



The Local Development Framework Information Bulletin

April 2012

Welcome

This is the first Information bulletin for 2012. This document provides an overview of the Local Development Framework (LDF) Documents being produced by Stoke-on-Trent City Council and includes:

- A What's New section;
- A plan making programme for the documents being produced;
- A list of completed Local Development Framework Documents;
- Details of the Local Development Framework Evidence Base; and
- A List of Saved Planning Policies currently in force

Further information

For full details of the LDF, please refer to the Local Development Framework section of the Council's website: www.stoke.gov.uk/ldf The Planning Policy Team can be also be contacted on (01782) 236351 or by email stoke.ldf@stoke.gov.uk

What's New ?

Information Bulletins

We no longer have to formally submit a Local Development Scheme to the government under the plans set out in the Localism Act but we do need to publish our plan making programme to keep local practitioners; members of the public and partner organisations up to date with what we are doing.

We have chosen therefore to adopt a more flexible approach to keeping the plan making programme up to date in the form of regular Information Bulletins coupled with a plan making programme for the LDF Documents we are producing. The aim is to provide updates on the programme through an informal What's New? section as well as setting out the longer term plan making milestones in a four year rolling programme.

We are happy to receive your feedback on this approach by emailing the team on: stoke.ldf@stoke.gov.uk.

Waste Core Strategy

The Stoke-on-Trent and Staffordshire Waste Core Strategy was submitted to the government in February 2012. The Examination on this document is due to commence on 23rd April 2012 for 4-5 days. Following receipt of the Inspectors report we would like to be able to adopt the document in autumn this year.

Employment Land Review

As part of the adopted Core Spatial Strategy employment targets we need to ensure that we have sufficient land over the plan period to be able to retain existing business within the area, are able to provide good quality expansion space; that we can encourage business start-up and innovation and we are able to develop a flexible, achievable strategy for attracting new businesses to the area.

In order to achieve this aim the City Council and Newcastle-under-Lyme Borough Council have jointly produced an Employment Land Review. The results will inform the production of the next stage of the Local Development Framework documents involving Site Allocations, to help deliver economic development of the right type, in the right locations and to ensure sites are readily available and fit for purpose.

Strategic Housing Land Availability Assessment (SHLAA)

We are consulting on our SHLAA methodology from Friday 16th March and will be formally launching a call for housing sites at an event on Friday 20th April 2012. Please see our website for further information. As you will see from the Core Spatial Strategy evidence base (available on our website at the address below) we have previously produced a Strategic Housing and Employment Land Availability Assessment (SHELA) which will form the starting point for this review along with up to date site information.

Healthy Urban Planning and Sustainability and Climate Change Supplementary Planning Documents

During 2011 we went out to consultation on two supplementary planning documents. We have made changes as a result of the consultation and these are due to go through the Council's adoption process over the next few months. Further details are available by following the link below. The documents are due to go to the 26th July Cabinet with adoption of both documents due to take place in September 2012.

Plan Making Programme

Core LDF Documents

A plan showing the area these documents cover is at **Appendix 1**. The Waste Core Strategy covers the whole plan area. A diagram showing how each document relates to each other is shown at **Appendix 2** and the programme for the documents we are

currently producing is set out at **Appendix 3**. These plan making milestones are also shown separately on our website.

These core documents will be produced in conformity with our **adopted Core Spatial Strategy which covers the plan making period to 2026**. When complete the documents will form the composite Local Plan for the city.

We want to ensure these documents fully accord with emerging government legislation and national policy which is due to come into effect in April. The Plan Making programme is timely in its production and takes into account the ability to take on board these changes at the national level and also takes into account the City Councils resources available to produce the documents.

We are currently working on the up to date evidence base for these planning documents including the SHLAA and we have recently completed an Employment Land Review. For further details see the Evidence Base section towards the end of this bulletin.

Waste Core Strategy

The Waste Core Strategy will set out a vision, objectives and spatial strategy for the development of waste management facilities in Staffordshire and the City of Stoke-on-Trent over the next 15 years. The Core Strategy will indicate broad locations for the development of future waste sites and set criteria to be applied to proposals for new development within those broad locations.

The Staffordshire and Stoke-on-Trent Joint Waste Core Strategy was submitted to the Secretary of State on Friday 20 January 2012. The examination is scheduled for April and Adoption of the document is on target for October 2012

City Centre and Etruria Road Corridor Area Action Plan

Identifies areas where there are opportunities for significant retail, office, housing, infrastructure and leisure development within the City Centre of Stoke-on-Trent. The document was published for consultation in November 2010. The Area Action Plan will be reviewed in the light of the comments received and will take into account any other matters which may be brought to our attention. The revised document will then be formally published (under regulation 27 - which will also be made available for public scrutiny and comment) prior to being formally submitted to the Secretary of State (under regulation 30).

Publication of the revised document is due to take place in March 2013. There will be a further opportunity for consultation on the document prior to submission. It is anticipated that the examination will take place in October 2013 with adoption by the end of 2013.

Inner Urban Core Site Allocations Development Plan Document

The plan will provide site allocations and Development Management policies which are aligned with the strategy for the Inner Urban Core as set out in the adopted Core Spatial Strategy. The area of the city includes Burslem in the north to Stoke-upon-Trent in the south; and from the A500 and City Council administrative boundary in the west to the valley of the River Trent and Fenton Manor in the east.

We have reappraised what this document will contain. Rather than a fully detailed Area Action Plan as previously set out in the LDS 2010, we consider a more light touch approach would provide the robustness of site allocations with the flexibility of uses appropriate to the area but does not provide as much detail as an Area Action Plan. The document will address housing, employment, commercial, leisure and transportation proposals as well as defining town centre boundaries and retail opportunities. Core Development Management Policies will also be set out within the document to ensure the plan's delivery in line with the Core Strategy.

Once the evidence base for site allocations is completed towards the end of this year we have programmed in the consultation on an Options Document for the Inner Urban Core Site Allocations Plan in May 2013. This will help shape the full publication version towards the end of 2013 with submission in the early part of 2014. Following an examination process during 2014 the plan will be adopted in February 2015.

Outer Urban Area Site Allocations Development Plan Document

The remainder of the City will be covered by the Outer Urban Area Site Allocations Document. This document will identify development land for housing and employment purposes outside of the Inner Urban Core and City Centre Area Action Plan areas. The document will also address retail, commercial, leisure and transportation proposals in line with the Core Spatial Strategy.

Options for the Outer Urban Area are scheduled to be consulted upon in January 2014 following the substantial evidence base work being completed as part of the Inner Urban Core and Outer Urban Areas. There is overlap in the programme for the production of these documents but in order to follow the targeted regeneration agenda, as set out in the Core Spatial Strategy, the Inner Urban Core Site Allocations will be adopted first.

Supplementary Planning Documents

The Council is also working on the production of Supplementary Planning Documents (SPDs) covering the following topics:

Healthy Urban Planning

This document has been prepared to reinforce the message that health is a key consideration in the planning process. It will also help to ensure that health issues are given weight in creating policies and in making planning decisions.

The SPD was subject to a six week period of consultation which ran from 21 March 2011 to 02 May 2011. The revised document will be adopted in September 2012. We are working closely with our Health colleagues on the implementation of this document particularly around the issue of Health Impact Assessments. The Healthy City Website is: www.healthycity-stoke.co.uk.

Sustainability and Climate Change

The SPD aims to deliver measurable improvements to the sustainability of the built environment through the planning application process. The SPD will ensure that the

sustainability of development proposals is a key consideration in the planning process and will create a requirement for applicants seeking planning permission to consider the longer term impacts of climate change.

The preparation of this document has been undertaken through a member Task and Finish Group and it is a contributing part to the City Councils green agenda.

The SPD was subject to a six week period of consultation which ran from 21 March 2011 to 02 May 2011. The revised document will be adopted in September 2012. This is seen as a major step forward for the City Council in measuring the steps taken to combat climate change through the planning applications we approve.

Etruria Valley Enterprise Area

The Etruria Valley site lies in the heart of the conurbation in the Inner Urban Core Area of the City. The 39 hectare site represents a major strategic development site which is recognised within the Core Spatial Strategy as having the potential for mixed use employment and housing. Accelerating development of this land as an Enterprise Area would bring substantial job opportunities as well as significant wider benefits to the sub-region. In order to provide an accelerated route to development the City Council has resolved to prepare a Supplementary Planning Document for this site, seeking to address delivery and access issues to ensure the site is available for development.

Consultation on a draft SPD will take place in August 2012 with adoption scheduled for December 2012.

Hot Food Takeaways

Following a Members Task and Finish Group, the City Council has resolved to produce a Hot Food Takeaway Supplementary Planning Document (SPD). The SPD will give guidance on where hot food takeaways should be located, as well as providing clear policies for planning officers to use in assessing the impacts of such development, when considering and determining planning applications. The Planning Policy Team will work closely with officers from Environmental Health, Highways, Licensing and the Healthy City Team in producing the SPD.

Consultation on the SPD is scheduled for September 2012 and adoption to take place in February 2013.

Shop Fronts

In order to improve the quality and attractiveness of its retail environments the City Council will update the guidance produced as part of the old City Plan on design guidance for shopfronts. The guidance will relate to the replacement of, or alteration to, shop fronts, signs and fascias within all areas of the city, including Conservation Areas and for shops which occupy the ground floor of listed buildings. It will support the policies in the Core Spatial Strategy aimed at improving design quality in the city and is intended to help provide clarity and support for the various business improvement

initiatives across the city. Its purpose is to ensure that those involved are aware of the need for good practice in undertaking shop front development and have the information they require at the outset to undertake the improvements.

The Shopfront SPD will follow the same consultation process as the Hot Food Takeaways SPD in order to increase efficiency and cut costs where possible. Consultation on the SPD is scheduled for September 2012 and adoption to take place in February 2013.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) came into force in April 2010. The levy provides CIL charging authorities (i.e. the City Council) the option of introducing a charge on new buildings in our area, and to spend the funds raised on infrastructure to support new development. The money raised by CIL can be used to fund a wide range of infrastructure (e.g. roads, open spaces, educational facilities, flood defences etc), provided that it is needed as a result of development. In the future CIL will be the preferred method for collecting pooled planning contributions to fund infrastructure. The continued use of the existing mechanism to gain planning contributions (Section 106 agreements) will become increasingly restrained.

The City Council is at the early stages of the CIL process. Work has begun on refreshing the existing Strategic Infrastructure Planning document which underpinned the Core Spatial Strategy. In addition to this, viability testing will shortly be undertaken to provide a realistic level at which the CIL can be charged. Prior to the implementation of CIL an independent examination will be held to test the robustness of the draft Charging Schedule.

Completed LDF Documents

Statement of Community Involvement (adopted 2007)

deals specifically with how stakeholders and communities can make a contribution in the preparation of planning documents and in determining planning applications.

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

The Core Spatial Strategy provides the foundation for detailed modern planning policy and supports delivery of North Staffordshire Regeneration Partnership regeneration priorities in the City and North Staffordshire.

Adopted Proposals Map

Details of the adopted Proposals Map can be found on our website. This will be progressively enhanced as local development documents are produced. Indeed, the adopted Proposals Map will be revised at the same time that any development plan document is adopted.

Affordable Housing SPD (adopted 2008)

Aims to ensure that appropriate provision is made for affordable housing i.e. housing that is available to people who cannot afford to occupy homes generally available on the open market.

Inclusive Design SPD (adopted 2008)

Aims to ensure that the access needs of everyone irrespective of age, gender or disability are taken into account in the design of buildings, places and spaces.

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance (adopted 2010)

Aims to promote, through a number of methods, good, sustainable, urban design in the sub-region as a whole.

Local Development Framework Evidence Base

The City Councils LDF **Evidence Base Documents** which underpinned the Core Spatial Strategy are available on the LDF website via the link on the left hand side of the LDF homepage.

Annual Monitoring Report (2011)

The Annual Monitoring Report (AMR) 2011 is based on the new provisions within the Localism Bill 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. The AMR covers the period **01 April 2010 to 31 March 2011** a copy is available on our website.

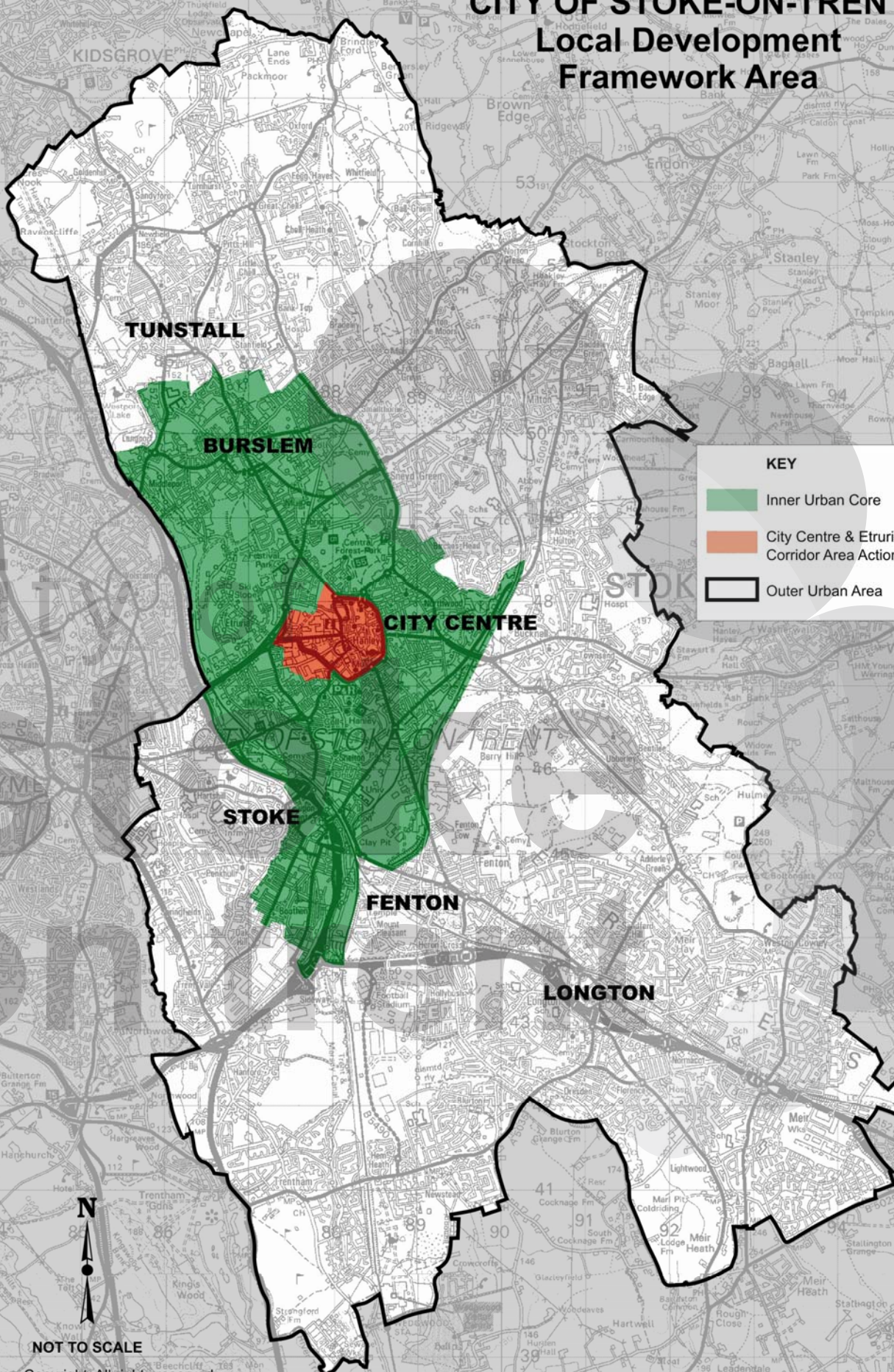
Saved Planning Policies

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 4** of this document.

Common Abbreviations/Glossary

A glossary of some of the key technical terms used in this document and the LDF documents to which we refer is at **Appendix 5**.

CITY OF STOKE-ON-TRENT Local Development Framework Area



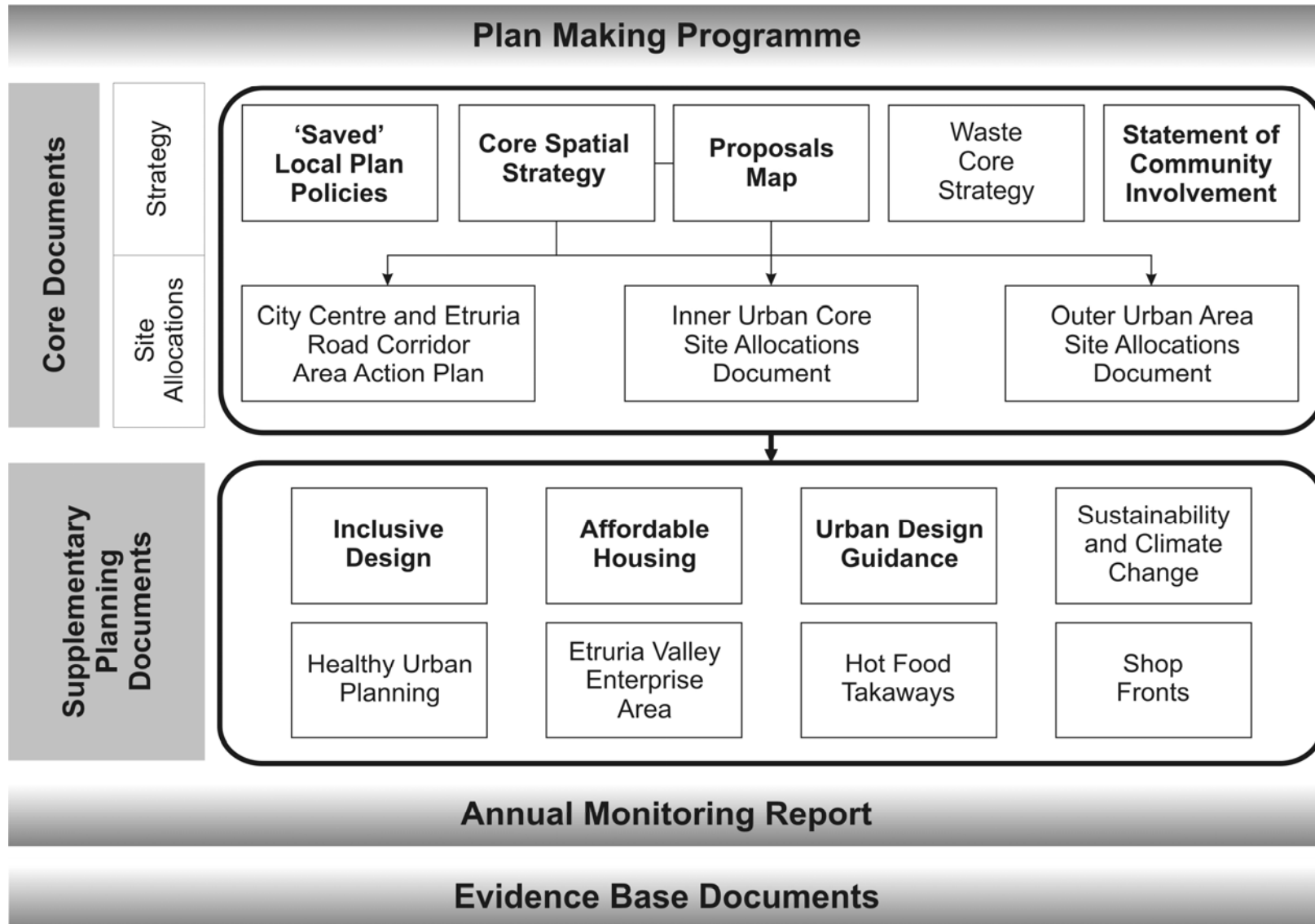
KEY

-  Inner Urban Core
-  City Centre & Etruria Road Corridor Area Action Plan
-  Outer Urban Area



NOT TO SCALE

Local Development Framework



* Documents in force emboldened

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

Saved Policies

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

The Localism Bill proposes in addition to the abolition of regional strategies, to revoke any direction given by the Secretary of State to preserve development plan policies contained in a structure plan. As such, if the Localism Bill is enacted in its present form the saved policies of the Structure Plan will be revoked at that time. Until then the Structure Plan saved policies remain part of the development plan and are set out below.

On revocation of the saved structure plan policies (and of the regional strategy) the statutory development plan would comprise any saved local plan policies and adopted Local Development Framework documents.

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.

Burslem Town Centre (2011)
Hartshill (2011)
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 Middleport (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

Local Development Framework – Common Abbreviations/Glossary

The table below gives explanations to the abbreviations commonly used in relation to planning policy. (Note: terms in *italics* are explained elsewhere in the glossary).

AMR	Annual Monitoring Report: annual report which assesses the implementation of the <i>Local Development Scheme</i> and the extent to which policies in <i>Local Development Documents</i> are being successfully implemented.
AAP	Area Action Plans: provide a planning framework for areas of change and areas of conservation.
COI	Core Output Indicators: a set of indicators specified centrally against which performance against policies can be measured. They provide consistent data across local authorities which feed into regional monitoring arrangements and allow comparisons between authorities.
CSS	Core Spatial Strategy: sets out the long-term spatial vision for Stoke-on-Trent and Newcastle-under-Lyme, the spatial objectives and strategic policies and proposals to deliver that vision.
DCLG	Department of Communities and Local Government
DPD	Development Plan Document: are spatial planning documents prepared by the City and Borough Councils. These are subject to independent examination and there is a right for those making representations to be heard at the independent examination. DPD's are the <i>Core Spatial Strategy</i> , <i>Site Specific Allocations of land</i> and <i>Area Action Plans</i> . They will all be shown geographically on a <i>Proposals Map</i> . The timetable for the production of each individual Development Plan Document is set out in the <i>Local Development Scheme</i> for each authority
Housing trajectories	Housing trajectories: show past and estimate future performance in terms of housing delivery.
LDF	Local Development Framework: the name for the portfolio of <i>Local Development Documents</i> . It consists of <i>Development Plan Documents</i> , <i>Supplementary Planning Documents</i> , a <i>Statement of Community Involvement</i> , the <i>Local Development Scheme</i> and <i>Annual Monitoring Reports</i> . Taken together these documents provide the framework for delivering the spatial planning strategy for Stoke-on-Trent and Newcastle-under-Lyme.
LDS	Local Development Scheme: sets out the timetable for the production of each individual <i>Development Plan Document</i> .
'Saved' policies	'Saved' policies: Transitional arrangements allowing for existing adopted plans and policies to be saved for three years until September 2007 (and longer by direction of the Secretary of State). A list of current saved policies can be found in the Local Development Scheme (2010) or accessed at www.stoke.gov.uk/ldf
SCI	Statement of Community Involvement: sets out the standards which the City Council intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all <i>local development documents</i> and in significant development control decisions, and also how they intend to achieve those standards. A consultation statement showing how the authorities have complied with its statement of community involvement will be required for all <i>local development documents</i> .
SEA	Strategic Environmental Assessment: An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.
SHLAA	Strategic Housing Land Availability Assessment: A study of the potential of housing development within the city.
'Soundness'	Government Tests of Soundness: To be sound a document should be: <ul style="list-style-type: none"> • Justified – i.e. founded on a robust and credible evidence base and

	<p>is the most appropriate strategy when considered against reasonable alternatives;</p> <ul style="list-style-type: none"> • Effective – i.e. deliverable, flexible and able to be monitored; • Consistent with national policy.
SPD	<p>Supplementary Planning Documents: will cover a wide range of issues on which the Councils wish to issue supplementary guidance in respect of the policies and proposals in <i>Development Plan Documents</i>. They will not form part of the <i>development plan</i> or be subject to independent examination.</p>
SA	<p>Sustainability Appraisal: An appraisal of the impacts of policies and proposals on economic, social and environmental issues</p>