



City of  
**Stoke-on-Trent**

## **City of Stoke-on-Trent Strategic Housing Land Availability Assessment (SHLAA) 2019**



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The Strategic Housing Land Availability Assessment (SHLAA) is one of a number of technical reports that will provide baseline evidence to inform the emerging Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan. The SHLAA is an assessment of the potential future supply of land in the City for housing. This is explained further in the methodology. The inclusion of a site within the Stoke-on-Trent SHLAA does not allocate or guarantee a site will be brought forward for housing or that it will remain unsuitable for housing, as things can change. The assessment of the site should not prejudice any planning application received, and each application will be assessed on its merits.

The SHLAA has been undertaken in accordance with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and following a joint methodology, agreed with Newcastle-under-Lyme Borough Council, with each authority following the same process for the assessment of sites. However, the Councils have separate SHLAA documents.

The Council identified sites from existing data as well as conducting several 'Call for Sites' exercises, where sites are able to be promoted by anyone as available to the Council. In accordance with the NPPG, only sites over 0.25 hectares have been taken into consideration.

All sites that have been identified are included in the list of sites. An assessment of the sites has then been made in terms of the sites availability, suitability and achievability.

The SHLAA details those sites which are considered to be realistic candidates for residential development starting in 0-5 years (which is stated as deliverable), 6-10 years (developable), 11-15 years (developable) and sites currently considered not to be developable within the Local Plan period (other). Where a site is not developable within the plan period due to constraints (availability, viability or suitability – these may be sites where further investigation is required in order to ascertain whether the constraints can be overcome and therefore for the site to become developable).

To be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (i.e. 6-10 years or 11-15 years).

For a site to be considered as **suitable** it should be free from any policy and major physical constraints, or there is clear evidence that constraints can be overcome. Sites may be potentially suitable, where mitigation may be possible. Constraints that affect suitability include things such as green belt, flood zones and environmental constraints, amongst others.

It is acknowledged that constraints on suitability may be overcome. To understand the constraints on sites, work is being undertaken on several evidence documents to see where these are potentially able to be lifted. These include a green space strategy and Green Belt Assessment which look at the performance of the areas. Where sites which are unsuitable as they are preferred for other uses such as employment, it is for the local plan to consider the best use of these sites as allocations. To be consistent and accord with the methodology, sites with significant physical constraints are marked as unsuitable. It may be possible for these to be overcome or development adapted and the Council will consider things such as flood risk assessments, as mitigation, when and if they are proposed as allocated sites.

For a site to be considered **available** it must have no known legal or physical barriers which would prevent immediate development on a site. Sites may also be considered developable where a site is likely to become available in the future. The availability of sites can change over time and this Assessment is a snapshot of what is available currently.

Achievability of sites relates largely to the **viability** of the site and if it is viable for the site to come forward within the plan period. To help with this, the Councils commissioned a viability study to inform this. It is acknowledged that this is a high level assessment and things such as market intervention can impact on a site's viability. The Council will update the site assessment in future SHLAAs when information is received that proves a site's achievability.

To enable the capacity of the site to be assessed, a density has been given to the sites, based on existing character of the ward in which it is based. Some wards in more central areas of the city are understood to have a development delivered at a much higher density (70 -100 dwellings per hectare) than more suburban areas (40 – 70 dwellings per hectare). This in turn affects the capacity of site. An assessment of developable area has also been assumed depending on the size of the site, with evidence coming from recently completed developments within the City.

For further information, the joint methodology for the SHLAA is available via the following link - [Newcastle Website - Evidence](#)

The Stoke-on-Trent SHLAA contains 430 sites. This could potentially account for approximately 80,000 dwellings. The full schedule of sites is listed below, with mapping available via the following link - [Map SHLAA](#). The deliverability of all these sites has been assessed along with assumed build out rates (as within the methodology) and the table below shows how these are spread across the plan period.

	Deliverable	Developable	Other
Number of Dwellings	5,824	7,959	68,509

The assessments are currently based on the most recent monitoring information from April 2019. It is anticipated that the Council will review the SHLAA on an Annual basis. This will update the assessment of sites as new evidence emerges and if further sites are identified.