more reliant on private sector delivery in the future. Over the last few months, there has been an upsurge in the number of planning applications received and planning permissions granted, particularly for residential development which is encouraging, but more can be done to pave the way for this growth in the future.

Appendix A – Housing Trajectory

	RSS Panel Report
Total Plan Requirement	14,400
2013/14	570
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

5 Year Requirement From Housing Trajectory	3,450
Buffer in accordance with NPPF	20%
Sub-Total including buffer	4,150
Demolition Replacements at 0.6 per loss	85
Historic Plan Period Under Supply	781
Total 5 Year Requirement	5,006
Total 5 Year Supply	4,972
Years Supply	4.99