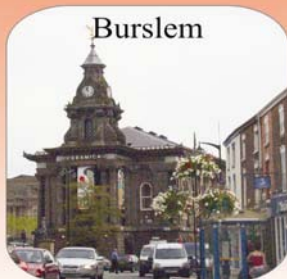


Tunstall



Burslem



City Centre



Stoke



Fenton



Longton



CITY OF STOKE ON TRENT

Local Development Framework

Annual Monitoring Report 2011

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Appendix A: Performance Measures Profile 2011

Appendix B: Capability Charts

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1. Introduction

- 1.1 The Localism Act has changed the way in which authorities can monitor planning performance. Authorities can now choose the targets and indicators they wish to include in future monitoring arrangements as long as they are in line with relevant UK and EU legislation.
- 1.2 The new approach provides the opportunity for authorities to shape how they will use monitoring in the future. The emphasis is now being firmly placed on sharing performance and achievements at the local level. In terms of monitoring, authorities are now accountable to local stakeholders, rather than central government.
- 1.3 The Annual Monitoring Report (AMR) 2011 is based on the new provisions within the Localism Act but it also includes a summary of performance against existing indicators. In the future the AMR will be used primarily to measure performance against local planning issues and corporate priorities.
- 1.4 The AMR covers the period **01 April 2010 to 31 March 2011** and includes:-
 - Performance Overview – outlining the new measures for monitoring and their rationale and a summary of performance against existing indicators;
 - Local Development Framework Progress - an update of progress on the Local Development Framework and accompanying evidence base documents; and
 - 'Saved' policies - details of changes to 'saved' policies.
- 1.5 A performance profile is included within Appendix A. This provides a summary of performance against all measures for the AMR 2011 period. Appendix B contains a series of capability charts showing the time taken from receipt to determination of all planning applications within the AMR 2011 period. Appendix C contains a composite list of development plan policies at the local and county wide level.

2. Performance Overview

Background

- 2.1 The City of Stoke-on-Trent is facing a challenging economic period. To address this, the City Council, in partnership with private, public and voluntary organisations, launched the 'Mandate for Change' in July 2011. The document is an ambitious plan to transform the current economic landscape of the city.
- 2.2 The approach 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.
- 2.3 At the heart of the initiative is the pledge to roll out a 'red carpet' treatment to any employer looking at providing or creating jobs in the city. To respond to this challenge the City Council requires a Planning Service that is streamlined and responds to business needs with less bureaucracy and more certainty.
- 2.4 To facilitate this change, an intervention based on a Systems Thinking methodology is underway within the Development Management Team. The intervention process involves front line staff who do the job every day and requires them to scrutinise what they do and how they do it. They look at all aspects of how they do their job, particularly from a customer viewpoint, and aim to eliminate bureaucracy and waste by developing new ways of working.

Performance Measures

- 2.5 The intervention is focused around the fundamental purpose of 'saying "yes" to good development openly and quickly'. This purpose was developed after spending time listening to customers and other stakeholders to understand their need. Customers and stakeholders want a service that is 'open' (e.g. they can access the right information at the first point of contact). They also want decisions made 'quickly' (e.g. in line with their timescales and not national targets).
- 2.6 To monitor performance against purpose a number of measures have been developed. It is crucial that the measures are frequently monitored to identify if the service is meeting its purpose, contributing towards the Mandate for Change and achieving the vision and policies of the Core Spatial Strategy.
- 2.7 The new approach on monitoring seeks a move away from traditional target-led monitoring. The measures will now be used to provide a complete overview of how the planning system is functioning. This will enable an ongoing self-assessment of performance from the customer and stakeholder point of view. It

- 2.8 The new measures have been developed around the themes of **demand, capacity, capability** and **quality**. The following section explains the new performance measures and how they will be recorded. A summary of current performance is also provided.
- 2.9 A performance profile is included within Appendix A. This provides a summary of performance against all measures for the AMR 2011 period. The new measures have been used to monitor performance in the period **01 April 2010 to 31 March 2011**. This will provide benchmark data to show the progression of the Planning Service following on from the Systems Thinking intervention which is taking place. A summary of performance against existing indicators is included at the end of this section. This provides an overview of performance primarily against existing indicators within the Core Spatial Strategy monitoring framework which are not included within the performance profile within Appendix A.
- 2.10 The new measures will be reported annually with quarterly progress updates.

Demand

Explanation

- 2.11 Put simply, demand is what the customer wants from the Planning Service. There are two types of demand:-
- Value Demand - the demand we want, the demand we are here for (e.g. Do I need permission to build a garage? I want to submit a planning application); and
 - Failure Demand - demand caused by a failure to do something or do something right for the customer (e.g. How is my planning application progressing? Why is my planning application invalid?)
- 2.12 We will monitor the frequency of demand (how much is hitting the system) and the type of demand (what the demand is). We will also monitor the split between value demand and failure demand.

Current Performance

- 2.13 There is no current information on the type and frequency of demand or the split between value and failure as it is not actively being monitored. However, provision is now in place to monitor customer demand by snap survey software which is being rolled out to officers. The results from this will be reported in the following AMR (2012).
- 2.14 As part of the intervention process customer demand was actively monitored between 11/07/2011 and 22/07/2011. Within this period there were 586 demands

recorded from all zones (e.g. phone calls, letters, emails, customers in reception). The breakdown between value and failure demand was as follows:-

Value Demand	69%
1 – Do I need permission to do 'X'?	15%
2 – I am planning on doing X how do I go about it?	11%
3 – Can you send me copy documents?	9%
Failure Demand	31%
1 – I have the further information you have asked for	8%
2 – How is my application progressing?	7%
3 – Why is my application invalid?	4%

- 2.15 Though there is no data for comparison purposes for this AMR we would hope to see the failure demand reduce over time as we get things right for the customer at the first time of asking.

Capacity

Explanation

- 2.16 Capacity measures relate to the volume of work within the system and resources that are available to deal with it. The monitoring of capacity measures will enable a full picture of where the work is within the system and what it is. This will again ensure that we have the right resource to deal with demand at the right time. There are six measures we will monitor:-

- How many applications did we determine?
- How many applications did we approve/refuse?
- How many applications were withdrawn/abandoned?
- How many applications were determined at Planning Committee?
- How many planning appeals were there?
- Total planning application fees.

Current performance

- 2.17 There has been a sharp decline in the amount of planning applications submitted to the City Council in the last few years. This is a reflection of the ongoing economic environment which is affecting the development industry. In the 2007/08 monitoring period 1431 applications were submitted. In contrast there were 994 applications determined in the AMR 2011 period (excluding 54 withdrawn/abandoned applications). Despite this, a positive approach to pre-application discussions, with the emphasis on understanding the customer's need and helping them, should result in a rise in the number of planning applications submitted.

- 2.18 The bulk of demand continues to be minor (35%) and householder (33%) applications. Therefore, it is important that the system can deal with this demand efficiently in order to free up resources to focus on larger strategic applications and pre-application discussions.
- 2.19 The large majority of planning applications (88% in total) are approved by the City Council. It is important that this figure is monitored to demonstrate that pre-application discussion is delivering 'good' development, but at the same time filtering out 'bad' development. Consequently, a decrease in the amount of appeals will also demonstrate that the pre-application process is filtering out 'bad' development. It will also demonstrate our ability to discourage 'bad' development from being submitted in the pre-application process.
- 2.20 A total of 54 applications were withdrawn/abandoned in the period. A strong emphasis on getting the pre-application process right will reduce the amount of applications being withdrawn. In addition to this, if an application requires significant reworking this should be spotted on receipt and not during the application stage. This will reduce the level of applications withdrawn after validation.
- 2.21 A full picture of the capacity measures is provided within the Performance Measures Profile within Appendix A.

Capability

Explanation

- 2.22 Capability measures will tell us and stakeholders our ability to meet our purpose (say "yes" to good development openly and quickly). In contrast to previous reporting mechanisms the capability measures are derived from the customer's viewpoint. For instance, we will focus on end to end times from the customer's perspective (e.g. receipt of an application to issue of decision) and not on traditional Development Control Returns (PS2) which set targets for applications to be determined within a set period. Focussing on Development Control Returns (PS2) can drive behaviour around meeting the target and not the customer or stakeholder demand.
- 2.23 For the foreseeable future Development Control Returns (PS2) are required and they will be reported on within the AMR process. However, we hope that focussing on the capability measures will see an improvement in the performance against the Development Control Returns (PS2) as the overall system becomes more efficient.
- 2.24 It is important to monitor how many pre-application enquiries we deal with and how many are converted into planning applications. Monitoring this measure will identify how proactive the pre-application service is. Likewise, monitoring validity rates will also measure the quality of pre-application discussion as proposals with extensive and detailed pre-application advice should be valid on receipt.

- 2.25 It is important to see what development is coming forward on the ground. Development outputs (the level of development completed) will identify the extent to which we are assisting the Mandate for Change and delivering on the Core Spatial Strategy Vision ('Stoke-on-Trent will be a prosperous, vibrant, environmentally responsible and successful area of choice for business, visitors and residents') and relevant policies.
- 2.26 There are seven capability measures we will monitor:-
- End to end times (Registration to Decision and Receipt to Decision)
 - Development Control Returns (PS2)
 - How many applications are valid on receipt
 - Time taken from receipt to registration;
 - The number of pre-applications enquiries (and conversions into applications)
 - Development Outputs (dwellings built, employment, leisure, retail and office space delivered)

Current performance

- 2.27 In terms of the PS2 returns the service achieves the target of determining 80% of applications within 8 and 13 weeks respectively (major applications 84%, minor applications 84%, others 92%).
- 2.28 Though the PS2 targets have been satisfied it does not portray an accurate picture of overall performance. The average end to end times (receipt to determination) for the AMR period are:-
- Large Scale Major 153 days
 - Small Scale Major 119 days
 - Minor 90 days
 - Householder 62 days
 - Other 82 days
 - Tree Works 58 days
- 2.29 The figures suggest that the current system is geared towards hitting the PS2 targets at the expense of average end to end times. Applications that have missed the PS2 target at times are left with uncertainty on when they will be determined. This can cause frustration to customers.
- 2.30 Only 30% of applications received by the City Council are valid. This level is clearly unsustainable. The level of reworking required to make invalid applications valid is pulling resources away from our ability to deal with value work. As expected, the average time taken to get an application valid is also unsustainable and is having a detrimental impact upon overall end-to-end times.
- 2.31 The ongoing issues surrounding validation suggest that there is currently failure at the pre-application stage. It is appreciated that not all applicants undertake pre-application discussions. However, it is crucial that those who do are assisted

with the basic issues of the planning application process e.g. what is needed to make applications valid. The process can be complex even to experienced practitioners so the service should be able identify barriers and assist applicants on how to overcome them. It is crucial that more time is spent on the fundamentals within the pre-application process to avoid further work and failure demand within the application process.

2.32 Within the reporting period pre-application conversion rates were not monitored. Changes to the system will be made to enable conversion rates to be monitored. A positive approach to pre-application discussions, with the emphasis on understanding the customer's need and helping them, should result in a rise in the number of planning applications submitted.

2.33 The development outputs (the level of development completed) for the AMR 2011 are:-

- Dwellings 504 (91.8% on brownfield land)
- Affordable Homes 344
- Employment 11.98ha
- Office 6,241 sq m
- Retail 10,717 sq m
- Leisure 750 sq m

2.34 As with the number of planning applications, the development outputs generally reflect the current economic climate. However, there has been an improvement in the number of dwellings delivered from the previous report period (58 dwellings). In addition to this the delivery of retail floor space has increased from 1,541 sq m to 10,717 sq m. However, the majority of this can be attributed to a replacement supermarket within the City Centre.

2.35 The level of employment land completed is stable at 12ha. In contrast the level of completed office floor space has approximately halved in comparison to the previous recording period (13,758 sq m). There has been a nominal increase in the level of leisure floor space completed.

2.36 We have not defined prescriptive measures in relation to infrastructure. This will be done in line with the adoption of the Community Infrastructure Levy (CIL) in 2012. In terms of planning contributions there is a large difference between negotiated and payments (received monies). This reflects the facts that a number of large schemes have not commenced due to the current economic climate.

2.37 A full picture of the capability measures is provided within the Performance Measures Profile within Appendix A. Appendix B contains a series of capability charts illustrating performance against the 'end to end times' (time taken from receipt to determination of a planning application).

Quality

Explanation

- 2.38 The Planning Service is focussed around the fundamental purpose of 'saying "yes" to good development openly and quickly'. The purpose of the quality measures is to illustrate what 'good' is and what it looks like. If we have not got a clear understanding of what good development is we will not be able to achieve it.
- 2.39 Monitoring the quality measures will inform us and stakeholders if we are achieving 'good', delivering on the Core Spatial Strategy vision and policies and contributing towards the 'Mandate for Change'. The quality measures are:-
- Jobs created;
 - Tax band of dwellings approved;
 - Commercial grading of office space approved;
 - Applicants who are FTSE (Financial Times Stock Exchange) 100;
 - Shopping Index Score;
 - Sustainable Energy production.
- 2.40 Each measure will be gathered on an application by application basis. Therefore, the performance measures will be directly linked to the work the planning service is dealing with. This is a move away from using more general indicators which show the broader economic picture of the City.
- 2.41 The primary quality measure which will be monitored relate to job creation. This will highlight the contribution made directly towards the Mandate for Change and the Core Spatial Strategy.
- 2.42 In addition to job creation our quality measures will tell us if we are achieving 'good' development. We consider 'good' to be something better than average, something that we haven't got already within the City. For residential development, measuring tax bands of new/proposed residential development will give us a good idea if we are achieving development that is above average. Currently, 81% of the dwellings in the City are within the lowest tax bands (A and B) and we would like to see more residential proposals in higher tax bands. Similarly, assessing the commercial grading of office development and contribution towards Shopping Index Score will also give us an indication of our progress towards 'good' development.
- 2.43 A key aspect of the 'Mandate for Change' is targeting big businesses. The City Council need to be able to show them why they should come to Stoke-on-Trent. This means improving the way the city looks, marketing ourselves on the international stage and working hard to develop world-class development sites. This is inline with the vision of the Core Spatial Strategy which seeks to make Stoke-on-Trent the choice for businesses. To measure this we need to be aware of the level of big business we are dealing with in the planning application process. Recording the number of applicants who are Financial Times Stock

Exchange 100 will show us this. This will ensure that we will have the right resource at the right time to meet their demand.

- 2.44 The Mandate for Change and Core Spatial Strategy are clear in seeking to make the City a leader in the green revolution. To facilitate this approach, the City Council are promoting self sufficient, sustainable low carbon energy across the city with the aim of offering stable energy prices. It is important that we have the ability to measure our performance against this.

Current performance

- 2.45 The quality measures have been developed as part of the Systems Thinking intervention; as a result there is no up to date information on performance against them. We will report our progress against the quality measures in the following AMR (2012).

Existing Indicators

- 2.46 The following section provides an overview of performance primarily against existing indicators within the Core Spatial Strategy monitoring framework. These are indicators (or measures) which are not included within the performance profile within Appendix A. For the AMR 2011 period the following headlines can be reported:-

- Population – an increase from 238,000 (2009) to 240,100 in the monitoring period based on Office for National Statistics Mid Year Estimate (CSS ref 54);
- Employment land supply – increased from 150ha to 300.06ha following the completion of the Employment Land Review 2011 (CSS ref 3);
- 27.4% economically inactive (proportion of working age population 2010/11) – marginal decrease from 27.7% (CSS ref 7);
- Jobseeker's Allowance Claimants – 5.2% (March 2011) – decrease from 5.6% – (CSS ref 7);
- Median earnings by residence - £430.20 (2011) – increase from £402.40. Still below the regional average of £470.50 (CSS ref 8);
- Average house price £71,156 (March 2011 – HM Land Registry House Price Index) – decrease from £78,258 - March 2010 (CSS ref 23);
- Adult participation in sport and active recreation – 17.9% in monitoring period (09/11) – an increase from 16.60% (07/09);
- Life expectancy is the same as the previous monitoring period (75.4 male, 79.8 female) – NHS Health Profile 2010 (CSS ref 65);

- GCSE's achieved (5 A*-C inc. Eng & Maths) 39.70% in monitoring period - marginal improvement from 39.40% (2009) NHS Health Profile 2010 (CSS ref 11);
- No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds;
- Building for Life – monitoring on Building for Life has ceased following the withdrawal of funding for CABE (Commission for Architecture and the Built Environment). A new methodology to assess design quality will be developed in the following AMR period;
- Planning permission was granted for the following waste management facilities:-

51581/FUL – Land at Newport Lane, Middleport, Stoke-on-Trent - Change of use to car breakers / sale of car parts (retrospective).

51485/CLE – Elder Road, Cobridge, Stoke on Trent - Certificate of (existing) lawfulness development to use site for vehicle dismantling, scrap and open storage (maximum height 2.4m) with ancillary sales of car parts.

51432/FUL – Gower Street, Longton, Stoke-on-Trent - Change of use to recycling centre (retrospective).

50422/FUL – Waste Transfer Station, Hot Lane Industrial Estate, Hot Lane, Burslem, Stoke-on-Trent - Addition of food waste transfer to existing dry waste transfer station.

- No areas of biodiversity importance have been lost in the monitoring period;
- No additional Gypsy and Travellers sites have been delivered in the monitoring period (CSS ref 24).

2.47 Overall, performance against the existing indicators is positive. The majority of indicators show an improvement despite the current economic climate. When they are considered alongside the development outputs it is clear that despite the challenging environment, we are working towards our Core Spatial Strategy vision of making the city prosperous, vibrant and environmentally responsible. This in turn will make the city the choice for businesses, visitors and residents in the plan period (2006-2026).

2.48 Due to resource limitations it has not been possible to report on the full range of indicators this year. For the following AMR (2012) we will make an assessment to see which of these indicators can be used to assist the performance profile and the overall approach on monitoring. This will provide a compressive assessment

of performance against the Core Spatial Strategy and the contribution made towards the 'Mandate for Change'.

3. Progress on the Local Development Framework

- 3.1 The Local Development Scheme (LDS) sets out the City Council's three year plan for the preparation of various local development documents comprising the Local Development Framework (LDF). Full details of documents to be prepared under the LDF are given in the LDS together with a detailed timetable for their preparation.
- 3.2 The LDS is currently being updated to take into account changes to planning at the national level through the Localism Act and emerging National Planning Policy Framework. The revised LDS will be published in 2012.
- 3.3 The following documents have been adopted by the City Council;
- Statement of Community Involvement (2007);
 - Inclusive Design – Access for All SPD (2008);
 - Affordable Housing SPD (2008);
 - Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009).
 - Proposals Map October (2009);
 - Design Guide SPD (2010).
- 3.4 The following documents are being prepared:-
- **City Centre and Etruria Road Corridor Area Action Plan DPD.**
Submission of the City Centre AAP was rescheduled to follow on from the examination of the Core Spatial Strategy to ensure that the more detailed strategic principles set out in the latter document are a sound basis for the preparation of detailed site allocation proposals. A Pre-Publication Draft was published in September 2010. Publication of the document is anticipated in 2012.
 - **Inner Urban Core Area Action Plan DPD** – Preparation of an options document is underway. Publication was not achieved in November 2010. The document is behind the current timetable due to resource limitations. Plan production will be reconsidered in 2012 to take account of changes to planning at a national level and corporate considerations.
 - **Development Portfolio DPD** - The Development Portfolio DPD will provide site allocations for the remainder of the City outside the City Centre and Inner Urban Core AAP areas. An options document was due for production in October 2011. The document is behind the current timetable due to resource limitations. Plan production will be reconsidered in 2012 to take account of changes to planning at a national level and corporate considerations.
 - **Waste Core Spatial Strategy DPD** - An options document was published in July 2010. Though outside of the reporting period a Submission Draft (Regulation 27 Publication Document) was consulted on between September 2011 and November 2011. Following on from this the Joint

- **Design Guidance SPD** - The document was adopted in December 2010.
- 3.5 The council are also working on the production of further Supplementary Planning Documents which are intended to expand or supplement existing planning policies, including the following;
- Hot Food Takeaways SPD
 - Healthy Urban Planning SPD
 - Sustainability and Climate Change SPD
- 3.6 A number of evidence base documents have been produced or are in the process of being produced by the City Council. These will facilitate LDF production. The documents are:-
- Strategic Housing Land Availability Assessment – will be undertaken in 2012;
 - Strategic Housing Market Assessment Update – the document will be updated in 2012;
 - Employment Land Study - complete;
 - Longton Town Centre Retail Statement Update – complete;
 - Stoke Town Centre Retail Statement Update – will be finalised in 2012.
- 3.7 Full details of documents to be prepared under the Local Development Framework are given in the Local Development Scheme together with a detailed timetable for their preparation. Further information on all documents within the Local Development Framework can be found at www.stoke.gov.uk/ldf
- 3.8 In 2012 the City Council will begin work on adopting the Community Infrastructure Levy (CIL).

4. Details of changes to saved policies

- 4.1 There have been no major changes to saved policies in the AMR 2011 period. The only change of note is that the technical appendix accompanying the City Local Plan has now been superseded by the adoption of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance (2010).
- 4.2 The City Council has produced a composite list of development plan policies at the local and county wide level. This provides a simplified summary of the planning policy framework for the city and can be found in Appendix C of this document.
- 4.3 It is important to note that the Localism Act will revoke save Structure Plan Policies in January 2012. The government intends these changes to come into effect immediately with no transition period. Our website will be updated in due course to reflect these changes.

Appendix A - Performance Measures Profile (2011)

Demand

1. Frequency of demand	*
------------------------	---

2. Type of demand	Current Value Demand	Current Failure Demand
	*	*
	*	*

Capacity

3. How many applications did we determine?	Application Type	Amount	Application Type	Amount
	Large Scale Major	22	Householder	333
	Small Scale Major	37	Other	222
	Minor	352	Work to trees	28
			Total	994

4. How many applications did we approve/refuse?	Approve	Refuse	Other (split decisions, prior approvals)
	836	111	47

5. How many were withdrawn/abandoned?	54
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6. How many application went to Planning Committee?	52 (5%)
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7. How many planning appeals were there?	Total	37	Allowed	13
	Dismissed	21	Pending	1

8. Total planning application fees	£744,055	Withdrawn	1
		Split Decision	1

Capability

9. End to end times (days)	Application type	Registration to determination	Total end to end (receipt to determination)
	Large Scale Major	131	153
	Small Scale Major	107	119
	Minor	62	90
	Householder	48	62
	Other	54	82
	Tree works	47	58

10. Development Control Returns	Application Type	Target (%)	Actual (%)
	Major	80	83
	Minor	80	84
	Others	80	92

11. How many applications were valid on receipt?	293 (29%)
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12. Time taken from receipt to validation?	Application type	Days	Application type	Days
	Large Scale Major	32	Householder	23
	Small Scale Major	16	Other	35
	Minor	36	Tree Works	21

13. How many pre-application enquiries?	Amount	Converted into planning applications
	131	*

14. Development outputs	Type	Amount	Type	Amount
	Dwellings	504	Office	6,241 sq m
	Affordable Homes	344	Retail	10,717 sq m
	Employment	11.98ha	Leisure	750 sq m

15. Planning Contributions	Negotiated	£825,738.22	Payments	£89,590.84
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Quality

16. Jobs created	*
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17. Tax band of dwellings approved	*
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18. Commercial Grading of offices approved	*
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19. Applicants who are FTSE 100	*
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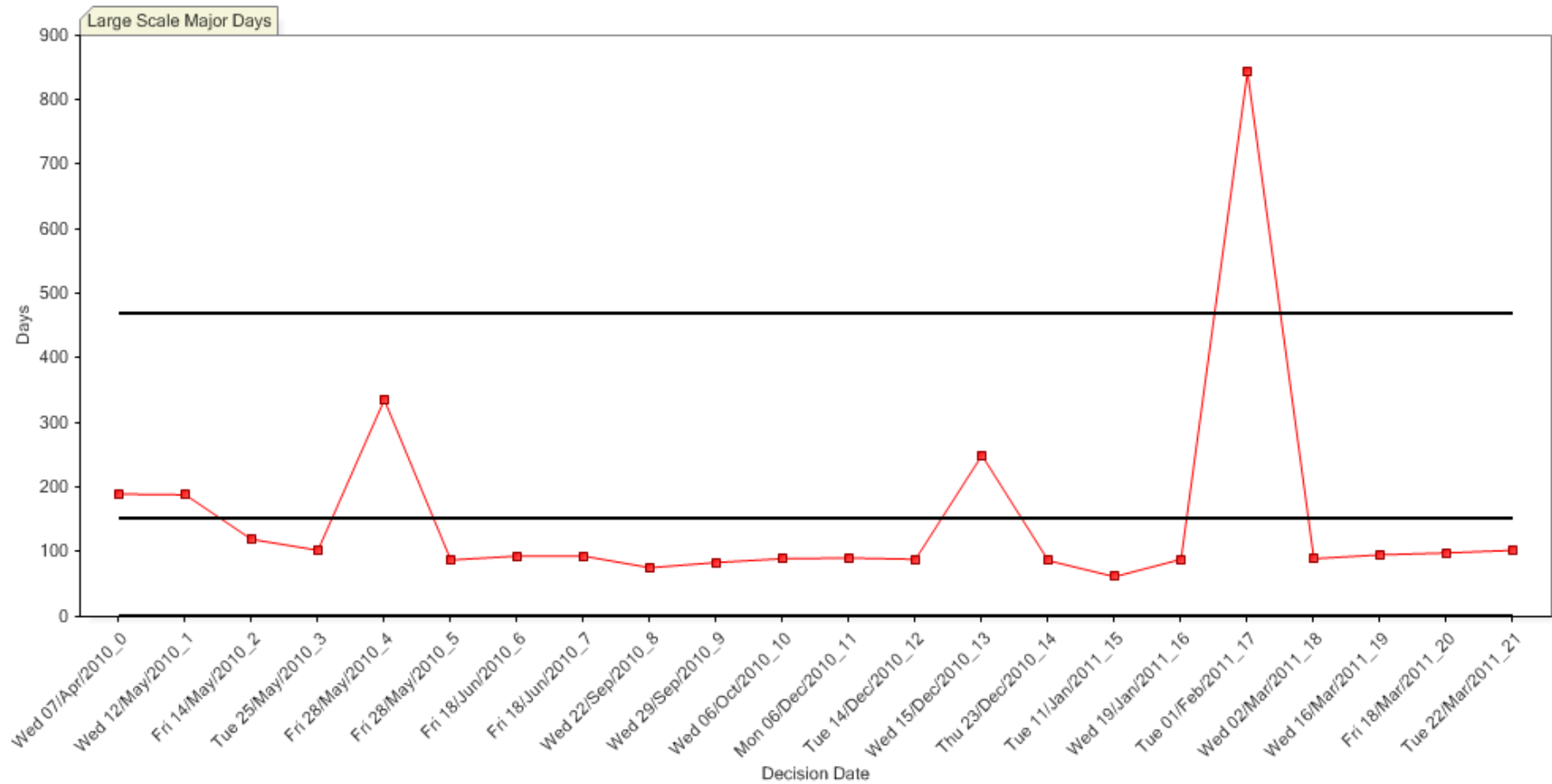
20. Total additions to Management Horizon Europe UK Shopping Index	Centre	Score added	Centre	Score added
	City Centre	*	Tunstall	*
	Burslem	*	Stoke Town	*
	Longton	*		

21. Sustainable Energy Production	Location	Type	Size
	*	*	*

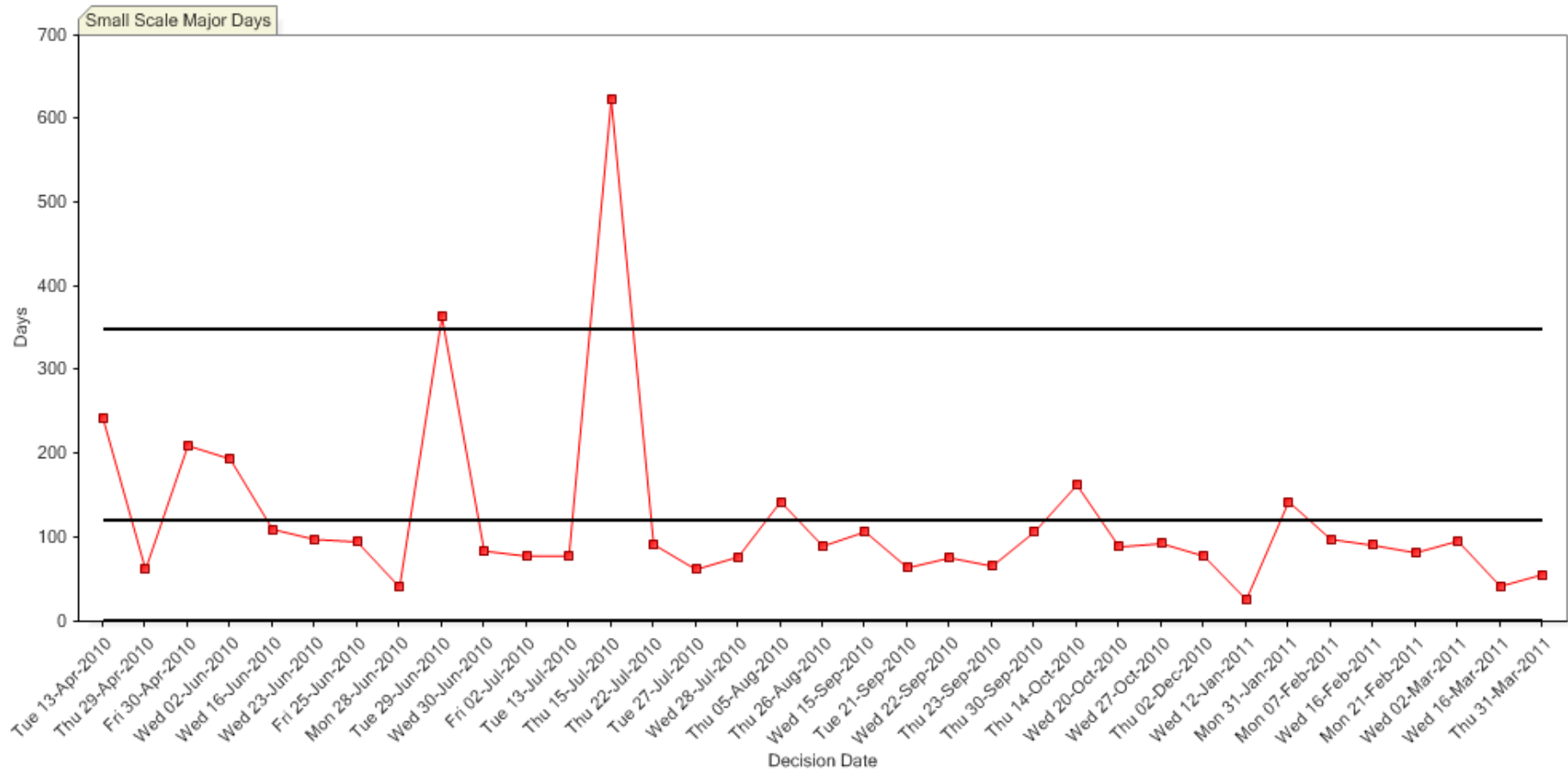
* Data not currently available

Appendix B – Capability Charts

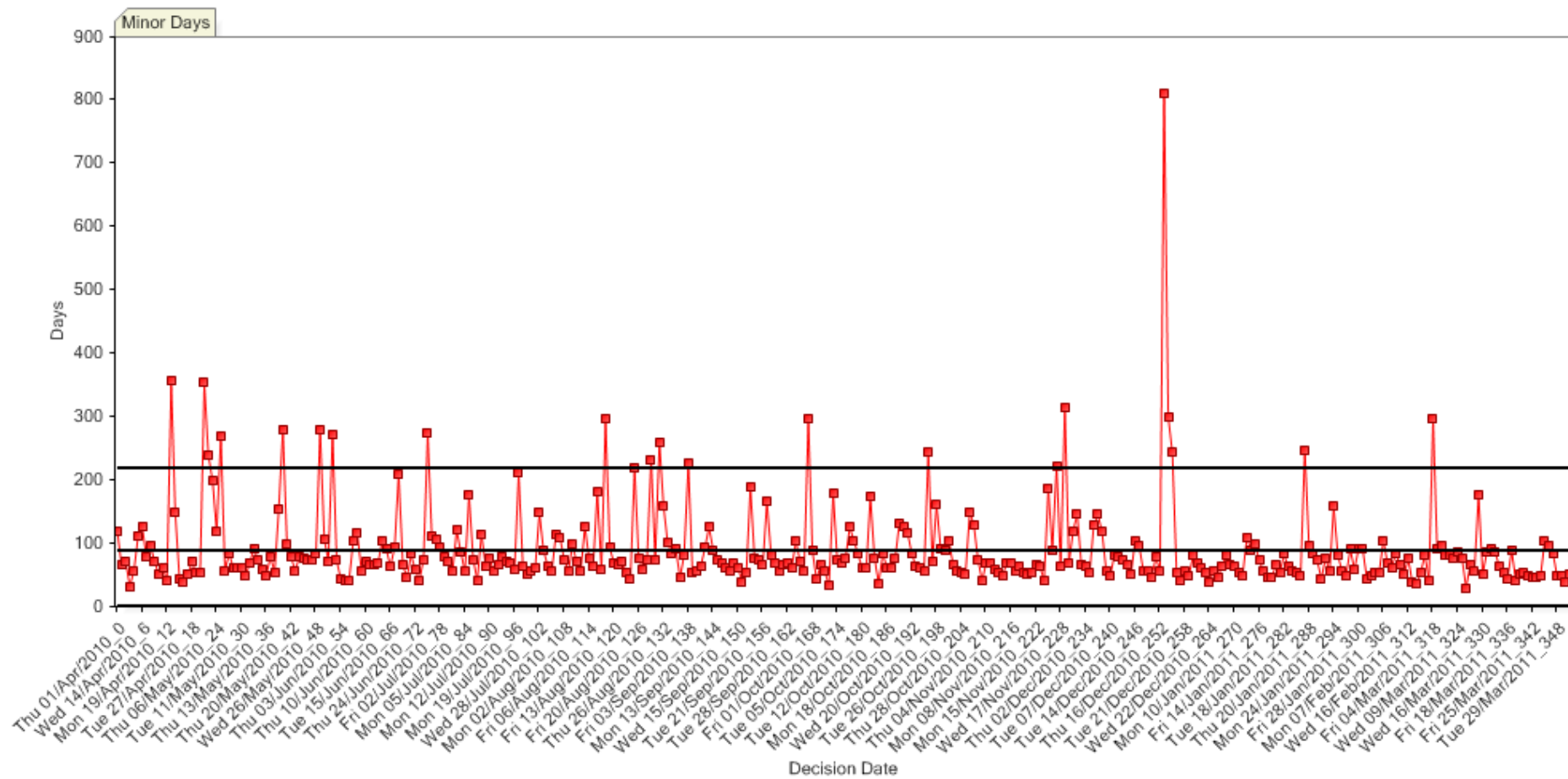
- | | |
|----------------------------|------------------------------|
| - Large Scale Majors | - receipt to decision (days) |
| - Small Scale Majors | - receipt to decision (days) |
| - Minor applications | - receipt to decision (days) |
| - Other applications | - receipt to decision (days) |
| - Tree work applications | - receipt to decision (days) |
| - Householder applications | - receipt to decision (days) |



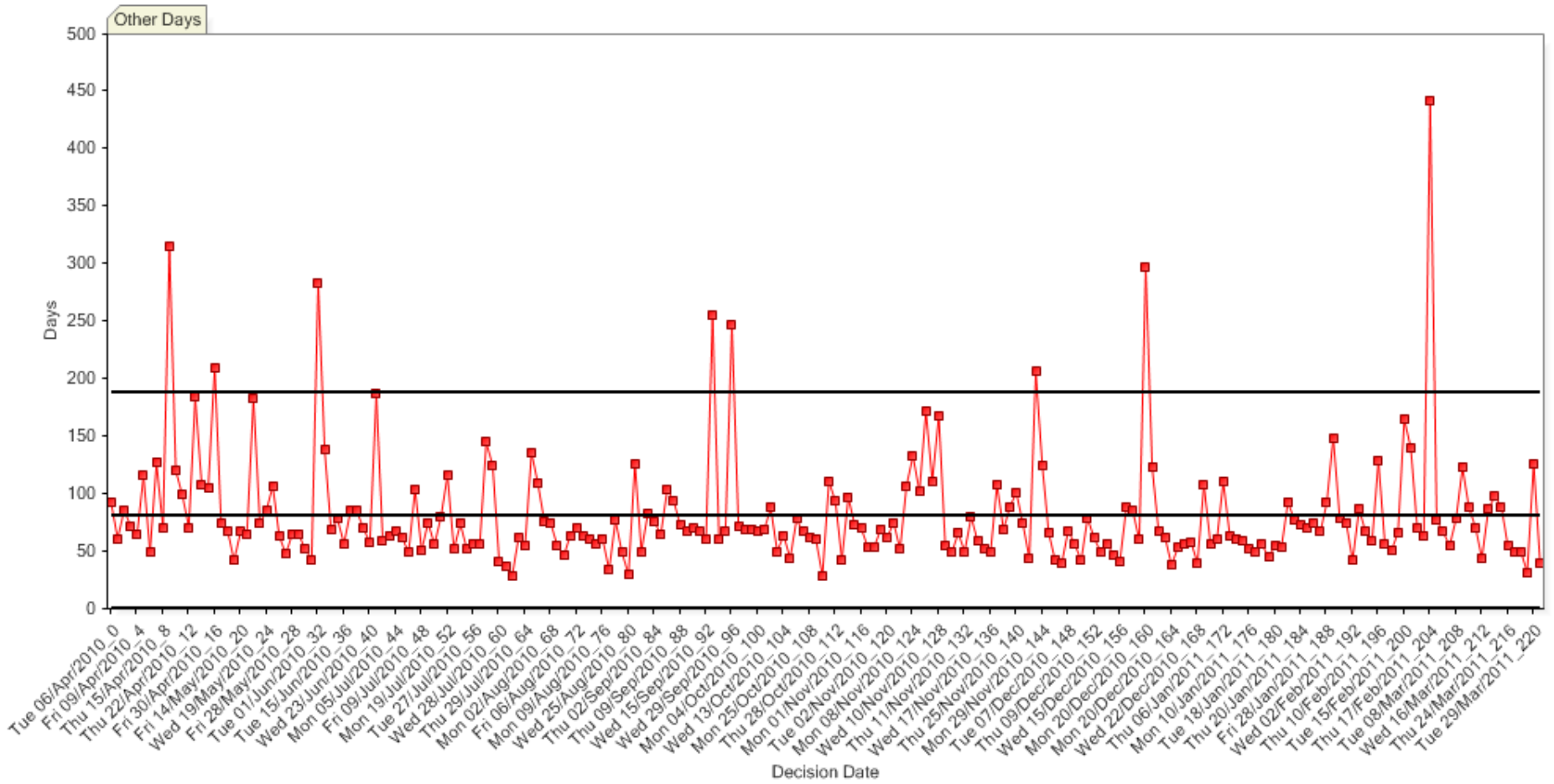
	Thu 01/Apr/2010_0
	Tue 22/Mar/2011_21
UCL	470.5
Mean	152.9
LCL	0



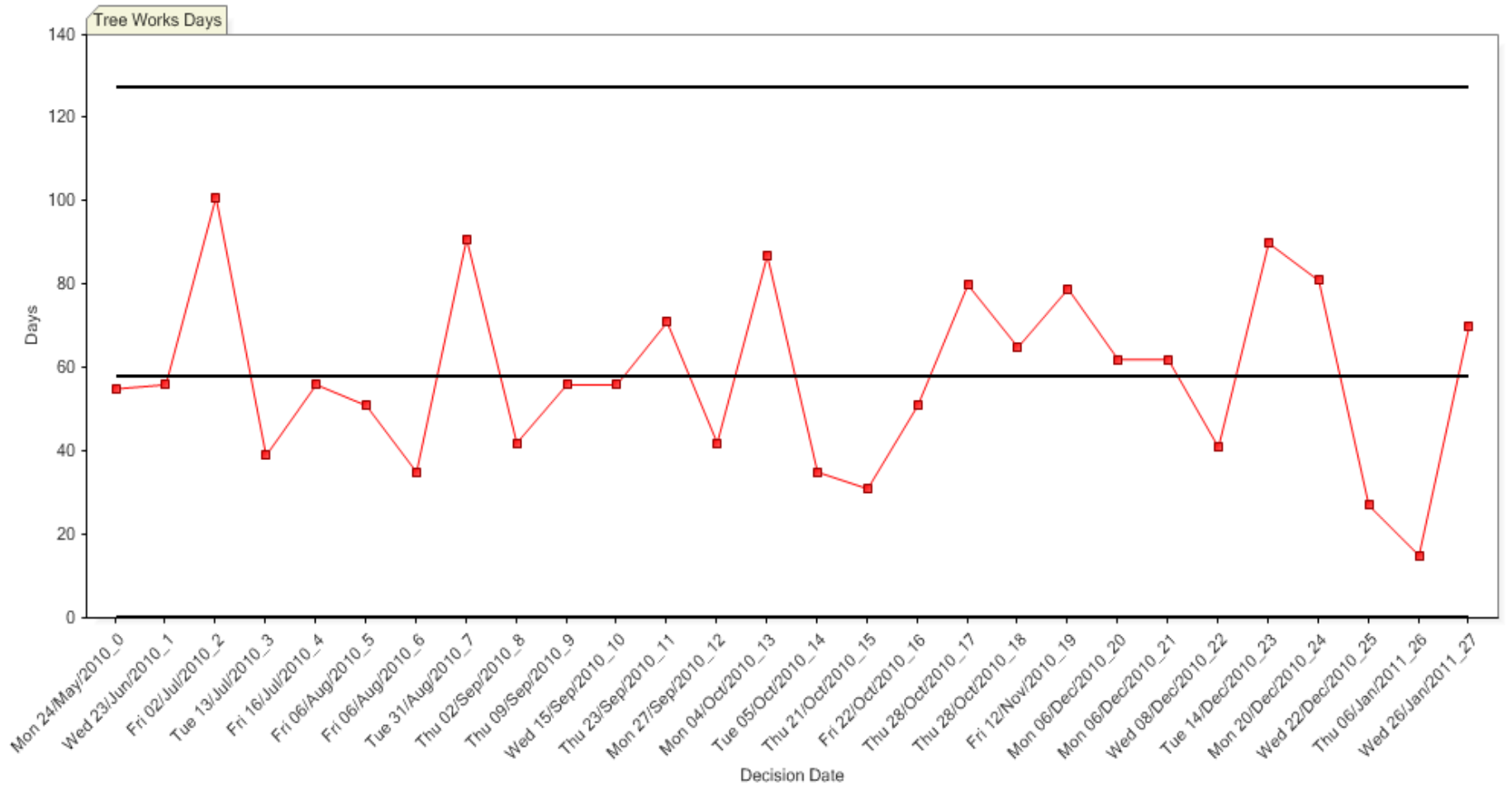
	13/04/2010
	31/03/2011
UCL	349.8
Mean	120.6
LCL	0



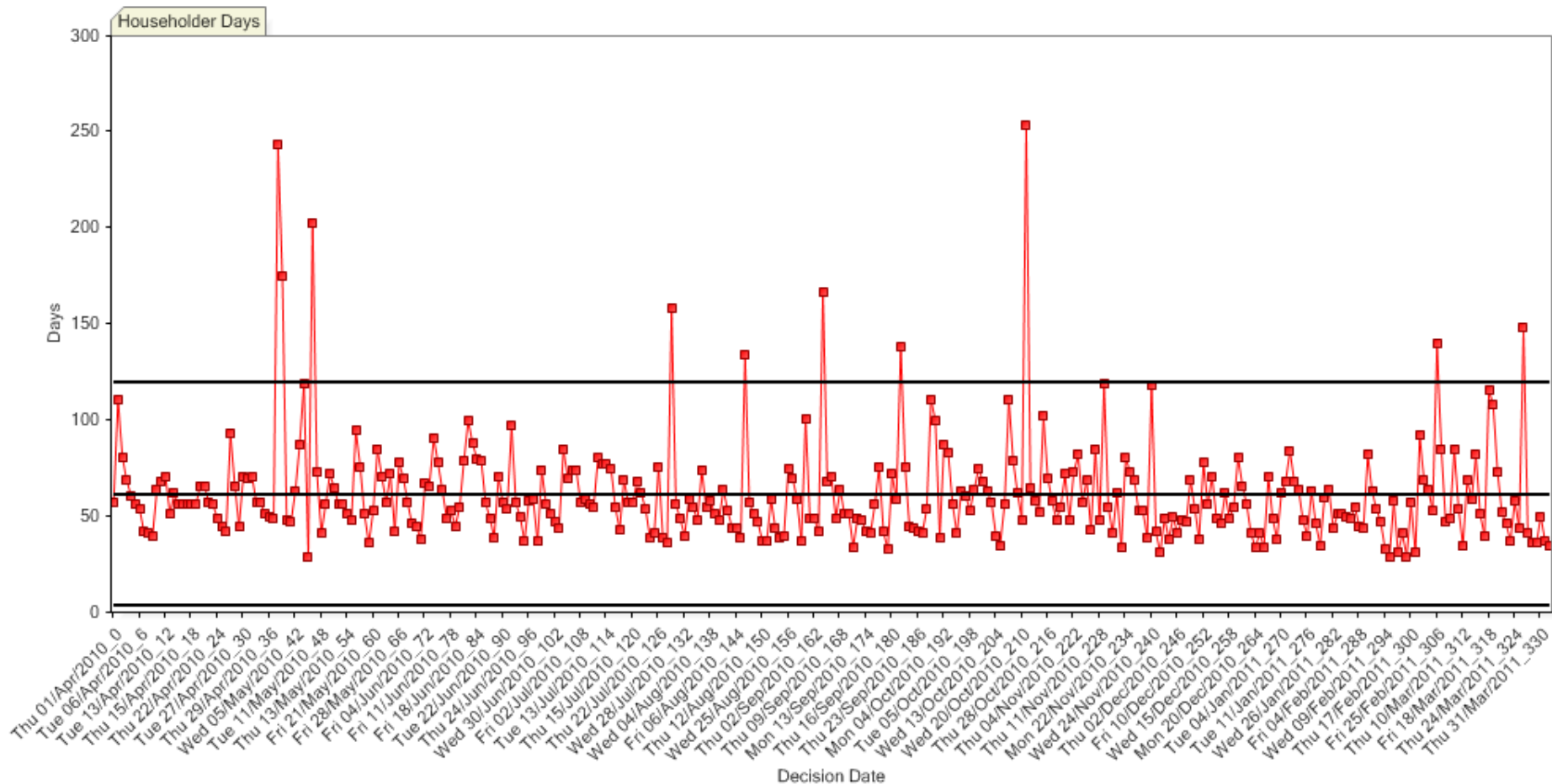
UCL	Thu 01/Apr/2010_0
Mean	Wed 30/Mar/2011_351
LCL	0



UCL	189.2
Mean	82
LCL	0



	Thu 01/Apr/2010_0
	Wed 26/Jan/2011_27
UCL	127.6
Mean	58.1
LCL	0



	Thu 01/Apr/2010_0
	Thu 31/Mar/2011_332
UCL	119.8
Mean	61.7
LCL	3.6

Appendix C - Composite Policy List

The City Council has produced the following composite list of development plan policies that are currently used in the determination of development proposals. The list comprises of policies in adopted Local Development Framework documents and remaining saved policies within the former Structure Plan, City Plan and Waste Plan.

Policies that have not been 'saved' are deleted and are no longer in use. In the absence of deleted policies development proposals will be considered against relevant national planning policy guidance.

Due to the impending removal of the Regional Spatial Strategy from the planning policy framework it is not included within this list. For further details on the Regional Spatial Strategy please see www.communities.gov.uk/planningandbuilding

All of the documents referred to below and the formal Saved Policy Directions can be accessed at www.stoke.gov.uk/ldf

Local Development Framework Documents

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009)

Policy Ref	Policy Name
SP1	Targeted Regeneration
SP2	Economic Development
SP3	Movement and Access
ASP1	City Centre Area Spatial Strategy
ASP2	Inner Urban Core Area Spatial Strategy
ASP3	Outer Urban Area Spatial Strategy
ASP4	Newcastle Town Centre Area Spatial Strategy
ASP5	Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Strategy
ASP6	Rural Areas Spatial Strategy
CSP1	Design Quality
CSP2	Historic Environment
CSP3	Sustainability and Climate Change
CSP4	Natural Assets
CSP5	Open space/sports/recreation
CSP6	Affordable Housing
CSP7	Gypsy and Travellers
CSP8	Minerals
CSP9	Comprehensive Area Regeneration
CSP10	Planning Obligations

Supplementary Planning Documents

Affordable Housing (2008)
Inclusive Design (2008)
Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance (2010)

Local Development Framework – City of Stoke-on-Trent Proposals Maps

Showing the remaining saved City Plan policies and relevant Core Spatial Strategy policies. An electronic copy can be viewed at www.stoke.gov.uk/ldf
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Saved Policies

Staffordshire and Stoke-on-Trent Structure Plan (2001)

Policy Ref	Policy Name
D1	Sustainable Forms of Development
D2	The Design and Environmental Quality of Development
D3	Urban Regeneration
D4	Managing Change in Rural Areas
D5A	Green Belts
D5B	Development in the Green Belt
D6	Conserving Agricultural Land
D7	Conserving Energy and Water
D8	Providing Infrastructure Services, Facilities and/or Mitigating Measures Associated With Development
E1	Employment Land Provision and Distribution
E3	Locational Factors for New Sites
E5	Major Investment Site
E6	Implementation and Programming
E7	Existing Industries
E8	Loss of Employment Land and Buildings
E11A	Tourism
E11B	Major Tourist Attractions
E12	Tourist Accommodation
H3	Mixed Use Developments
H4	Portfolio of Sites
H6	Conversions
H10	Affordable Housing in Rural Areas
H11	Housing in Open Countryside
T1A	Sustainable Location
T1B	An Integrated Transport Strategy
T2	Urban Areas
T3	Rural Areas
T4	Walking
T5	Cycling
T6	Motorcycling
T7	Public Transport Provision
T8A	Improving the Rail Network

T8B	New Stations
T9	Taxis and Private Hire Vehicles
T10	Freight Transport
T11	Management of Traffic
T12	Strategic Highway Network
T13	Local Roads
T14	Routes of National and Regional Significance
T17	Lorry and Coach Parking Facilities
T18A	Transport and Development
T18B	Operational Requirements for Employment Developments
T19	Airfields and Heliports
NC1	Protection of the Countryside: General Considerations
NC2	Landscape Protection and Restoration
NC3	Cannock Chase Area of Outstanding Natural Beauty
NC4	Protecting the Peak District National Park
NC6	Important Semi-Natural Habitats
NC7A	Sites of International Nature Conservation Importance
NC7B	Sites of National Nature Conservation Importance
NC7C	Sites of Local Nature Conservation Importance
NC9	Water Resources
NC12	National and Community Forests
NC13	Protection of Trees, Hedgerows and Woodlands
NC14	Sites of Archaeological Importance
NC15	Sites of National Archaeological Importance
NC16	Registered Historic Battlefields
NC17A	Historic Parks and Gardens: Protection
NC17B	Historic Parks and Gardens: Management and Restoration
NC18	Listed Buildings
NC19	Conservation Areas
TC1	Ensuring the Future of Town Centre
TC4	Local Shops
TC5	Small Scale Retail Facilities in the Countryside
R1	Providing for Recreation and Leisure
R2B	Chasewater
R3	Recreational Facilities in the Countryside
R4	Public Access Land
R5A	Water Areas and Rivers
R5B	The Tame and Trent Valley
R7	Canal Facilities
R8	Restoration of Canals
MW1	The Need for Minerals
MW3	The Efficient Use and Recycling of Minerals
MW4	Conservation of Mineral Resources
MW5	Sustainable Waste Management
MW6	Evaluation of Proposals
MW7	Relationship to Conservation and/or Development Initiatives
MW8	Transportation of Mineral and Waste
MW9	Reclamation

Stoke-on-Trent City Plan (1993)*

Policy Ref	Policy Name
SP7	Non-retail Use
SP8	Town Centres: Food, Drink, etc
GP1	Green Belt : New Development
GP7	New Housing : Open Space
GP14	Watercourses
BP12	Design Guides

*The technical appendix accompanying the City Local Plan has now been superseded by the adoption of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance (2010).

Saved Supplementary Planning Guidance

Change to City Plan Policy SP7 (Non-retail uses in local shopping centres) (1994)
Policy Guidelines for Retail and Other Uses in Town Centres (1998)
Residential Development and the Provision of Public Green Space Areas and Facilities (1999)
Natural Heritage Strategy (2001)
Rivers Strategy (2004)
Burslem Masterplan and Urban Design Action Plan (2004)

The following Supplementary Guidance has not been saved but is still a material consideration:-

- Stoke-on-Trent's Canals – A Strategy for the Conservation, Enhancement and Regeneration of the Canal Network (1997);

Conservation Area Appraisals

The following Conservation Area Appraisals have been produced by the City Council. They provide a basis upon which proposals for development within conservation areas can be assessed. They supplement and provide clarity to policies contained in the development plan.

Park Terrace, Tunstall (2007)
The Villas, Stoke (2007)
Tower Square, Tunstall (2007)
Victoria Park (2007)
Dresden (2008)
Hitchman Street, Fenton (2008)
Penkhull (2008)
Victoria Place, Fenton (2008)
Winton Square, Stoke (2008)
Longton (2009)
Penkhull Garden Village (2009)
City Centre (2010)
Stoke Town (2010)
Trent and Mersey Canal (2011)

Newcastle Street (2011)
Burslem Town Centre (2011)
Hartshill (2011)

Staffordshire and Stoke-on-Trent Waste Plan (adopted 2003)

Policy Ref	Policy Name
3	General Protection
4	Restoration, Aftercare and After-use
5	Legal Agreements
10	Waste Disposal on Agricultural, Forestry, or other Land
12	Criteria for the location of Waste Treatment Facilities
13	Time limits for Waste Treatment Facilities on Landfill and Mineral Sites
14	Waste Treatment Facilities within Buildings and in the Open Air
15	Temporary Consent for Open Air Waste Treatment Facilities
16	Incineration