

**STAFFORDSHIRE AND STOKE-ON-TRENT
STRUCTURE PLAN
1996-2011**

MONITORING REPORT 2002

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Development Services Department,
Staffordshire County Council**

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Regeneration & Community Department,
City of Stoke-on-Trent**

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Note:

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SUMMARY

- The urban areas of the County have proven to be the main focal point for all forms of development in 2001 and 2002. This is in line with the Structure Plan General Development policies.
- Monitoring to date indicates that the Structure Plan target of 55% of residential developments to occur on previously developed land (pdl) over the Plan period is likely to be achieved. No pdl target has been set for industrial completions but figures over the last two years show that the County has been achieving over 50% of industrial development on pdl sites.
- A significant number of urban and rural regeneration schemes and initiatives are occurring throughout the County to enhance economic and social opportunities.
- There has been a general adherence to Green Belt policies, with only a very limited number of larger developments having been permitted in the Green Belt. Such developments involve minor incursions or are Structure Plan accepted uses. Emerging draft local plans do propose some amendments to Green Belt boundaries, however the majority are minor alterations, with the exception of a significant amendment in Newcastle-under-Lyme to accommodate the Chatterley Valley Premium Employment Site.
- Overall, the County is in line to meet the employment land provision as set out in Policy E1 of the Structure Plan. However, at a sub-County level, there appears to be a significant amount of over-provision in Stoke-on-Trent but a large under-provision in Stafford Borough and East Staffordshire. These issues will be addressed as part of local plan reviews.
- There has not been a lot of progress on allocated Premium Employment Sites and Major Investment Sites in the County over the last few years. However, one site, Blythe Bridge, is expected to commence development later in 2003.
- Housing completions and commitments in the supply pipeline indicate that the Structure Plan housing target of 51,800 dwellings 1996-2011 is likely to be met. However, below County level, there is, in general, over-provision in the north and under-provision in the south of the County.
- No development has taken place to date on strategic housing sites identified in the Structure Plan – Fradley, North of Tamworth, Great Wyrley/Cheslyn Hay, Featherstone and Rugeley.
- Urban capacity studies have revealed varying potential residential development capacity. While in several districts identified capacity is limited, elsewhere sufficient capacity has been identified to mean that there is no need for greenfield allocations (Newcastle and Stafford) or to question the need for strategic development area proposals (Lichfield).
- Housing densities in the majority of the districts in the County are not reaching the PPG3 target of 30 dwellings per hectare. However, analysis of housing land supply shows that it is likely that housing densities will increase for future developments.

- The County is not providing sufficient affordable housing to meet the indicative figures as set out in the Structure Plan Supplementary Planning Guidance (SPG) on affordable housing. The only district authorities that are meeting the SPG guidelines are Staffordshire Moorlands and Stoke-on-Trent.
- Only a small amount of development has taken place within the most sustainable locations in the County, e.g. within town centres. However, a significant amount of development has taken place within walking and cycling distances of a town centre.
- The County and Stoke-on-Trent are actively promoting alternative modes of transport to car use in Staffordshire. With regard to improvements in the highway network, priority highway schemes identified in the Structure Plan are progressing.
- The natural and cultural policies of the Plan have been difficult to monitor, however good progress is being made in relation to the management of Cannock Chase and developments in the National Forest and the Forest of Mercia.
- The vitality of town centres in the County is variable. The most attractive centres to investment in the County (measured by yields) are Hanley, Burton-on-Trent, Stafford, Tamworth and Cannock.
- In terms of the location of retail developments, there is still a high amount of development occurring on edge of centre and out of centre sites as opposed to town centre development which is favoured by the Structure Plan.
- The County has a significant supply of mineral reserves; the landbanks are currently in excess of the Mineral Local Plan landbank requirements. The recycling of minerals and waste is increasing in the County and the amount of waste deposited at landfill sites is decreasing in line with sustainability principles.