

STOKE-ON-TRENT CITY COUNCIL

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT 2024 SUMMARY



City of

Stoke-on-Trent

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1 Introduction

- 1.0.1** The Strategic Housing and Economic Land Availability Assessment (SHELAA) 2024 updates the previous Strategic Housing and Economic Land Availability Assessment (SHLAA) 2019 which was jointly prepared by Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council.
- 1.0.2** The SHELAA is a process that has to be undertaken by Local Planning Authorities (LPAs) to identify and assess sites that have the potential for residential and / or employment development. The SHELAA is an important source of evidence to inform plan-making but it does not itself determine whether a site should be allocated for development. The assessment of a site should not prejudice any planning application received, and each application will be assessed on its merits.
- 1.0.3** The SHELAA has been undertaken in accordance with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the Stoke-on-Trent SHELAA 2024 Methodology.

2 Site Assessment

- 2.0.1** The council, as the LPA, identified sites from a desktop review of a range of existing data sources, as well as several 'Call for Sites' exercises, which invited anyone to submit a potential site for the LPA to assess through the SHELAA process. In accordance with NPPG, only sites capable of delivering five or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floorspace) and above have been considered. All identified sites can be viewed in Appendix 1 to the SHELAA on the [council's website](#).
- 2.0.2** This section includes an overview of the methodology utilised to undertake site assessment within the SHELAA process. For more information, the SHELAA 2024 Methodology can be viewed in full on the [council's website](#).

Suitability

- 2.0.3** For a site to be considered as suitable it should be free from any policy and major physical constraints, or there is clear evidence that constraints can be overcome. Sites may be potentially suitable, where mitigation may be possible. Constraints that affect suitability include Green Belt designation, flood zones, highways and access, environmental and heritage constraints, amongst others. It is acknowledged that constraints on suitability may be overcome through mitigation measures and/or further investigation.
- 2.0.4** To be consistent and accord with the methodology, sites with significant physical constraints are marked as unsuitable. It may be possible for these to be overcome or development adapted and the LPA will consider mitigation measures and/or further assessment, if they are proposed as allocated sites within the Local Plan.

Availability

- 2.0.5** For a site to be considered as available, there should be no known legal or physical barriers which would prevent immediate development on a site, or any a legal or physical barrier preventing immediate development is likely to be overcome. Sites may also be considered developable where a site is likely to become available in the future. The availability of sites can change over time and the SHELAA presents a snapshot of what is available at the time of assessment.
- 2.0.6** In order to gain up-to-date availability information on sites that were carried forward from the previous SHLAA 2019, targeted developer engagement was undertaken in February 2023 and March 2024. An open Call for Sites exercise also took place in October 2024 to invite any additional information on existing sites, and to invite new sites to be put forward for assessment through the SHELAA.

Achievability

- 2.0.7** For a site to be considered as achievable, there should be a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. Achievability of sites relates largely to the viability of the site and if it is viable for the site to come forward within the plan period. To inform the assessment, the LPA commissioned a viability study. It is acknowledged that this is a high level assessment and other issues, such as market intervention, can impact on a site's viability. The LPA will update the site assessment in future SHELAAAs when new information comes forward as evidence of a site's achievability.

Capacity

- 2.0.8** The capacity of sites has been determined in the first instance by any site-specific information that we have been informed of through developer submissions and/or planning applications. Where this information has not been provided, a density assumption has been applied to each of the identified sites based on the character of the ward in which it is located, in order to allow the capacity of the site to be estimated. Some wards in more central areas of the city are understood to have a development delivered at a much higher density (70-100 dwellings per hectare) than more suburban areas (40-70 dwellings per hectare), which subsequently impacts the capacity of a site. Where no site-specific information is available to guide assessment of the proportion of a site required for housing and/or employment development and associated infrastructure, a developable area assumption has been applied based on the size of the site, which has been informed by data from implemented planning permissions.

Deliverability and Developability

- 2.0.9** The SHELAA details those sites which are considered to be realistic candidates for development. Sites are considered to be deliverable where development would begin in 0-5 years, and are considered to be developable where development would begin in 6-10 years or 11-15 years. The SHELAA also identifies sites that are currently considered not to be developable within the Local Plan period. Where a site is not developable within the plan period due to constraints (availability, achievability or suitability), these may be sites where further investigation is required in order to ascertain whether the constraints can be overcome and result in the site becoming developable.
- 2.0.10** To be determined deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years.
- 2.0.11** To be determined developable, sites should be in a suitable location for development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

3 Supply Overview

- 3.0.1** The Stoke-on-Trent SHELAA 2024 contains 440 sites, which could account for approximately 70,000 dwellings and approximately 6,000,000 sqm of employment floorspace. In addition to the complete list of sites contained within SHELAA, all identified sites can be viewed using the [SHELAA mapping tool](#).
- 3.0.2** The tables below show how the sites are assumed to be built-out over the plan period (in line with the methodology) based on whether sites are considered deliverable, developable or other. Table 1 demonstrates the projected housing supply with the number of dwellings, and table 2 demonstrates the amount of employment floorspace in square metres.

Table 1 Projected Housing Supply

Deliverable	Developable	Other
4,482	2,295	63,562

Table 2 Projected Employment Supply

Deliverable	Developable	Other
241,135	109,640	5,931,384

