



City of
Stoke-on-Trent

**STOKE-ON-TRENT
PLANNING SERVICES**

**AUTHORITY MONITORING REPORT
2024**

Contents

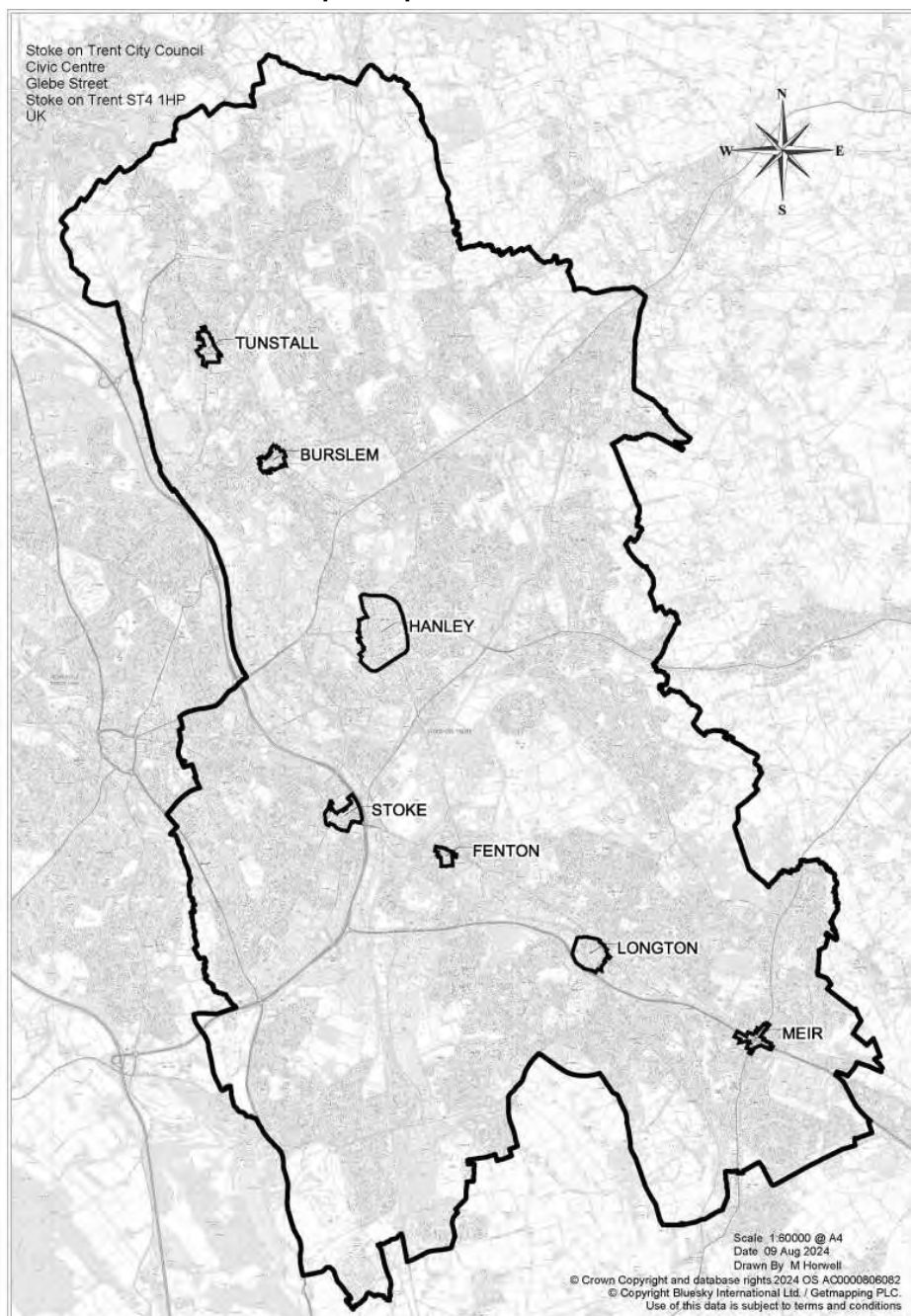
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1 Introduction

- 1.0.1** Local planning authorities are required to publish information at least annually regarding the indicators set out in the adopted development plan. This information also provides evidence to inform future policy formulation, as well as comparing progress alongside previous years to understand the rate of delivery and trends in development. The information and requirements presented in the Authority Monitoring Report are set out under [Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

Map 1 Map of Stoke-on-Trent



1.0.2 This Authority Monitoring Report (AMR) 2024 covers the period 1st April 2023 to 31st March 2024.

1.0.3 The AMR provides an overview of performance in terms of:

- **Key Updates** – summary of any relevant key legislation, policy changes, council strategies and council evidence.
- **Contextual Measures** – a review of a number of key economic, social and environmental indicators for the city within subject areas.
- **Development Outputs** – summarises the progress in the development of sites which have been given planning permission for housing; employment; retail and leisure uses.

1.0.4 The AMR seeks to reflect the key contextual measures within each topic area.

1.0.5 An on-site review of what has been built during the previous year can help us to understand what type of development is taking place and the pace at which the development industry is working. This assists in providing a greater understanding of the wider social, environmental and economic issues affecting the area and how well the area is performing in comparison with the development plan.

1.0.6 Headline findings from this year's AMR are as follows:

- 489 gross residential units have been completed, including 434 new build homes, and 1328 gross residential units are under construction;
- 20,122m² gross employment floorspace has been completed and -1,573m² gross employment floorspace is under construction;
- 36m² gross office floorspace has been completed and 312m² gross office floorspace is under construction;
- 1,451m² gross retail floorspace has been completed and 2,490m² gross retail floorspace is under construction;
- 932 planning applications have been received.

1.1 National Planning Updates

- 1.1.1** Since the publication of the previous AMR, there has been significant progress to the Government's proposed planning reforms with the Levelling Up and Regeneration Act 2023 receiving Royal Assent on the 26th October 2023 and an initial update to the National Planning Policy Framework (NPPF) published in December 2023. These reforms set out a number of changes to the preparation of Local Plans and Supplementary Planning Documents (SPD); delivery of housing; consideration of design and beauty; as well as the introduction of National Development Management Plans (NDMPs). However, it is important to note that the majority of the announced reforms will be subject to new regulations, which have not yet been announced or enacted.
- 1.1.2** At the time of producing this report, and following the general election on the 4th July 2024, the Government announced further proposed planning reforms, including a new housing target of 1.5 million new homes over the next parliament and a roll back of the majority of amendments made to the NPPF in December 2023, including the renaming of the former Department for Levelling Up, Housing and Communities back to the Ministry of Housing, Communities and Local Government. This draft NPPF also includes further significant changes to the calculation of Local Housing Need and the delivery of housing; amendments to Green Belt policy, including the introduction of new 'Grey Belt' land; and a greater focus on collaboration between local planning authorities and public bodies on strategic planning matters.
- 1.1.3** The consultation for the proposed reforms began on the 30th July 2024 and ended on the 24th September 2024. Further information regarding the consultation can be found on the [Government website](#). The consultation states that the Government's objectives for the proposed reforms are to:
- Get Britain building again
 - Take a brownfield first approach and then release low quality grey belt land
 - Boost affordable housing
 - Bring home ownership into reach
 - Extract more public value from development
 - Ensure communities continue to shape housebuilding in their areas
 - Promote a more strategic approach to planning
 - Support the development needed for a modern economy
 - Unlock new sources of clean energy
- 1.1.4** The Government have announced their intention to publish an updated NPPF by the end of 2024.

1.2 Development Management Performance

1.2.1 The following section sets out the statistics relating to receiving and determining planning applications, appeals, and enforcement cases for the monitoring period.

1.2.2 The development management statistics for the 2023/24 monitoring year are as follows:

Table 1 Development Management Statistics

Data set	2022/23	2023/24
Number of applications received (this includes applications withdrawn before registration)	1085	932
Number of applications registered	966	789
Number of applications determined	966	920
Number of appeals decided (including enforcement)	19 + 1 (Enforcement) appeals	17
Number of enforcement cases received	265	333

1.2.3 Further details of planning applications and planning constraints can be found on the [Stoke-on-Trent Planning Applications](#) webpage.

1.2.4 Pre-application information and guidance can be found at [Stoke-on-Trent Planning Advice](#).

1.2.5 Further information about planning enforcement and the complaint form can be found at [Stoke-on-Trent Planning Enforcement](#).

1.2.6 Standards set by Building Regulations are separate to planning and further information can be found at [Stoke-on-Trent Building Regulations](#).

1.3 Neighbourhood Planning

- 1.3.1** Neighbourhood plans can help to decide future development in an area by identifying the best locations for future housing, employment, commercial and community uses. Neighbourhood plans are led by the community with support provided by the council with plan preparation.
- 1.3.2** Two forums and neighbourhood areas are currently approved to work on Neighbourhood Plans, these are Burslem, and Hanford and Trentham. Since the previous monitoring year, the Middleport neighbourhood forum has expired on the 28th May 2023. Further information is available on the [Stoke-on-Trent City Council Neighbourhood Planning](#) webpage.
- 1.3.3** No Neighbourhood Development Orders are being prepared within the Stoke-on-Trent City Council administrative boundary. It is worth noting that this monitoring year there has been no further updates from any of the groups.
- 1.3.4** The following table gives information on the progress of the neighbourhood plans.

Table 2 Neighbourhood Planning By Stage

Stage	Burslem	Hanford and Trentham
Neighbourhood Area Application Submitted	✓	✓
Neighbourhood Area Consultation	✓	✓
Neighbourhood Area Designation	✓	✓
Neighbourhood Forum Application Submitted	✓	✓
Neighbourhood Forum Consultation	✓	✓
Neighbourhood Forum Designation	✓	✓
Pre-submission Consultation		
Draft Plan Submitted		
Draft Plan Consultation		
Plan at Examination		
Examiners Report Published		
Referendum		
Plan Made		

2 Housing

2.0.1 The latest population statistics for Stoke-on-Trent are from the [ONS 2023 Mid-Year Estimates](#) which stands at 263,157, which has risen by 3,149 compared to the 2022 Mid-Year Estimates at 260,008. This is an increase of 1.2%, in comparison to the overall national population increase of 1% between 2022 and 2023.

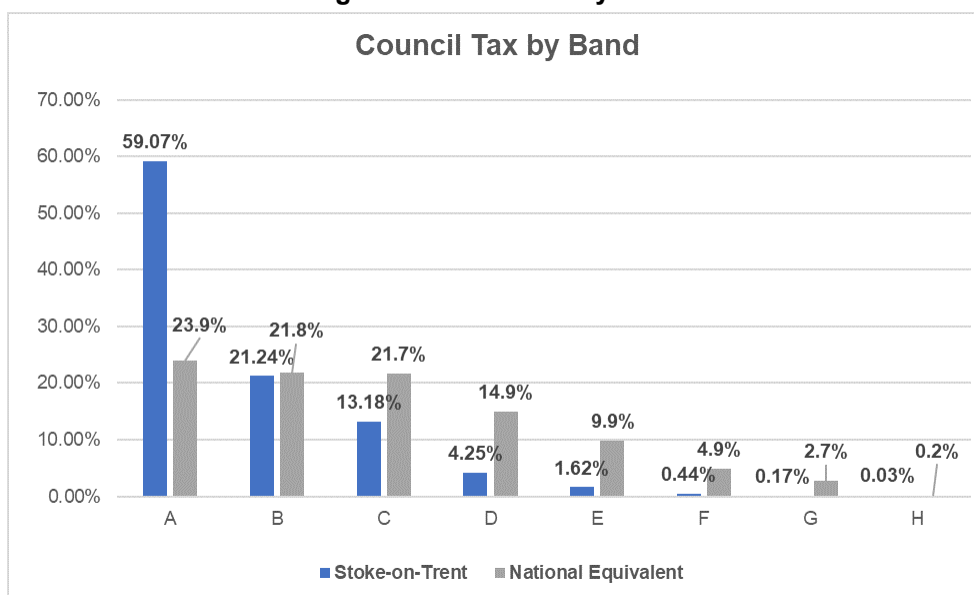
2.1 Council Tax Bands

2.1.1 The table and bar chart below show the latest updated council tax information for 2023, and comparison to the previous year's statistics and national equivalent.

Table 3 Council Tax by Band

Council Tax Band	2022 Number	2022 Percentage	2023 Number	2023 Percentage	National Equivalent
A	70,270	59.23%	70,542 (+272)	59.07%	23.9%
B	25,080	21.14%	25,362 (+282)	21.24%	21.8%
C	15,590	13.14%	15,737 (+147)	13.18%	21.7%
D	5,010	4.22%	5,072 (+62)	4.25%	14.9%
E	1,910	1.60%	1,930 (+20)	1.62%	9.9%
F	530	0.45%	529 (-1)	0.44%	4.9%
G	200	0.17%	199 (-1)	0.17%	2.7%
H / I	40	0.03%	40 (=)	0.03%	0.2%
Total	118,630	100%	119,411	100%	100%

Figure 1 Council Tax by Band



2.1.2 The data shows that 93.5% of properties in the city are classified in Bands A-C compared to 64.9% nationally, with 59.07% of properties classified in Band A compared to 23.9% across England. This continues the trend of previous years with minimal change to the percentage makeup of the housing market in Stoke-on-Trent.

2.2 Housing Completions

2.2.1 The data below shows that there has been a total of **489 gross units** completed during the monitoring year which includes 434 new build properties. This is a decrease in new housing completions in comparison to the previous monitoring year, which likely reflects economic conditions within the current housing market resulting in a decline in house building. However, there has been a significant increase in housing units under construction, as detailed in [2.5 Housing Under Construction](#), which are expected to contribute to housing completions next year. This is predominantly due to a number of larger sites, which are under construction and continue to feed into completion numbers, including Land to the west of Caverswall Lane; Land at Park Hall and Anchor Road; Trentham Fields; Former Royal Doulton Works; Former St Peters High School and Land off Biddulph Road.

Picture 1 11951 - Land off, Biddulph Road, Chatterley Whitfield



Picture 2 11320 - Land to the west of Caverswall Lane



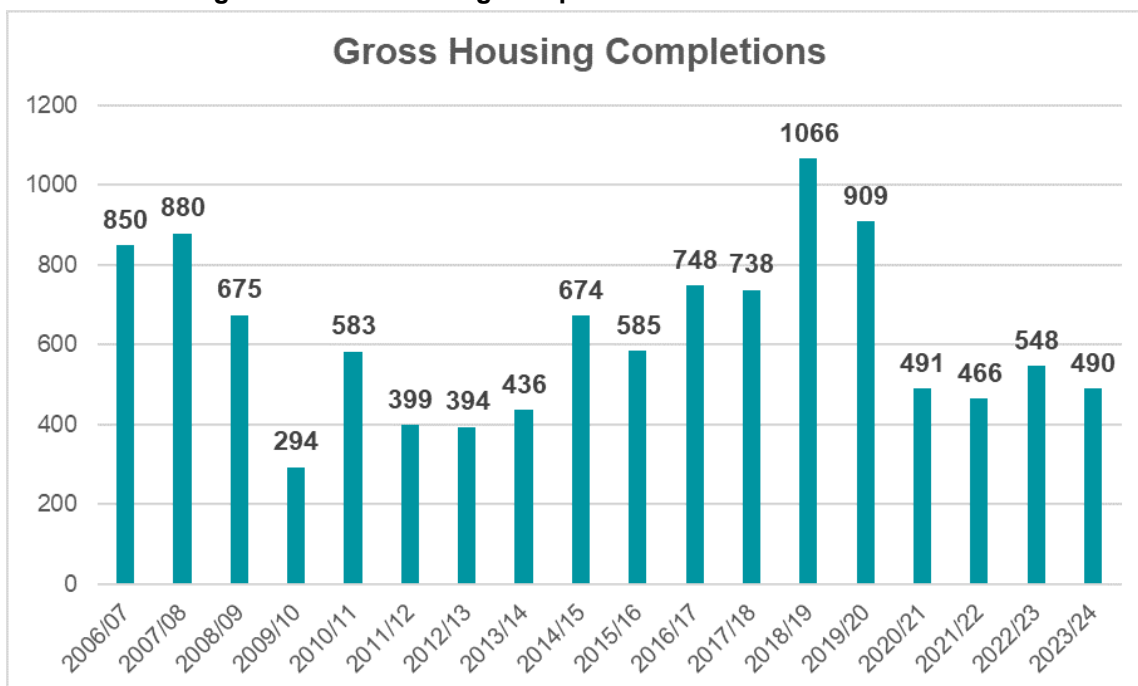
Table 4 Housing Completions by Year

Measure	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Gross Units Completed (including self-contained student units)	1066	909	491	466	548	489
New Build	939	688	443	393	463	434
Change of Use / Dwelling Conversions	110	211	48	73	85	55
Gypsy and Traveller Accommodation	5 Transit and 12 permanent pitches	0	0	0	0	0
Losses from Change of Use to Non-Dwelling	29	27	15	11	13	10
Total Demolitions	24	5	0	0	58	29
Communal Accommodation (including student halls, care homes, hostels etc.)¹	0	24	6 (11 bedrooms / 1.8)	0	47	0
Net additional dwellings	1008	879	482	455	477	450

¹ A ratio is applied to communal accommodation completions. The ratio applied to communal accommodation, other than student halls, will be based on the national average number of adults in all households, with a ratio of 1.8. For student accommodation the ratio is 2.5.

2.2.2 The number of gross completions for each monitoring year is set out below to demonstrate progress made since 2006. Please note the figures from 2015/16 onwards include Extra Care, residential institutions, houses in multiple occupation and student accommodation.

Figure 2 Gross Housing Completions from 2006/07 to 2023/24



Housing Types

2.2.3 The table below provides a breakdown of housing types completed during the monitoring year.

Table 5 Housing Type Completions

Type of Housing	2020/21	2021/22	2022/23	2023/24
1 Bedroom Flat	125	100	131	89
2 Bedroom Flat	44	48	14	1
3 Bedroom Flat	1	4	0	0
4+ Bedroom Flat	0	0	0	0
Total Number of Flats	170 (35%)	152 (34%)	145 (30%)	90 (19%)
1 Bedroom House	0	21	16	14
2 Bedroom House	65	64	63	47
3 Bedroom House	146	178	210	223
4+ Bedroom House	109	37	49	101

Type of Housing	2020/21	2021/22	2022/23	2023/24
Total Number of Houses	320 (65%)	300 (66%)	338 (70%)	385 (81%)
Student Bedrooms	0	3	0	0
HMO Bedrooms	52	4	54	116
Communal bedrooms	11	0	94	0
Gypsy and Traveller Provision	0	0	0	0
Children Homes	0	0	5	5

Affordable Housing

2.2.4 There were 55 affordable units constructed within the monitoring year which is a significant decrease from the previous year where 178 units were delivered. It is worth noting that the number of affordable units delivered in the previous year were considerably higher due to the completion of the Former Workshops for the Blind site which was a fully affordable scheme delivering 65 completions in 2022/23.

Table 6 Affordable Housing Completions

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Affordable Housing Completions	339	26	34	53	113	0	178	55

2.2.5 The table below shows the development schemes that provided affordable housing completions this year.

Table 7 Sites with Affordable Housing Completions

Planning Application Reference	Address	Development Description	Amount of Affordable Housing
65856	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	12

Planning Application Reference	Address	Development Description	Amount of Affordable Housing
63966	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	12
67321	Land to North East of Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Erection of 17no. affordable dwelling houses and 12no. affordable apartments with new vehicular access	12
65663	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Erection of 44 no. dwelling houses including access (with associated hedgerow removal) and associated infrastructure (Amended Description and Plans)	7
57901	Land off, Chessington Crescent, Trentham	Residential Development - 227	6
64947	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Construction of 6no. two storey dwellings and a 3 storey building comprising 6no. apartments together with associated access, car parking and landscaping	6

2.3 Location of New Housing

2.3.1 During this monitoring year, 38% of all new and converted dwellings were completed on previously developed land. This is a decrease from previous monitoring figures and is due to large greenfield developments progressing.

Table 8 Location of New Housing (Previously Developed Land and Greenfield)

	2020/21	2021/22	2022/23	2023/24
Previously Developed Land	461 (93.9%)	387 (83%)	394 (72%)	187 (38%)
Greenfield	30 (6.1%)	79 (17%)	154 (28%)	302 (62%)

Table 9 Location of New Housing (Inner Urban Core and Outer Urban Area)

	2020/21	2021/22	2022/23	2023/24
Inner Urban Core	194 (40%)	226 (48%)	140 (25%)	88 (18%)

	2020/21	2021/22	2022/23	2023/24
Outer Urban Area	297 (60%)	240 (52%)	408 (74%)	401 (82%)

2.4 Gypsy and Travellers

2.4.1 No new gypsy and traveller pitches were granted for Gypsy and Traveller accommodation within the 2023/24 monitoring period.

Table 10 Gypsy and Traveller Pitches Approved

	2019/20	2020/21	2021/22	2022/23	2023/24
Travellers Sites Approved	0	0	0	0	0

2.5 Housing Under Construction

2.5.1 There were **1328 gross units** under construction at the time of monitoring this year, which is a consecutive increase in comparison to the previous two years.

Table 11 Housing Under Construction

	2020/21	2021/22	2022/23	2023/24
Under Construction	502	485	880	1328

2.5.2 This high number of housing units under construction is due to a number of larger sites making significant progress, and will likely result in an increase in housing completions in the upcoming monitoring years. The table below shows some of the key projects which are currently under construction.

Table 12 Sites Under Construction

Planning Application Reference	Address	Development Description	Number of Units Under Construction
64851	Former Stoke Police Station, Boothen Road, Stoke, Stoke-on-trent, ST4 4AH	Part demolition, conversion and extension to former police station to form student apartments together with ancillary car parking	177

Planning Application Reference	Address	Development Description	Number of Units Under Construction
67346	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Mixed use development comprising: i) the demolition of certain existing buildings and structures on the site and the erection of a residential apartment building (Use Class C3) with private amenity space for residents and ground floor retail/leisure floorspace (Class E/ Sui Generis) (cont.)	174
64457	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/ VAR)	71
63169	Land east of Woodbank Street, North of Baptist Street and west of Bournes Bank , Burslem, Stoke on Trent	Residential development of 43no. dwellings with associated access and ancillary works together with the repair and restoration works to 3no. existing kilns	43
67087	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Erection of 181 dwellings with associated landscaping, open space, highways and drainage (reserved matters pursuant to 64391/VAR)	31
63695	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3),	28

Planning Application Reference	Address	Development Description	Number of Units Under Construction
		access, landscaping, car parking and associated works	
65663	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Erection of 44 no. dwelling houses including access (with associated hedgerow removal) and associated infrastructure (Amended Description and Plans)	14

Picture 3 11955 - Former Stoke Police Station



Picture 4 12396 - Land at Park Hall Road and Anchor Road



2.6 Brownfield Register

- 2.6.1** The Town and Country Planning (Brownfield Land Register) Regulations 2017 came into force on 16 April 2017. The regulations require local planning authorities to prepare, maintain and annually publish registers of previously developed (brownfield) land. Brownfield Land Registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development..
- 2.6.2** The Register can consist of two parts:
- Part 1 is a list of all sites considered to be appropriate for residential development.
 - Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Planning Permission in Principle (PIP).
- 2.6.3** The council is not currently proposing that any sites will be included within Part 2 of the register. However, sites may be included within Part 2 following adoption of the Local Plan when the most appropriate directions for development have been considered and decided.
- 2.6.4** The Stoke-on-Trent Brownfield Register 2023 was produced in line with government guidelines and is a review and update of the approved Brownfield Land Register 2022. The Register includes 205 sites, with 51 sites no longer classified as brownfield land, as they have been developed or do not meet the specified criteria, but remain on the register for historical reasons. As such, the register holds 154 active sites, the majority of these (97 sites) currently benefit from planning permission.
- 2.6.5** The Brownfield Register is available to view at [Stoke-on-Trent Brownfield Register 2023](#).

2.7 Five Year Housing Land Supply

- 2.7.1** The updated NPPF (December 2023) amended requirements for local planning authorities to identify a continuous five year supply of housing land. As the council does not currently have an adopted local plan that is less than five years old, and the emerging local plan has not been submitted for examination, or reached Regulation 18 or 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stages, a minimum of five years supply of housing land must be identified, as part of our strategic planning function.
- 2.7.2** As stated in the introduction section, at the time of writing this report, the Government have announced proposed changes to the NPPF and the requirement and methodology for calculating Local Housing Need and a five year supply of housing land. However, these proposed changes have not yet come into

force and will likely come into force during the next monitoring year dependent on the outcome of the consultation. Therefore, any subsequent changes to the NPPF will be considered when the new NPPF is published.

2.7.3 Being able to demonstrate whether an authority has a five year supply or not, is an important material consideration when determining planning applications for new housing. However, it does not itself provide justification for approval or refusal of a planning application, and other material considerations would also be considered. The Five Year Housing Land Supply Statement 2023 has a base date of the 1st April 2023 and supersedes previous statements published by the council. The statement demonstrated that Stoke-on-Trent has **5.64 years' worth of supply** when calculated against the local housing requirement.

2.7.4 The statement is available to view at [Stoke-on-Trent Planning Services Five Year Land Supply Statement 2023](#).

2.8 Self-Build and Custom Build

2.8.1 The Self-Build and Custom House Building Act 2015 requires local authorities to keep a register of individuals and community groups locally who want to acquire land for self-build homes and to have regard to these registers in carrying out its planning function. This allows the council to determine the overall level of demand for self-build and custom-build houses in our area. Further information is available through the following the links:

- [Government Guidance: Self-build and custom house building](#);
- [Stoke-on-Trent City Council: Building your own property](#);
- and [Stoke-on-Trent Housing Strategy 2022 - 2027](#).

3 Economy

3.0.1 The economy of Stoke-on-Trent has seen a significant shift over the past four decades, from the traditional manufacturing industries, towards a more service-orientated economy, with a particular rise in the logistics and distribution industries.

3.0.2 Key contextual monitoring indicators relating to the city's economy for the 2023-24 monitoring year are set out below:

- The GCSE data for 2022/23 shows that 65.3% of pupils achieved a standard pass (grade 4-9) in English and 59.9% of pupils achieved a strong pass (grades 5-9) in Maths. This is an increase from the previous year's results with pass rates of 59.5% in English and 38.2% in Maths. The England average for grades 4/C or above in English and Maths stands at 65.4%.
- The current economically inactive level is 23.1% (36,500 persons), which is a decrease from the previous year's total of 24.3% (38,200 persons). The GB average is currently 21.4% (Source: [ONS, 2024](#)).
- The Claimant Count has risen to 10,050 (6.2%) compared to the 9,210 (5.7%) the previous monitoring year, which is higher than the England average of 4.1% (Source: [ONS, 2024](#)).
- Median weekly earnings by resident have risen to £587.80 per week, however, this still remains below the GB equivalent of £682.60. (Source: [ONS, 2023](#)).

3.1 Employment

3.1.1 This section will explore employment development that has taken place within this monitoring year, including industrial; research; and storage and distribution.

3.1.2 Statistics relating to office development will also be reported in this section, but has been separated from the aforementioned employment types to enable a greater understanding of development trends for office uses.

3.1.3 It is important to note that there are typically a significant number of changes of use that occur over the course of the monitoring year, resulting in development changing planning use classes. Whilst some losses of floorspace may account for changes of use to non-employment uses, losses of floorspace may also have resulted in a gain of floorspace in another employment use class (e.g. a change of use from B2 (general industry) to E (commercial, business and service) and may be counted as additional floorspace in a later section of this report.

Employment Completions

3.1.4 During the monitoring year, there has been **20,122m² gross** and **-4,705m² net** of employment floorspace completed. The negative net employment floorspace is due to a number of change of uses which have taken place, as well as

development schemes resulting in an overall net loss of floorspace, such as 200 Scotia Road, Burslem comprising selective demolition and reconfiguration of B2 and B8 units resulting in 14,672 m² of gross floorspace but a net loss of -9,768m².

3.1.5 The total land area developed for employment uses was 11.49 hectares (gross). This is equivalent to approximately 16 football pitches.

3.1.6 All completed E(g)(ii), E(g)(iii), B2 and B8 use class developments are included in these figures. These Use Classes are defined below for information:

- **E(g)(ii)** (Formally B1b) – research and development of products or processes
- **E(g)(iii)** (Formally B1c) – Industrial uses for processes which can be carried out in a residential area
- **B2** – general industry
- **B8** – storage or distribution

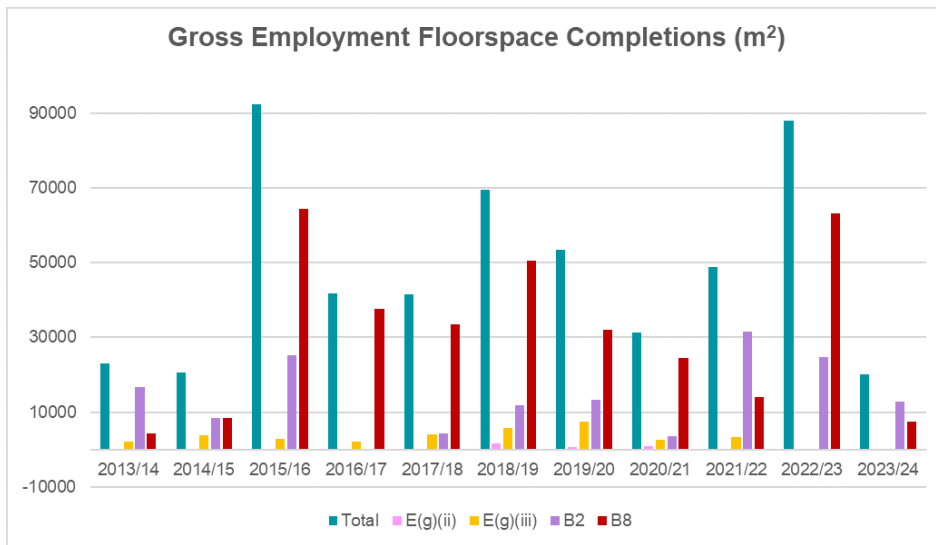
3.1.7 The employment floorspace completions for the previous three years and the 2023/24 monitoring year are shown in the table below. The table breaks down the amount of floorspace that has been completed by each use class.

Table 13 Employment Floorspace Completions

	2020/21	2021/22	2022/23	2023/24	Use Class Breakdown
Gross Floorspace Completed (m²)	31,229	48,884	88,123	20,122	E(g)(ii): 246 E(g)(iii): -458 B2: 12,832.5 B8: 7,501.5
Net Floorspace Completed (m²)	29,984	48,651	87,839	-4,705	E(g)(ii): -141 E(g)(iii): -458 B2: 612.5 B8: -4,718.5

3.1.8 The bar chart below shows the amount of gross employment floorspace that has been completed from 2013/14 to 2023/24. This demonstrates that there has been a significant decline in employment development completions since the previous monitoring year, and in comparison to other monitoring years, as 2023/24 recorded the lowest gross employment floorspace completions. This is likely due to current economic conditions and the decline across various industries.

Figure 3 Gross Employment Floorspace Completions



3.1.9 However, there has still been some key employment sites across the city, which have contributed to the overall gross completions figure through new employment development including Brown McFarlane, New Century Street; Ivy House Foundry Leek Road; City Island Business Park, Whieldon Road; Former Colliery Workshop, Norton Industrial Estate; and The Tile Works, Ellgreave Street.

Picture 5 11438 - Brown McFarlane, New Century Street



Employment Under Construction

3.1.10 The city has **-1,573m²** of employment floorspace currently under construction. The overall gross and net floorspace figures are **-1,573m²**, due to large development schemes which are underway at Alexandra House, Chelson Street; and Land at Registry Street. Whilst these schemes will result in a combined loss of **-3,316m²** of employment floorspace, it is important to note that these schemes will provide a net gain of other commercial floorspace, which will be counted as retail and leisure uses.

3.2 Office

Office Completions

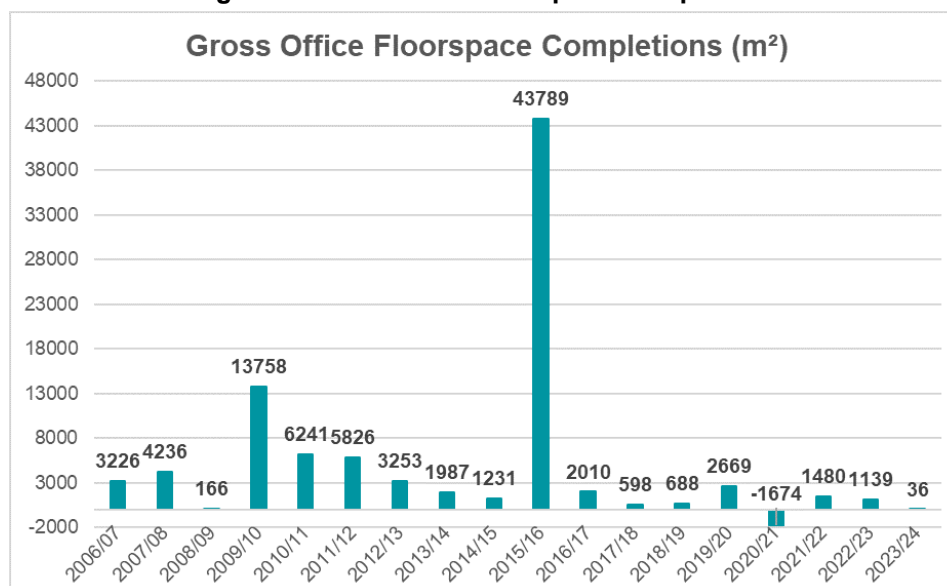
3.2.1 Over the monitoring year, office floorspace completions within the city amount to **36m² (gross)** and **-38m² (net)**. This is made up of only E(g)(i) (Formerly B1a) floorspace. This is a significant decrease on the previous monitoring year, with the minimal floorspace largely owing to a change of use from an office to a residential dwelling at 76 Moorland Road, Burslem. The data continues to show the trend in changing working patterns, due to the increase of flexible and home working following the pandemic, resulting in a decline of new office development.

Table 14 Office Floorspace Completions

	2021/22	2022/23	2023/24	Use Class Breakdown
Gross Floorspace Completed (m²)	1,480m ²	1,139m ²	36m²	E(c)(iii): 0m² E(g)(i): 36m²
Net Floorspace Completed (m²)	1,480m ²	1,032m ²	-38m²	E(c)(iii): 0m² E(g)(i): -38m²

3.2.2 The graph below shows the amount of gross office floorspace completed since 2006.

Figure 4 Gross Office Floorspace Completions



Office Under Construction

3.2.3 The city currently has **312m² (gross)** and **28m² (net)** of office floorspace currently under construction and this should feed into future monitoring years. This gross figure is slightly higher than the previous year's statistic. due to development schemes currently underway at Trent House, Media Way and Norton Colliery

Industrial Estate. However, the net figure is significantly lower due to two changes of use from offices to mixed use schemes that are underway at Brunswick House, 499 Etruria Road and 32 Station Street, Longport.

3.3 Retail and Leisure

3.3.1 This section will review retail and leisure development that has taken place within the monitoring year. This includes uses such as, but not limited to, shops; restaurants and cafes; supermarkets; recreation and sports halls; gyms; and hotels.

Retail Completions

3.3.2 The total gross retail floorspace completed this monitoring year amounts to **1,451m²**. There has been a decrease in retail completions in comparison to the previous monitoring year, with the continuing trend of new retail development being located in predominately 'out of centre' locations with smaller increases 'in centre' completions.

Table 15 Retail Floorspace Completions

	2021/22	2022/23	2023/24	Location Breakdown
Gross Floorspace Completed (m²)	-297m ²	8,605m ²	1,451m²	166m² 'in centre' 0m² 'edge of centre' 1,285m² 'out of centre'
Net Floorspace Completed (m²)	-534m ²	5,195m ²	1,451m²	166m² 'in centre' 0m² 'edge of centre' 1,285m² 'out of centre'

3.3.3 There have been a number of key development schemes contributing to this year's retail floorspace completions as detailed in the table below.

Table 16 Retail Site Completions

Planning Application Reference	Address	Development Description	Gross Floorspace (m ²)	Net Floorspace (m ²)
70299	Pets at Home, Phoenix Retail Park, Phoenix Way, Stoke-on-Trent, ST3 2JB	Installation of a mezzanine floor to be used for a pet care and treatment within use class E, installation of 21 air conditioning units and louvre, fire exit door and staircase and a gas bottle storage unit	700	700

Planning Application Reference	Address	Development Description	Gross Floorspace (m ²)	Net Floorspace (m ²)
65973	Land south east of junction of A50/A527, Sandyford, Stoke-on-Trent	Erection of petrol filling station with ancillary kiosk/ convenience store and including site remediation and engineering works to adjoining land	545	545
67965	Land at Springfields Retail Park, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PD	Erection of a restaurant including a drive-through facility and car park alterations	167	167
68311	Holden Bridge Services Station, Leek New Road, Stoke-on-Trent, ST1 6EH	Replacement forecourt shop along with associated hardstanding to provide additional parking spaces and installation of new external lighting	98	98

Picture 6 12274 - Land south east of junction of A50/A527

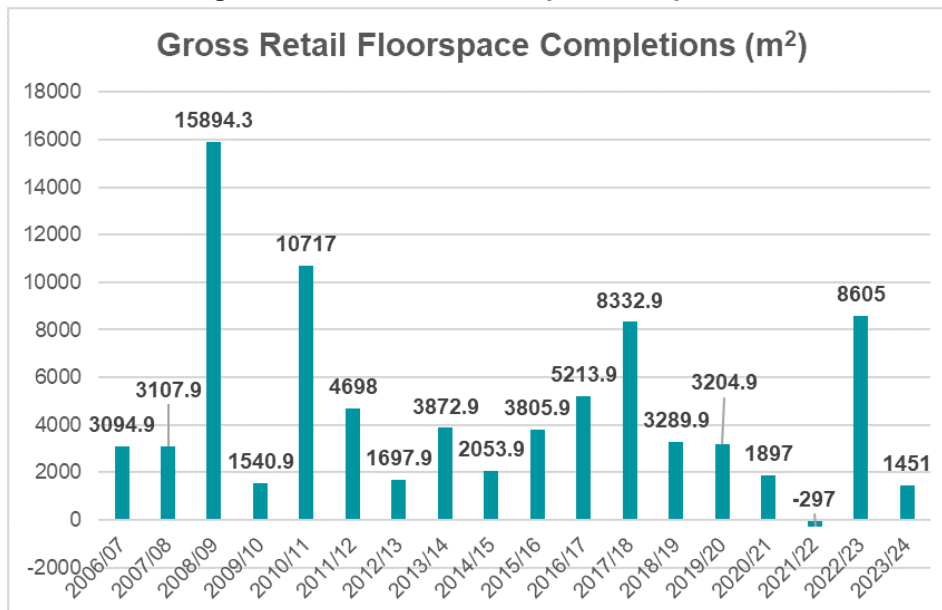


Picture 7 12267 - Holden Bridge Service Station



3.3.4 The graph below illustrates the gross retail floorspace completions per annum from 2006/07 to 2023/24. This information demonstrates how retail floorspace completions fluctuate throughout the years as economic conditions change, and businesses expand or contract.

Figure 5 Gross Retail Floorspace Completions



Retail Under Construction

3.3.5 The city has **2,490m² (gross)** and **1,601m² (net)** of retail floorspace currently under construction. This is a slight decrease compared to the previous monitoring year, however, these statistics demonstrate that the city continues to have a significant amount of new retail floorspace progressing and these development schemes should feed into completions in the upcoming monitoring years.

Leisure and Hotel Completions

3.3.6 The city continues its aim to attract visitors and expand its leisure provision in line with the [Visitor Economy Strategy 2022-2027](#). The city has a number of attractions and holds a number of events throughout the year, for more information about what's on visit the [Visit Stoke Website](#).

3.3.7 The table below shows that there has been a decrease in the amount of leisure floorspace completed within the city over the monitoring year, with a gross and net total of 903m². There has been no new hotel development within this monitoring year.

Table 17 Leisure Floorspace and Hotel Completions

	2020/21	2021/22	2022/23	2023/24
Leisure Floorspace Completed	-198m ² (gross) -250m ² (net)	-825m ² (gross) -825m ² (net)	1,423m ² (gross) 1,423m ² (net)	906m² (gross) 906m² (gross)
Hotel Bedrooms	140 bed Hilton Garden Inn (City Centre)	0	0	0

3.3.8 Last year's figure was considerably higher than previous years due to a new gym opening in the former Aldi store on Springfield Retail Park, however, there have still been key development schemes contributing to leisure floorspace completions this year, including the sites detailed below.

Table 18 Leisure Site Completions

Planning Application Reference	Address	Development Description	Gross Floorspace	Net Floorspace
70488	Unit 4, Garfield Works, Uttoxeter Road, Stoke-on-Trent, ST3 1NY	Change of use to a use including pole dancing, fitness and aerial skills (Use Class E(d))	458m²	458m²
64371	Norton Cricket and Welfare Club, Community Drive, Norton, Stoke-on-trent, ST6 1QF	Expansion of car park and single storey extensions to sports club and changing rooms.	278m²	278m²
70444	Unit 7, Gladstone Industrial Park, Chadwick Street, Longton, Stoke-on-Trent, ST3 1PJ	Change of use of building to extend existing snooker and pool club (Use Class E(d))	287m²	287m²

3.4 Other Development

3.4.1 This section will cover the remaining other development that has progressed within this monitoring year and does not fall under the uses described in the previous sections. This includes uses that are considered 'Sui Generis' and do not fall under any of the other planning use classes, including, but not limited to, hot food takeaways; pubs and bars; car sales and MOT services; live music and entertainment venues; betting shops; and nightclubs.

3.4.2 Additionally, this section will include development of local infrastructure and community facilities, and can be classified under the following use classes:

- **C2** - residential institutions (accommodation and care to people in need of care; residential schools, colleges or training centres; hospitals; nursing homes etc.)
- **C2a** - secure residential institutions (prisons, young offenders' institutions, detention centres, secure training centres etc.)
- **F1** - learning and non-residential institutions (any use not including residential use for the provision of education; display of art; as a museum; as a library; as a public hall; for religion; or as a court of law).
- **F2** - local community uses (community halls, local centres, outdoor sport and recreation facilities etc.)

Other Development Completions

3.4.3 As this section is a new addition to this year's monitoring report, there are no statistics from previous monitoring years to provide comparison. However, the table below details the total gross and net floorspace that has been completed for other non-residential uses.

Table 19 Other Development Completions

	2023/24	Use Class Breakdown
Gross Floorspace Completed (m²)	7,747m²	Sui Generis: 4,558m² C2: -52m² F1: 3,674m² F2: -433m²
Net Floorspace Completed (m²)	7,573m²	Sui Generis: 4,558m² C2: -226m² F1: 3,674m² F2: -433m²

3.4.4 This data demonstrates that there is a significant amount of development taking place within the city that is considered a sui generis use class, as well as learning and non-residential institutions. One of the largest completions is the former Churchill China site on Whieldon Road, which is now operational and has provided over 100 jobs to local people.

3.4.5 There has also been losses of C2 and F2 floorspace, comprising minor demolition works at the YMCA, Harding Road and the change of use of Longton Local Centre to an education and training centre (F1). Some of the key development schemes contributing to these figures are detailed in the table below.

Table 20 Other Development Site Completions

Planning Application Reference	Address	Development Description	Gross Floorspace	Net Floorspace
68354	Wood Mitchell Printers Limited, Festival Way, Etruria, Stoke-on-Trent, ST1 5TH	Change of use to a mixed use (Sui Generis Use Class) comprising warehousing, retail, car valeting and ancillary offices together with creation of additional mezzanine floor area for storage purposes with detailing bays.	3,054m²	3,054m²
67960	Former Churchill China, Whieldon Road, Stoke, Stoke-on-Trent, ST4 4HQ	Change of use from B8 (warehousing and open storage) to a mixed use inclusive of a transport depot and undertaking of MOT's along with associated development to include four maintenance buildings, a temporary building, substation, 3 portable buildings and an open sided storage building along with associated hardstanding and landscaping (part-retrospective)	2,851m²	2,851m²
67503	Discover Academy, Discovery Drive, Bentilee, Stoke-on-Trent, ST2 0GA	Erection of two storey school building and associated landscaping and access (retrospective)	1,092m²	1,092m²

Picture 8 12480 - Former Churchill China, Whieldon Road



Other Development Under Construction

3.4.6 The city currently has **24,022m² (gross)** and **17,911m² (net)** floorspace under construction for other sui generis, local infrastructure and community development uses, which will feed into the completion figures in upcoming monitoring years. The table below specifies some of the larger development schemes that are underway.

Table 21 Other Development Sites Under Construction

Planning Application Reference	Address	Development Description	Gross Floorspace	Net Floorspace
69003	Land west of Weston Road, Stoke-on-Trent	Development of a new secondary school with sixth form, together with associated sports facilities and playing pitches, provision of car parking spaces and associated access, drainage, landscaping and solar roof panels	11,157m²	11,157m²
68931	Haywood Hospital, High Lane, Burslem, Stoke-on-Trent, ST6 7AG	Demolition of existing building and erection of new outpatients building, installation of roof solar panels and associated landscaping	4,023m²	1,486m²

Planning Application Reference	Address	Development Description	Gross Floorspace	Net Floorspace
67346	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Mixed use development	3,744m ²	3,744m ²

3.5 Levelling Up Projects and Strategic Projects

3.5.1 The council continues to progress key projects funded by the Government's Levelling Up funding as set out below:

3.5.2 The Goods Yard, Glebe Street, Stoke – the development continues to progress with the erection of a residential apartment building with ground floor retail/leisure floorspace, refurbishment and conversion of the two-storey basement for use as a food hall, events space and/or workspace, and refurbishment of the existing Signal Box building to create a flexible space.

Picture 9 12216 / 12476 - Goods Yard, Glebe Street



3.5.3 Crown Works, The Strand, Longton - site preparation and clearance works have begun on the former Crown Works site, which will deliver partial retention and partial demolition of existing buildings and erection of 59 apartments (Use Class C3) for persons aged over 55, with car parking, fencing, external landscaping and associated works.

3.5.4 Work continues in regards to other Levelling Up projects, including Spode Works and Former Tunstall Library.

4 Transport

4.0.1 The council continues to invest into the improvement of the road network across the city to improve traffic movement, and open up areas for development. Some key schemes to be noted are detailed in the table below.

Table 22 Highways Projects

Location	Project	Expected Completion Date
Weston Road	Highway drainage	September 2024
Limekiln junction	Traffic management (BSIP)	October 2024
Scotia Road	Safety highway	December 2024
Trentham Road / Stanley Matthews Way	Safety highway and traffic management (BSIP)	March 2025
City Road / A500 interchange	Safety highway (BSIP)	March 2025
Weston Road / Parkhall Road	Safety highway	March 2025
Stoke Road / A500 interchange	Safety highway (BSIP)	June 2025
Red Routes: various locations on key bus corridors	Traffic management (BSIP)	September 2025

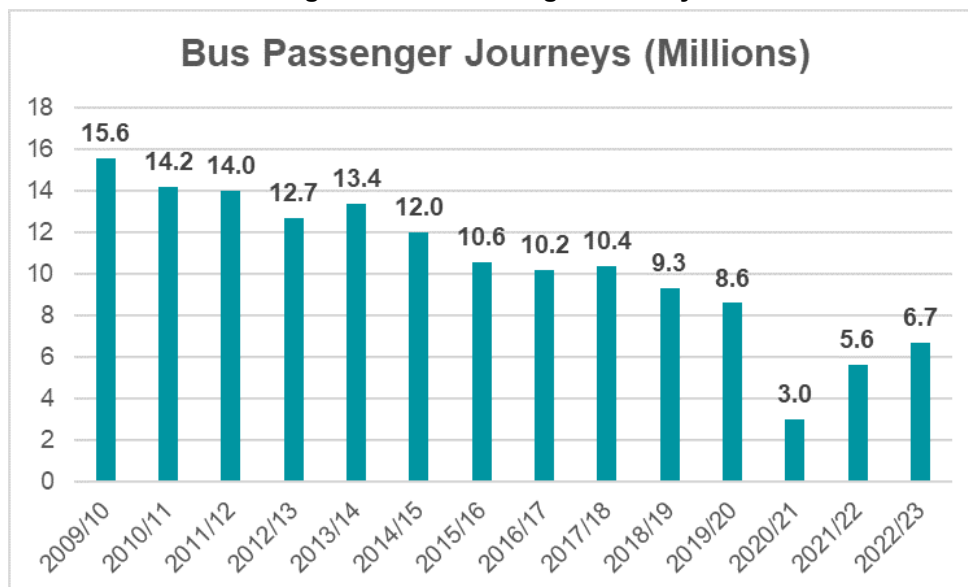
4.1 Buses

4.1.1 Bus passenger journeys in Stoke-on-Trent increased from 5.6m in 2021/22 financial year to 6.7m in 2022/23. That equates to 26 per annum per head of population, still considerably below the West Midlands average of 42.5. Whilst confirmed figures are not yet available for 2023/24, there is expected to be a further increase due to the national £2 single fare initiative being extended through to November 2024, and also the introduction of a local affordable fare initiative, which commenced in July 2023 and will operate through to March 2025.

4.1.2 Our Enhanced Bus Partnership has also leveraged funding to enable service enhancements to be introduced, with the first phase in March 2024 and two further phases due in September 2024 and January 2025. For further information in regards to the Stoke-on-Trent Bus Service Improvement Plan (BSIP) [Stoke-on-Trent City Council's Enhanced Partnership Plan and Scheme | Stoke-on-Trent City Council's Enhanced Partnership Plan and Scheme | Stoke-on-Trent](#)

4.1.3 The bar chart below illustrates the trend in bus journeys within the city from 2009 to 2023.

Figure 6 Bus Passenger Journeys



4.2 EV Charging

4.2.1 Electric charging points are an important requirement for the city, as electric cars become popular and the number of vehicles increases. A number of electric charging points are being installed across private and public sector sites. An up-to-date map of Stoke-on-Trent City Council's charge points and other charge points located in the district and across UK are available through a number of websites and, in particular, the [Charging Points and Electric Vehicles: EV charging stations UK Zap Map](#).

4.2.2 The council is working hard with commercial partners to increase the availability of EV charging in the city. A key element of this is the authority's planning process, which places a requirement on developers to provide EV charging facilities in new development sites.

Council Projects

4.2.3 The Low Emission Taxi Infrastructure Scheme (LETIS) is now complete. This consists of rapid chargers on five council-owned car parks with a mix of parking bays for taxis and the public. More information regarding where charging points have been installed can be found at the [Stoke-on-Trent City Council EV Charging Webpage](#).

4.2.4 The council is also part of a consortium of other Midlands' authorities to deliver a first, pilot phase of the Low Emission Vehicle Infrastructure Fund (LEVI), providing approximately 50 slower (overnight) chargers in residential areas where private off-street parking and charging is not available to residents. A provider has been selected and delivery will be during 2025. Business case preparation has started for the next, larger LEVI phase, for which the council has been indicatively

awarded a total of £2.7m for delivery of approximately 300 more residential charge points, with delivery starting no earlier than 2026. Some of this funding will also be used to offer cable gullies across the pavement for residents who have no off-street parking and wish to use their own domestic charging facilities. A pilot of this is proposed for early 2025

4.3 Air Quality

- 4.3.1** Tackling air pollution continues to be a priority for the city. It's widely known that poor air quality is associated with a number of adverse health impacts and is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society; children, the elderly, and those with existing heart and lung conditions, and there is also often a strong correlation with equalities issues.
- 4.3.2** The main pollutant of concern is nitrogen dioxide (NO₂) and Stoke-on-Trent is no different to other cities in that it continues to have some exceedances, with exhaust emissions being the major source. Our local air quality monitoring shows that there has been a significant decrease in concentrations in all areas since the COVID pandemic. Traffic numbers appear to have reached a new lower normal to pre-COVID pandemic numbers. However, despite the reduction in concentrations, at least one more year of monitoring data is needed before we can conclude that these reductions are sustainable.
- 4.3.3** Whilst it is encouraging to see continued downward trends in all of our monitoring data, we know that there is still more to do. Balancing health and wellbeing, protecting the environment and working towards improving air quality, whilst enhancing our local economy by encouraging investment and development in our city is a challenge, yet something we continue to champion.
- 4.3.4** It's also acknowledged that actions to improve air quality require a joined-up approach and that several council plans, projects and strategies contribute directly or indirectly. Our specialist air quality officers work closely with colleagues across the organisation in Public Health; Planning; Highways; Transportation; and Economic Development, to ensure that improving air quality is not considered in isolation and links into other workstreams accordingly.
- 4.3.5** Similarly, public and community support is necessary to translate action plans into positive outcomes.
- 4.3.6** Examples of how we engage to achieve this are highlighted below:
1. Success in the [Transforming Cities bid](#), and [Taxi and Private Hire Electric Vehicle Charging Infrastructure](#) is worthy of note.
 2. Continued collaborative work with Newcastle-under-Lyme Brough Council and Staffordshire Highways Authority to formulate actions for inclusion in the

North Staffordshire Local Air Quality Plan (NSLAQP) to achieve compliance with the European Union Air Quality Limit Value (EULV) for NO₂ in response to the Ministerial Direction.

3. We continue to work with schools to encourage active travel through use of School Travel Plans and the Walk to School outreach, Living Streets.
4. Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council and Stafford Borough Council have jointly been awarded £787,500 through the [Government's Ultra Low Taxi Infrastructure Scheme](#) to install 30 electric vehicle (EV) rapid charges in council-owned car parks for use by taxis and private hire vehicles and the general public. More information can be found on the [Stoke-on-Trent City Council EV Charging Points webpage](#).

4.3.7 Information on how you can get involved and help to improve air quality is available on [The Clean Air Hub](#):

- Avoid using the car, especially for short journeys – walk instead, new signposting in the city gives information on distances and route finding.
- Encourage people to walk – check out our [local parks](#).
- Encourage increased use of cycle-trails (lanes) – check out our [cycling routes](#).
- Promote the use of public transport such as buses – see the [Council's travel webpage](#).
- Promote the availability of lift sharing – see [Find people to car share with on Liftshare and save money on your trip!](#)
- Use water-based or low solvent paints, glues, varnishes and wood preservatives, look for brands with a low VOC content.
- Make sure your home is well ventilated especially during DIY or cleaning.
- Have your central heating system checked regularly to avoid risking exposure to toxic carbon monoxide. Make sure you use a Gas Safe registered engineer.
- Keep wood stoves and fireplaces well maintained, and make sure that wood burners are exempted for use in smoke control areas. Visit [Burn Better, Breathe Better](#).
- Ready to use wood bought from a [Woodsure Certified Supplier](#) will offer the following benefits:
 - Dry, Ready to Burn wood/logs & briquettes make any appliance more efficient;
 - Burning dry wood instead of wet wood is part of the solution to reducing the impact on our environment;
 - Burning wet wood increases emissions and has a greater impact on air quality;
 -



Look for the Woodsure logo:

- Be energy efficient - make sure your house is well insulated.
- Avoid having bonfires to dispose of waste and never burn household waste, especially plastics, rubber and treated timber. See our webpages for advice on [what can I do with my rubbish?](#)

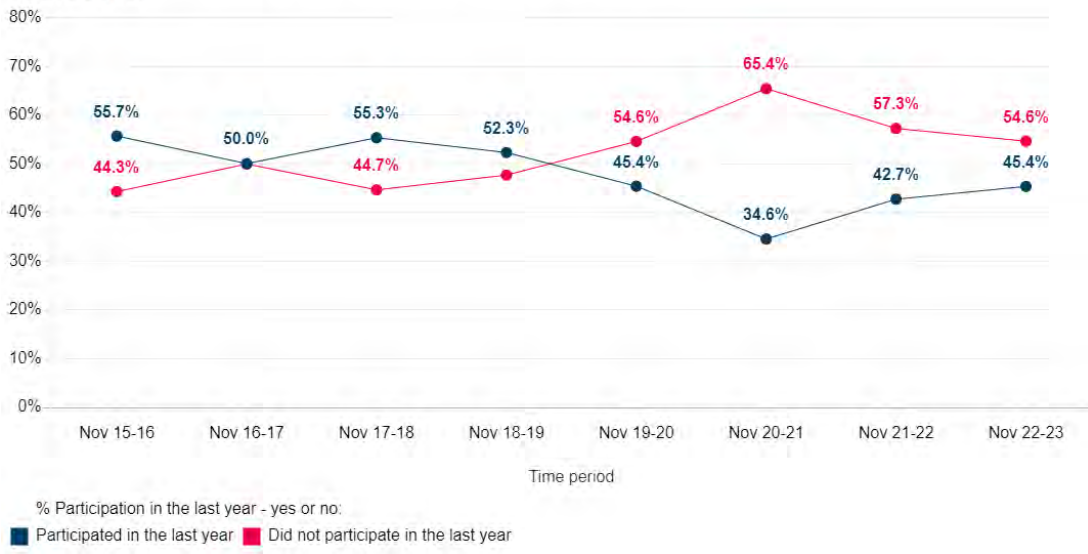
4.4 Active Travel

- 4.4.1** Active travel means making journeys in physically active ways including walking, wheeling (using a wheelchair or mobility aid), or cycling. This can offer a convenient, affordable, and accessible way to be move more, whilst getting from place to place.
- 4.4.2** Active Travel England is the Government's executive agency responsible for making active travel the preferred choice for everyone to get around in England, with an objective of 50% of journeys in England to be walked, wheeled or cycled by 2030. More information can be found on the [Active Travel England website](#).
- 4.4.3** Stoke-on-Trent City Council began the initial stages of the redevelopment of Station Road and College Road in Spring 2023. The redevelopment aims to provide a safe and attractive travel corridor connecting Stoke-on-Trent rail station, Hanley city centre and the City Centre Bus Station. The scheme will promote more sustainable modes of travel, as well as encouraging active travel by creating dedicated space for cyclists and pedestrians in a pleasant and healthier environment along this route that stretches just over a mile. The work is being funded as part of the £29 million awarded to the Council from the Government's Transforming Cities Fund and Department for Travel's Active Travel Fund. More information can be found on the [Transforming Cities Fund webpage](#).
- 4.4.4** Sport England annually update their Active Lives survey to understand activity levels across the country and in the local population, including exploring trends in those who take part in active travel. The last update was released in November 2023 and can be viewed in full on the [Sport England website](#).
- 4.4.5** The graph below shows that there has been an increase in people participating in active travel within the City since the previous survey in 2022, amounting to 45.4% of the population compared to 42.7%. This is lower than the national percentage, which amounts to 56.9% of the population participating in active travel, however, the local data shows that there continues to be a steady increase in local participation in the years post-pandemic.

Figure 7 Local Participation in Active Travel

Participation in the last year - yes or no by activity - Stoke-on-Trent LA

Active travel



5 Health and Wellbeing

5.0.1 Health and wellbeing are key to improving the quality of life of residents across the city. The city's life expectancy has slightly increased from the previous statistics with a male average being 75.6 years and female average being 79.9 years. However, this continues to be below the national average with the life expectancy of male average being 78.9 years and female average being 82.8 years (Source: Public Health England - Rolling three-year average).

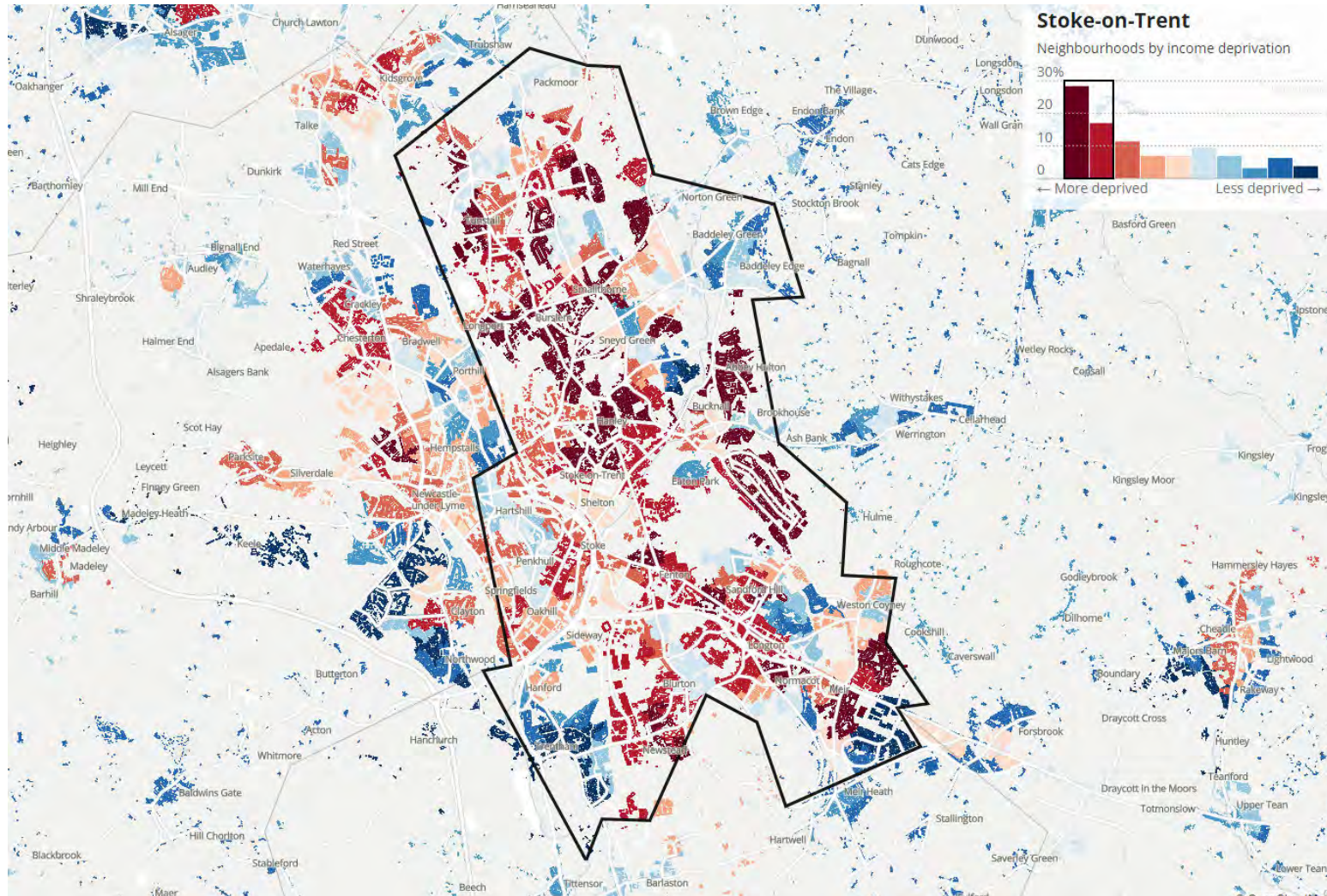
5.1 Deprivation Level

5.1.1 The 2019 edition of the English Indices of Deprivation was the latest release from the Ministry of Housing, Communities & Local Government. Whilst the 2019 statistics are almost five years old, there are some key messages to be noted:

- The city remained the 14th most deprived district in England – out of 317 districts - compared with 326 districts on the 2015 index, and 16th in 2010 and 2007.
- In terms of Income Deprivation Affecting Children, the city is ranked as 18th most deprived compared with 26th in the 2015 index.
- In terms of Income Deprivation Affecting Older People the city is ranked as 55th most deprived compared with 48th in the 2015 index.

5.1.2 The map below shows the local deprivation profile of Stoke-on-Trent (Source: [ONS, 2021](#)). The statistics show that, out of 159 neighbourhoods in Stoke-on-Trent, 72 were among the 20% most income-deprived in England (illustrated by the first two bars in the top right of the map coloured red), and 16 were among the 20% least income-deprived in England (illustrated by the last two bars on the top right of the map coloured blue).

Map 2 Stoke-on-Trent Local Deprivation Profile

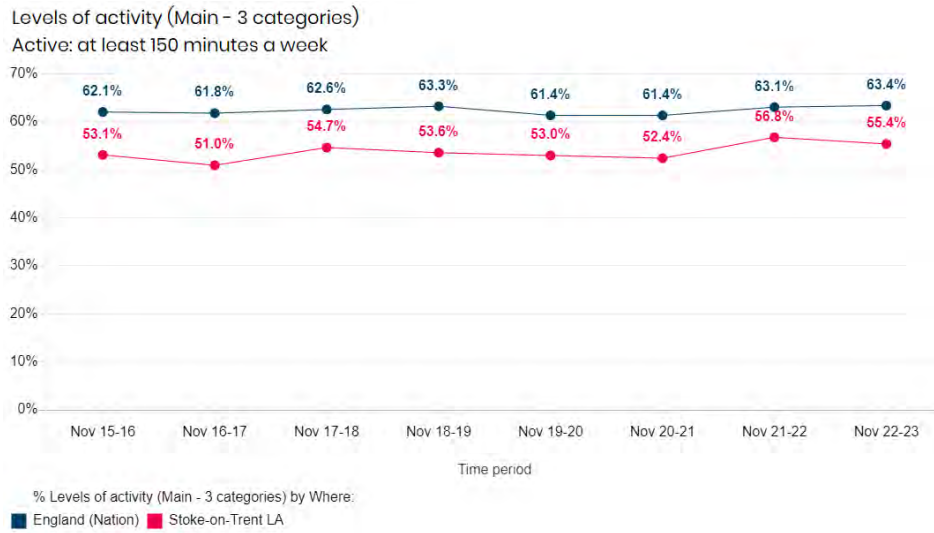


5.2 Population Activity Level

5.2.1 This section explores the local levels of activity data as reported in the Sport England Active Lives survey.

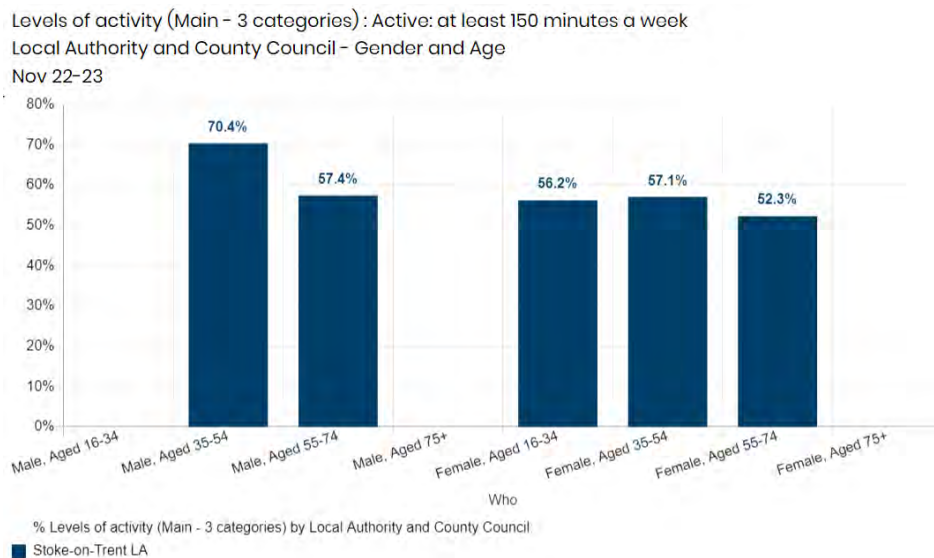
5.2.2 The survey set out that, within Stoke-on-Trent, 55.4% of adults are active for at least 150 minutes a week. This is a slight decrease from 56.8% recorded the previous year. This continues to be lower than the national average at 63.4%.

Figure 8 Active Lives Survey - Levels of Activity



5.2.3 When considering the breakdown of gender and age, the chart below shows that the age group undertaking the most activity is males aged between 35 and 54 (70.4%), which remains the same as the previous year. The group ranking the lowest for undertaking at least 150 minutes of activity a week continues to be females aged between 55 and 74 (52.3%).

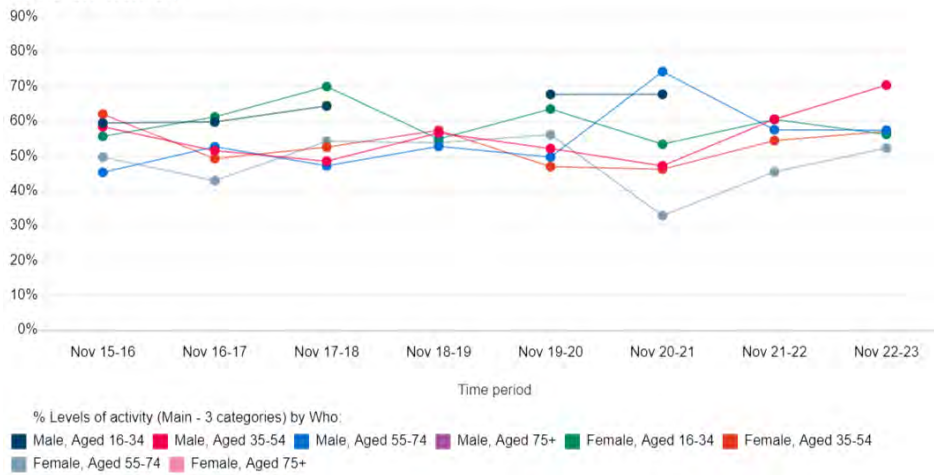
Figure 9 Active Lives Survey - Breakdown by Age



5.2.4 The graph below further considers how activity has changed since 2015/16 between males and females. This shows that there has been a decrease in levels of activity for females aged between 16-34 since the previous survey, whilst there has been an increase in activity for females aged between 35-74. Levels of activity also continue to increase for males aged between 35-54, whilst the statistics for males aged between 55-74 remain largely the same.

Figure 10 Active Lives Survey - Breakdown by Age between 2015 - 2023

Levels of activity (Main - 3 categories) : Active: at least 150 minutes a week - Local Authority and County Council - Gender and Age
Stoke-on-Trent LA



5.3 Crime Figures

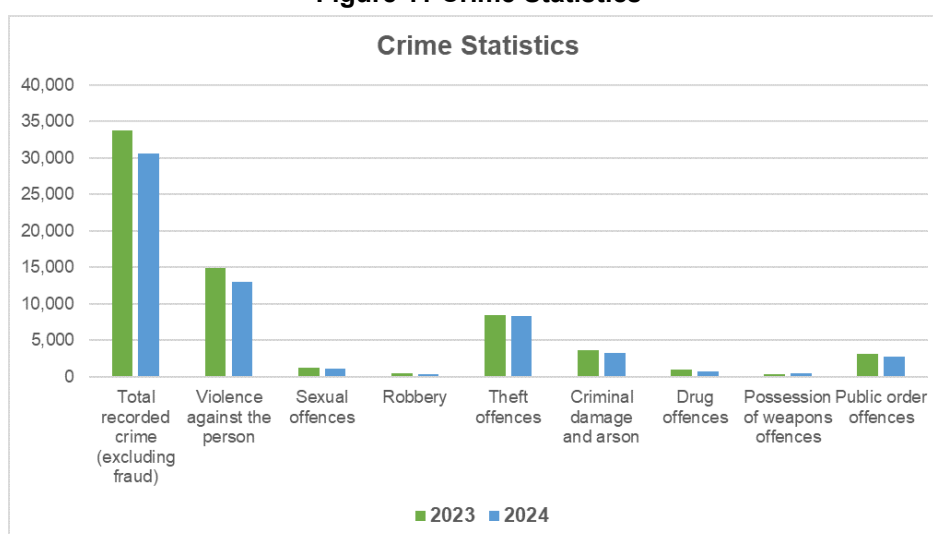
5.3.1 The table below shows the crime statistics within Stoke-on-Trent between March 2023 and March 2024, as reported by the [ONS Centre for Crime and Justice](#). The data illustrates a decrease in total recorded crime in 2024 compared to the previous year, with a reduction of 3,249 (-9.6%) total recorded crimes.

Table 23 Crime Statistics

Offences	2022/23	2023/24	Percentage Change from 2023
Total recorded crime (excluding fraud)	33,841	30,592	-9.6%
Violence against the person	14,878	12,956	-12.9%
Sexual offences	1,282	1,057	-17.6%
Robbery	414	362	-12.6%
Theft offences	8,499	8,384	-1.4%
Criminal damage and arson	3,600	3,254	-9.6%
Drug offences	929	744	-19.9%
Possession of weapons offences	375	427	+13.9%
Public order offences	3,111	2,773	-10.9%

5.3.2 The bar chart below provides an illustrative comparison of the data above. This shows that there has been a decrease in all offences specified compared to 2023, with the exception of possession of weapons offences which have increased by 52 (13.9%).

Figure 11 Crime Statistics



5.3.3 The current crime rate in Stoke-on-Trent at 117.7 crimes per 1,000 people. This is significantly higher than the crime rate in Staffordshire at 75.3 per 1,000 people, the West Midlands at 89.8 per 1,000 people and the national average at 88.6 per 1,000 people.

6 Heritage and Natural Environment

- 6.0.1** The city has a rich and diverse historic environment, which is dominated by the legacy of the area's 18th- to 20th-century industrial heyday. This is expressed through the physical remains of historical industry and its associated commercial and social infrastructure, patterns of urban settlement and development, transportation networks, archaeological evidence, and well-defined cultural practices and identities. All of these elements contribute towards Stoke-on-Trent's unique character and 'sense of place'. Amongst the various heritage assets that comprise the City's historic environment, there are 211 listed buildings and structures (by individual list entry), and 22 conservation areas.
- 6.0.2** A review of the city's conservation areas that commenced in 2021 was completed in April 2024, with the approval of revisions to the Albert Square (Fenton) and Winton Square (Stoke) Conservation Areas. The city now has a total of 22 conservation areas. A consultation exercise for proposed revisions to Article 4 Directions within the Caldon Canal, Trent & Mersey Canal, Winton Square, Albert Square and Penkhull Village Conservation Areas is currently underway.
- 6.0.3** The Stoke-on-Trent Ceramic HAZ formally ended in November 2023, although its component PSiCA project within the Longton Conservation Area has been extended until December 2024. Works to nos. 3 Uttoxeter Road and 69-71 Market Street have been completed, and the external refurbishment scheme at Moorland House / no. 4 Commerce Street is nearing its end. One additional property remains at the application stage.

Table 24 Stoke-on-Trent's Built, Archaeological and Natural Heritage Assets

Type of Asset	Number of Assets
Archaeological Site	1173
Buildings of Special Interest (Total No. Entries)	329
Listed Building (Total No. Entries)	211
Conservation Areas	22
Local Nature Reserves	12
Scheduled Ancient Monuments	5
Historic Parks	5
Sites of Special Scientific Interest	2

6.1 Heritage Risk Register

6.1.1 The number of heritage assets at risk has increased in the updated Heritage at Risk Register published in November 2023. The two tables below list the buildings and conservation areas included within the register, specifying the condition, use and priority level. Further information can be found on the [Historic England - Heritage at Risk Register 2023](#).

Table 25 Buildings on the Heritage at Risk Register 2023

Building Name	Locality	Condition	Occupancy / Use	Priority
Chatterley Whitfield Colliery	Chatterley Valley	Very bad	Vacant	A
Chatterley Whitfield: Pithead baths and canteen	Chatterley Valley	Very bad	Vacant	A
Price & Kensington Factory	Longport	Very bad	Part-occupied	A
Church of St Mark	Hanley	Poor	Place of Worship	F
Church of St John the Baptist	Burslem	Poor	Place of Worship	C
Former Wedgwood Institute	Burslem	Poor	Part-occupied	C
Bethesda Methodist Chapel	Hanley	Fair	Vacant	F
Sutherland Mausoleum	Trentham	Fair	N/A	F
Church of St John	Trent Vale	Very Bad	Place of Worship	F
Longton Central Methodist Hall (new entry)	Longton	Poor	Place of Worship	A

Table 26 Conservation Areas on the Heritage at Risk Register 2023

Conservation Area Name	Condition	Vulnerability	Trend
Stoke Town Centre	Very bad	Medium	No significant change
Newcastle Street, Middleport	Poor	High	No significant change
Caldon Canal	Very bad	Medium	Improving
Longton Town Centre	Very bad	Medium	Improving
Trent & Mersey Canal	Very bad	Medium	Improving

6.2 Green Space

6.2.1 Green space is key to providing safe and accessible areas for residents to relax and exercise. The council has continued to improve conditions of parks across the city. Within Stoke-on-Trent, there are two parks (Hanley Park and Burslem Park) and the Trentham & Stone canal section that have been given Green Flag Award status. The Green Flag Award scheme recognises and rewards well-managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world.

6.2.2 More information can be found on the [Green Flag Award website](#).

6.3 Nature Conservation: Local sites in positive conservation management

6.3.1 The table below provides a summary of the total number of sites designated in Stoke-on-Trent for their nature conservation importance, along with the number and percentage of those sites which are in positive conservation management, as reported in the Government publication 'Nature conservation: Local Sites in positive conservation management in England, 2008/09 to 2022/23' (Source: [DEFRA, 2024](#)).

Table 27 Local Sites in Positive Conservation Management

	2017/18	2018/19	2019/20 and 2020/21	2021/22	2022/23
Total number of sites	No Report	26	No Report	42	42
Number of sites in positive conservation management	No Report	22	No Report	32	32
Percentage of sites in positive conservation management	No Report	85%	No Report	76%	76%

6.3.2 The data in 2019/20 and 2020/21 was not collected due to the Covid-19 pandemic and the associated restrictions. A further note on the DEFRA website noted that data was not collected in 2021. The data has been continued to be collected from 2022 and the statistics from 2023 have been added to the table above. The statistics from 2023 remain the same as the previous year.

6.3.3 In the previous monitoring year, feedback from the Natural England consultation on the proposed change to the measurement (metric) used in the reporting of Sites of Special Scientific Interest (SSSI) condition in England was published on the 1st November 2022. The feedback detailed that the change from a unit or area-based assessment to one which measures the condition of a notified feature

across the whole of the SSSI came into force at the beginning of this monitoring year in April 2023. Further information can be found on the [DEFRA consultation website](#).

7 Environmental Resources

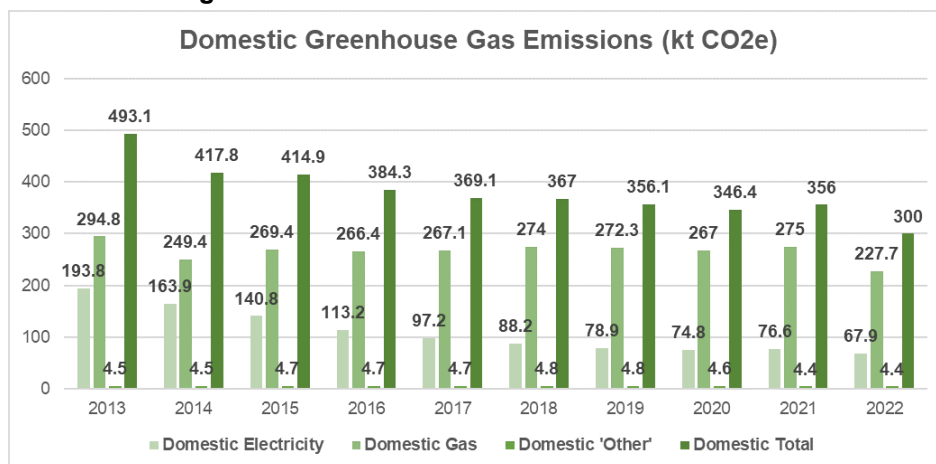
7.0.1 Stoke-on-Trent City Council continues to make progress in key projects to help reduce carbon emissions.

7.0.2 The council's Energy Strategy (2023-2033) sets out the city's vision to reduce energy consumption in line with the UK's target of reaching net zero status by 2050. The strategy highlights that the council has reduced carbon emissions by 32% and overall power consumption by 20% across its corporate estate since 2018.

7.0.3 The following figures illustrate trends in greenhouse gas emissions in Stoke-on-Trent using data from [DEFRA - UK local authority and regional greenhouse gas emissions statistics: 2005-2022](#).

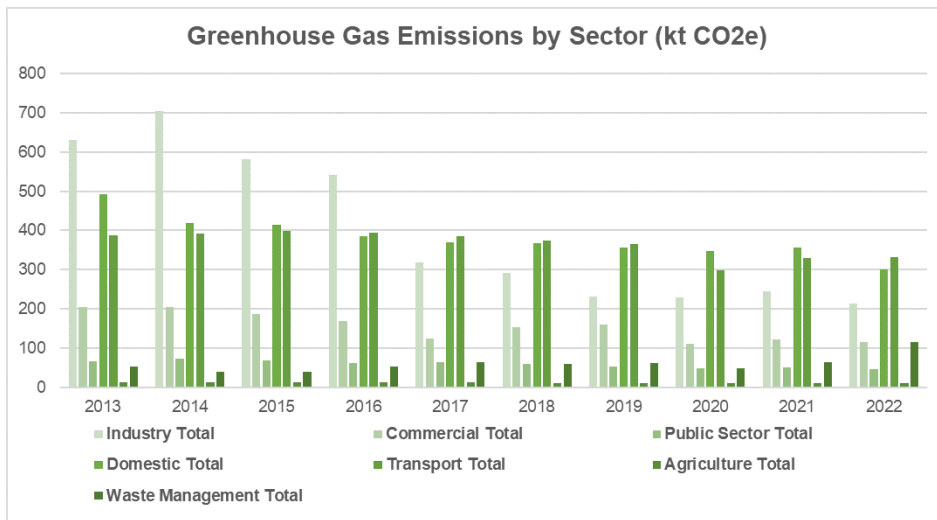
7.0.4 The bar chart below undoubtedly shows that domestic greenhouse gas emissions within the city are reducing year on year. This shows that progress is being made to make housing more efficient with better insulation, low carbon boilers and renewable energy generation.

Figure 12 Domestic Greenhouse Gas Emissions



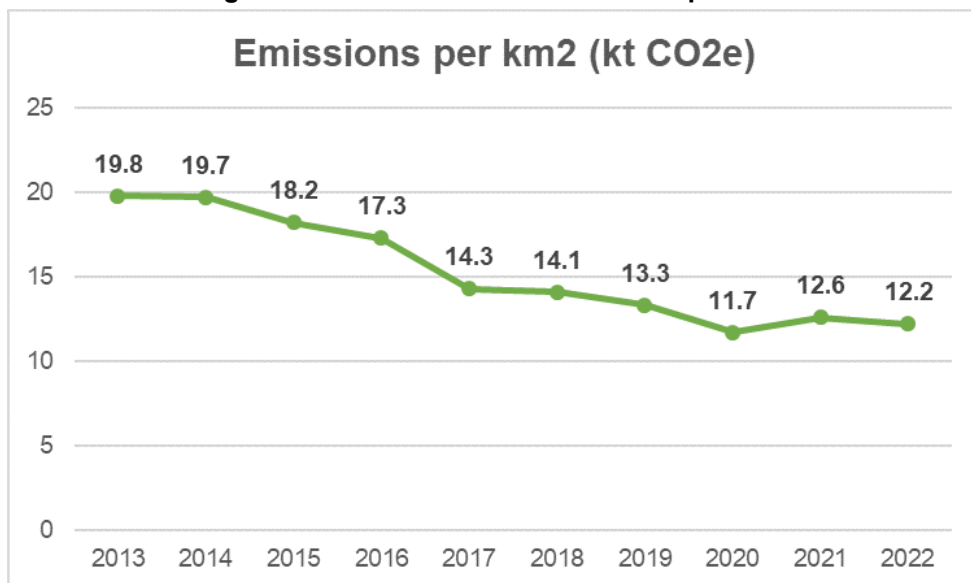
7.0.5 The bar chart below shows the greenhouse gas emissions for Stoke-on-Trent by sector between 2013 and 2022. The chart demonstrates that there has been a continuing decline in greenhouse gas emissions produced in each sector.

Figure 13 Greenhouse Gas Emissions By Sector



7.0.6 The chart below shows that emissions per square kilometre (km²) fell from 19.8 kilotonnes (kt) of carbon dioxide emissions in 2013 to 12.2 kt CO₂e in 2022, a reduction of 7.7 kt over the nine year period. Whilst there was a slight increase in emissions per square kilometre in 2021, possible due to the impacts of the Covid-19 pandemic, this data demonstrates how carbon emissions have reduced significantly within the City.

Figure 14 Greenhouse Gas Emissions per km²



Renewable Energy Applications

7.0.7 The table below details approved planning applications within this monitoring year which incorporate renewable energy generation. The total number of approved applications is 23 and includes photovoltaic panels, air source heat pumps, EV charging points and a battery energy storage system. The actual known approved

capacity installed is difficult to quantify for every approved scheme, owing to the variable level of detail provided with planning application submissions, however, the known details are specified below.

Table 28 Renewable Energy Applications

	Onshore Wind	Solar Photovoltaic Panels	Micro Combined Heat and Power (mCHP)	Other
Planning Applications Approved 2023/24	None.	11 applications	None.	4 applications for air source heat pumps 1 application for a battery energy storage system 7 applications for EV charging points
Known Approved Capacity 2023/24	None.	Staffordshire University Student Village - circa. 738 kWp Unit 11, Tunstall Trade Park - 238.1 kW 162 Trent Valley Road - 4 kWp Site Compound, Trentham Fields - 108 kW	None.	Land South-West of Outclough Farm - 49.9 MW battery energy storage system Costa Coffee, Alan Alfred Avenue & King Street - 2 No. 120 kW EV chargers McDonald's, Springfield Retail Park - 2 No. 120 kW EV chargers

7.1 Fuel Poverty

- 7.1.1** Fuel poverty is a key challenge for Stoke-on-Trent, as the city is ranked number 1 out of 151 local authorities in the UK with the greatest proportion of households living in fuel poverty, based on 2022 data (Source: [NEA, 2024](#) and [Department for Energy Security & Net Zero, 2024 \(2022 Data\)](#)).
- 7.1.2** The city has 22.9% of households in fuel poverty compared to 17.8 % in the West Midlands and 13.2 % in the whole of England. There were 23 Local Authorities with an estimated fuel poverty rate above 18% in 2021. Of these, 11 were in the West Midlands and seven in the North West.
- 7.1.3** The top 5 Local Authorities with the greatest percentage of households in fuel poverty are as follows:

Table 29 Fuel Poverty Rankings

Rank & City	Fuel Poverty % (2021)	Fuel Poverty % (2022)	Change %	Previous Ranking (2021)
1. Stoke-on-Trent	22.9	24.7	+1.8	Rank 2
2. Birmingham	23.2	24	+0.8	Rank 1
3. Wolverhampton	21.8	23	+1.2	Rank 3
4. Coventry	20.8	22.2	+1.4	Rank 4
5. Sandwell	20.6	22	+1.4	Rank 5

7.1.4 The council consulted on the new Draft Fuel Poverty Strategy 2023-2028 between the 20th September 2023 and 25th October 2023, which sets out how the council will tackle fuel poverty. The feedback gathered from the consultation will be considered and reflected within the final Fuel Poverty Strategy 2023-2028, which will be presented to Cabinet for consideration in December 2023, further information can be found at [Stoke-on-Trent Fuel Poverty Strategy](#).

7.2 Building Efficiency

7.2.1 The council continues to improve the efficiency of older homes, both in terms of its own stock and within the private sector in the city.

7.2.2 In total this year, the council has installed energy efficiency upgrades to over 1,590 properties within its housing stock – this includes the renewal of cavity wall insulation to 618 properties and 409 loft insulations installed by Warmfront, funded through the Government’s ECO 4 scheme.

7.2.3 In 2023/24, the council replaced 644 old boilers with more energy efficient, A-rated boilers in council-owned homes, along with damp and humidity meters in 170 council-owned properties to help monitor issues and improve the information held about potential risks in some property types.

7.2.4 In addition to this, improvement work has been carried out to 350 council-owned bungalows. These works have included roof replacements and the replacement of the soffits, fascias and guttering, as well as the external wall insulation cladding, external doors and store doors. This contributes to the overall improvement of the energy efficiency of the properties and EPC ratings.

7.2.5 Following a successful bid for government funding through the Social Housing Decarbonisation Fund Wave 1 (SHDF), during 2023/24, 74 properties received External Wall Insulation (EWI) and updated ventilation systems, along with additional (Non-SHDF) funded double-glazing, replacement doors, and new roofing, with the aim of ensuring that each property operates in as energy-efficient a manner as possible.

- 7.2.6** In March 2024, the council was awarded a further £1.39 million from the Government's Social Housing Decarbonisation Fund (SHDF) Wave 2.2 following a successful bid put together by the council and Uitas. The money will be spent on essential work to help improve the energy efficiency of 106 council-owned homes in the city. The work, which includes cavity wall insulation, external wall insulation, improved ventilation and double-glazed windows, will be carried out over the next two years at properties primarily in Chell and Norton, whilst under floor insulation will be installed in properties elsewhere in the city.
- 7.2.7** With regards to private sector homes, in 2023, the council delivered 336 energy efficiency measures to 254 homes. Funded by the Government's Local Authority Delivery Scheme, Phase 3 measures included external and internal wall insulation, solar panel installations, loft insulation and cavity wall insulation. Key achievements for the programme were:
- Over 90% of residents experienced improvements to Energy Performance (by EPC grade).
 - The programme achieved an approximate overall reduction of 254 tonnes of CO2. This is measured between pre and post EPC assessments carried out.
 - 80% of all customers responded to customer satisfaction surveys with over 90% of respondents reporting that they are satisfied with work carried out.
- 7.2.8** The Energy Advice Service continues to be delivered through Beat the Cold and the current contract will end mid-November 2025. Between April 2023 and March 2024, Beat the Cold provided assistance to 4,400 households in the city, supporting residents to:
- Manage and pay their energy bills;
 - Switch or fix energy tariffs;
 - Save energy in their homes;
 - Improve energy efficiency in their homes.
- 7.2.9** Safe and Warm Grants are available, delivering heating repairs and replacement, and some wider repairs e.g. windows and doors; damp prevention; and measures to prevent falls. 164 grants were delivered between April 2023 and March 2024.
- 7.2.10** Further information in regards to fuel poverty and housing standards can be found at [Stoke-on-Trent Fuel Poverty Strategy 2023-2028](#) and [Home Energy Conservation Report 2023](#)
- 7.2.11** Assistance for home owners and private tenants to install energy efficiency measures is currently available through a number of energy company and Government schemes including ECO4 and the Great British Insulation Scheme. For more information and help to apply, contact Beat the Cold enquiries@beatcold.org.uk or by telephone on 01782 914915. Information is also available at [Access cost of living support you're entitled to | Supporting our city | Stoke-on-Trent](#)

7.3 Energy Performance Certificates (EPC)

7.3.1 Energy Performance Certificates (EPCs) can show how properties use energy and typical energy costs. It also includes information on what the energy efficiency rating of a property could be, if the recommended improvements were made. This section includes the updated breakdown of energy performance grades for both domestic and non-domestic properties within the city, retrieved from the [Energy Performance of Buildings Register](#), the official database for all completed EPCs.

7.3.2 It is worth noting that an EPC is only required when a property is sold or a new build enters the market, therefore, whilst lower grades have increased in numbers over the years, this should not be interpreted that buildings in the city are progressively getting worse, but that buildings that have not been graded previously, are now being sold and subsequently evaluated, resulting in an increase of properties in each grade band.

Domestic Buildings

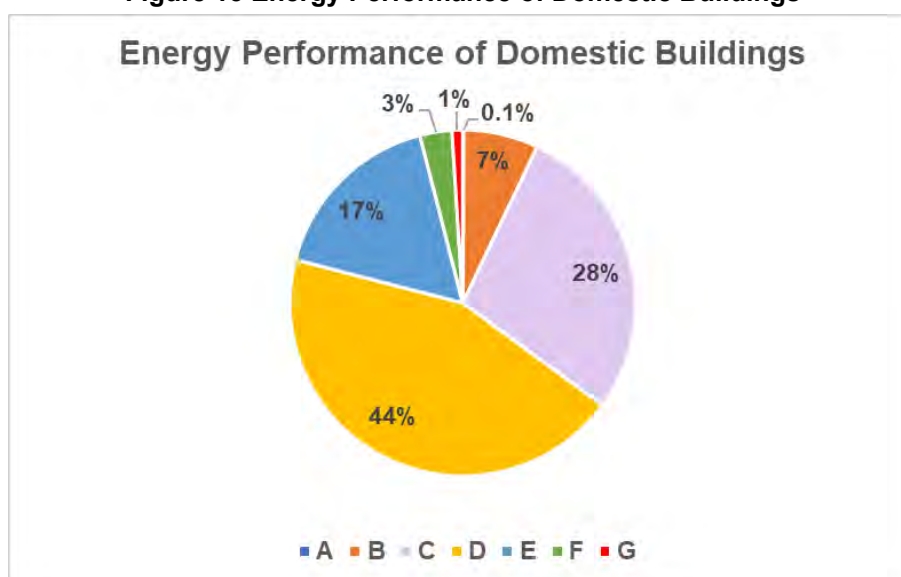
7.3.3 The table below shows the summary of EPC ratings for existing domestic buildings in Stoke-on-Trent.

Table 30 Energy Performance of Domestic Buildings

Energy Performance of Domestic Buildings (Grade)	2021/22	2022/23	2023/24	Change
A	78	91	127	+36
B	6,614	7,114	7,555	+441
C	25,445	28,774	31,310	+2,536
D	44,842	47,027	48,900	+1,873
E	16,642	18,836	19,279	+443
F	3,382	3,444	3,485	+41
G	1,074	1,094	1,111	+17

7.3.4 The pie chart below illustrates the energy performance of domestic buildings within the city as a percentage for each grade. The largest amount of buildings in the city are in grades C and D. The statistics show that more domestic buildings are being graded higher than in the previous year, however, 21% of EPCs are still in the lowest three grades (E, F and G) and only 0.1% of domestic properties are grade A.

Figure 15 Energy Performance of Domestic Buildings



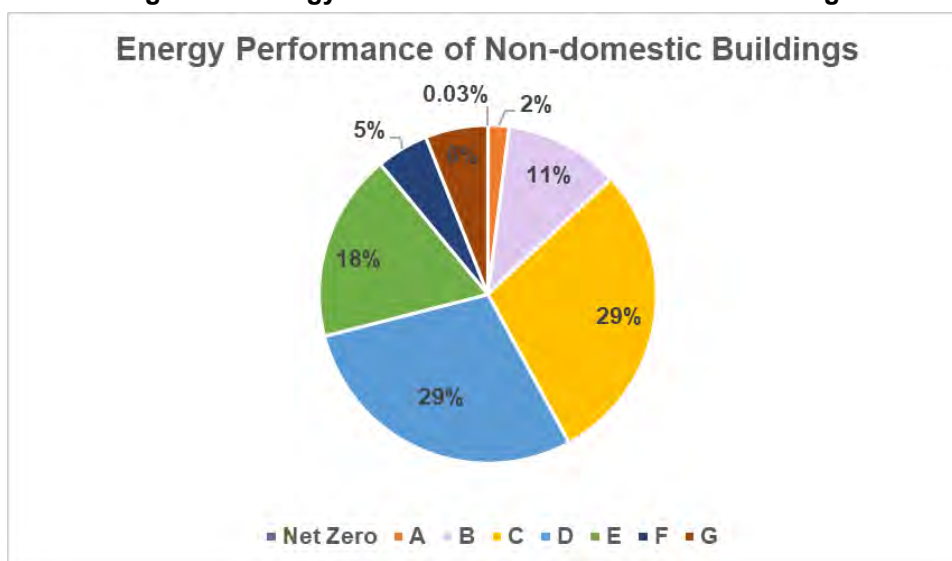
Non-domestic Buildings

7.3.5 The updated statistics for the energy performance of non-domestic buildings in the city are shown in the table and graph below. Whilst there is not as significant changes to the overall building numbers in comparison to domestic buildings, there are similar trends in energy performance with the majority of non-domestic buildings graded C and D, and 29% of non-domestic buildings in the lower grades E-G.

Table 31 Energy Performance of Non-Domestic Buildings

Energy Performance of Non-Domestic Buildings (Grade)	2022/23	2023/24	Change
Net Zero	2	2	=
A	129	135	+6
B	636	703	+67
C	1,724	1,884	+160
D	1,752	1,835	+83
E	1,095	1,133	+38
F	333	336	+3
G	377	382	+5

Figure 16 Energy Performance of Non-domestic Buildings



7.4 Waste and Recycling

7.4.1 Waste is a key issue for Stoke-on-Trent and, within this monitoring year, the amount of municipal waste produced has increased considerably in comparison to previous years.

7.4.2 The following table specifies the municipal waste processed by the council during the monitoring year. Key figures this year are as follows:

- Compared to the previous year, the dry recycling arisings have increased by 8%; garden and food waste arisings have increased by 22%; and general refuse arisings have increased by 19%. This has resulted in a total increase of 17% across all municipal waste arisings compared to 2022/23.
- Residual waste from households, however, has decreased from 559kg per household in 2022/23 to 540kg per household.

Table 32 Municipal Waste Arisings

Waste Type	Amount of waste arisings (Tonnes) 2019/20	Amount of waste arisings (Tonnes) 2020/21	Amount of waste arisings (Tonnes) 2021/22	Amount of waste arisings (Tonnes) 2022/23	Amount of waste arisings (Tonnes) 2023/24
Dry recycling	21,617	20,674	23,120	21,929	23,577
Garden and food waste	14,406	13,005	13,595	11,742	14,303
General refuse	53,266	59,929	53,351	54,137	64,515
Total	89,289	93,609	90,066	87,808	102,395

7.5 Joint Waste Local Plan

7.5.1 The adopted Stoke-on-Trent and Staffordshire Waste Local Plan provides a detailed framework for implementation and monitoring of waste. The strategy sets out how Staffordshire and Stoke-on-Trent City Council manage the sustainable development of waste management facilities up to 2026. This document is now required to be reviewed every five years. The strategy and subsequent 2018 review document are available on [Staffordshire County Council website](#). The monitoring report is also available to view on the [Staffordshire County Council website](#).

7.6 Flood Risk and Water Quality

7.6.1 The table below shows the most up to-date Environmental Agency (EA) objections in regards to planning applications on the basis of flood risk or water quality in Stoke-on-Trent. It should be noted that many of these issues will have been resolved before a final planning decision is made by the planning authority.

Table 33 Environment Agency Objections

	2021/22	2022/23	2023/24	Comments
Flood Risk/ Water Quality	6 applications received Environment Agency objections.	3 applications received Environment Agency objections.	4 applications received Environment Agency objections.	2 applications are currently under consideration. 1 application has been approved following EA objections being resolved. 1 application has been refused on the grounds of flood risk.

7.6.2 There were no EA objections made in terms of water quality during this monitoring year.

7.7 Mineral Applications

7.7.1 Mineral safeguarding is supported by section 17 of the NPPF and National Planning Policy Guidance (NPPG). The PPG specifies that planning authorities should safeguard existing, planned and potential storage, handling and transport sites to:

- ensure that sites for these purposes are available should they be needed; and
- prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes.

7.7.2 Within this monitoring year, a planning application for a waste transfer facility at D Price and Sons, Sutherland Road has been approved. There has also been a planning application for an inert transfer submitted to the council in the previous monitoring year, which is on-going and awaiting a decision.

8 Planning Obligations

- 8.0.1** This section provides information on the monetary contributions sought and received from developers through planning permission within this monitoring year, for the provision of infrastructure to support development in Stoke-on-Trent, and the type of infrastructure that these contributions seek to provide.
- 8.0.2** Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, and to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road; school; health facility; or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.
- 8.0.3** During the monitoring year, the council has secured a total of **£125,496** towards infrastructure provision across the city. The table below provides a breakdown of the type of infrastructure funding has been secured for.

Table 34 Planning Obligations Secured

Infrastructure Type	Amount Secured
Biodiversity	£75,936
Parks and Open Spaces	£49,560

Table 35 Key Projects with Planning Obligations Secured

Planning Application Number	Address	Development Description	Amount Secured	Purpose
68675	Land off Weston Coyney Road	Construction of a discount food store, including associated ground works, car parking, landscaping, and access	£53,125	Biodiversity
64325 (34579)	Clanway Brickworks	Residential Development	£49,560	Improvements to Ridge Road Play Area and Turnhurst Park
68606	Land off Newcastle Street	Erection of new building for general industrial, storage distribution purposes (Use Class B2/B8), with ancillary offices, security lodge, display showroom, parking, landscaping, boundary wall and fencing	£17,310	Biodiversity

Planning Application Number	Address	Development Description	Amount Secured	Purpose
68888	Land off Sheaf Street	Erection of two detached dwellings and new vehicular access	£5,501	Biodiversity
68498	Crown Works, The Strand, Longton	Partial retention and partial demolition of existing buildings and erection of 59 apartments (Use Class C3) for persons aged over 55, with car parking, fencing, external landscaping and associated works	£0	On-site Affordable Housing (25% of the total number of dwellings)

8.0.4 The table below sets out in further detail the Section 106 Agreements secured between 2020 and 2024.

Table 36 Section 106 Agreements 2020 - 2024

	2020	2021	2022	2023	2024
Negotiated	£160,000	£9,764,707	£153,533	£33,073	£125,496

8.1 Allocated Funds

8.1.1 Key projects with allocated funding spent during the financial year are as follows:

Table 37 Key Projects with Allocated Funding Spendings

Planning Application Reference	Site Address	Allocated Funds Spent	Projects
60831	Dyson Works, Shelton New Road	£137,000	Improvements to school MUGA at St Thomas Aquinas.
64834	Tunstall Arrow North, James Brindley Way	£2,871	Tree Planting in Goldenhill and maintenance for years 1-5 (Phase 2).

9 Total Development Outputs

Table 38 Total Development Outputs

Year	Gross Housing Units	Employment Land (hectares)	Gross Office Floorspace (m ²)	Gross Retail Floorspace (m ²)
2006/07	850	11.08	3,226	3,095
2007/08	880	5.42	4,236	3,108
2008/09	675	17.59	166	6,604
2009/10	294	12.16	13,758	1,541
2010/11	583	11.98	6,241	10,717
2011/12	399	14.80	5,826	5,698
2012/13	394	2.60	3,253	1,698
2013/14	436	8.14	1,987	3,874
2014/15	647	14.05	1,231	2054
2015/16	585	49.7	43,789	3,806
2016/17	748	32.4	2,010	5,214
2017/18	738	19.56	598	8,333
2018/19	1066	6.89	688	3,290
2019/20	909	5.35	2,669	3,205
2020/21	491	3.10	-1,742	1,879
2021/22	466	4.80	1,480	-297
2022/23	548	8.79	1,139	8,605
2023/24	489	11.49	36	1,451
Total	11,198	239.9	90,591	73,875

10 Current Development Plan and Local Plan Progress

- 10.0.1** The current development plan includes the Joint Core Spatial Strategy (adopted October 2009) and the saved policies in the City of Stoke-on-Trent Plan (adopted 1993). Policies in the Core Spatial Strategy replaced a number of the saved City of Stoke-on-Trent Local Plan (adopted 1993) policies. This is set out within Appendix 6 of the Core Spatial Strategy. However, some remain in place until a new Local Plan is in place. The council has produced a list of development plan policies that are currently used in the determination of development proposals, which is available to view on the [Stoke-on-Trent Local Plan webpage](#)
- 10.0.2** There is a separate development plan for waste planning which is the Joint Waste Local Plan (adopted March 2013 and reviewed December 2018), which is available to view on the [Stoke-on-Trent City Council website](#)

10.1 Local Plan Preparation and Timetable

- 10.1.1** The Stoke-on-Trent Local Plan is being progressed to Regulation 18 Draft Local Plan stage and is due to be consulted on in September/October 2025. The full timetable is shown below. Once adopted, the Stoke-on-Trent Local Plan will become the statutory development plan for Stoke-on-Trent and will ensure that long term policies are in place to manage and meet the needs of local people and businesses for employment, housing, green space and supporting services. The new plan period will be 2020-2040 and will replace all previous policies in the Stoke-on-Trent City Plan and the Joint Core Spatial Strategy.

Table 39 Local Plan Timetable

Stage	Progress, timeframe and what it involves
Issues and Options Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012	Notification of the subject of the Local Plan and inviting representations on what the Local Plan ought to contain. Consultation completed June 2021.
Draft Local Plan Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012	The full Local Plan containing proposed policies and site allocations, and inviting representations thereon. Consultation expected September / October 2025.
Publication version of the Local Plan Regulations 19 and 20 of the Town and Country (Local Planning) (England) Regulations 2012	The full Local Plan proposed to be submitted to the Secretary of State along with a statement of representations procedure. Consultation expected April / May 2026.

Stage	Progress, timeframe and what it involves
Submission of the Local Plan (and supporting documents) to the Secretary of State Regulation 22 of the Town and Country (Local Planning) (England) Regulations 2012	The full Local Plan to be submitted to the Secretary of State along with supporting documents including the Sustainability Appraisal, Policies Map and representations made. Submission expected November 2026 (followed by examination in public).

Evidence Base

10.1.2 Within the 2023/24 monitoring year, progress has been made on a number of evidence base documents which will inform varying themes and policies within the emerging Local Plan. The following evidence base documents have begun this year and are currently on-going:

- Strategic Housing and Employment Land Availability Assessment (SHELAA);
- Viability Study;
- Retail and Leisure Study;
- Transport Modelling;
- Built Facilities Strategy; and
- Playing Pitch Mitigation Strategy.

10.1.3 An updated Local and Neighbourhood Centres Health Check has been undertaken within the monitoring year, following the previous survey undertaking in 2022. This will inform the emerging Retail and Leisure Study, which is currently underway.

10.1.4 In November 2023, a Stage E review of the adopted Playing Pitch Strategy (PPS) (2021) was completed. The review has taken into account Sport England guidance, ensuring that the evidence underpinning the Strategy and Action Plan remains up to date, and providing a clear strategic framework for the maintenance and improvement of existing grass playing field land and accompanying ancillary facilities. Further information on the reports can be found on the [Playing Pitch Strategy webpage](#).

Duty to Cooperate

10.1.5 The Localism Act 2011 requires local planning authorities to engage constructively with neighbouring local planning authorities and prescribed bodies on an on-going basis on strategic planning matters that impact on more than one local planning area. Local planning authorities are required to give details of what action they have taken in relation to duty to co-operate in their Authority Monitoring reports.

- 10.1.6** The Levelling-up and Regeneration Act 2023 abolished the formal Duty to Cooperate, and proposed a replacement 'flexible alignment policy' to support cooperation on strategic planning matters. However, at this stage, this has not come into force and is subject to regulations being made by the Secretary of State, which have yet to be announced.
- 10.1.7** The council continues its on-going discussions and preparation with surrounding local authorities and will prepare statements of common ground which cover strategic issues, as necessary. Within the last year, officer discussions have taken place with Newcastle-under-Lyme Borough Council in respect of their Regulation 19 Local Plan which will be reflected in a draft statement of common ground to be agreed later this year.

11 Glossary

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) - comprises social rented, affordable rented and intermediate housing for households whose needs are not met by the market. Social rented housing is owned and rented out to households by local authorities, private registered providers or other approved landlords. Affordable rented housing is let under similar arrangements but at 20% below local market rents. Intermediate housing comprises homes for sale and rent, and can include shared equity (shared ownership and equity loans); other low-cost homes for sale; and intermediate rent.

Air Quality Management Areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Brownfield Land: See 'previously developed land'.

Climate Change: Climate change is the long-term shift in average weather patterns across the world. Since the mid-1800s, humans have contributed to the release of carbon dioxide and other greenhouse gases into the air. This causes global temperatures to rise, resulting in long-term changes to the climate.

Core Spatial Strategy: The existing, overarching development plan document for Newcastle-under-Lyme and Stoke-on-Trent. It sets out the long-term spatial vision for areas, the spatial objectives and strategic policies and proposals to deliver that vision. The Core Spatial Strategy was adopted by both Councils' in 2009 and will be replaced by the Local Plan.

Conservation Area: Areas designated as conservation areas are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Decentralised Energy: Local renewable and low-carbon energy sources.

Development Management (decision-taking): A function of the Council which considers and decides submitted planning applications against relevant planning policy and any other material considerations.

District Heat Network (DHN): A system for distributing heat generated in a centralised location, through a system of insulated pipes, for residential and commercial heating requirements.

Economic Development: Development that generates jobs and economic growth. This can include industrial uses, warehousing, offices, retail and leisure.

Employment Generating Uses: All business use classes, as defined under Use Class Order (E(g)(ii) and (iii): Research and Minor Industrial; B2: General Industrial; and B8: Storage and Distribution), and closely related sui generis uses are considered to be employment generating uses. Other use classes (E(g)(i): Office; E(a): Retail; and sui

generis uses related to retail and leisure) are also employment generating but, in locational terms, should be considered in the context of appropriate policy guidance relating to these town centre uses.

Enterprise Zone: Areas designated by the Government which have the backing of the local authority and Local Enterprise Partnership. Within these areas, planning processes are streamlined, lower rates of tax are applied and there is greater investment in infrastructure (including superfast broadband) to better enable economic development to take place.

Evidence Base: Up-to-date and relevant studies, data, information and analysis on the economic, social and environmental characteristics and prospects of the area to inform and support the preparation of the Local Plan.

Greenfield Land: Land that has not previously been developed (see entry for 'previously developed land'). This includes land currently or last used for agriculture and forestry, and private garden land.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets, such as Scheduled Ancient Monuments, Listed Buildings; Registered Park and Gardens; Registered Battlefields; or Conservation Areas; as well as, assets identified by the local planning authority (including local listing).

Local Plan: The Local Plan is being prepared by the city council to guide future development in the area.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area, such as creating planning policies or deciding planning applications. Stoke-on-Trent City Council is the local planning authority for the area.

Monitoring: Involves the collection and analysis of data and statistics to understand how patterns of development are changing. An example of this is the collection of housebuilding statistics. Monitoring data can show how effective planning policies are in influencing development. Such information is reported by local planning authorities in their Authority Monitoring Report (AMR).

National Planning Policy Framework (NPPF): The Government's planning policies for England, which provide a policy framework that sets the parameters under which Local Plans and Neighbourhood Plans should be prepared, and decisions on planning applications should be made.

National Planning Practice Guidance (NPPG/PPG): The Government's more detailed online guidance on national planning policies, which adds further detail to the NPPF.

Neighbourhood Plans: Development plan documents which can be prepared by local communities, such as neighbourhood forums, business forums or parish and town councils. Neighbourhood Plans must conform to the strategic development priorities of the Local Plan but can shape and direct local development within their neighbourhood area.

Open Space: Space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of Centre: A location which is neither within, nor on the edge of, a town centre.

Previously Developed Land: Land which is, or was, occupied by a permanent structure. This excludes land occupied by agricultural or forestry buildings, restored land previously used for minerals extraction or landfill, and private residential gardens.

Renewable and Low Carbon Energy: 'Renewable' covers sources of energy that occur naturally and repeatedly; for example wind, water, sun and also biomass and geothermal heat from below the ground - includes energy for heating and cooling, as well as generating electricity. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Statement of Community Involvement (SCI): A document adopted by a local planning authority which describes how the public, businesses, and interest groups within a local authority area can get involved in plan-making and the decision-taking.

Sui Generis: Latin phrase, translating to 'of its own kind', that is used in planning to describe property and land uses that do not fall under any of the defined planning use classes.

Sustainable Development: Development which contributes to meeting the long term economic and social needs of the community, whilst balancing this against the need to avoid creating an unacceptable long-term impact on the environment.

Sustainable Transport: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Town Centre: References to town centres or centres apply to city centres, town centres and local centres, but exclude small parades of shops of purely neighbourhood significance.

Unitary Authority: A local government authority with responsibility for all local government functions in that area.

Use Class: Planning use classes essentially categorise different types of property and land by use (e.g industrial; storage and distribution; residential; commercial, business and service; local community uses etc.) Use Classes are defined in legislation under the Town and Country Planning (Use Classes) Order 1987 and Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

12 Housing Applications

Key:

- NB – New Build
- CU – Change of use
- DC - Dwelling Conversion
- C - Complete
- UC - Under Construction

Table 40 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Baddeley, Milton & Norton	Garden land at 437 Ford Green Road, Norton, Stoke-on-Trent, ST6 8LX	Brownfield	64408	NB	1	1	3B House	1	C
Baddeley, Milton & Norton	Limekiln Cottages, 1 Foundry Square, Norton, Stoke-on-Trent, ST6 8PB	Brownfield	64469	CU	1	1	2B House	1	C
Baddeley, Milton & Norton	Land off, Newford Crescent, Milton, Stoke-on-Trent, ST2 7EQ	Brownfield	67261	COU	2	2	2B House	2	C
Baddeley, Milton & Norton	Land to North East of Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Brownfield	67321	NB	29	29	1B Flat	12	C
Baddeley, Milton & Norton	Fairoaks, 52 Fowlers Lane, Baddeley Edge, Stoke-on-Trent, ST2 7NB	Brownfield	67797	NB	1	1	3B House	1	C

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Baddeley, Milton & Norton	Fairoaks, 52 Fowlers Lane, Baddeley Edge, Stoke-on-Trent, ST2 7NB	Brownfield	67797	NB	1	1	3B House	-1	C
Baddeley, Milton & Norton	46 Maunders Road, Milton, Stoke-on-Trent, ST2 7DS	Greenfield	68324	DC	3	3	COU Loss	-1	C
Baddeley, Milton & Norton	46 Maunders Road, Milton, Stoke-on-Trent, ST2 7DS	Greenfield	68324	DC	3	3	1B Flat	2	C
Baddeley, Milton & Norton	46 Maunders Road, Milton, Stoke-on-Trent, ST2 7DS	Greenfield	68324	DC	3	3	2B Flat	1	C
Baddeley, Milton & Norton	Baddeley Green Post Office, 50 Baddeley Green Lane, Baddeley Green, Stoke-on-Trent, ST2 7HD	Brownfield	68057	COU	1	0	1B Flat	1	UC
Baddeley, Milton & Norton	1 Gilman Avenue, Milton, Stoke-on-Trent, ST2 7JP	Brownfield	70042	CU	2	2	1B Flat	2	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Baddeley, Milton & Norton	Land at Knypersley Road, Stoke-on-Trent	Brownfield	70502	NB	1	0	4B+ House	1	UC
Basford & Hartshill	Gilberts, Shelton New Road, Stoke-on-Trent, ST4 6DS	Brownfield	65929	NB	22	0	3B House	12	UC
Basford & Hartshill	PARK VIEW, Minton Street, Hartshill, Stoke-on-Trent, ST4 7NN	Brownfield	70617	DC	1	1	HMO	-1	C
Basford & Hartshill	PARK VIEW, Minton Street, Hartshill, Stoke-on-Trent, ST4 7NN	Brownfield	70617	DC	1	1	Children's Home	1	C
Bentilee, Ubberley & Townsend	31 Twigg Street, Bucknall, Stoke-on-Trent, ST2 0JE	Brownfield	70394	CU	1	1	1B Flat	1	C
Bentilee, Ubberley & Townsend	24 Theodore Road, Bucknall, Stoke-on-Trent, ST2 9HG	Brownfield	68746	NB	1	0	3B House	-1	UC
Bentilee, Ubberley & Townsend	24 Theodore Road, Bucknall, Stoke-on-Trent, ST2 9HG	Brownfield	68746	NB	1	0	3B House	1	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Birches Head & Northwood	Junction of Upper Hillchurch Street & Ratton Street, Hanley, Stoke-on-Trent, ST1 2BX	Brownfield	60389	NB	6	6	1B Flat	6	C
Birches Head & Northwood	Land adjacent to 48 Eaton Street, Hanley, Stoke-on-Trent, ST1 2DQ	Brownfield	66317	NB	2	2	2B House	2	C
Birches Head & Northwood	Hollybush Inn, 1 Cardwell Street, Hanley, Stoke-on-Trent, ST1 6PL	Brownfield	66491	CU	7	0	1B Flat	7	UC
Birches Head & Northwood	Hollybush Inn, 1 Cardwell Street, Hanley, Stoke-on-Trent, ST1 6PL	Brownfield	66491	CU	7	0	COU Loss	-1	UC
Boothem	Land adjacent 214 London Road and Club Street, Stoke-on-Trent ST4 5RH	Brownfield	62434	NB	21	0	Student	21	UC
Boothem	Garden land adjacent to Hazeldene,	Brownfield	68254	NB	1	0	4B+ House	1	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
	Gladstone Place, Stoke-on-Trent, ST4 5HP								
Boothem	201 London Road, Stoke-on-Trent, ST4 5RW	Brownfield	70339	CU	1	0	1B Flat	1	UC
Bradeley & Chell Heath	Land off Chell Heath Road, Chell Heath, Stoke-on-Trent	Brownfield	64571	NB	113	0	1B Flat - Supported Living	113	UC
Bucknall & Eaton Park	Cambridge House, 124 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AJ	Brownfield	69998	CU	1	0	Children's Home	1	UC
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	3B House	25	C
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	4B+ House	6	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	3B House	10	UC
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	1B Flat	6	UC
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	2B House	4	C
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	4B+ House	4	C
Burslem	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brownfield	63695	NB	216	111	2B House	6	UC
Burslem	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Brownfield	64947	NB	12	12	1B Flat	6	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Burslem	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Brownfield	63966	NB	85	85	1B Flat	12	C
Burslem	Ye Olde Smithy, 54-56 Moorland Road, Burslem, Stoke-on-Trent, ST6 1DT	Brownfield	65232	CU	5	0	1B Flat	4	UC
Burslem	Ye Olde Smithy, 54-56 Moorland Road, Burslem, Stoke-on-Trent, ST6 1DT	Brownfield	65232	CU	5	0	2B Flat	1	UC
Burslem	237a - 239 Newcastle Street, Middleport, Stoke-on-Trent, ST6 3QW	Brownfield	65816	COU	1	0	COU Loss	-1	UC
Burslem	237a - 239 Newcastle Street, Middleport, Stoke-on-Trent, ST6 3QW	Brownfield	65816	COU	1	0	HMO	1	UC
Burslem	Land east of Woodbank Street, North of Baptist	Brownfield	63169	NB	43	0	3B House	39	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
	Street and west of Bournes Bank , Burslem, Stoke on Trent								
Burslem	Land east of Woodbank Street, North of Baptist Street and west of Bournes Bank , Burslem, Stoke on Trent	Brownfield	63169	NB	43	0	2B House	4	UC
Burslem	13 Hamil Road, Burslem, Stoke-on-Trent, ST6 1AB	Brownfield	66587	DC	2	2	3B House	-1	C
Burslem	13 Hamil Road, Burslem, Stoke-on-Trent, ST6 1AB	Brownfield	66587	DC	2	2	1B Flat	2	C
Burslem	39 Queen Street, Burslem, Stoke-on-Trent, ST6 3EH	Brownfield	68476	COU	1	0	1B Flat	1	UC
Burslem	The Roebuck, Wedgwood Place, Burslem, Stoke-on-Trent, ST6 4ED	Brownfield	67140	COU	5	5	1B Flat	5	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Burslem	6 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Brownfield	68061	COU	2	2	1B Flat	2	C
Burslem	111-113 Newport Lane, Burslem, Stoke-on-Trent, ST6 3PJ	Brownfield	70125	CU	1	1	4B+ House	1	C
Burslem	76 Moorland Road, Burslem, Stoke-on-Trent, ST6 1DY	Brownfield	70200	CU	1	1	3B House	1	C
Burslem	32 Station Street, Longport, Stoke-on-Trent, ST6 4NA	Brownfield	70269	CU	1	0	1B Flat	1	UC
Burslem	32 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Brownfield	68391	COU	1	0	HMO	1	UC
Dresden & Florence	15-27 Belgrave Road, Dresden, Stoke-on-Trent, ST3 4PP	Brownfield	68079	NB	5	0	2B Flat	3	UC
Dresden & Florence	15-27 Belgrave Road, Dresden, Stoke-on-Trent, ST3 4PP	Brownfield	68079	NB	5	0	1B Flat	2	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Dresden & Florence	183 Chaplin Road, Longton, Stoke-on-Trent, ST3 4NG	Brownfield	70082	NB	1	1	2B House	-1	C
Dresden & Florence	183 Chaplin Road, Longton, Stoke-on-Trent, ST3 4NG	Brownfield	70082	NB	1	1	3B House	1	C
Dresden & Florence	The Crescent Public House, Ground Floor, 1 Battisson Crescent, Longton, Stoke-on-Trent, ST3 4DS	Brownfield	67971	COU	1	1	HMO	1	C
Dresden & Florence	8-10 Carlisle Street, Longton, Stoke-on-Trent, ST3 4HL	Brownfield	68969	CU	2	0	1B Flat	2	UC
Dresden & Florence	21 Queens Park Avenue, Longton, Stoke-on-Trent, ST3 4AU	Brownfield	70221	DC	1	1	COU Loss	-1	C
Dresden & Florence	21 Queens Park Avenue, Longton, Stoke-on-Trent, ST3 4AU	Brownfield	70221	DC	1	1	Children's Home	1	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Etruria & Hanley	6, 8 and 10 Bagnall Street, Hanley, Stoke-On-Trent, ST1 3AD	Brownfield	64239	CU	6	0	1B Flat	5	UC
Etruria & Hanley	6, 8 and 10 Bagnall Street, Hanley, Stoke-On-Trent, ST1 3AD	Brownfield	64239	CU	6	0	4B+ House	1	UC
Etruria & Hanley	24-26 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JQ	Brownfield	67179	COU	6	0	1B Flat	6	UC
Etruria & Hanley	70 Stafford Street, Hanley, Stoke-on-Trent, ST1 1LU	Brownfield	66138	CU	1	0	1B Flat	1	UC
Etruria & Hanley	Hanley Police Station, Bethesda Street, Hanley, Stoke-on-Trent, ST1 3DE	Brownfield	68059	COU	161	0	Student	161	UC
Etruria & Hanley	32-38, Piccadilly, Hanley, Stoke-on-Trent, ST1 1EG	Brownfield	66975	COU	12	0	2B Flat	2	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Etruria & Hanley	32-38, Piccadilly, Hanley, Stoke-on-Trent, ST1 1EG	Brownfield	66975	COU	12	0	1B Flat	10	UC
Etruria & Hanley	29 Marsh Street South, Hanley, Stoke-on-Trent, ST1 1JA	Brownfield	69131	CU	1	0	HMO	1	UC
Fenton East	Land between 69-81 King Street, Fenton, Stoke-on-Trent, ST4 3LZ	Brownfield	68141	NB	5	0	1B Flat	4	UC
Fenton East	Land between 69-81 King Street, Fenton, Stoke-on-Trent, ST4 3LZ	Brownfield	68141	NB	5	0	2B Flat	1	UC
Fenton East	17-19 Victoria Road, Fenton, Stoke-on-Trent, ST4 2HE	Brownfield	68870	CU	3	0	1B Flat	3	UC
Fenton West & Mount Pleasant	Former Hamilton Training Centre Site, Glebedale Road, Fenton, Stoke-on-Trent, ST4 3AQ	Brownfield	65699	CU	18	18	1B Flat	18	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Fenton West & Mount Pleasant	13-15 Jesse Austin Avenue, Stoke-on-Trent, ST4 2PW	Brownfield	68482	DC	1	0	4B+ House	1	UC
Fenton West & Mount Pleasant	13-15 Jesse Austin Avenue, Stoke-on-Trent, ST4 2PW	Brownfield	68482	DC	1	0	3B House	-2	UC
Fenton West & Mount Pleasant	The Grocott Centre, Clarence Street, Fenton, Stoke-on-Trent, ST4 2LA	Brownfield	70167	CU	1	1	HMO	1	C
Ford Green & Smallthorne	597 Leek New Road, Stoke-on-Trent, ST1 6EH	Brownfield	69134	CU	1	1	1B House	1	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Greenfield	65856	NB	157	155	3B House	34	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Greenfield	65856	NB	157	155	4B+ House	3	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Greenfield	65856	NB	157	155	3B House	12	C

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Greenfield	65856	NB	157	155	3B House	2	UC
Great Chell & Packmoor	Chatterley Farm, Bemersley Road, Ball Green, Stoke-on-Trent, ST6 8UL	Greenfield	66131	CU	2	0	Dwelling	2	UC
Great Chell & Packmoor	Former Brindleys Lock, Silverstone Crescent, Packmoor, Stoke-on-Trent, ST6 6XA	Brownfield	68989	NB	7	0	3B House	3	UC
Great Chell & Packmoor	Former Brindleys Lock, Silverstone Crescent, Packmoor, Stoke-on-Trent, ST6 6XA	Brownfield	68989	NB	7	0	4B+ House	4	UC
Hanford, Newstead & Trentham	Trentham Fields, New Inn Lane, Trentham, Stoke on Trent, ST4 8EX	Greenfield	68621	NB	46	0	4B+ House	7	UC
Hanford, Newstead & Trentham	Land at New Inn Lane, Hanford, Stoke-on-Trent ST4 8EX	Greenfield	62889	NB	29	29	4B+ House	26	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hanford, Newstead & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	74	4B+ House	8	UC
Hanford, Newstead & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	74	4B+ House	13	C
Hanford, Newstead & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	74	3B House	6	C
Hanford, Newstead & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	74	3B House	35	C
Hanford, Newstead & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	74	3B House	7	UC
Hanford, Newstead & Trentham	21 Beechfield Road, Trentham, Stoke-on-Trent, ST4 8HG	Greenfield	63382	NB	2	2	4B+ House	2	C
Hanford, Newstead & Trentham	187 Stone Road, Stoke-on-Trent, ST4 8NR	Brownfield	65941	NB	1	0	4B+ House	1	UC
Hanford, Newstead & Trentham	24 Abingdon Way, Trentham, Stoke-on-Trent, ST4 8DX	Brownfield	64667	NB	1	1	3B House	1	C

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hanford, Newstead & Trentham	Land between 45 and 49 Sandringham Crescent, Stoke-on-Trent,	Greenfield	67011	NB	2	2	3B House	2	C
Hanford, Newstead & Trentham	Plot 1, Land off Chivelstone Grove, Trentham, Stoke-on-Trent, ST4 8XR	Brownfield	67260	NB	1	1	4B+ House	1	C
Hanford, Newstead & Trentham	185 Mayne Street, Hanford, Stoke-on-Trent, ST4 4QZ	Brownfield	68050		-1	-1	COU Loss	-1	C
Hanley Park Joiner's Square & Shelton	Former Eagle Pottery, Ivy House Road	Brownfield	44864	NB	108	86	3B House	3	UC
Hanley Park Joiner's Square & Shelton	Former Eagle Pottery, Ivy House Road	Brownfield	44864	NB	108	86	2B Flat	3	UC
Hanley Park Joiner's Square & Shelton	Former Eagle Pottery, Ivy House Road	Brownfield	44864	NB	108	86	4B+ House	13	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hanley Park Joiner's Square & Shelton	Former Eagle Pottery, Ivy House Road	Brownfield	44864	NB	108	86	1B Flat	3	UC
Hanley Park, Joiner's Square & Shelton	Edinburgh House, YMCA, Harding Road, Hanley	Brownfield	48119	NB	76	36	1B Flat	40	UC
Hanley Park, Joiner's Square & Shelton	Snow's Garage, 706 Leek Road, Stoke-On-Trent, ST1 3NP	Brownfield	62726	NB	14	0	2B Flat	6	UC
Hanley Park, Joiner's Square & Shelton	12 Jasper Street, Hanley, Stoke-on-Trent, ST1 3DA	Brownfield	65194	DC	7	0	1B Flat	4	UC
Hanley Park, Joiner's Square & Shelton	12 Jasper Street, Hanley, Stoke-on-Trent, ST1 3DA	Brownfield	65194	DC	7	0	2B Flat	3	UC
Hanley Park, Joiner's Square & Shelton	Land off Wellesley Street, adjacent to Wellesley House., Wellesley Street, Shelton, Stoke-on-Trent, ST1 4NF	Brownfield	66416	NB	11	11	3B House	5	C

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hanley Park, Joiner's Square & Shelton	Cauldon House, Caledonia Road, Shelton, Stoke-on-Trent	Brownfield	66931	NB	21	0	Student	21	UC
Hanley Park, Joiner's Square & Shelton	Cauldon House, Caledonia Road, Shelton, Stoke-on-Trent	Brownfield	66931	NB	21	0	Student	-34	UC
Hanley Park, Joiner's Square & Shelton	Land at 31-33 Houghton Street, Stoke-on-Trent, ST1 3BJ	Brownfield	65345	NB	2	0	3B House	2	UC
Hanley Park, Joiner's Square & Shelton	46 Stoke Road, Shelton, Stoke-on-Trent, ST4 2QU	Brownfield	68728	CU	1	0	HMO	1	UC
Hanley Park, Joiner's Square & Shelton	Busy Bugs Nursery, Havelock Place, Shelton, Stoke-on-Trent, ST1 4PR	Brownfield	67450	COU	7	0	2B Flat	1	UC
Hanley Park, Joiner's Square & Shelton	Busy Bugs Nursery, Havelock Place, Shelton, Stoke-on-Trent, ST1 4PR	Brownfield	67450	COU	7	0	1B Flat	6	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hanley Park, Joiner's Square & Shelton	1A Ashford Street, Shelton, Stoke-on-Trent, ST4 2EH	Brownfield	69145	CU	6	0	1B Flat	6	UC
Hanley Park, Joiner's Square & Shelton	83 Stoke Road, Shelton, Stoke-on-Trent, ST4 2QH	Brownfield	70212	CU	1	0	2B Flat	1	UC
Hanley Park, Joiner's Square and Shelton	19 Conway Street, Shelton, Stoke-on-Trent, ST4 2BL	Brownfield	68705	DC	1	1	HMO	1	C
Hanley Park, Joiner's Square and Shelton	19 Conway Street, Shelton, Stoke-on-Trent, ST4 2BL	Brownfield	68705	DC	1	1	COU Loss	-1	C
Hanley Park, Joiner's Square and Shelton	Land at junction of Nelson Place & Botteslow Street, Hanley, Stoke-on-Trent	Brownfield	66500	NB	4	0	3B House	4	UC
Hartshill Park & Stoke	17-19 Glebe Street, Stoke-on-Trent, ST4 1HL	Brownfield	60941	CU	1	1	HMO	1	C

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hartshill Park & Stoke	23 - 29 Glebe Street, Stoke, Stoke-on-Trent	Brownfield	66909	CU	6	6	HMO	2	C
Hartshill Park & Stoke	23 - 29 Glebe Street, Stoke, Stoke-on-Trent	Brownfield	66909	CU	6	6	1B Flat	4	C
Hartshill Park & Stoke	Former Stoke Police Station, Boothens Road, Stoke, Stoke-on-trent, ST4 4AH	Brownfield	64851	CU	177	0	Student	177	UC
Hartshill Park & Stoke	44-48, Kingsway, Stoke, Stoke-On-Trent, ST4 1JH	Brownfield	63797	CU	1	1	HMO	1	C
Hartshill Park & Stoke	Land at Registry Street, Stoke-on-Trent, ST4 1JP	Brownfield	65044	NB	141	0	Student (Cluster)	8	UC
Hartshill Park & Stoke	Land at Registry Street, Stoke-on-Trent, ST4 1JP	Brownfield	65044	NB	141	0	Student (Studio)	133	UC
Hartshill Park & Stoke	123-127 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	Brownfield	66420	NB	19	0	1B Flat	19	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hartshill Park & Stoke	54 Church Street, Stoke, Stoke-on-Trent, ST4 1BL	Brownfield	67177		2	0	1B Flat	1	UC
Hartshill Park & Stoke	54 Church Street, Stoke, Stoke-on-Trent, ST4 1BL	Brownfield	67177		2	0	2B Flat	1	UC
Hartshill Park & Stoke	25 Lonsdale Street, Stoke, Stoke-on-Trent, ST4 4DT	Brownfield	67893	CU	1	1	HMO	1	C
Hartshill Park & Stoke	77-87, Liverpool Road, Stoke, Stoke-on-Trent, ST4 1AE	Brownfield	67475	CU	3	0	HMO	3	UC
Hartshill Park & Stoke	1 Spark Terrace, Stoke, Stoke-on-Trent, ST4 7QA	Brownfield	69111	CU	4	0	1B Flat	4	UC
Hartshill Park & Stoke	10 Lonsdale Street, Stoke, Stoke-on-Trent, ST4 4DN	Brownfield	68131	CU	2	2	1B Flat	2	C
Hartshill Park & Stoke	123-127 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	Brownfield	70014	CU	2	0	2B Flat	1	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Hartshill Park & Stoke	123-127 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	Brownfield	70014	CU	2	0	1B Flat	1	UC
Hartshill Park & Stoke	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Brownfield	67346	NB	174	0	1B Flat	99	UC
Hartshill Park & Stoke	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Brownfield	67346	NB	174	0	2B Flat	69	UC
Hartshill Park & Stoke	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Brownfield	67346	NB	174	0	3B Flat	6	UC
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Brownfield	66922	CU	2	2	1B Flat	2	C
Lightwood North & Normacot	Land adj 10 Wren View, Normacot, Stoke-on-Trent, ST3 4SZ	Brownfield	68116	NB	1	0	4B+ House	1	UC
Little Chell & Stanfield	573 High Lane, Burslem, Stoke-on-Trent, ST6 7EP	Brownfield	67543	DC	1	1	COU Loss	-1	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Little Chell & Stanfield	573 High Lane, Burslem, Stoke-on-Trent, ST6 7EP	Brownfield	67543	DC	1	1	Children's Home	1	C
Longton & Meir Hay South	Land adjacent to 20 Tunncliffe Close, Longton, Stoke on Trent, ST3 5LE	Brownfield	60065	NB	1	0	2B House	1	UC
Longton & Meir Hay South	54-56 Anchor Road, Adderley Green, Stoke-on-Trent, ST3 1LH	Brownfield	65614	CU	5	0	1B Flat	-1	UC
Longton & Meir Hay South	54-56 Anchor Road, Adderley Green, Stoke-on-Trent, ST3 1LH	Brownfield	65614	CU	5	0	1B Flat	5	UC
Longton & Meir Hay South	Land adjacent to 20 Tunncliffe Close, Stoke-on-Trent, ST3 5LE	Greenfield	66241	NB	1	0	3B House	1	UC
Longton & Meir Hay South	61 Market Street, Longton, Stoke-on-Trent, ST3 1BW	Brownfield	68991	CU	2	0	1B Flat	1	UC
Longton & Meir Hay South	61 Market Street, Longton, Stoke-on-Trent, ST3 1BW	Brownfield	68991	CU	2	0	2B Flat	1	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Longton & Meir Hay South	66 Kendrick Street, Longton, Stoke-on-Trent, ST3 1JF	Brownfield	70216	DC	1	1	Children's Home	1	C
Longton & Meir Hay South	66 Kendrick Street, Longton, Stoke-on-Trent, ST3 1JF	Brownfield	70216	DC	1	1	COU Loss	-1	C
Meir Hay North, Parkhall & Weston Coyney	127 St Marys Road, Meir Hay, Stoke-on-Trent, ST3 5DR	Brownfield	65787	NB	1	0	3B House	1	UC
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Greenfield	65663	NB	44	28	3B House	7	C
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Greenfield	65663	NB	44	28	4B+ House	5	C
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Greenfield	65663	NB	44	28	4B+ House	4	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Greenfield	65663	NB	44	28	3B House	8	UC
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Greenfield	65663	NB	44	28	3B House	2	UC
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	Greenfield	65663	NB	44	28	3B House	16	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	179	50	4B+ House	1	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	179	50	3B House	24	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	179	50	2B House	5	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	179	50	2B House	8	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	179	50	4B+ House	3	UC
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	179	50	3B House	23	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	3B House	22	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	2B House	12	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	4B+ House	13	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	2B House	8	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	3B House	14	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	4B+ House	12	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	1B House	6	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	2B House	8	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	3B House	16	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	4B+ House	15	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	2B House	12	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	3B House	22	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	4B+ House	13	C

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	64457	NB	169	135	1B House	6	C
Meir South	560 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 7EH	Brownfield	65959	DC	1	1	Children's Home	1	C
Meir South	560 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 7EH	Brownfield	65959	DC	1	1	COU Loss	-1	C
Moorcroft & Sneyd Green	Land at Sneyd Street, Stoke-On-Trent, ST6 2NS	Brownfield	62711	NB	16	0	1B Flat	16	UC
Moorcroft & Sneyd Green	Land Adjacent to 9 Stanway Avenue, Stoke-on-Trent, ST6 2LP	Brownfield	66960	NB	2	0	3B House	2	UC
Moorcroft & Sneyd Green	Adelaide House, Adelaide Street, Burslem, Stoke-on-Trent, ST6 2BD	Brownfield	66924	COU	1	1	HMO	1	C
Penkhull & Springfields	Land at Godwin Way, Stoke-on-Trent	Brownfield	68352	NB	41	0	Care Home	41	UC

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Penkull & Springfields	Land north of 453 Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PE	Brownfield	68414	NB	12	0	1B Flat	12	UC
Penkull & Springfields	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	40	2B House	4	UC
Penkull & Springfields	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	40	3B House	7	C
Penkull & Springfields	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	40	4B+ House	17	C
Penkull & Springfields	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	40	3B House	3	UC

12 Housing Applications

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Penkull & Springfields	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	40	2B House	2	C
Penkull & Springfields	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	40	4B+ House	6	UC
Penkull & Springfields	Grindley Hill Court, Hilton Road, Hartshill, Stoke-on-Trent, ST4 6TA	Brownfield	67619	Demolition			Demolition	-27	C
Sandford Hill	Methodist Church, Clewlow Place, Longton, Stoke-on-Trent, ST3 5DA	Brownfield	67599	COU	8	8	1B Flat	8	C
Trent Vale & Oak Hill	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Brownfield	63272	NB	8	8	2B House	1	C
Trent Vale & Oak Hill	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Brownfield	63272	NB	8	8	1B Flat	3	C

Ward	Site Address	Is the site greenfield or brownfield?	Planning Application Reference	Development Type	Number of Units Approved	Total Number of Dwelling Completions	Housing Type	Number of Dwellings C or UC 23/24	Status
Trent Vale & Oak Hill	Vacant Land at London Road, Trent Vale, Stoke-on-Trent, Staffordshire, ST4 5NZ	Brownfield	66839	NB	3	3	2B House	3	C
Trent Vale & Oak Hill	884 London Road, Stoke-on-Trent, ST4 5NX	Brownfield	69157	CU	1	1	1B House	1	C
Tunstall	Land adjacent to 7 Clive Street, Tunstall, ST6 6DA	Brownfield	65269	NB	2	0	3B House	2	UC
Tunstall	359 High Street, Tunstall, Stoke-on-Trent, ST6 5EN	Brownfield	68098	COU	2	2	HMO	-1	C
Tunstall	359 High Street, Tunstall, Stoke-on-Trent, ST6 5EN	Brownfield	68098	COU	2	2	1B Flat	2	C
Tunstall	67 The Boulevard, Tunstall, Stoke-on-Trent, ST6 6BD	Brownfield	68834	COU	1	1	3B House	1	C

13 Employment, Office, Retail, Leisure and Other Applications

Key:

- C – Complete
- UC – Under Construction
- Use Class - Please refer to the Use Class Order.

Table 41 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Abbey Hulton	Abbey Hill School & Performing Arts College, Greasley Road, Abbey Hulton, Stoke-on-Trent, ST2 8LG	Erection of a new two storey SEND school, creation of a MUGA, a habitat area, associated car and cycle parking, landscaping, amenity areas, plant and other associated works	68222	New build	UC	2076	-688	Loss	F1
Baddeley, Milton & Norton	1 Gilman Avenue, Milton, Stoke-on-Trent, ST2 7JP	Change of use of ground floor to 2no. self-contained residential units (C3), front extension, elevational alterations and associated boundary treatments, landscaping and parking provision	70042	Change of use	C	-121	-121	Loss	E(a)
Baddeley, Milton & Norton	Symore House, 63 Millrise Road, Milton, Stoke-on-Trent, ST2 7BN	Change of use of garage into dog grooming salon	70470	Change of use	C	24	24	Gain	Sui Generis

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Baddeley, Milton & Norton	The Sylvester Community Trust, Growing Field Facility, Oxford Road, Fegg Hayes, Stoke-on-Trent, ST6 6QP	Installation of shipping container for storage purposes	70290	New build	C	14	14	Gain	B8
Baddeley, Milton & Norton	Norton Colliery Industrial Estate, Units 5-5d, Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Proposed creation of 7 x ancillary first floor offices (Use Class E(g)(i)) at units 5, 5A, 5B, 5C, and 5D with associated internal & external alterations (part-retrospective).	67734	Redevelopment	UC	568	284	Gain	E(g)(i)
Baddeley, Milton & Norton	Baddeley Green Post Office, 50 Baddeley Green Lane, Baddeley Green, Stoke-on-Trent, ST2 7HD	Conversion of first floor to form one bedroomed self contained residential unit (Use Class C3), extension to provide enclosed staircase, formation of pitched roof to existing garage and relocation of garage	68057	Extension	UC	6	6	Gain	E(a)

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		door, elevational alterations, along with extens							
Basford & Hartshill	521 Etruria Road, Stoke-on-Trent, ST4 6HT	Change of use of ground floor for the sale of hot food takeaway (Use Class: Sui Generis) (retrospective) and the proposed relocation/installation of extraction equipment including external flue	68848	Change of use	C	52	52	Gain	Sui Generis
Basford & Hartshill	530 Hartshill Road, Stoke-on-Trent, ST48 1HH	Demolition of existing buildings and the erection of employment units for general industrial purposes (Use Class B2) and storage and distribution purposes (Use Class B8) together with associated parking and servicing areas, and infrastructure.	67541	Redevelopment	UC	2067	2067	Gain	Mixed (B2 / B8)

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Basford & Hartshill	521 Etruria Road, Stoke-on-Trent, ST4 6HT	Change of use of ground floor for the sale of hot food takeaway (Use Class: Sui Generis) (retrospective) and the proposed relocation/installation of extraction equipment including external flue	68848	Change of use	C	-52	-52	Loss	Sui Generis
Basford & Hartshill	499 Etruria Road, Hanley, Stoke-on-Trent, ST4 6JR	Change of use from offices B1(a) to mixed use as beauty salon (sui generis) at first and second floors, A3 Bistro restaurant at ground floor and alteration to rear elevation to provide new entrance and glass canopy	59949	Change of use	UC	-295	-295	Loss	E(g)(i)
Basford & Hartshill	499 Etruria Road, Hanley, Stoke-on-Trent, ST4 6JR	Change of use from offices B1(a) to mixed use as beauty salon (sui generis) at first and second floors, A3	59949	Change of use	UC	108	108	Gain	Mixed (E / Sui Generis)

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		Bistro restaurant at ground floor and alteration to rear elevation to provide new entrance and glass canopy							
Bentilee, Ubberley & Townsend	Discover Academy, Discovery Drive, Bentilee, Stoke-on-Trent, ST2 0GA	Erection of two storey school building and associated landscaping and access (retrospective)	67503	New build	C	1092	1092	Gain	F1
Birches Head & Northwood	Unit 10, Far Green Industrial Estate, Chell Street, Hanley, Stoke-on-Trent, ST1 6AZ	Partial demolition of existing office block, elevational alterations and creation of new parking area	70060	Demolition	UC	-109	-109	Loss	B2
Birches Head & Northwood	131-A Keelings Road, Stoke-on-Trent, ST1 6PA	Erection of industrial storage unit	68759	New build	C	103	103	Gain	B8
Birches Head & Northwood	Store and premises, 89-93 Keelings Road, Hanley, Stoke-on-Trent, ST1 6PB	Single storey rear extension including associated internal alterations	68442	Extension	C	9	9	Gain	E(a)

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Boothem	Former Churchill China, Whieldon Road, Stoke, Stoke-on-Trent, ST4 4HQ	Change of use from B8 (warehousing and open storage) to a mixed use inclusive of a transport depot and undertaking of MOT's along with associated development to include four maintenance buildings, a temporary building, substation, 3 portable buildings and	67960	Change of use	C	2851	2851	Gain	Mixed (B8 / Sui Generis)
Boothem	201 London Road, Stoke-on-Trent, ST4 5RW	Change of use to first floor to form one self contained flat with rear dormer extension and alterations to shop front	70339	Change of use	UC	-89	-89	Loss	E

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Boothem	Plot 2, City Island Business Park, Whieldon Road, Stoke-on-Trent	Erection of four commercial units at Plot 2 (reserved matters pursuant to 63846/VAR)	64092	New build	C	853	853	Gain	B2
Bucknall & Eaton Park	Cambridge House, 124 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AJ	Change of use to residential care home for children (Use Class C2)	69998	Change of use	UC	-230	-230	Loss	E
Bucknall & Eaton Park	Joseph Lymer and Son Funeral Directors, Bucknall Road, Hanley, Stoke-on-Trent, ST1 6AH	Single storey front extension, single storey rear extension and elevational alterations	68418	Extension	C	-5	-5	Loss	E(a)
Burslem	Future Developments Manufacturing Limited, Brunswick Industrial Estate, Davenport Street, Longport, Stoke-on-Trent, ST6 4HS	Change of use to B2 (general industrial)/B8 (storage and distribution) including external alterations and installation of roller shutters (part-retrospective)	70358	Change of use	UC	1141	1141	Gain	Mixed (B2 / B8)

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Burslem	76 Moorland Road, Burslem, Stoke-on-Trent, ST6 1DY	Change of use from office to dwellinghouse (C3) (Prior Approval)	70200	Change of use	C	-120	-120	Loss	E(g)(i)
Burslem	32 Station Street, Longport, Stoke-on-Trent, ST6 4NA	Conversion of ground floor office to retail (Use Class E(a)) and one self-contained flat at first and second floor with elevation alterations	70269	Change of use	UC	-94	-94	Loss	E(g)(i)
Burslem	111-113 Newport Lane, Burslem, Stoke-on-Trent, ST6 3PJ	Change of use to residential dwelling (Class C3) with external alterations (part retrospective)	70125	Change of use	C	-26	-26	Loss	E(a)
Burslem	The Co-Operative Academy of Stoke-on-Trent, Westport Road, Burslem, Stoke-on-Trent, ST6 4LD	Erection of single storey modular building	68194	Extension	C	156	156	Gain	School

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Burslem	The Co-operative Academy of Stoke-on-Trent, Westport Road, Burslem, Stoke-on-Trent, ST6 4LD	Installation of two modular buildings for a temporary period of 18 months (retrospective)	68425	Extension	C	234	234	Gain	School
Burslem	166 Newcastle Street, Middleport, Stoke-on-Trent, ST6 3QN	Change of use to hot food takeaway (Sui Generis) at ground floor with 1st floor ancillary storage including the installation of extraction ducting to rear elevation and elevational alterations (from office)	68275	Change of use	C	-111	-111	Loss	E
Burslem	166 Newcastle Street, Middleport, Stoke-on-Trent, ST6 3QN	Change of use to hot food takeaway (Sui Generis) at ground floor with 1st floor ancillary storage including the installation of extraction ducting to rear elevation	68275	Change of use	C	111	111	Gain	Sui Generis

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		and elevational alterations (from office)							
Burslem	Readmicks Ltd, Canal Street, Longport, Stoke-on-Trent, ST6 4LU	Two storey side extension and boundary treatment along access road	65909	Extension	C	156	82	Gain	E
Burslem	Future Developments Manufacturing Limited, Brunswick Industrial Estate, Davenport Street, Longport, Stoke-on-Trent, ST6 4HS	Change of use to B2 (general industrial)/B8 (storage and distribution) including external alterations and installation of roller shutters (part-retrospective)	70358	Change of use	UC	-1141	-1141	Loss	B2 / B8
Burslem	The Tile Works, Ellgreave Street, Burslem, Stoke-on-Trent, ST6 4DJ	Erection of 4 units (Use Classes B1 light industrial, B2 general industrial and B8 storage and distribution) together with vehicle access and car park	65522	New Build	C	374	374	Gain	B2

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Burslem	The Roebuck, Wedgwood Place, Burslem, Stoke-on-Trent, ST6 4ED	Change of use to 2 No. shop units (use class E) and 5 No. apartments (use class C3) with associated external alterations	67140	Change of use	C	166	166	Gain	E(a)
Burslem	The Roebuck, Wedgwood Place, Burslem, Stoke-on-Trent, ST6 4ED	Change of use to 2 No. shop units (use class E) and 5 No. apartments (use class C3) with associated external alterations	67140	Change of use	C	-441	-441	Loss	Sui Generis
Burslem	6 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Change of use to drinking establishment (Sui Generis Use Class) (with expanded food and retail provision for arts, crafts and books) at ground floor level to include external alterations, repair works, independent residential access and creation of two re	68061	Change of use	C	120	120	Gain	Sui Generis

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Burslem	6 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Change of use to drinking establishment (Sui Generis Use Class) (with expanded food and retail provision for arts, crafts and books) at ground floor level to include external alterations, repair works, independent residential access and creation of two re	68061	Change of use	C	-260	-260	Loss	Sui Generis
Burslem	32 Station Street, Longport, Stoke-on-Trent, ST6 4NA	Conversion of ground floor office to retail (Use Class E(a)) and one self-contained flat at first and second floor with elevation alterations	70269	Change of use	UC	94	-89	Loss	E(a)
Dresden & Florence	8-10 Carlisle Street, Longton, Stoke-on-Trent, ST3 4HL	Change of use of part of ground floor and first floor to create two self-contained residential	68969	Change of use	UC	-28	-28	Loss	Sui Generis

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		apartments (Use Class C3) alongside single storey side extension, including elevational alterations and internal changes to layout of the ground floor and first							
Dresden & Florence	192A Trentham Road, Longton, Stoke-on-Trent, ST3 4EF	Change of use to motor vehicle repairs, servicing, MOT testing centre and replacement tyres (sui generis) (retrospective)	70051	Change of use	C	846	846	Gain	Sui Generis
Dresden & Florence	Former Builders, rear of Sutherland Avenue, Adj. Tennis Club, off Trentham Rd, Stoke-on-Trent, ST3 4EQ	Single storey storage building	66215	New build	C	99	99	Gain	B8
Dresden & Florence	192A Trentham Road, Longton, Stoke-on-Trent, ST3 4EF	Change of use to motor vehicle repairs, servicing, MOT testing centre	70051	Change of use	C	-846	-846	Loss	Sui Generis

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		and replacement tyres (sui generis) (retrospective)							
Dresden & Florence	Motor Clinic, Trentham Road, Longton, Stoke-on-Trent, ST3 4DJ	Erection of MOT inspection and workshop building	67786	New build	C	155	155	Gain	Sui Generis
Etruria & Hanley	Trent House, Media Way, Stoke-on-Trent, ST1 5SZ	Proposed external alterations to the existing building, erection of a generator building, maintenance store, bin store and smoking shelter and reconfiguration of the existing car park	70264	Extension	UC	133	133	Gain	E
Etruria & Hanley	29 Marsh Street South, Hanley, Stoke-on-Trent, ST1 1JA	Change of use of first floor to small HMO (Use Class C4) and elevational alterations to include new shopfront and shutters	69131	Change of use	UC	-45	-45	Loss	E

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Etruria & Hanley	46-50 Marsh Street South, Hanley, Stoke-on-Trent, ST1 1JD	Change of use of ground floor from one commercial, business and services unit (Use Class E) to 3 self contained commercial, business and services units (Use Class E) together with elevational alterations comprising replacement shopfronts and entrance door	70063	Change of use	C	141	141	Gain	E
Etruria & Hanley	Ground Floor, Piccadilly House, 57-59 Piccadilly, Hanley, Stoke-on-Trent, ST1 1HR	Change of use of ground floor and part of the first floor to bar/drinking establishment alongside elevational alterations (Sui Generis)	70122	Change of use	C	232	232	Gain	Sui Generis

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Etruria & Hanley	Unit C73, 73 Shelton Boulevard, Stoke-on-Trent, ST1 5NP	Canopy to the side elevation of the warehouse to provide shelter for the loading bay	68810	Extension	C	0	0	No Floorspace	B8
Etruria & Hanley	Land at Cobridge Road, Hanley, Stoke-on-Trent	Demolition of existing buildings and erection of a food store (Use Class A1) with access and associated parking	63621	Redevelopment	UC	-715	-715	Loss	Sui Generis
Etruria & Hanley	Land at Cobridge Road, Hanley, Stoke-on-Trent	Demolition of existing buildings and erection of a food store (Use Class A1) with access and associated parking	63621	Redevelopment	UC	1910	1809	Gain	E(a)
Etruria & Hanley	2 Smithfield, Leonard Coates Way, Hanley, Stoke-on-Trent, ST1 4FD	Change of use from retail Class E(a) to Library Use Class F1(d) together with formation of internal mezzanine level and erection of ground floor entrance porch	66069	Change of use	C	721	721	Gain	F1

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Etruria & Hanley	New Century Street, Stoke-on-Trent, ST1 5QH	Erection of industrial building and associated car parking, service yard and access road	66762	New build	C	2500	2500	Gain	B2
Etruria & Hanley	Ground Floor, Piccadilly House, 57-59 Piccadilly, Hanley, Stoke-on-Trent, ST1 1HR	Change of use of ground floor and part of the first floor to bar/drinking establishment alongside elevational alterations (Sui Generis)	70122	Change of use	C	-232	-232	Loss	Sui Generis
Etruria & Hanley	46-50 Marsh Street South, Hanley, Stoke-on-Trent, ST1 1JD	Change of use of ground floor from one commercial, business and services unit (Use Class E) to 3 self contained commercial, business and services units (Use Class E) together with elevational alterations comprising	70063	Change of use	C	-141	-141	Loss	E

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		replacement shopfronts and entrance door							
Etruria & Hanley	Kiosk B - The Potteries Centre, Town Road, Hanley, Stoke-on-Trent, ST1 1RZ	Change of use to booking office (Sui Generis)	66070	Change of use	C	-9	-9	Loss	Sui Generis
Etruria & Hanley	Kiosk B - The Potteries Centre, Town Road, Hanley, Stoke-on-Trent, ST1 1RZ	Change of use to booking office (Sui Generis)	66070	Change of use	C	9	9	Gain	Sui Generis
Etruria & Hanley	Wood Mitchell Printers Limited, Festival Way, Etruria, Stoke-on-Trent, ST1 5TH	Change of use to a mixed use (Sui Generis Use Class) comprising warehousing, retail, car valeting and ancillary offices together with creation of additional mezzanine floor area for storage purposes with detailing bays.	68354	Change of use	C	3054	3054	Gain	Sui Generis

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Etruria & Hanley	Former Royal Doulton Outlet Superstore, Forge Lane, Etruria, Stoke-on-Trent, ST1 5NP	External alterations to warehouse, erection of storage units, installation of perimeter fencing and gates, modifications to existing car parking arrangements and associated landscaping works.	67709	Extension	C	33	33	Gain	B8
Fenton East	Pets at Home, Phoenix Retail Park, Phoenix Way, Stoke-on-Trent, ST3 2JB	Installation of a mezzanine floor to be used for a pet care and treatment within use class E, installation of 21 air conditioning units and louvre, fire exit door and staircase and a gas bottle storage unit	70299	Extension	C	700	700	Gain	E(e)
Fenton East	17-19 Victoria Road, Fenton, Stoke-on-Trent, ST4 2HE	Change of use of ground floor to one commercial, business and services unit (Use Class E) together with change of use	68870	Change of use	UC	70	-45	Loss	E

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		of first floor to two residential units (Use Class C3) and formation one residential unit within roof space (Use Class C3) along with el							
Fenton East	McDonald's Restaurant, Phoenix Retail Park, Baths Road, Longton, Stoke-on-Trent, ST3 2JB	External building alterations including extension of house freezer/chillers areas and various site works.	68060	Extension	UC	9	9	Gain	B8
Fenton West & Mount Pleasant	The Grocott Centre, Clarence Street, Fenton, Stoke-on-Trent, ST4 2LA	Change of use to Large House in Multiple Occupation for up to 14 Persons (sui generis)	70167	Change of use	C	-117	-117	Loss	E(c)
Fenton West & Mount Pleasant	Units F4 and F5, Fenton Trade Park, Dewsbury Road, Stoke-on-Trent, ST4 2TE	Change of use to data centre, together with elevational changes (Sui Generis)	65328	Change of use	UC	224	224	Gain	Sui Generis

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Fenton West & Mount Pleasant	Units F4 and F5, Fenton Trade Park, Dewsbury Road, Stoke-on-Trent, ST4 2TE	Change of use to data centre, together with elevational changes (Sui Generis)	65328	Change of use	UC	-224	-224	Loss	B2
Fenton West & Mount Pleasant	Our Lady's Catholic Academy, Watkin Street, Fenton, Stoke-on-Trent, ST4 4NP	Single storey front extension	67343	Extension	C	44	44	Gain	F1
Fenton West & Mount Pleasant	James Kent(Ceramic Materials) Limited, Fountain Street, Fenton, Stoke-on-Trent, ST4 2HB	Demolition of part of existing lower ground floor and ground floor and erection of replacement building including mezzanine level together with erection of separate single storey building	68661	Redevelopment	C	148	148	Gain	B2
Ford Green & Smallthorne	597 Leek New Road, Stoke-on-Trent, ST1 6EH	Change of use from Commercial, Business and Service (Use Class	69134	Change of use	C	-36	-36	Loss	E(d)

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		E) to Dwellinghouses (Use Class C3) (Prior Approval)							
Ford Green & Smallthorne	Holden Bridge Services Station, Leek New Road, Stoke-on-Trent, ST1 6EH	Replacement forecourt shop along with associated hardstanding to provide additional parking spaces and installation of new external lighting	68311	Redevelopment	C	98	98	Gain	E(a)
Ford Green & Smallthorne	Former Colliery Work Shop Site, Norton Industrial Estate, Bellerton Lane, Norton, Stoke-on-Trent, ST6 5ED	Erection of four industrial units	64203	New build	C	384	384	Gain	B2
Ford Green & Smallthorne	Norton Cricket and Welfare Club, Community Drive, Norton, Stoke-on-trent, ST6 1QF	Expansion of car park and single storey extensions to sports club and changing rooms.	64371	Extension	C	278	278	Gain	F2
Ford Green & Smallthorne	29 Ford Green Road, Stoke-on-Trent, ST6 1NT	Demolition and replacement of existing rear	66824	Redevelopment	UC	17	17	Gain	Sui Generis

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		structure with single storey rear extension together with associated alterations to rear elevation (part retrospective)							
Goldenhill & Sandyford	Land south east of junction of A50/A527, Sandyford, Stoke-on-Trent	Erection of petrol filling station with ancillary kiosk/ convenience store and including site remediation and engineering works to adjoining land	65973	New build	C	545	545	Gain	Sui Generis
Great Chell & Packmoor	Former Brindleys Lock, Silverstone Crescent, Packmoor, Stoke-on-Trent, ST6 6XA	Demolition of existing public house and erection of 7 three and four bedroomed two storey residential dwellings (Use Class C3) together with new vehicle access, landscaping and associated works	68989	Redevelopment	UC	-862	-862	Loss	Sui Generis

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Hanford, Newstead & Trentham	Hazeldine House, Newstead Industrial Trading Estate, Plantation Road, Blurton, Stoke-on-Trent	Single storey rear lean-to extension (part-retrospective).	69018	Extension	C	95	95	Gain	B2
Hanford, Newstead & Trentham	41 Wimborne Avenue, Blurton, Stoke-on-Trent, ST3 3LS	Single storey rear extension	70129	Extension	UC	18	18	Gain	E(a)
Hanford, Newstead & Trentham	Ash Green Academy, The Lea, Trentham, Stoke-on-Trent, ST4 8BX	Single storey front extension and elevational alteration	67368	Extension	C	30	30	Gain	F1
Hanley Park, Joiner's Square & Shelton	2 Hampton Street, Hanley, Stoke-on-Trent, ST1 3EX	Demolition of existing commercial building and construction of new commercial building (E (g) Use Class) with associated compound/yard and parking.	68337	Redevelopment	C	246	-141	Loss	E(g)

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Hanley Park, Joiner's Square & Shelton	Edinburgh House, Harding Road, Hanley, Stoke-on-Trent, ST1 3AE	Demolition of existing rear single storey extension	69013	Demolition	C	-160	-160	Loss	C2
Hanley Park, Joiner's Square & Shelton	Edinburgh House, Harding Road, Hanley, Stoke-on-Trent, ST1 3AE	Two storey side/rear extension to North Staffordshire YMCA to provide additional facilities.	69041	Extension	UC	265	265	Gain	C2
Hanley Park, Joiner's Square & Shelton	83 Stoke Road, Shelton, Stoke-on-Trent, ST4 2QH	Partial demolition and conversion of existing retail unit and ground floor of Pentecoastal Church into new food retail unit (use class E(a)) along with the conversion of the first floor of Pentecoastal Church into a two bedroom apartment (part-retrospecti	70212	Redevelopment	UC	392	-98	Loss	E

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Hanley Park, Joiner's Square & Shelton	Ivy House Foundary, Leek Road, Stoke-on-Trent, ST1 3NR	Proposed extension to foundry building	67284	Extension	C	2308	2308	Gain	B2
Hartshill Park & Stoke	1 Spark Terrace, Stoke, Stoke-on-Trent, ST4 7QA	Change of use to four self-contained one bedroom apartments (Use Class C3)	69111	Change of use	UC	-106	-106	Loss	E
Hartshill Park & Stoke	123-127 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	Retention of ground floor public house and partial conversion of ground floor to 2no. residential units including elevational alterations (Use Class C3)	70014	Change of use	UC	-386	-386	Loss	Sui Generis
Hartshill Park & Stoke	104-116, Church Street, Stoke, Stoke-on-Trent, ST4 1BU	Two storey rear extension link to form staircase	66590	Extension	UC	10	10	Gain	E
Hartshill Park & Stoke	Land at Registry Street, Stoke-on-Trent, ST4 1JP	Demolition of existing commercial buildings and erection of student	65044	Redevelopment	UC	-88	-88	Loss	E

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		accommodation and associated ancillary facilities, plus 1 no. commercial unit (flexible Use A1/A3 use) and associated works							
Hartshill Park & Stoke	Land at Registry Street, Stoke-on-Trent, ST4 1JP	Demolition of existing commercial buildings and erection of student accommodation and associated ancillary facilities, plus 1 no. commercial unit (flexible Use A1/A3 use) and associated works	65044	Redevelopment	UC	155	155	Gain	E
Hartshill Park & Stoke	Land at Registry Street, Stoke-on-Trent, ST4 1JP	Demolition of existing commercial buildings and erection of student accommodation and associated ancillary facilities, plus 1 no. commercial unit (flexible Use A1/A3 use) and associated works	65044	Redevelopment	UC	-2390	-2390	Loss	B2

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Hartshill Park & Stoke	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Mixed use development comprising: i) the demolition of certain existing buildings and structures on the site and the erection of a residential apartment building (Use Class C3) with private amenity space for residents and ground floor retail/leisure flo	67346	New build	UC	3744	3744	Gain	Sui Generis
Hollybush	Power League, Dennis Viollet Avenue, Stoke, Stoke-on-Trent, ST4 4TN	Formation of one seven-a-side football pitch together with six 8m high freestanding lighting columns, and 2.4m high fencing and gates	68852	New build	C	0	0	No Floorspace	F2
Hollybush	Bet365 Stadium, Stanley Matthews Way, Trentham, Stoke-on-Trent, ST4 4EG	Erection of new lift lobby connection at the 2nd floor and increase the height of existing windows to ground floor	67444	Extension	C	13	13	Gain	Sui Generis

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to one hot food takeaway (Use Class Sui Generis), one dessert shop (Use class Eb), two self-contained flats (Use class C3), creation of a mezzanine floor for associated storage, and elevational alterations to include new shop fronts and new	66922	Change of use	C	-132	-132	Loss	E
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to one hot food takeaway (Use Class Sui Generis), one dessert shop (Use class Eb), two self-contained flats (Use class C3), creation of a mezzanine floor for associated storage, and elevational alterations to include new shop fronts and new	66922	Change of use	C	29	29	Gain	E(b)

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to one hot food takeaway (Use Class Sui Generis), one dessert shop (Use class Eb), two self-contained flats (Use class C3), creation of a mezzanine floor for associated storage, and elevational alterations to include new shop fronts and new	66922	Change of use	C	34	34	Gain	Sui Generis
Little Chell & Stanfield	Haywood Hospital, High Lane, Burslem, Stoke-on-Trent, ST6 7AG	Demolition of existing building and erection of new outpatients building, installation of roof solar panels and associated landscaping	68931	Redevelopment	UC	4023	1486	Gain	C2
Little Chell & Stanfield	Unit 5, Tunstall Trade Park, Brownhills Road, Tunstall, Stoke-on-Trent, ST6 4SE	Change of use to a flexible use of B1(B/C), B2, B8 and/or mobility and care products	70048	Change of use	C	616	616	Gain	Mixed (B1(b) / B1(c) / B2 / B8 / E(a))

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		showroom with ancillary storage (Use Class E(a))							
Little Chell & Stanfield	THE CO-OPERATIVE ACADEMY, Westport Road, Burslem, Stoke-on-Trent, ST6 4LD	Erection of single modular building for use as 4 classrooms along with fencing enclosing the building, replacement car parking and temporary vehicle access, fencing to car park and associated lighting, all for a temporary period of 2 years (retrospect	70025	New build	UC	352	352	Gain	F1
Little Chell & Stanfield	The Co-operative Academy of Stoke-on-Trent, Westport Road, Burslem, Stoke-on-Trent, ST6 4LD	Erection of single story multi-use classroom extension together with three storey classroom block extension along with minor demolition works.	68597	Extension	UC	795	795	Gain	F1

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Little Chell & Stanfield	Unit 5, Tunstall Trade Park, Brownhills Road, Tunstall, Stoke-on-Trent, ST6 4SE	Change of use to a flexible use of B1(B/C), B2, B8 and/or mobility and care products showroom with ancillary storage (Use Class E(a))	70048	Change of use	C	-616	-616	Loss	Mixed (B1(b) / B1(c) / B2 / B8)
Little Chell & Stanfield	200 Scotia Road, Burslem, Stoke-on-Trent, ST6 4JD	Selective demolition, reconfiguration and external alterations to retained buildings to provide 10 Use Class B2 and B8 units including ancillary trade counters and changes to car parking layout and associated works	67662	Redevelopment	C	14672	-9768	Loss	Mixed (B2 / B8)
Longton & Meir Hay South	Longton Local Centre, 1 Commerce Street, Longton, Stoke-on-Trent, ST3 1NW	Change of use to non-residential education and training centre (use class D1)	65027	Change of use	C	-433	-433	Loss	F2

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Longton & Meir Hay South	Longton Local Centre, 1 Commerce Street, Longton, Stoke-on-Trent, ST3 1NW	Change of use to non-residential education and training centre (use class D1)	65027	Change of use	C	433	433	Gain	F1
Longton & Meir Hay South	Chelson Street, Longton, Stoke-on-Trent, ST3 1PT	Refurbishment of building and change of use comprising seven commercial units (Use Class B1(b)) at ground and first floors and seven residential units at first and second floors	57264	Change of use	UC	441	441	Gain	E
Longton & Meir Hay South	Chelson Street, Longton, Stoke-on-Trent, ST3 1PT	Refurbishment of building and change of use comprising seven commercial units (Use Class B1(b)) at ground and first floors and seven residential units at first and second floors	57264	Change of use	UC	-926	-926	Loss	B2

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Longton & Meir Hay South	54-56 Anchor Road, Adderley Green, Stoke-on-Trent, ST3 1LH	Change of use to five one bedroomed residential units, and associated elevational alterations	65614	Change of use	UC	-173	-173	Loss	E
Longton and Meir Hay South	64 Edensor Road, Longton, Stoke-on-Trent, ST3 2QE	Two storey side extension to existing storage unit	68722	Extension	C	60	60	Gain	B2
Longton and Meir Hay South	Land west of Weston Road, Stoke-on-Trent	Development of a new secondary school with sixth form, together with associated sports facilities and playing pitches, provision of car parking spaces and associated access, drainage, landscaping and solar roof panels	69003	New build	UC	11157	11157	Gain	F1
Longton and Meir Hay South	Former Meir Sports and Social Club site, Weston Road, Meir, Stoke-on-Trent	Proposed development of a new temporary school	70555	New build	UC	557	557	Gain	F1

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Longton and Meir Hay South	248 Uttoxeter Road, Stoke-on-Trent, ST3 5QL	Change of use to hot food takaway (sui generis) and associated elevational alterations including new shopfront windows/doors, alterations to existing roof and installation of external extraction flue	66982	Change of use	UC	172	172	Gain	Sui Generis
Longton and Meir Hay South	139-141 Uttoxeter Road, Stoke-on-Trent, ST3 1QQ	Change of use to car sales and car wash (Sui Generis), along with associated car sales building, car wash office and storage container, new vehicular accesses and existing vehicular accesses extended and 1.8m high paladin boundary treatment	68851	Change of use	C	802	802	Gain	Sui Generis

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Longton and Meir Hay South	61 Market Street, Longton, Stoke-on-Trent, ST3 1BW	Change of use of first and second floors to 2no. self-contained flats (use class C3)	68991	Change of use	UC	-105	-105	Loss	E
Longton and Meir Hay South	Unit 7, Gladstone Industrial Park, Chadwick Street, Longton, Stoke-on-Trent, ST3 1PJ	Change of use of building to extend existing snooker and pool club (Use Class E(d))	70444	Change of use	C	287	287	Gain	E(d)
Longton and Meir Hay South	Unit 4, Garfield Works, Uttoxeter Road, Stoke-on-Trent, ST3 1NY	Change of use to a use including pole dancing, fitness and aerial skills (Use Class E(d))	70488	Change of use	C	458	458	Gain	E(d)
Longton and Meir Hay South	Unit 7, Gladstone Industrial Park, Chadwick Street, Longton, Stoke-on-Trent, ST3 1PJ	Change of use of building to extend existing snooker and pool club (Use Class E(d))	70444	Change of use	C	-287	-287	Loss	E(d)

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Longton and Meir Hay South	Unit 4, Garfield Works, Uttoxeter Road, Stoke-on-Trent, ST3 1NY	Change of use to a use including pole dancing, fitness and aerial skills (Use Class E(d))	70488	Change of use	C	-458	-458	Loss	E(d)
Longton and Meir Hay South	139-141 Uttoxeter Road, Stoke-on-Trent, ST3 1QQ	Change of use to car sales and car wash (Sui Generis), along with associated car sales building, car wash office and storage container, new vehicular accesses and existing vehicular accesses extended and 1.8m high paladin boundary treatment	68851	Change of use	C	-802	-802	Loss	Sui Generis
Longton and Meir Hay South	248 Uttoxeter Road, Stoke-on-Trent, ST3 5QL	Change of use to hot food takaway (sui generis) and associated elevational alterations including new shopfront windows/doors, alterations to existing	66982	Change of use	UC	-172	-172	Loss	Sui Generis

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		roof and installation of external extraction flue							
Meir Hay North, Parkhall & Weston Coyney	Weston House, 344 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6HD	Single storey front and side extension	70015	Extension	UC	10	10	Gain	C2
Meir Hay North, Parkhall & Weston Coyney	430 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6QB	Erection of portacabin building and storage units (retrospective)	68840	New build	C	56	56	Gain	B8
Meir Park	McDonalds Restaurants Limited, Lysander Road, Meir, Stoke-on-Trent, ST3 7TW	Erection of single storey extension adjacent to drive thru, two single storey infill extensions below eaves together with elevational alterations	69057	Extension	UC	19	19	Gain	Sui Generis
Meir South	Ormiston Meridian Academy,	Erection of a two storey extension with a bridge link at the first floor, overcladding to the	69030	Extension	UC	1050	1050	Gain	F1

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
	Sandon Road, Meir, Stoke-on-Trent, ST3 7DF	existing canteen building, 2.1m high fencing, landscaping and additional car parking spaces							
Meir South	Ormiston Meridian Academy, Sandon Road, Meir, Stoke-on-Trent, ST3 7DF	Conversion of existing store and erection of single storey infill extension to provide 2 additional classrooms	68865	Extension	C	88	88	Gain	F1
Meir South	Ormiston Meridian Academy, Sandon Road, Meir, Stoke-on-Trent, ST3 7DF	Infill of existing undercroft to provide additional classroom	67951	Extension	C	80	80	Gain	F1
Moorcroft & Sneyd Green	6 Milton Road, Sneyd Green, Stoke-on-Trent, ST1 6HD	Subdivision of existing hot food takeaway (sui generis) into barbers shop and retained use of hot food takeaway (retrospective)	68924	Change of use	C	32	32	Gain	E(c)

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Moorcroft & Sneyd Green	6 Milton Road, Sneyd Green, Stoke-on-Trent, ST1 6HD	Subdivision of existing hot food takeaway (sui generis) into barbers shop and retained use of hot food takeaway (retrospective)	68924	Change of use	C	-32	-32	Loss	Sui Generis
Moorcroft & Sneyd Green	Ghausia Mosque, 191 Waterloo Road, Stoke-on-Trent, ST6 2HJ	Part demolition of building and erection of two storey side extension	64918	Extension	UC	100	100	Gain	F1
Moorcroft & Sneyd Green	Ghausia Mosque, 191 Waterloo Road, Stoke-on-Trent, ST6 2HJ	Demolition of existing mosque and erection of new 2 storey mosque	66614	Redevelopment	UC	1143	333	Gain	F1
Moorcroft & Sneyd Green	Adelaide House, Adelaide Street, Burslem, Stoke-on-Trent, ST6 2BD	Change of use to large HMO (33 bed/person) (sui generis) and associated elevational alterations	66924	Change of use	C	-1082	-1082	Loss	B2
Penkhull & Springfields	Royal Stoke University Hospital,	Erection of a single storey portable building to be used	70192	New build	C	94	-80	Loss	C2

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
	Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6QG	as a waiting area for a further temporary period of 3 years (retrospective)							
Penkhull & Springfields	B Block Estates (Workshops) Clinical Technology, Royal Stoke University Hospital, Newcastle Road, Trent Vale, Stoke-on-Trent	2no. storage containers (retrospective)	69060	New build	C	14	14	Gain	C2
Penkhull & Springfields	39 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 7QT	Change of use of ground floor to mixed use to include the sale of hot and cold food A1, A3 and A5 and elevational alteration	65463	Change of use	UC	44	44	Gain	Mixed (E / Sui Generis)
Penkhull & Springfields	Thistley Hough Academy, Thistley Hough, Penkhull, Stoke-on-Trent, ST4 5JJ	Erection of portable building, for a temporary period of 2 years only, to provide additional teaching floorspace	68362	Extension	C	156	156	Gain	F1

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Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Penkhull & Springfields	Thistley Hough Academy, Thistley Hough, Penkhull, Stoke-on-Trent, ST4 5JJ	Erection of freestanding catering "pod" together with canopy to provide outdoor eating area	68252	Extension	C	8	8	Gain	F1
Penkhull & Springfields	Land at Springfields Retail Park, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PD	Erection of a restaurant including a drive-through facility and car park alterations	67965	New build	C	167	167	Gain	E(b)
Penkhull & Springfields	Mental Impairment Unit and Assessment and Treatment unit, Harplands Hospital, Hilton Road, Hartshill, Stoke-on-Trent, ST4 6TH	Extensions and alterations to the Eddie Myers Building to form new Neuropsychiatry Ward. Extensions and alterations to Ward 5 to form new LD Ward. Extension and alterations to Ward 1. Areas of new windows and doors to Central Therapy and to Wards 2, 3 and	67010	Extension	UC	559	559	Gain	C2

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
Sandford Hill	159 Anchor Road, Adderley Green, Stoke-on-Trent, ST3 5EP	Single storey rear extension to convenience store	69081	Extension	C	4	4	Gain	E(a)
Trent Vale & Oak Hill	Former Oak Tree, 907 London Road, Stoke-on-Trent, ST4 5NR	Demolition of the former Oak Tree public house and redevelopment of the site to provide a building comprising ground floor convenience retail (Class E), and 7no. residential apartments to first and second floors (Class C3)	67449	Redevelopment	C	-307	-307	Loss	Sui Generis
Tunstall	Land at Ravensdale, Chemical Lane, Tunstall, Stoke-on-Trent	Change of use of the site from use as a former recreation ground to use as a B8 open storage depot, erection of security fencing and gates, formation of hardstanding, parking, landscaping and associated	64513	Change of use	C	0	0	No Floorspace	B8

13 Employment, Office, Retail, Leisure and Other Applications

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		infrastructure (part-retrospective) (AMENDED PLANS A)							
Tunstall	Former Tunstall Police Station, Scotia Road, Tunstall, Stoke-on-Trent, ST6 6BG	Change of use to Educational purposes together with elevational alterations including replacement windows and cladding to Scotia Road elevation (Use Class F1(a) (Retrospective)	70356	Change of use	C	632	632	Gain	F1(a)
Tunstall	Lynton House, Hose Street, Tunstall, Stoke-on-Trent, ST6 5AL	Removal of timber storage sheds and construction of replacement storage building.	67880	Extension	C	4	4	Gain	B8
Tunstall	Former Tunstall Police Station, Scotia Road, Tunstall, Stoke-on-Trent, ST6 6BG	Change of use to Educational purposes together with elevational alterations including replacement windows and cladding to Scotia	70356	Change of use	C	-632	-632	Loss	Sui Generis

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Use Class
		Road elevation (Use Class F1(a) (Retrospective)							

