



City of  
**Stoke-on-Trent**

**STOKE-ON-TRENT CITY COUNCIL**

**PLANNING SERVICES**

**FIVE YEAR HOUSING LAND SUPPLY  
STATEMENT 2024**

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# 1 Background

- 1.0.1** The [National Planning Policy Framework \(NPPF\)](#) was updated in December 2024 and sets out the amended requirements for Local Planning Authorities (LPAs) to calculate their Local Housing Need (LHN), and to identify a five year supply of housing. These amendments supersede the previous year's revisions to the NPPF as published in December 2023.
- 1.0.2** The [revised standard method](#) for calculating housing need has introduced a new LHN figure for Stoke-on-Trent, including the addition of a mandatory 5% buffer. It does however remove the 35% uplift that was previously required for the top 20 urban centres. Further detail on the revised standard method and calculation of LHN for the city can be found in section [3 Housing Need](#).
- 1.0.3** Under the amended requirements, paragraph 78 of the NPPF states that all LPAs must demonstrate a five year supply of deliverable housing land, to be updated annually. Therefore, Stoke-on-Trent City Council (as the LPA) are publishing this statement to accord with these requirements.
- 1.0.4** Being able to demonstrate a five year supply is an important material consideration when determining planning applications for new housing. However, it does not in itself provide justification for approval or refusal of a planning application.
- 1.0.5** This statement supersedes the Five Year Housing Land Supply Statement 2023 which stated the authority had 5.64 years worth of supply as of 1<sup>st</sup> April 2023.

## 2 National Policy and Guidance

- 2.0.1** Paragraph 78 of the NPPF requires LPAs to annually identify and update a supply of specific deliverable sites, which will sufficiently provide five years worth of housing against their housing requirement as set out in adopted strategic policies, or against their LHN where the strategic policies are more than five years old.
- 2.0.2** To be considered 'deliverable', sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development and have planning permission, and all sites with detailed planning permission should be considered deliverable, unless there is clear evidence that homes will not be delivered within five years. Where a site has outline planning permission, or do not have planning permission but are identified on a brownfield register, they should only be classed as deliverable where there is clear evidence that housing completions will begin within five years. As detailed further in section [6 Current Five Year Housing Land Supply](#), sites visited through annual monitoring visits and sites identified within the LPA's brownfield register, have been subject to this criteria.
- 2.0.3** To ensure choice and competition in the market for land, the NPPF requires LPAs to add an additional 5% buffer to their housing requirements over the next five years. For LPAs where there has been a record of persistent under delivery, this buffer is to be increased to 20%. Further details regarding the buffer are set out under section [4 Past delivery against the latest assessment of housing need](#).
- 2.0.4** As stated in section 1, the NPPF was recently updated in December 2024. National Planning Policy Guidance (NPPG) on [housing supply and delivery](#) was also updated in December 2024 to reflect the changes within the NPPF, which has been taken into account when preparing the five year housing land supply.

### 3 Housing Need

- 3.0.1** The existing strategic policies for the city are set out within the [Core Spatial Strategy](#) which was adopted in October 2009. Taking into consideration the provisions as set out within paragraph 78 of the NPPF, as the existing strategic policies are over five years old and have not been reviewed, the five year supply is to be considered against the LHN figure for Stoke-on-Trent.
- 3.0.2** As stated in section 1, the standard method for calculating LHN within [NPPG](#) was revised initially in December 2024 and additionally in February 2025. The revised method has increased the city's LHN figure resulting in an additional 244 new homes required per year.
- 3.0.3** The methodology to calculate the LHN figure sets the baseline of 0.8% of the existing housing stock for the area. This is used as the baseline because housing stock provides a stable and predictable baseline that ensures all areas, as a minimum, are contributing a share of the national total that is proportionate to the size of their current housing market.
- 3.0.4** An affordability adjustment is then applied using the mean average of affordability over the five most recent years, taken from the Office for National Statistics (ONS) median workplace-based affordability ratios. The affordability adjustment is applied in order to ensure that the standard method for assessing LHN responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. Where the ratio is 5 or below, no affordability adjustment is to be applied. As the average affordability ratio Stoke-on-Trent is 4.592, no affordability adjustment is applied to the calculation.
- 3.0.5** It should be noted that the LHN calculation is re-run routinely as new affordability information is released and timeframes are amended.

Table 1 Stoke-on-Trent Local Housing Need 2024

Existing Dwelling Stock (2023)	Affordability Ratio	Annual LHN Figure
118,450	0	948

## 4 Past delivery against the latest assessment of housing need

- 4.0.1** As set out in section 2, to ensure choice and competition in the market for land, the NPPF requires LPAs to add an additional 5% buffer to their housing requirements over the next five years. For LPAs where delivery has fallen below 85% of their LHN over the previous three years, this buffer is to be increased to 20%.
- 4.0.2** The NPPF states in paragraph 78, footnote 40, that under delivery will be measured against the Housing Delivery Test (HDT), which is the annual measurement of housing delivery in an authority area. The latest published HDT is the [2023 version](#), which shows Stoke-on-Trent City Council as performing at 91%.
- 4.0.3** As the LPA are currently under delivering against the LHN, an action plan must be prepared to assess the causes of under delivery and identify actions to increase delivery in future years, in line with paragraph 79(b) of the NPPF. At the time of writing this statement, the action plan is currently being prepared by the LPA.
- 4.0.4** In line with paragraph 78 of the NPPF, as delivery has fallen below 95%, it is **appropriate to apply a 5% buffer for the 2024 housing land supply calculation.**

## 5 Windfall Allowance

**5.0.1** Paragraph 75 of the NPPF states that LPAs can make an allowance for windfall development in their five year supply if there is compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. Windfall sites are defined as those which have not specifically been identified as available in the Local Plan process. A windfall allowance should be realistic and have regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates, and expected future trends.

**5.0.2** The table below shows the past trends in windfall site completions since 2006, where data is available. These comprise changes of use, dwelling conversions, and smaller sites not already identified in the published SHLAA.

**Table 2 Windfall Allowance**

	Conversions and change of use	Units delivered on sites under 0.25 hectares	City Total
<b>2006/7</b>	-	108	108
<b>2007/8</b>	-	97	97
<b>2008/9</b>	88	228	316
<b>2009/10</b>	46	101	147
<b>2010/11</b>	57	160	217
<b>2011/12</b>	109	127	236
<b>2012/13</b>	47	92	139
<b>2013/14</b>	54	110	164
<b>2014/15</b>	129	209	338
<b>2015/16</b>	149	280	429
<b>2016/17</b>	117	28	145
<b>2017/18</b>	86	61	147
<b>2018/19</b>	119	143	262
<b>2019/20</b>	64	104	168
<b>2020/21</b>	37	95	132
<b>2021/22</b>	73	64	137
<b>2022/23</b>	63	45	108
<b>2023/24</b>	46	22	68



	Conversions and change of use	Units delivered on sites under 0.25 hectares	City Total
Average Per Year Over Plan Period	71	115	Windfall allowance 187

**5.0.3** The table shows that windfall development makes a large contribution to the amount of completions each year. Therefore, this provides reliable evidence to justify the inclusion of a windfall allowance within the supply. Whilst the NPPF does allow for the inclusion within the five year period, it is not considered appropriate to apply this to each year owing to the high proportion of windfall developments that complete within two years of gaining planning permission. As such, in order to avoid double counting, a windfall allowance has been excluded from the first two years of the supply. **The windfall allowance therefore feeding into the 2024 housing land supply is 561 (based on three years x 187 units per annum).**

## 6 Current Five Year Housing Land Supply

- 6.0.1** Appendix 1 to this statement lists sites included in the five year housing land supply as at 1<sup>st</sup> April 2024 (the base date), that are considered deliverable. This includes sites with planning permission which have been assessed through annual site monitoring, and have residential units remaining to complete; these sites may be under construction or have not started.
- 6.0.2** Additional sites have also been included within the five year housing land supply which do not currently have planning permission, but are identified on the LPA's brownfield register as at the base date, in line with paragraph 007 of the housing supply and delivery NPPG. These sites have been included where there is clear evidence through both developer engagement and funding opportunities (including the Homes England partnership) that planning applications for residential development are intending to come forward and housing will be delivered on these sites within five years.
- 6.0.3** It is recognised that there is a much larger supply of sites with planning permission that have not been included within the supply. This includes sites which have gained formal planning permission as of the 1<sup>st</sup> April 2024, outline permissions which do not have the clear evidence of their delivery as yet, and additional deliverable sites in the SHLAA. However, for the purposes of this five year housing land supply statement, they have been excluded. It is assumed that there are further sites that will be delivered within the next five years, but due to the rigorous checks in accordance with the NPPF, they have not been included for robustness.
- 6.0.4** In addition to the checks as outlined above, to ensure choice and competition in the market for land, an additional buffer is applied to the requirement. Whilst it could be argued that there is some double counting in applying two buffers, it is noted through annual monitoring that there is a historical rate of planning permissions lapsing within the city. Since 2009, this has accounted for 19% of units approved. The LPA therefore considers that in applying an additional buffer (lapse rate) and only including sites as deliverable where clear evidence exists, ensures that the five year supply calculation is robust. For clarity, the 19% lapse rate has only been applied to the sites with planning permission that are not actively under construction.
- 6.0.5** Based on the 2024 analysis, sites with planning permission that have either not started or are actively under construction account for 2017 residential units. Therefore, after applying the lapse rate, **383 residential units are taken off the deliverable supply**. The table below clearly sets out the components of the total deliverable housing land supply for 2024-2029.

**Table 3 Deliverable Housing Land Supply 2024-2029**

Source of supply	No. of Units
Total remaining capacity of sites with planning approval at 1 <sup>st</sup> April 2024 (without the lapse rate applied)	<b>3792</b>
Total supply from sites actively under construction	1809
Sites not commenced (Lapse Rate applied 19%)	1634
Windfall allowance	561
<b>Total deliverable supply</b>	<b>4004</b>

# 7 Housing Land Supply Calculations

- 7.0.1

The previous sections of this statement explain the different considerations that need to be factored in to calculating the supply of housing land. This section brings together all of these factors to determine how the capacity of land for housing development compares with the city's LHN figure for the next five years.
- 7.0.2

The basic calculation to determine this is for the amount of housing land available (the deliverable supply) to be divided by the annual requirement (the demand). This is set out below.

Table 4 Five Year Housing Land Supply 2024

Housing Requirement 2024-2098 (inc. 5% buffer)	Annual Requirement (inc. 5% buffer)	Total Deliverable Supply Capacity	Number of years' of housing land supply
4977	995	4004	4.02

## 8 Conclusion

- 8.0.1** In conclusion, Stoke-on Trent City Council does not have five years worth of housing land supply, set against the most up-to-date Local Housing Need figure (in line with paragraph 78 of the NPPF).

## 9 Appendix 1: Deliverable Sites

Table 5 Deliverable Sites

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12401	65935	Land adjacent Belgrave House, Belgrave Avenue, Longton, Stoke-on-Trent, ST3 4PJ	0	1	0	0	0	1
10893	65941	187 Stone Road, Stoke-on-Trent, ST4 8NR	1	0	0	0	0	1
11339	61385	Land to the rear of The Crofters The Green, Regency Drive, Stockton Brook, Stoke on Trent, ST9 9PD	1	0	0	0	0	1
11669	64267	4 Portland Street, Hanley, Stoke-on-Trent, ST1 5HZ	1	0	0	0	0	1
11988	65787	127 St Marys Road, Meir Hay, Stoke-on-Trent, ST3 5DR	1	0	0	0	0	1
12402	67271	Land at, 545-547 High Lane, Burslem, Stoke-on-Trent, ST6 7JN	0	1	0	0	0	1

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12413	68954	Lightwood Tavern, 581 Lightwood Road, Lightwood, Stoke-on- Trent, ST3 7EL	0	1	0	0	0	1
12416	69017	39 Dean Street, Bucknall, Stoke-on-Trent, ST2 8LA	0	1	0	0	0	1
12421	70059	Land at Wilson Road, Hanford, Stoke-on-Trent	0	1	0	0	0	1
12062	66196	Land at the junction of Longley Road and Dunster Road, Longton, Stoke-on- Trent, ST3 1AN	0	1	0	0	0	1
12064	66241	Land adjacent to 20 Tunncliffe Close, Stoke- on-Trent, ST3 5LE	1	0	0	0	0	1
12078	66889	5 Best Street, Fenton, Stoke-on-Trent, ST4 3JN	0	1	0	0	0	1
12087	66138	70 Stafford Street, Hanley, Stoke-on-Trent, ST1 1LU	1	0	0	0	0	1
12092	66439	48 Lonsdale Street, Stoke, Stoke-on-Trent, ST4 4DP	0	1	0	0	0	1
12097	66701	First Floor, 133-139 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	0	1	0	0	0	1

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12332	67798	Former STW Pumping Station site, Turnhurst Road, Stoke-on-Trent, ST7 4QR	0	1	0	0	0	1
12342	68116	Land adj 10 Wren View, Normacot, Stoke-on-Trent, ST3 4SZ	1	0	0	0	0	1
12345	68254	Garden land adjacent to Hazeldene, Gladstone Place, Stoke-on-Trent, ST4 5HP	1	0	0	0	0	1
12346	68257	Garden of 27 Grice Road, Hartshill, Stoke-on-Trent, ST4 7PJ	0	1	0	0	0	1
12347	68306	Land Adj 194 Ruxley Road, Bucknall, Stoke-on- Trent, ST2 9BS	0	1	0	0	0	1
12348	68310	50 Summerville Road, Trent Vale, Stoke-on- Trent, ST4 6LS	0	1	0	0	0	1
12352	68476	39 Queen Street, Burslem, Stoke-on-Trent, ST6 3EH	1	0	0	0	0	1
12355	68526	13 Howard Place, Shelton, Stoke-on-Trent, ST1 4NN	0	1	0	0	0	1



Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12356	68700	Land adjacent to 100 Water Street, Stoke, Stoke-on-Trent, ST4 4BN	0	1	0	0	0	1
12424	70313	16-18 St Johns Square, Burslem, Stoke-on-Trent, ST6 3AJ	0	1	0	0	0	1
12428	68728	46 Stoke Road, Shelton, Stoke-on-Trent, ST4 2QU	1	0	0	0	0	1
12364	67181	128 Normacot Road, Longton, Stoke-on-Trent, ST3 1PR	0	1	0	0	0	1
12371	67731	27 Ladywell Road, Tunstall, Stoke-on-Trent, ST6 5DE	0	1	0	0	0	1
12437	69053	Victoria Road Methodist Church, Victoria Road, Fenton, Stoke-on-Trent	0	1	0	0	0	1
12379	68057	Baddeley Green Post Office, 50 Baddeley Green Lane, Baddeley Green, Stoke-on-Trent, ST2 7HD	1	0	0	0	0	1
12439	69131	29 Marsh Street South, Hanley, Stoke-on-Trent, ST1 1JA	1	0	0	0	0	1

## 9 Appendix 1: Deliverable Sites

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12443	69998	Cambridge House, 124 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AJ	1	0	0	0	0	1
12446	70199	357 Sneyd Street, Cobridge, Stoke-on-Trent, ST6 2NL	0	1	0	0	0	1
12448	70269	32 Station Street, Longport, Stoke-on-Trent, ST6 4NA	1	0	0	0	0	1
12449	70339	201 London Road, Stoke- on-Trent, ST4 5RW	1	0	0	0	0	1
12457	70502	Land at Knypersley Road, Stoke-on-Trent	1	0	0	0	0	1
12458	70506	32 Edgeware Street, Cobridge, Stoke-on-Trent, ST1 5JT	0	1	0	0	0	1
12461	70212	83 Stoke Road, Shelton, Stoke-on-Trent, ST4 2QH	1	0	0	0	0	1
12387	68391	32 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	1	0	0	0	0	1
9458	60447	Land adjacent to 658, Lightwood Road, Lightwood.	1	0	0	0	0	1

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
10161	52824	6 - 8 Hartshill Road, Hartshill, ST4 7QU	2	0	0	0	0	2
10830	66131	Chatterley Farm, Bemersley Road, Ball Green, Stoke-on-Trent, ST6 8UL	2	0	0	0	0	2
10881	60114	113 Church Street, Stoke- on-Trent, ST4 1DE	2	0	0	0	0	2
11668	67436	81 Trinity Street, Hanley, Stoke-on-Trent, ST1 5NA	0	2	0	0	0	2
11976	65269	Land adjacent to 7 Clive Street, Tunstall, ST6 6DA	2	0	0	0	0	2
12412	68888	Land Off, Sheaf Street, Stoke-on-Trent, ST1 4LJ	0	2	0	0	0	2
12415	68992	17 Station Street, Longport, Stoke-on-Trent, ST6 4ND	0	2	0	0	0	2
12418	69101	48 Malthouse Road, Bucknall, Stoke-on-Trent, ST2 9HY	0	2	0	0	0	2
12055	65345	Land at 31-33 Houghton Street, Stoke-on-Trent, ST1 3BJ	2	0	0	0	0	2

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12074	66504	Former 1 Lewis Street, Stoke, Stoke-on-Trent, ST4 7RR	0	2	0	0	0	2
12079	66960	Land Adjacent to 9 Stanway Avenue, Stoke- on-Trent, ST6 2LP	2	0	0	0	0	2
12082	67177	54 Church Street, Stoke, Stoke-on-Trent, ST4 1BL	2	0	0	0	0	2
12124	66688	John's Booze and Convenience Store, Ubberley Road, Bucknall, Stoke-on-Trent, ST2 0EG	0	2	0	0	0	2
12327	67758	221 Leek New Road, Stoke-on-Trent, ST6 2LG	0	1	0	0	0	1
12335	67843	Land off Meir View, Stoke- on-Trent	0	2	0	0	0	2
12427	68603	29 Manor Street, Fenton, Stoke-on-Trent, ST4 2PT	0	2	0	0	0	2
12360	66730	206 Waterloo Road, Stoke-on-Trent, ST6 3HQ	0	1	0	0	0	1
12376	67955	27 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JU	0	2	0	0	0	2

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12433	68969	8-10 Carlisle Street, Longton, Stoke-on-Trent, ST3 4HL	2	0	0	0	0	2
12434	68991	61 Market Street, Longton, Stoke-on-Trent, ST3 1BW	2	0	0	0	0	2
12453	68760	Land adjacent to Baptist Chapel, Fowlers Lane, Baddeley Edge, Stoke-on- Trent, ST2 7NB	0	2	0	0	0	2
12460	70014	123-127 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	2	0	0	0	0	2
12471	70576	94-96 The Strand, Longton, Stoke-on-Trent, ST3 2PD	0	2	0	0	0	2
01285E	53385	Land adjacent to Wren View, Normacot, Stoke-on- Trent, ST3 4SZ	2	0	0	0	0	2
10182	53089	Land at, Elstree Grove, Birches Head, Stoke On Trent, ST1 6UB	2	0	0	0	0	2
11351	62458	32 Danehill Grove, Hanford, Stoke-on-Trent, ST4 4RE	2	0	0	0	0	2

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
11601	68083	Land adjoining 1 Broomhill Street and 74 Knight Street, Tunstall, Stoke-on-trent, ST6 5JE	0	3	0	0	0	3
11977	65295	Land between 26- 32 Norman Avenue, Tunstall, Stoke-on-Trent, ST6 7HD	0	3	0	0	0	3
12350	68333	10 Havelock Place, Shelton, Stoke-on-Trent, ST1 4PR	0	3	0	0	0	3
12367	67475	77-87, Liverpool Road, Stoke, Stoke-on-Trent, ST4 1AE	3	0	0	0	0	3
12459	68870	17-19 Victoria Road, Fenton, Stoke-on-Trent, ST4 2HE	3	0	0	0	0	3
10266	53827	17 - 19 High Street, Tunstall, ST6 5TE	4	0	0	0	0	4
12403	68119	Land at corner of Yale Street and Harper Street, Stoke-on-Trent, ST6 3QX	0	4	0	0	0	4

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12407	68677	Former Joinery Workshop, Ford Green Farm, Spragg House Lane, Stoke-on- Trent, ST6 8DX	0	4	0	0	0	4
12060	65999	268 Waterloo Road, Stoke-on-Trent, ST6 3HL	0	4	0	0	0	4
12063	66198	1 PICCADILLY ARCADE, Piccadilly, Hanley, Stoke- on-Trent, ST1 1DL	0	4	0	0	0	4
12073	66500	Land at junction of Nelson Place & Botteslow Street, Hanley, Stoke-on-Trent	4	0	0	0	0	4
12076	66811	11 Fisher Street, Brindley Ford, Stoke-on-Trent, ST8 7QJ	0	4	0	0	0	4
12086	65977	Spode Works, Elenora Street, Stoke, Stoke-on- Trent, ST4 1QE	0	4	0	0	0	4
12117	67397	Former Crown Works, 18 Cape Street, Hanley, Stoke-on-Trent, ST1 5AZ	0	4	0	0	0	4
12125	65952	Land adjacent to 48 Sprink Bank Road, Chell, Stoke- on-Trent, ST6 6HZ	0	4	0	0	0	4

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12322	67288	Land Adjacent to, 70 St John Street, Hanley, Stoke-on-Trent, ST1 2HU	0	4	0	0	0	4
12324	67489	136-138 Furlong Lane, Burslem, Stoke-on-Trent, ST6 3LW	0	4	0	0	0	4
12337	67891	Land between, 36-50 Mellor Street, Packmoor, Stoke-on-Trent, ST7 4SW	0	0	4	0	0	4
12354	68501	16 Burnham Street, Fenton, Stoke-on-Trent, ST4 3EX	0	4	0	0	0	4
12358	68891	Land adj. to 88 Lowther Street, Hanley, Stoke-on- Trent, ST1 5JF	0	4	0	0	0	4
12375	67910	43-49 Market Place, Burslem, Stoke-on-Trent, ST6 3AG	0	4	0	0	0	4
12438	69111	1 Spark Terrace, Stoke, Stoke-on-Trent, ST4 7QA	4	0	0	0	0	4
12466	70280	Office 3, Enterprise Chambers, 276 Furlong Road, Tunstall, Stoke-on- Trent, ST6 5UN	0	4	0	0	0	4



Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
11624	68012	Panorama. Gravelly Bank, Lightwood, Stoke- on-Trent, ST3 7EG	0	5	0	0	0	5
11971	68079	15-27 Belgrave Road, Dresden, Stoke-on-Trent, ST3 4PP	5	0	0	0	0	5
11975	65232	Ye Olde Smithy, 54-56 Moorland Road, Burslem, Stoke-on-Trent, ST6 1DT	5	0	0	0	0	5
11986	65614	54-56 Anchor Road, Adderley Green, Stoke-on- Trent, ST3 1LH	5	0	0	0	0	5
12343	68141	Land between 69-81 King Street, Fenton, Stoke-on- Trent, ST4 3LZ	5	0	0	0	0	5
11617	64239	6, 8 and 10 Bagnall Street, Hanley, Stoke-On-Trent, ST1 3AD	6	0	0	0	0	6
12069	66321	Former Tuscan Works, Forrister Street, Longton, Stoke-on-Trent, ST3 1LH	0	5	1	0	0	6
12083	67179	24-26 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JQ	6	0	0	0	0	6

## 9 Appendix 1: Deliverable Sites

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12357	68736	18-20 Queen Street, Burslem, Stoke-on-Trent, ST6 3EG	0	6	0	0	0	6
12441	69145	1A Ashford Street, Shelton, Stoke-on-Trent, ST4 2EH	6	0	0	0	0	6
12454	70161	Land at Kimberley Street, Goms Mill, Stoke-on-Trent, ST3 2QY	0	5	1	0	0	6
12467	70330	Knave of Clubs, 468 Chell Heath Road, Chell Heath, Stoke-on-Trent, ST6 6QD	0	6	0	0	0	6
11974	65194	12 Jasper Street, Hanley, Stoke-on-Trent, ST1 3DA	6	0	0	0	0	6
12414	68989	Former Brindleys Lock, Silverstone Crescent, Packmoor, Stoke-on-Trent, ST6 6XA	5	2	0	0	0	7
12417	69031	The White Hart, 13 Westport Road, Burslem, Stoke-on-Trent, ST6 4AH	0	7	0	0	0	7
12093	66491	Hollybush Inn, 1 Cardwell Street, Hanley, Stoke-on- Trent, ST1 6PL	7	0	0	0	0	7

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12111	67449	Former Oak Tree, 907 London Road, Stoke-on- Trent, ST4 5NR	0	7	0	0	0	7
12365	67240	39 Albion Street, Hanley, Stoke-on-Trent, ST1 1QF	0	7	0	0	0	7
12366	67450	Busy Bugs Nursery, Havelock Place, Shelton, Stoke-on-Trent, ST1 4PR	7	0	0	0	0	7
10313	53910	Former Primitive Methodist Church, St Michaels Road, Pittshill, ST6 6LE	0	8	0	0	0	8
12405	68598	Hamil House, Hamil Road, Burslem, Stoke-on-Trent, ST6 1AQ	0	5	3	0	0	8
12409	68725	21 Trinity Street, Hanley, Stoke-on-Trent, ST1 5LA	0	1	0	0	0	1
12410	68739	Land at School Street, Stoke-on-Trent.	0	8	0	0	0	8
12334	67837	Land at corner of, Stoke Road and Caudon Road, Stoke-on-Trent, ST4 2QW	0	8	0	0	0	8
12452	68593	The Jester, Biddulph Road, Chell, Stoke-on- Trent, ST6 6TR	0	5	3	0	0	8

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
10526	56381	2-8, Queen Street, Buslem, Stoke-on-Trent, ST6 3EF	0	9	0	0	0	9
12406	68645	130 High Street, Tunstall, ST6 5XX	0	9	0	0	0	9
12326	67567	Land at Godwin Way, Trent Vale, Stoke-on- Trent, ST4 6JP	0	5	4	0	0	9
12398	67419	Land rear of the former Norton Arms, Endon Road, Norton-in- the-Moors, Stoke-on-Trent	0	5	5	0	0	10
12400	69103	49 McGough Street, Tunstall, Stoke-on-Trent, ST6 5DJ	0	10	0	0	0	10
12328	67767	Land at Minshall Street, Fenton, Stoke-on-Trent	0	10	0	0	0	10
11630	68414	Land north of 453 Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PE	5	5	2	0	0	12
12361	66975	32-38, Piccadilly, Hanley, Stoke-on-Trent, ST1 1EG	12	0	0	0	0	12

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12451	70467	Abbey Hulton Clinic, Leek Road, Stoke-on-Trent, ST2 8BP	0	12	0	0	0	12
11330	62726	Snow's Garage, 706 Leek Road, Stoke-On-Trent, ST1 3NP	6	5	3	0	0	14
11597	68196	Cliffe Vale Inn, 26 Shelton Old Road, Stoke, Stoke-on-Trent, ST4 7RY	0	18	0	0	0	18
12408	68682	2A Havelock Place & 2 Grove Place, Shelton, Stoke-on-Trent, ST1 4PR	0	5	0	0	0	5
12043	65585	31-49, Parliament Row, Hanley, Stoke-on-Trent, ST1 1PW	0	18	0	0	0	18
12315	67421	35 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JU	0	18	0	0	0	18
12394	68091	12-16 Town Road, Hanley, Stoke-on-Trent, ST1 2JQ	0	18	0	0	0	18
12050	66420	123-127 Church Street, Stoke, Stoke-on-Trent, ST4 1DB	19	0	0	0	0	19

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
11409	62434	Land adjacent 214 London Road and Club Street, Stoke-on-Trent ST4 5RH	21	0	0	0	0	21
12052	66931	Cauldon House, Caledonia Road, Shelton, Stoke-on-Trent	-13	0	0	0	0	-13
12105	65929	Gilberts, Shelton New Road, Stoke-on-Trent, ST4 6DS	12	6	4	0	0	22
12313	67128	Reliance House, Hamil Road, Burslem, Stoke-on-Trent, ST6 1DP	0	9	0	0	0	9
11626	64620	Former Atlantic Motors Limited, Leek Road, Stoke-on-Trent, ST4 2BW	0	9	0	0	0	9
12044	65591	Former St Chads Church Site, Scotia Road, Tunstall, Stoke-on-Trent, ST6 6EQ	0	8	8	8	0	24
12474	68352	Land at Godwin Way, Stoke-on-Trent	41	0	0	0	0	41

Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12040	63169	Land east of Woodbank Street, North of Baptist Street and west of Bournes Bank , Burslem, Stoke on Trent	20	20	3	0	0	43
12396	65663	Land at Park Hall Road and Anchor Road, Stoke-on-Trent	16	0	0	0	0	16
12399	68621	Trentham Fields, New Inn Lane, Trentham, Stoke on Trent, ST4 8EX	20	20	6	0	0	46
12106	66398	Land comprising and to the rear of former Meir Sport and Social Club, Weston Road, Stoke-on-Trent	0	8	18	31	0	57
12450	68498	Crown Works, The Strand, Longton, Stoke-on-Trent	0	59	0	0	0	59
12041	65020	Land at former St Peters High School, Queens Road, Stoke On Trent	20	0	0	0	0	20
10389	51841	Land at, Central Outpatients/Central Pathology Laboratory, Thornburrow	0	0	0	20	40	60

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
		Drive, Hartshill, Stoke-on-Trent						
9535i	48119	Edinburgh House, YMCA, Harding Road, Hanley	40	0	0	0	0	40
9050B	44864	Former Eagle Pottery, Ivy House Road	22	0	0	0	0	22
11594	64571	Land off Chell Heath Road, Chell Heath, Stoke-on-Trent	113	0	0	0	0	113
12026	65044	Land at Registry Street, Stoke-on-Trent, ST4 1JP	141	0	0	0	0	141
12042	65451	Former Co-op Bakery Site, Newport Lane, Burslem, Stoke-on-Trent	0	20	40	40	40	140
11951	65856	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	2	0	0	0	0	2
12317	68059	Hanley Police Station, Bethesda Street, Hanley, Stoke-on-Trent, ST1 3DE	161	0	0	0	0	161
11320	64457	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	34	0	0	0	0	34



Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12476	67346	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	174	0	0	0	0	174
11955	64851	Former Stoke Police Station, Booths Road, Stoke, Stoke-on-trent, ST4 4AH	177	0	0	0	0	177
12395	67087	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	40	40	40	9	0	129
11949	63695	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	40	40	25	0	0	105
9760/ CFS19/ 499	57901	Land off, Chessington Crescent, Trentham	40	40	40	33	0	153
10388	52839	Land at, North Staffordshire Royal Infirmary, Princes Road / Queens Road, Hartshill, Stoke on Trent	0	0	0	20	40	60
11202	61710	Land at Broad Street / Potteries Way, Hanley, Stoke-on-Trent	0	0	126	0	0	126

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Land Av. / SHLAA Reference Number	Planning Application Reference	Site Address	Year 1 Deliverable	Year 2 Deliverable	Year 3 Deliverable	Year 4 Deliverable	Year 5 Deliverable	1-5 years Deliverable Supply
12473	68349	Land at Old Hall Street, Charles Street, Birch Terrace and Gilman Place, Hanley, Stoke-on-Trent, ST1 2AT	0	0	139	153	0	292
12475	70427	Staffordshire University, Land off Lordship Lane, Stoke-on-Trent, ST4 2YJ	0	0	-5	0	0	-5
11408	61450	Former Stoke-on-Trent College (Cauldon Campus), College Road, Shelton, Stoke-on-Trent, ST4 2DG	0	0	337	441	0	778
172	N/A	Edensor Technology School, Edensor Road, Longton	0	0	20	40	40	100
415	N/A	Mitchell High School, Bucknall, Stoke on Trent, ST2 9EY	0	0	20	40	40	100

