

City of Stoke-on-Trent 5 Year Housing Land Supply 2009

Introduction

This paper has been prepared to demonstrate our 5 year housing land supply.

It is based on the most recent monitoring information available, which is dated 31 March 2009.

The preparation of a Strategic Housing Land Availability Assessment (SHLAA), as required by Planning Policy Statement 3: Housing (PPS3) has commenced and is expected to be published for comment in 2010. The SHLAA will complement this paper and will be refreshed on an annual basis.

The city council maintains extensive records of planning commitments and potential development sites. Data on commitments is updated annually as part of annual monitoring activity giving baseline data on commitments and completions as at 31 March each year. Data on potential sites is updated throughout the year as sites are identified or details change. The figures used in this paper have been drawn from this monitoring information.

Policy Background

Adopted Regional Spatial Strategy (RSS) requires the completion of a minimum of 100 dwellings per year (net) in Stoke-on-Trent. Stoke on Trent is well ahead of this target having achieved 4,538 net completions over the eight years of the RSS (2001/2 to 2008/09) – a ‘surplus’ of 3,738. This is mainly due to lower than expected demolitions rather than excessive completions.

Gross completions over the past eight years total 6,098 (RSS target 4,800) whilst losses (mainly demolitions) over the same period were 1,560 (RSS target 3,600), giving a net completions figure of 4,538 (RSS target 800).

Adopted RSS is subject to revision with the latest (submission) draft of the West Midlands Regional Spatial Strategy Phase 2 Revision submitted to Government in December 2007. This contains revised strategic housing targets based on the latest government demographic projections and rates of household formation. An examination in public has been completed and the panel report was issued in September 2009.

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 was adopted in October 2009. Although this is after the cut-off date for this paper we have used the strategic housing target figures from this document as the basis for this paper. The strategic housing targets in the (now adopted) Core Spatial Strategy match those in the submission RSS Phase 2 revision document.

Housing Targets

The plan period is 2006/07 to 2025/26.

The housing targets are taken from the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy which has been found sound and was adopted by the respective authorities in October 2009. These assume:-

- Demolitions – 3,500 over 20 years.
- Replacements - 2,100 over 20 years – a rate of 0.6 replacements for each demolition (this reduces the level of void properties in the conurbation).
- Net completions – 11,400 over 20 years (this addresses changing demographics and rates of household formation).
- Gross completions – 13,500 over 20 years (11,400 plus 2,100 replacements for the 3,500 properties to be demolished)

Year	Description	Adopted CSS net target	Adopted CSS indicative gross requirement
2009/10	Current year	180	420
2010/11	Year 1	330	600
2011/12	Year 2	470	764
2012/13	Year 3	740	929
2013/14	Year 4	820	933
2014/15	Year 5	855	898
		3,395	4,544

Note: The indicative gross requirement is calculated by taking the net requirement and adding a figure for demolition replacements at the rate of 0.6 replacements for each dwelling lost.

Housing Supply

Breakdown of supply by planning status

Status	Remaining capacity	Assessed capacity
Full Planning Permission	2,255	1,913
Outline Planning Permission	660	662
Subject to legal agreement	1,020	753
Plan Allocations	0	0
Deliverable potential sites	0	8,260
Total	3,935	11,588

The figure for remaining capacity is that reported in our Annual Monitoring Report 2009 and is based on information from planning applications.

The figure for assessed capacity has been determined following site by site analysis of planning commitments and potential sites using the following assumptions:

Full planning permission – sites with a remaining capacity greater than 10 have been individually assessed. A large proportion of these have commenced on site. There is no reason to believe that these will not be completed within a five year period – subject to the fluctuations of the housing market. Discounting of capacity has been applied, on a site by site basis, where information suggests that the total capacity of a site may not be achieved.

Outline planning permission – sites with a remaining capacity greater than 10 have been individually assessed. A large proportion represent the balance of larger sites where development has commenced. There is no reason to believe that, subject to the submission and approval of reserved matters application, these will not be completed within a five year period – subject to the fluctuations of the housing market. Discounting of capacity has been applied, on a site by site basis, where information suggests that the total capacity of a site may not be achieved.

Sites subject to legal agreement – each site has been individually assessed. Discounting of capacity has been applied, on a site by site basis, to reflect the risk that the legal agreements may not be signed or that revised schemes may be submitted for planning approval.

Plan Allocations – there are no Local Plan or Local Development Plan allocations at the present time.

Potential sites – information has been drawn from our initial SHLAA analysis. Sites with a potential capacity greater than 10 dwellings have been included. In some cases the capacity from draft development schemes has been used, in the remainder an average density of 50 per hectare (as set out in the adopted Core Spatial Strategy) has been applied.

Breakdown of supply by delivery year (housing trajectory)

Given the excess of supply (deliverable sites) over demand (housing targets) the delivery of sites has been modelled to indicate how strategic housing targets can be met taking into account a number of reasonable assumptions on likely rates of delivery, established regeneration programmes and planning priorities. This gives the following trajectory.

Year	Description	Committed sites	Deliverable Potential sites	Total projected delivery
2009/10	Current year	224	0	224
2010/11	Year 1	607	0	607
2011/12	Year 2	605	259	864
2012/13	Year 3	508	521	1,029
2013/14	Year 4	493	540	1,033
2014/15	Year 5	385	613	998
Sub-total		2,822	1,933	4,755
Later years / reserve capacity		441	6,327	6,768
Grand total		3,263	8,260	11,523

As can be seen there is considerable committed and deliverable capacity to meet current and future housing needs.

Conclusion

The annual gross indicative requirement (i.e. after allowing for replacement of expected demolitions) is 757 dwellings per annum ($4,544 / 6 = 757$). The potential supply is 11,523 dwellings. This comprises 3,263 dwellings with planning commitment (after discounting and other adjustments) plus a further 8,260 dwellings on deliverable sites drawn from our initial SHLAA analysis. Thus there is a substantial excess of supply over demand.

Stoke-on-Trent currently has a 15 year supply of committed / deliverable housing sites ($11,523 / 757 = 15.22$).

Further information

Our dedicated LDF website (www.stoke.gov.uk/ldf) incorporates a wealth of information on planning policy in Stoke-on-Trent. This includes our timetable for the production of LDF documents (LDS 2008), our Annual Monitoring Report AMR 2009 and copies of published documents.

**Five Year Deliverable Housing Supply
Sites with Full Residential Planning Permission at 1 April 2009 (Number of Dwellings)**

Reference	Location	Application Number	Total capacity	Assessed capacity	Comment on availability etc
1507	Brindley Village, Sandyford	41212	323	323	Site preparation commenced. There is no known development constraint to delivery of housing over the next five years.
3104	Former Twyford's premises, Shelton New Road, Cliff Vale	44563	187	24	Development underway. There is no known development constraint to completion of this site within the next five years.
1732B	Norton Heights, Leek New Road (B)	46226	183	136	Development underway. There is no known development constraint to completion of this site within the next five years.
9381	Ivy House Mills	46864	143	60	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
1732C	Norton Heights, Leek New Road (C)	44698	132	42	Development underway. There is no known development constraint to completion of this site within the next five years.
1877	Old Foley Pottery, King Street, Fenton	45841	111	42	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9050B	Ivyhouse Road, Hanley (B)	44864	108	50	Development underway. There is no known development constraint to completion of this site within the next five years.
9483	Biltons Site, Stoke	48886	100	100	Site preparation commenced. There is no known development constraint to completion of this site within the next five years.
1759	Dividy Road, Adderley Green	44853	96	55	Development on this site has ceased and is thought unlikely to be completed in its current form. Capacity has therefore been re-estimated at 50 per hectare. Subject to a revised planning application being approved there is no known development

					constraint to delivery of housing over the next five years.
9238	Ridgway Road, Hanley	48034	91	44	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9227	Greenhead Street, Burslem	46938	90	51	Development underway. There is no known development constraint to delivery of housing over the next five years.
1732D	Norton Heights, Leek New Road (D)	44698	87	28	Development underway. There is no known development constraint to delivery of housing over the next five years.
9535	YMCA, Hanley	48119	76	76	Site preparation commenced. There is no known development constraint to delivery of housing over the next five years.
1632	Former Hanley Pottery, Eastwood Road, Hanley	46274	71	9	Development underway. There is no known development constraint to completion of this site within the next five years.
1507A	Brindley Village, Sandyford (A)		59	59	First phase of a larger site. Site preparation commenced. There is no known development constraint to delivery of housing over the next five years.
1900B	Coalville Estate, Weston Coyney (B)	46899	55	24	Phase 2 of a wider regeneration programme for this estate. Development underway. There is no known development constraint to completion of this site within the next five years.
9174H	Greenhead Street, Burslem (H)	44225	50	16	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
1827A	Navigation Road, Burslem	42131	48	10	Development underway. There is no known development constraint to completion of this site within the next five years.
9051C	Former Trent Bathrooms site, Leek Road, Hanley (C)	45405	47	27	Third phase of a larger site. Development underway. There is no known development constraint to completion of this site within the next five years.
9392	Lyme Road, Meir	49212	46	46	There is no known development constraint to delivery of housing over the next five years.

9401	Ingestre Square, Blurton	48835	41	41	There is no known development constraint to delivery of housing over the next five years.
9174C	Greenhead Street, Burslem (C)	44225	35	26	Third phase of a larger site Development underway. There is no known development constraint to completion of this site within the next five years.
1893	Furlong Road, Tunstall		32	3	Development underway. There is no known development constraint to delivery of housing over the next five years.
9338	Caledonia Mills, Shelton	44194	31	7	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9354	Furlong Passage, Burslem	47355	29	29	Development underway. There is no known development constraint to completion of this site within the next five years.
9174E	Greenhead Street, Burslem (E)	44225	29	29	Fifth phase of a larger development site. There is no known development constraint to completion of this site within the next five years.
1802A	Norfolk Street, Shelton	45587	27	16	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
1158B	Bucknall Old Road, Hanley	44134	21	7	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9761	Lanehead Road, Etruria	48000	21	21	There is no known development constraint to completion of this site within the next five years.
9337	Swallows Nest, Ufton Close, Newstead	45516	18	18	There is no known development constraint to delivery of housing over the next five years.

9419	Sneyd Street, Cobridge	46796	18	18	There is no known development constraint to delivery of housing over the next five years.
9426	King William Street, Tunstall	46470	16	9	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9590	Greenhead Street, Burslem	49494	14	14	Part of a larger development site (9227). Development underway. There is no known development constraint to delivery of housing over the next five years.
9425	Belmont Road, Etruria	47444	13	4	Total capacity taken from planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9420	Pebblevale, Sneyd Street, Cobridge	45494	13	13	There is no known development constraint to delivery of housing over the next five years.
9376	Harrowby Road, Meir	46918	12	12	There is no known development constraint to delivery of housing over the next five years.
9818	Hide Market, Stoke	48302	12	12	There is no known development constraint to delivery of housing over the next five years.
9383	603 Etruria Road, Basford	46860	11	11	There is no known development constraint to delivery of housing over the next five years.
9722	1-15 Uttoxeter Road, Longton	47753	11	11	There is no known development constraint to delivery of housing over the next five years.
1048	Sant Street Area, Middleport	49133	10	10	This is an aggregation of 4 small sites. There is no known development constraint to delivery of housing over the next five years.
9349	Waterloo Road, Cobridge	46534	10	10	There is no known development constraint to delivery of housing over the next five years.
various	miscellaneous sites with capacity less than 10	Various	60	60	18 individual sites where development has commenced

various	miscellaneous sites with capacity less than 10	Various	310	310	123 individual sites where development has not yet commenced.
			2897	1913	

**Five Year Deliverable Housing Supply
Sites with Outline Residential Planning Permission at 1 April 2009 (Number of Dwellings)**

Reference	Location	Application Number	Total capacity	Assessed capacity	Comment on availability etc
1808	Victoria Ground, Stoke	46728	220	220	Capacity taken from planning application. There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
1900C	Coalville Estate, Weston Coyney	48606	168	168	This is the balance of a larger regeneration programme for this estate, part having full planning permission and part outline. There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9483	Biltons Site, Stoke	48886	47	47	Second phase of a larger site part having full planning permission and part outline. There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9810	Foley Street, Fenton	47981	35	35	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9109	Lichfield Street, Hanley	43249	30	30	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9664	Bellingham Grove, Hanley	48189	26	26	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9572	Burgess Street, Middleport	47456	19	19	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9196	Sampson Street, Hanley	43285	19	19	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9459	WMC, Shelton New Road, Cliffe Vale	47397	14	14	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission.
9863	Malibu House, Bradeley	48452	10	10	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning

					permission.
9726	100 Chell Heath Road, Chell	47956	10	10	There is no known development constraint to delivery of housing over the next five years, subject to detailed planning permission
various	miscellaneous sites with capacity less than 10		64	64	24 individual sites
			662	662	

Five Year Deliverable Housing Supply

Sites with Planning Permission subject to signing of a Section 160 legal agreement at 1 April 2009 (Number of Dwellings)

Reference	Location	Application Number	Total capacity	Assessed capacity	Comment on availability etc
9051A	Former Trent Bathroom site, Leek Road, Hanley (A)	42432	357	185	Total capacity taken from submitted reserved matters planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a revised planning application being approved there is no known development constraint to delivery of housing over the next five years.
9050C	Ivyhouse Road, Hanley (C)	42494	166	166	This is the balance of a larger development, part having full planning permission and part outline. Development of the wider site is underway. There is no known development constraint to delivery of housing over the next five years.
9335	Etruscan Street, Cliffe Vale	46228	146	92	Total capacity taken from submitted outline planning application. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to a detailed planning application being approved there is no known development constraint to delivery of housing over the next five years.
9733	Royal Doulton, Nile Street, Burslem	47888	140	140	Subject to signing of the section 106 agreement and approval of a detailed planning application there is no known development constraint to delivery of housing over the next five years.
9108	The Lomax, Consort Street, Stoke	43072	48	5	This is a long standing site. Whilst it is considered unlikely that the scheme will proceed as submitted the site is considered suitable, in principle, for residential development. Assessed capacity has therefore been estimated at 50 / ha. Subject to signing of the section 106 agreement and approval of a detailed planning application there is no known development constraint to delivery of housing over the next five years.

9031	Trinity Street, Hanley	46120	41	41	Subject to signing of the section 106 agreement there is no known development constraint to delivery of housing over the next five years.
9400	Normacot Vicarage, Normacot	48875	38	38	Subject to signing of the section 106 agreement there is no known development constraint to delivery of housing over the next five years.
9735	Newhall Street, Hanley	47644	27	27	Subject to signing of the section 106 agreement there is no known development constraint to delivery of housing over the next five years.
9228	Blythe Spirit, Weston coyney	45073	18	18	Subject to signing of the section 106 agreement there is no known development constraint to delivery of housing over the next five years.
9195	All Saints Road, Stoke	44398	16	16	Subject to signing of the section 106 agreement there is no known development constraint to delivery of housing over the next five years.
9491	Royal Doulton, Nile Street, Burslem	47909	13	13	Subject to signing of the section 106 agreement there is no known development constraint to delivery of housing over the next five years.
9734	Harding Terrace, Stoke	48290	12	12	Subject to signing of the section 106 agreement and approval of a detailed planning application there is no known development constraint to delivery of housing over the next five years.
			1022	753	