

STOKE-ON-TRENT LOCAL PLAN 2020-2040

SITE SELECTION TOPIC PAPER



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City of
Stoke-on-Trent

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1 Introduction

- 1.0.1** A key element of the Local Plan process is to consider the composition of sites available across the city to determine which sites should be allocated for future development growth. In doing so, the Local Planning Authority (LPA) should consider the technical evidence that emerges as the Local Plan progresses and the parameters in the National Planning Policy Framework 2024 (NPPF), i.e. the protection of certain sites and the importance of the Green Belt. The site selection process is very much an iterative process and the council, as the LPA, needs to allocate sufficient sites to meet the requirements of the NPPF. The LPA therefore needs to demonstrate that all options have been explored with landowners and developers to fully understand the potential deliverability of sites throughout the plan period (2020-2040) to meet housing and employment requirements.
- 1.0.2** The site selection process aims to bring forward development in accordance with the emerging development strategy. The methodology draws on a number of sources of evidence, including the Strategic Housing and Economic Land Availability Assessment, Green Belt Assessment, Strategic Flood Risk Assessment, Open Space Assessment, Employment Land Review, Sustainability Appraisal and Viability Study. The aim being to ensure that all sites are assessed and considered in terms of their deliverability to ensure that the overall vision and development needs in the Local Plan are delivered.
- 1.0.3** This document does not create new evidence, but reviews existing evidence base documents to inform the individual scoring and ranking of each site to determine the most appropriate strategy for the city.
- 1.0.4** The NPPF is clear that a key aim of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.
- 1.0.5** There are three overarching aims in achieving sustainable development. These include:
- an **economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - a **social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect

current and future needs and support communities' health, social and cultural well-being; and

- an **environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.0.6 The parameters and approach set out in the NPPF is a key consideration in the development of this methodology.

2 Development Requirements

- 2.0.1** The process of establishing the housing requirement for the city has emerged continually since the production of the Local Plan commenced. The LPA has sought to consider the advice and the methodologies presented by the Government and associated independent evidence in order to determine the level of housing required to support the needs of the city.
- 2.0.2** The Government clearly sets out its objective to significantly boost the supply of homes in the NPPF and places a significant emphasis on ensuring a variety of land can come forward where it is needed and that the needs of individual groups of people are addressed. Paragraph 62 of the NPPF sets out that in determining the minimum number of homes needed for an area, strategic policies should be informed by a local housing need assessment, which has been completed using the standard method set out in national planning practice guidance.
- 2.0.3** The Government refined the Local Housing Need methodology through the release of the updated NPPF in December 2024. The LPA has used this figure to inform the emerging Local Plan. The housing requirement for the Local Plan is 19,040 dwellings to be delivered between 2020 and 2040, which equates to 952 units per annum.

3 Methodology

- 3.0.1** The methodology for the site selection process is detailed in the following sections of this paper.
- 3.0.2** This is a multi-stage process that assesses sites by a different set of requirements at each stage. A score is provided at each stage and, at some stages, sites become filtered out and are not assessed any further, when they are not deemed suitable in relation to an assessment criteria.
- 3.0.3** There are five stages in total:
- Stage 1 - Strategic Housing and Economic Land Availability Assessment
 - Stage 2 - Sustainability Appraisal
 - Stage 3 - Strategic Objectives and Vision
 - Stage 4 - Other Considerations
 - Stage 5 - Exceptional Circumstances

3.1 Site Selection Process

- 3.1.1** The starting point for the site selection process is to draw on information presented in the Stoke-on-Trent Strategic Housing and Economic Land Availability Assessment (SHELAA). The LPA updates the SHELAA on a regular basis, in accordance with the guidance set out in the Government's National Planning Practice Guidance (NPPG).
- 3.1.2** The assessment of sites through the SHELAA is a technical officer assessment which considers sites from a number of sources. Each site is then assessed in terms of their suitability, availability and achievability. The result of which is an assessment which draws out those sites that are considered deliverable or developable. Further information regarding the SHELAA can be found in the [SHELAA Methodology](#).
- 3.1.3** As part of the SHELAA process in order to find new and available sites and ensure information about sites is up to date, engagement with submitters, land owners and developers is carried out. Engagement exercises to gather information were carried out in early 2023 and early 2024 and a Call for Sites exercise was carried out during September and October 2024.
- 3.1.4** Following the Regulation 18 consultation a further Call for Sites, specifically aimed at brownfield sites, was carried out to invite further submissions of brownfield sites that have not previously be assessed through the SHELAA and site selection processes. This was advertised on social media, the radio, and a specific submission form was created on the council's website that allowed people to make suggestions of sites that should be considered, as well as submit a site if they are a landowner or developer. An additional exercise was carried out to consider

the inclusion of further brownfield sites using information and making contact with landowners and developers from pre-application enquiries and previously refused planning applications. Additional Land Registry ownership checks were undertaken for various sites across the city that appear to be brownfield and vacant, with contact made to the relevant land owners. 22 social media posts were made to advertise the Call for Sites, which generated 152,500 unique impressions and 470 click-throughs to the web-based submission form. A total of 22 brownfield sites were submitted through the Call For Sites exercise, albeit many were already part of the process, with others not being within the city or not available for development. This process started in December 2025 and has been ongoing.

- 3.1.5** This is a point in time assessment, and the review of the SHELAA as the Local Plan emerges enables up to date information and evidence to feed into the assessment and the resultant potential supply of sites. It should however be noted that this process alone is unable to determine whether a site should be allocated as part of the Local Plan process.
- 3.1.6** The site selection process builds on the information presented in the SHELAA and considers the development sites in terms of their sustainability following a sequential approach, i.e. considering brownfield sites in the urban area, followed by greenfield sites in the urban area, and reasonable alternatives. In all instances and stages of the process, the LPA will endeavour to consider each site in detail to understand whether all sites are being maximised in terms of delivery. If this approach does not provide a sufficient supply to meet our needs the LPA will follow the parameters of the NPPF in considering sites in the Green Belt.
- 3.1.7** This overall site selection process involves drawing on a number of sources of information to understand how each site will contribute to meeting sustainability objectives set out in the Sustainability Appraisal (SA) from a housing and employment perspective.
- 3.1.8** The SA process has been used to evaluate the sustainability of the Local Plan from a social, environmental and economic perspective. This ensures that decisions made through the development of the Local Plan help to promote sustainable patterns of development and ensure that SA is considered in the overall evolution of the Local Plan. As with the site selection process, the SA is also an iterative process and as the composition of sites has evolved, the SA has been reviewed to understand the impact on the plan area.
- 3.1.9** The site selection process also considers Local Plan objectives and other constraints to delivery and viability. At each stage, a score is assigned to each site to understand the overall level of constraint, how the site is being promoted and the degree and quality of supporting information available. This process then enables a matrix to be applied which ensures that we have a good mix of sites across the city. Where a site is considered unavailable or unsuitable, they have not been assessed further at that time, albeit the iterative approach applied

through the site selection process does not mean that the site will be discounted completely until the end of the Local Plan process. Therefore, should the status of a site change, or the result at the end of the assessment indicates that we would not have a sufficient supply of sites to meet our needs, then it may well come back into the process as the Local Plan progresses. This may include the introduction of sites considered to be reasonable alternatives or the incorporation of Green Belt sites, where exceptional circumstances exist.

- 3.1.10** The Regulation 18 consultation highlighted the need for sites within the Green Belt to be able to meet the city's housing needs. To ensure that the most is made of urban and brownfield sites, Green Belt sites do not come into the selection process until stage 5.
- 3.1.11** The following section takes each element and information considered through the site selection process and the degree of assessment and scoring applied.

3.2 Stage 1 - Strategic Housing and Economic Land Availability Assessment

- 3.2.1** As set out above the SHELAA is the starting point for considering sites. Nevertheless, it is still important to capture information from the assessment. Firstly an initial sift of the sites is carried out, where sites are considered unavailable or unsuitable, they have not been assessed further in the process at this stage.
- 3.2.2** A scoring matrix is then applied to the remainder of the sites in relation to suitability, availability and achievability. Sites being assessed at this stage should not be scoring 0 for suitability or availability.

Table 1 Stage 1 Scoring Matrix

Score	Suitability	Availability	Achievability
0	If the site is considered unsuitable i.e. policy or technical constraints.	If the site is not available or no formal representation has been received.	If the site is unviable throughout the plan period.
1	If the site is suitable subject to mitigation being put in place i.e. green space/ playing field sites.	If the site has been promoted for development but is not currently vacant.	N/A
2	There are no known suitability constraints or issues identified through the assessment.	If the site is being actively promoted, marketed, active conversations with LPA/ gone or going through the planning process)	If the site is identified as being viable during the plan period.

- 3.2.3** A score is attributed to each assessment depending on the level of constraints, how the site is being promoted and the degree of information available regarding viability. Some sites will be being considered for both housing and employment. In these cases there will be double scores, where this occurs just the highest score for a criteria will be carried through, the figures will not be double counted.
- 3.2.4** Where sites are progressing and it is considered that an allocation would not be required (i.e. where sites are under construction or close to completion), they will also be removed at this stage.

3.3 Stage 2 - Sustainability Appraisal

- 3.3.1** The next stage is to assess the sustainability of those sites that have scored either 1 or 2 in all elements considered through the SHELAA. The sustainability of each site has been appraised through the Sustainability Appraisal (SA) by considering each site against a number of SA objectives. In assessing each site, a score is attributed to each element. The following scoring has therefore been applied when considering each objective.
- 3.3.2** The following scoring will be applied:

Table 2 Stage 2 Scoring Matrix

Key	Effect
XX	Major positive effect
X	Positive effect
-	Neutral
XX	Negative effect
X	Major negative effect
?	Effect unknown/uncertain
I	Dependent on implementation

- 3.3.3** Once each site has been through the appraisal and overall score is applied, this considers whether there are any sustainability constraints that need addressing and the severity associated. For example, if a site has scored generally positively in its assessment and conclusions suggest that the site is sustainable it will be scored an overall score of 2. If a site requires an element of mitigation or further work to inform the implementation of the site, it is scored 1 and finally if the site has constraints that can't be mitigated or major negative effects then a score of 0 is given. Sites that score 0 are not taken through to the next stage in the process.

3.4 Stage 3 - Strategic Objectives and Vision

3.4.1 Once each site has been assessed against the above SA objectives, those sites that have scored either a 1 or 2 are then taken forward to be considered against the strategic objectives of the Local Plan. This process is important to ensure that the objectives of the Local Plan will be met through the portfolio of sites being considered for allocation through the Local Plan process. As with the other stages in the site selection, each site is scored in terms of how well they perform in meeting each of the objectives.

3.4.2 It should be noted that as the earlier stages shift out the less favourable sites, those that remain are likely to score at least 0 on the majority of indicators. As more is known about sites, and their potential delivery, scores may change. Where sites have planning permission, they have not been given a further score here.

3.4.3 The scores attributed are set out below:

Table 3 Stage 3 Scoring Matrix

Score	Reasoning
-2	The delivery of the site is to the detriment of the objective and may not be able to be overcome with mitigation.
-1	The delivery of site would be to the detriment of an objective in a minor way. May relate to a reason for refusal of a previous application that a new scheme would need to address.
0	This is a neutral score. Not enough information is known to score in a positive or negative way. More information needs to be provided. Or it could be that a particular objective does not apply to a site or a type of proposal.
1	The delivery of the site has the potential to support the objective however further information is required to inform the delivery. This will be used when there is some information provided and a scheme shows that some consideration has been given to the the objective criteria.
2	The assessment of the site has identified that the delivery of the site would actively support the objective in the plan. Enough information has been provided to make an assessment and is considered supportive of the objective.

3.4.4 The vision and objectives that all sites are considered against are as follows:

Vision

3.4.5 **By 2040, Stoke-on-Trent will have further developed its role at the heart of the region and will be economically stronger, healthier, fairer and inclusive for everyone, celebrating the city's unique towns, heritage and culture, supporting sustainable development and mitigating the impacts of climate change.**

Objectives

3.4.6 Infrastructure: Enabling the delivery of infrastructure to mitigate development.

- This will involve working with infrastructure providers to identify infrastructure requirements and to ensure the timely delivery of infrastructure to support growth and provide a robust basis to secure infrastructure contributions.

3.4.7 Economy: Contributing to a thriving and diverse economy to provide quality jobs.

- This will ensure that there are sufficient, quality, employment sites available to meet existing and future requirements, creating a range of job opportunities, supporting economic growth and enhancing the visitor economy.

3.4.8 Housing: Strengthening well-balanced communities by delivering quality housing to meet needs.

- This will be achieved by delivering a range of tenures, types and sizes of homes to meet the needs of all members of the community, including affordable and specialist housing.

3.4.9 Transport: Rebalancing the transport network by prioritising sustainable and active travel.

- This will be achieved by reducing the need to travel; prioritising sustainable transport, active travel and new technologies; managing the highways network; and contributing to improved air quality.

3.4.10 Centres: Strengthening the local role and identity of the distinct network of centres across the city.

- This will be achieved by promoting the individual roles of each centre to support and create sustainable communities, including the revitalisation of the city centre to strengthen its local and regional role.

3.4.11 Design: Ensuring development is well-designed.

- This will be delivered by respecting, conserving and enhancing the character, setting and local distinctiveness of the city through good design and appropriate use of local building materials.

3.4.12 Cultural Heritage: Sustaining and enhancing the continued use of the cultural and heritage assets in the city.

- This will be achieved by sustaining heritage assets and enhancing the city's unique cultural and historic identity.

3.4.13 Natural and Active Environments: Protecting and improving a network of high quality, well-connected natural and active environments.

- This will be achieved by protecting and enhancing natural green and blue assets to ensure clear linkages and connectivity across the city, providing opportunities for communities to access facilities which promote healthy and active lifestyles.

3.4.14 Climate Change and Environmental Resources: Adapting and minimising the adverse impacts of climate change through the effective management of land and resources.

- This will be achieved by reducing the carbon emissions of the city; increasing the use of renewable energy technologies; safeguarding mineral resources and infrastructure; minimising the generation of waste; promoting recycling; preventing or mitigating all sources of pollution; and maximising the resilience of the city to the impact of climate change.

3.5 Stage 4 - Other Considerations

- 3.5.1** Information gathered has been used to inform how deliverable a site will be when considered in the context of other policy requirements and the viability of the site. As the site selection process has progressed, further information has been provided through Call for Sites, planning applications and pre-application advice that need to be considered, such as financial grants, funding opportunities etc, which would support delivery of the site.
- 3.5.2** At the end of taking each site through the assessment, the LPA will need to ensure that there is a broad range of sites within the portfolio and how they will overall meet the housing and employment targets and needs. Larger sites offer greater opportunities in terms of deliverability, sustainability and inclusion of wider benefits such as infrastructure. The Government however recognises that small and medium sized sites can, at times come forward faster, and make an important contribution to meeting the housing requirement of an area.
- 3.5.3** The site selection process has been an iterative process and information regarding sites has continue to be gathered throughout the process. As such, stage 4 has highlighted some sites that were previously ruled out that can now be included. This may be where developers have managed to overcome constraints, or have been able to prove a viable scheme.
- 3.5.4** If the site selection process does not identify enough sites, the process starts again to consider whether there are any additional sites, reasonable alternatives, or sites with opportunities to overcome constraints, subject to meeting national planning policy requirements, that can be brought into the potential supply of sites for the Local Plan.

3.6 Stage 5 - Exceptional Circumstances

- 3.6.1** Stage 5 aims to determine whether the proposed housing and employment allocations remaining following the outcome of stage 4 would sufficiently meet identified needs over the plan period.
- 3.6.2** If there is not enough identified development land within the existing development boundaries at this stage, then exceptional circumstances will be considered as the LPA cannot meet its identified need for homes, commercial or other development through other means, in accordance with paragraph 146 of the NPPF.
- 3.6.3** All other reasonable options for meeting identified need for development, such as suitable brownfield sites and underutilised land, are checked to ensure that they have been fully considered.
- 3.6.4** Paragraph 72 of the NPPF (below) states that specific deliverable sites should be identified for the first five years of the plan. Beyond this, broad locations for growth may be considered.

NPPF Paragraph 72

72. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for five years following the intended date of adoption and
- b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

- 3.6.5** Under stage 5, broad locations should be considered. Broad locations, where it is known that there are sites available for development but these sites may have been disregarded previously for suitability reasons (i.e. being located in the Green Belt), will be an option for seeking additional sites and identifying land for homes. If a group of sites in a broad location can be brought forward together rather than smaller sites that are scattered, this would be preferential for sustainability and deliverability reasons. Any broad locations and Green Belt sites reintroduced at stage 5 are re-entered into the site selection process at stage 2 and assessed against the same scoring criteria and methodology as all other sites, ensuring a consistent, transparent and comparable evaluation across the full site portfolio.
- 3.6.6** Broad locations and groupings of sites within the Green Belt, with some availability and limited other suitable constraints are considered at this point and were consulted upon under the Regulation 18 Draft Local Plan and the Regulation 19 Publication Plan.

4 Findings

- 4.0.1** The starting point to inform the new Local Plan was the Strategic Housing Land Availability Assessment (SHLAA) 2019. This provided the initial supply of sites which had followed an extensive methodology (SHLAA Methodology 2019). This assessment was then reviewed in 2024 with an updated methodology and the introduction of employment sites, resulting in the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2024. As part of the on-going assessment of sites, the SHELAA was updated after the Regulation 18 consultation and the brownfield Call for Sites which produced the SHELAA 2026.
- 4.0.2** The LPA has undertaken a number of engagement exercises to inform information regarding each site and determine whether the information held within the SHLAA database was up-to-date and accurate. The various stages of informal consultation have fed into an updated SHELAA process. In updating the SHELAA process, the LPA revisited the assumptions in the 2019 methodology, this included incorporating the assessment of employment land and to consider the latest data regarding density assumptions and developable areas. This process was completed in 2022 and repeated in 2023. The updated methodology has informed the most recent SHELAA which has fed into the site selection process.
- 4.0.3** In conducting a number of consultation exercises to update the SHELAA, as well as brownfield Call for Sites after Regulation 18, it has enabled the LPA to start to consider potential sites through a site selection process. This includes the consideration of sites through the sustainability appraisal process as part of an iterative approach. The outcome of the initial site selection process then fed into subsequent updates to the SHELAA process and also viability evidence and further consultation in order to refine the sites.
- 4.0.4** The following section goes through the findings of each stage of the methodology.

4.1 Stage 1

- 4.1.1** This initial stage of the process uses information from the SHELAA. Sites are submitted for consideration through this assessment, or are identified through information provided from other council departments. Each site is assessed to determine its suitability, availability and achievability for development.
- 4.1.2** At this stage, sites that are considered unavailable or unsuitable are filtered out and have not been assessed further in the process.
- 4.1.3** Sites are considered unavailable where the landowner has not informed the LPA that the land is available for development in the future. The LPA is unable to consider sites that are not being promoted for development.

- 4.1.4** Sites can be considered unsuitable for several reasons, these are outlined in more detail within the SHELAA methodology, and can include, but are not limited to, Green Belt designation, flood zones, highways and access, environmental and heritage constraints.
- 4.1.5** A total of 456 sites were assessed as part of the SHELAA assessment. From these, 79 sites were scored and carried through to the next stage as suitable and available for development.
- 4.1.6** The sites were scored on a scale of 0 – 2 for suitability, availability and achievability, the score given reflects the level of suitability, availability and achievability of each site. Sites that have planning permission will score higher. Sites that require mitigation to make suitable, and/or are have viability challenges will score lower.

4.2 Stage 2

- 4.2.1** The sustainability of each of the 79 sites has been appraised through the SA by considering each site against a number of SA objectives. In assessing each site, a score is attributed to each element.
- 4.2.2** There are 18 SA objectives that each have their own assessment criteria. In conjunction with Tetra Tech, each site has been through the appraisal and overall score was applied, this considers whether there are any sustainability constraints that need addressing and the severity associated. For example, if a site has scored generally positively in its assessment and conclusions suggest that the site is sustainable it will be scored an overall score of 2. If a site requires an element of mitigation or further work to inform the implementation of the site, it is scored 1 and finally if the site has constraints that can't be mitigated or major negative effects then a score of 0 is given. If a site were to score 0, it would not taken through to the next stage in the process.

4.3 Stage 3

- 4.3.1** At this stage the sites are considered against the strategic objectives of the Local Plan. This process ensures that the objectives will be met through the portfolio of sites being considered for allocation. Similar to other stages in the site selection, each site has been scored in terms of how they perform in meeting each of the plan objectives.
- 4.3.2** Sites at this stage will score lower where little information is known about a site in relation to a particular objective area. Sites will likely score higher where there is more detailed information available, for example, through a pre-application enquiry or an active planning application, that addresses an objective area.

- 4.3.3** The 79 sites carried through from stages 1 and 2 were assessed in the stage 3 process.

4.4 Stage 4

- 4.4.1** During stage 4 of the process, feedback of any new information in relation to sites being considered through the planning process or through conversations with landowners and developers has been incorporated. Following this, scoring for the earlier assessments was updated. Sites that have planning applications or pre-application enquiries under consideration tend to score higher at this point as officers have more information about the proposals for the sites.
- 4.4.2** At Regulation 18 stage, 6 sites were added into the site selection process, and site reference 238 was merged with 678 and ST85. No further sites were included in the stage 4 at Regulation 19 stage.

4.5 Stage 5

Housing

- 4.5.1** The findings of first four stages of the site selection process resulted in an insufficient number of sites being identified to meet local housing requirements. As a result, the site selection process has needed to consider whether there are any additional sites, reasonable alternatives, or constraints that could be mitigated, subject to meeting national planning policy requirements, that can be brought into the potential supply of housing sites for the Local Plan.

Table 4 Supply of Housing Sites at Stage 4

Housing Supply	Number of dwellings
Past completions (2020-2025)	2,357
Sites with planning permission ¹	4,282
Site Allocations	6,168
Windfall	2,366
Total Supply	15,173
Requirement	19,040
Difference	-3,867

¹ Note that where site allocations have extant planning permission on part or the whole of the site, the number of dwellings approved has been accounted for within the housing supply under 'sites with planning permission' with any remaining site capacity counted under 'site allocations' where applicable, to avoid double counting.

- 4.5.2** Sites within the existing urban area through stage 4 do not provide enough dwellings to meet the minimum requirement. Furthermore, due to issues of viability, the sites would also not be able to meet other policy requirements, including affordable housing.
- 4.5.3** Stoke-on-Trent has had a recent history of under delivery of housing development, including the provision of affordable homes, as such since the start of the plan period there has been an under supply. To boost the supply of development land, ensure choice and competition in the market, the Local Plan seeks to allocate above the minimum requirement. This will allow for housing needs to be met, and provide the opportunity for much needed affordable housing to be delivered. The Viability Assessment has shown also that large greenfield sites, such as the Green Belt sites, have much more potential to provide affordable housing, therefore these sites are required in order to provide for the amount of affordable housing needed. It also allows for any potential under delivery to be buffered.
- 4.5.4** The largest element of supply that has been sifted out through the earlier stages, due to local and national policy, is the Green Belt. Given that an insufficient number of sites have been identified, the inclusion of Green Belt sites has considered through stage 5. A number of options have been considered in the allocation of sites located within the Green Belt, including identifying broad locations and reviewing sites that were originally assessed through the SHELAA. As a result of this process, it has been concluded that to maximise the delivery of housing and ensure that sufficient affordable housing can be provided, along with addressing the previous under supply at the beginning of the plan period, Broad Locations within the Green Belt have been allocated for development.
- 4.5.5** Broad Locations have been chosen where there is a cluster of sites, with some availability, which can meet development needs. This enables sites to provide a range of development types and be sustainable by providing all accompanying required infrastructure, supporting both existing and new communities.

Table 5 Supply of Housing Sites at Stage 5

Housing Supply	Number of dwellings
Past completions (2020-2025)	2,357
Sites with planning permission	4,282
Site Allocations	12,165
Windfall	2,366
Total Supply	21,170
Requirement	19,040
Difference	+2,130

- 4.5.6** With the addition of Broad Locations within the Green Belt, sites are proposed for allocation to deliver 12,165 dwellings. In addition to those sites with planning permission and an allowance for windfall development, this provides an additional 2,130 dwellings above the requirement to maximise housing delivery, ensure choice, flexibility and the provision of affordable housing.
- 4.5.7** It should be noted that the total proposed capacity of the Broad Location allocations amounts to a total of 7,917 dwellings. The projected delivery years of Broad Locations have been informed by site-specific evidence and a methodology based on historic build-out rates within the city. This has concluded that a proportion of the Broad Location developments may come forward outside of the plan period. Taking this into account, it is projected that the Broad Locations would deliver 5,997 dwellings during the plan period, which have been accounted for in the table above. The remaining capacity of 1,920 dwellings are expected to be delivered outside of the plan period from 2040 onwards and have not been calculated into the housing supply for the Local Plan.
- 4.5.8** Some changes were made to several Broad Location's following the Regulation 18 consultation. These include the removal of BL11, the addition of BL12 and the reduction in size of BL7 and BL10. BL2 was split into two sites along with BL4. Other Broad Location sites had their boundaries refined in light of further information submitted at Regulation 18. The larger changes are explained below.
- BL11 was removed as availability across the site had been unclear prior to Regulation 18. Sites within BL11 submitted at Regulation 18 confirming that they were not available. The limited sites left within BL11 that are available are constrained by highway's access.
 - BL12 was added to the process after Regulation 18 as it was a late submission, submissions are accepted on an ongoing basis and this site was added to the process and assessed alongside the others after Regulation 18.
 - BL7 and BL10 were reduced in size as availability across the sites had been unclear prior to Regulation 18. Sites within these submitted at Regulation 18 confirming they were not available and the reduced size reflects this. There were some smaller sites within BL7 that had availability, however due to their fragmented locations, scale and constraint's the sustainability benefits of a Broad Location are lost.

Employment

- 4.5.9** The findings of the first four stages resulted in a sufficient amount of employment land in comparison to the requirement of 90 hectares over the plan period. The composition of employment land is shown in the table below.

Table 6 Supply of Employment Sites at Stage 4

Employment Supply	Site Area (Hectares)	Gross Floorspace (Sqm)	Net Floorspace (Sqm)
Past completions (2020-2025)	212.28	367,595	297,613
Sites with planning permission	225.00	285,046	220,902
Site Allocations	146.57	434,423	434,423
Total Supply	583.85	1,087,064	952,938
Requirement	90	-	-
Difference	+493.85	-	-

4.5.10 Sites that have already delivered employment floorspace between 2020 and 2024 and sites that have extant planning permission contribute a significant amount of the total supply of employment land, with sites allocated as part of the Local Plan aiming to support economic growth and improve employment opportunities.

4.5.11 Whilst past completions and sites with planning permission account for a site area of 212.28 and 225 hectares respectively, it is acknowledged that some of the development schemes and overall floorspace may only be a small part of these sites and will not take up the full site area. However, when converting the net floorspace gained through past completions and anticipated through sites with extant permission, alongside the net floorspace capacity proposed through site allocations for employment land, the supply of employment sites still exceeds the minimum requirement.

4.5.12 It is noted that there is a need for a range of diverse, quality employment sites to meet the local needs, and Broad Locations within Green Belt offer greater opportunities for meeting this need. The identification of Broad Locations for development in stage 5 has proposed two sites (BL2-B - Land north of Strongford and BL9 - Chatterley Whitfield) for a mix of both residential and employment uses. Following the Regulation 18 stage, BL2 has been split for clarity into BL2-A and BL2-B to distinguish between areas of proposed housing and employment. BL9 proposes the regeneration of the Chatterley Whitfield site, including the renewal of varying employment uses and housing development across the wider area.

1 Appendix 1 - Site Assessment Summary

- 1.0.1** The table below shows how the sites have been assessed through the site selection process. This is a high-level summary of the findings of the site selection process - please refer to the respective section of the report for further detail of the findings of each stage.
- 1.0.2** Please note that where a site has been removed at stages 1-3 (identified by cell value 'FALSE'), the site will not have a score for the respective stages.

Table 7 Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
119	Adderley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
120	Abbey Hill School, Greasley Road, Bucknall, ST2 8LG	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
121	Adj to, Furnival Street, Cobridge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
122	Artisan Refractories Ltd, Bellingham Grove, Sneyd Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
123	Allied Holdings Area 1, Leek New Road, Milton	FALSE		TRUE	1	TRUE	2	TRUE	TRUE	TRUE	BL7	Site is proposed for allocation as part of Broad Location 7.
124	Austin Playing Field, Little Chell Lane, Chell	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
126	Former Youth Centre site, Off Wilding Road, Ball Green	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL9	Site is proposed for allocation as part of Broad Location 9.
127	Beresford Trading Estate, High Street, Tunstall, ST6 5EU	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
129	Bird In Hand, 942 London Road, ST4 5NX	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
131	Boon Avenue	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
132	Berry Hill High School and Sports College, Bucknall, ST2 9LR	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H26	Proposed site allocation.
133	Boothens Allotments North, Spode Street, Boothens	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
134	Boothens Allotments South, Campbell Road, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
135	Boundary Works, King Street, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
138	Broomfield Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
145 and ST32	Canal Lane, Brownhills, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
148	Caverswall Lane, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has planning permission and is under construction.
149 and ST14	City General Hospital, University Hospital of North Staffordshire, ST4 6QG	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
150	Cinderhill Industrial Estate, Weston Coyney Road, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
151 and ST19	City Island, Whieldon Road, ST4 4JE	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
152	Eastwood Road, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
157	Pyenest Street, Shelton	TRUE	6	TRUE	1	TRUE	22	TRUE	TRUE	TRUE	H29	Proposed site allocation.
158	Cobridge Road (West), Cobridge Road, Hanley	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	E11	Proposed site allocation.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
159 and ST24	Cockshott Sidings, Shelton New Road, Cliffe Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
160	College land, Moorland Road, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated to be suitable for development as it is identified within the Open Space Assessment and is landlocked with no access.
161	Copshurst Quarry, Lightwood Road, Longton, ST3 7HD	FALSE		TRUE	1	TRUE	0	FALSE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
164	Council depot, Cromer Road, Bucknall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
167	Crownford Works, Newcastle Street/ Packhorse Lane, Burslem, ST6 3QB	TRUE	5	TRUE	2	TRUE	9	TRUE	TRUE	TRUE	H57	Proposed site allocation.
172	Edensor Technology School, Edensor Road, Longton	TRUE	6	TRUE	1	TRUE	PP	TRUE	TRUE	TRUE	H16	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
173	Edinburgh House, YMCA, Harding Road, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
175	Elgood Lane, Elgood Lane, Goldenhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
177 and ST71	Etruria Valley, Forge Lane, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
179 and ST72a	Etruria Valley South, Forge Lane, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
180	Etruria Works, Etruscan Street, Shelton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
181	Fegg Hayes Social Club, 70 Oxford Road, ST6 6QP	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	H56	Proposed site allocation.
185	Family Centre, Flash Lane, Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is part built out as housing and the remainder of the site is not available.
186	Ford Green House, Ford Green Road, Smallthorne	TRUE	4	TRUE	2	TRUE	-2	TRUE	TRUE	TRUE	H51	Proposed site allocation.
187	Foley Goods Yard, Bute Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
193	Former Ashfields Cottages/Former Falcon Works, Sturgess Street	TRUE	4	TRUE	2	TRUE	-4	TRUE	TRUE	TRUE	H8	Proposed site allocation.
196	Former Blythe and Sutherland Works, Sutherland Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
199 and ST43	Former Clarence Primary School, Sampson Street (southern side), Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
201	Former Co-op Bakery Site, Newport Lane, Burslem	TRUE	6	TRUE	1	TRUE	PP	TRUE	TRUE	TRUE	H41	Proposed site allocation.
216	Former Marychurch CE Primary School, Piggott Grove, ST2 9BZ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Part of site has planning permission for housing development and remainder of site is not available.
220	Former Parkside Residential Home, Weston Coyney Road, and Training	TRUE	5	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	H20	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	& Development Centre											
222	Former Pottery, Parsonage Street, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
232	Former Tunstall Health Centre, Dunning Street, Tunstall, ST6 5AP	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
233	Former School, Brocksford Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
237	Grange Road, Meir Heath, ST3 7BH	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown. Also identified in the Open Space Assessment.
238	Former Tuscan Works, Anchor Road, Longton, ST3 1LL	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H13	Proposed site allocation.
240	Hamilton Training Service, Glebedale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	Road, Fenton, ST4 3AQ											
243	Health Centre, Bargrave Street, Bentilee	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
244	Harvey Works, Lingard Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
245	Heathfield Special School, Chell Heath Road, Chell Heath, ST6 6PD	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
246	Hillside Farm, Sandy Lane, Baddeley Edge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.
252	Just Mugs, College Road, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
253	Jesse Shirley, Etruscan Street, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
282 and ST6a	Land adj Newstead Industrial Estate, Alderflat Drive, Newstead	TRUE	6	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	E14	Proposed site allocation.
291a and ST91a	Land around Quarry Cottage, Colclough Lane, Goldenhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
291b and ST91b	Quarry Cottage, Colclough Lane, Golden Hill, ST6 5RN	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
292a	Land at Berryhill, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
292b	Land at Berryhill, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
294	Land at, Bournes Bank and Woodbank Street, Burslem	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	H44	Proposed site allocation.
295	Land at, Caverswall Lane	FALSE		TRUE	1	TRUE	6	TRUE	TRUE	TRUE	BL3	Site is proposed for allocation as part of Broad Location 3.
297	Land at, Central Outpatients/Central Pathology	TRUE	6	TRUE	2	TRUE	16	TRUE	TRUE	TRUE	H12	Proposed site allocation.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	Laboratory, Thornburrow Drive, Hartshill											
300	Land at, Cocknage Road, Lightwood, ST3 4AD	FALSE		TRUE	1	TRUE	0	FALSE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
301 and ST81	Land at, Brownhills Road, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
304	Land at, Furlong Road, Tunstall	TRUE	5	TRUE	2	TRUE	4	TRUE	TRUE	TRUE	H53	Proposed site allocation.
306	Land at, Grange Park, Stonor Road, Cobridge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
307	Land at, Holly Wall Farm, Holly Wall Lane, Tunstall, ST6 4QB	FALSE		TRUE	1	TRUE	8	TRUE	TRUE	TRUE	BL8	Site is proposed for allocation as part of Broad Location 8.
308	Land at, junction of Eaves Lane and Greasley Road, Bucknall	FALSE		TRUE	1	TRUE	3	TRUE	TRUE	TRUE	BL5	Site is proposed for allocation as part of Broad Location 5.
310	Land at, junction of Newport Lane and Furlong Lane, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
311 and ST69	Land at, Junction of Park Hall Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	and Anchor Road, Adderley Green											
314	Land at, Lightwood Road, Woodpark Lane, Lightwood	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
318	Land at, Newtown, Packmoor, ST7 4QF	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
320	Land at, North Staffordshire Royal Infirmary, Princes Road / Queens Road, Hartshill	TRUE	6	TRUE	1	TRUE	21	TRUE	TRUE	TRUE	H11	Proposed site allocation.
325	Land at, Sneyd Street, Sneyd Green, ST6 2NP	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
326	Land at, Spa Street, Cobridge, ST6 2LN	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
333	Land at, Vernon Road, ST4 2TP	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
337a	Land at Woodpark Lane, Lightwood, ST3 4AD	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
337b	Land at Woodpark Lane, ST3 4AD	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
339	Land at, Battison Crescent, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
341 and ST30	Land at, Hall Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
342	Land at, Harrowby Road, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
343	Land at, Navigation Road, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
351 and ST40	Land between Huntilee Road and Scotia Road, Scotia Road, Tunstall	TRUE	6	TRUE	1	TRUE	PP	TRUE	TRUE	TRUE	H50	Proposed site allocation.
352	Land fronting onto Eaves Lane and Malcolm Drive, Bucknall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
354 and ST74	Land north of Clough Street, Clough Street, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
358 and ST37	Former, Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	TRUE	5	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E16	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
360	Land off, Gratton Road, Bucknall, ST2 9DJ	FALSE		TRUE	1	TRUE	3	TRUE	TRUE	TRUE	BL5	Site is proposed for allocation as part of Broad Location 5.
361 and ST33	Land off, High Street, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as evidence has not been provided to detail how environmental and ecological constraints would be mitigated.
363	Land off, Leek Road, Northwood, ST1 6AT	TRUE	6	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H34	Proposed site allocation.
365	Land off, Lightwood Road, Rough Close, ST3 7ND	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
369	Land off, Wilson Road, Hanford, ST4 8QT	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
370	Land off, Baron Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
371	Land off, Chessington Crescent, Trentham	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has planning permission and is under construction.
373	Land off, Hawkins Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
374	Land off, Lordship Lane, Fenton	TRUE	6	TRUE	1	TRUE	PP	TRUE	TRUE	TRUE	M3	Proposed site allocation.
375	Land off, Magdalen Road, Blurton	TRUE	6	TRUE	1	TRUE	13	TRUE	TRUE	TRUE	H69	Proposed site allocation.
376	Land off, Mossfield Road, Adderley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
377	Land off, Norton Lane, Norton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
378	Land off, Stone Road, Trentham	FALSE		TRUE	1	TRUE	1	TRUE	TRUE	TRUE	BL12	Site is proposed for allocation as part of Broad Location 12.
387 and ST74	Land south of Clough Street, Clough Street, Hanley	TRUE	4	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E9	Proposed site allocation.
390 and ST15	Land south of Wilson Road,	TRUE	6	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	H24	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	Hanford, Stoke on Trent											
391 and ST61	Land to east of Dewsbury Road, Fenton	TRUE	4	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E5	Proposed site allocation.
392	Land to north east of Cranswick Grove and south east of Heathesett Walk, Bentilee	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
401	Land, Sneyd Street, Cobridge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
402	Little Brookhouse Farm, Ash Bank Road, ST2 9DR	FALSE		TRUE	1	TRUE	4	TRUE	TRUE	TRUE	BL4	Site is proposed for allocation as part of Broad Location 4.
403	Little Eaves Farm, Holehouse Road, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
408	Manor Bakery, Clayton Lane, Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
409 and ST18	Marl Hole, City Road, Fenton	TRUE	4	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E4	Proposed site allocation.
410	Melville Street/ Wooliscroft Factory, Berryhill and	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	Hanley East, ST1 3LY											
415	Mitchell High School, Bucknall, ST2 9EY	TRUE	5	TRUE	1	TRUE	11	TRUE	TRUE	TRUE	H63	Proposed site allocation.
417 and ST63	Mossfield Industrial Estate, Mossfield Road, Adderley Green	TRUE	5	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E22	Proposed site allocation.
419	Nile Street/Hobson Street, Burslem, ST6 2AR	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
421	Northwood Stadium, Keelings Road, Northwood	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
422	Oldcroft Drive, Kidsgrove, ST7 4HE	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
423	Open Space, Frodingham Road, Bentilee	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
424	Open space, Lodge Road, Harpfields	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
425 and ST89	Packmoor West	TRUE	4	TRUE	1	TRUE	2	TRUE	TRUE	TRUE	H58	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
426	Minton Hollins, Shelton Old Road, Stoke	TRUE	6	TRUE	1	TRUE	PP	TRUE	TRUE	TRUE	H70	Proposed site allocation.
427	Huntbach Street Car Park (Lower) & Hillcrest Street Car Park	TRUE	4	TRUE	2	TRUE	1	TRUE	TRUE	TRUE	H35	Proposed site allocation.
428	Royal Doulton, Nile Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has planning permission and is under construction.
429	Penkhull Education Centre, Princes Road, Penkhull, ST4 7JS	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
430	Pittsburgh House, 741 Lightwood Road, Longton, ST3 7HD	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has been part built out as 4 dwellings and has Permission in Principle for 2-3 dwellings and it has not been demonstrated that there would be further capacity for additional development.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
433	Portland Works, Sutherland Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
434	Land Adj, Potclays, Etruria Road, Basford	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
435	Fisher Street, Brindley Ford	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
436	North Shelton	TRUE	4	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H30	Proposed site allocation.
437	Cobridge Road, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
438	Botteslow Street, Hanley	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	E8	Proposed site allocation.
439	Canal Street, Longport	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
441	Fuchs Lubricants (UK) PLC , Century Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
442 and ST45	Cobridge Road, Etruria	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	H36	Proposed site allocation.
443	Croft Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
444	Davenport Street, Trubshaw Cross	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
445	Elder Road, Cobridge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
446 and ST84	Festival Way, Festival Park	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
450	Lytton Street, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
453 and ST48	New Century Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
456 and ST25	Cutts Street, Shelton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
457	Burgess Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
459	Station Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
467	Pottery Works, Regent Road, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
468	Pottery, Sutherland Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
469	Potterycrafts Premises, Campbell Road, ST4 4ET	TRUE	5	TRUE	2	TRUE	6	TRUE	TRUE	TRUE	H21	Proposed site allocation.
472	Rail sidings, Longbridge Hayes Road, Longport	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
473	Rail sidings, Station Street, Longport	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
480	Recreation area, Clough Street, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
481	Newlands Street, Shelton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
482	Castlefield Street, Shelton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
484	Well Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
486	Mayer Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
487	Squires View, Shelton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
489	Rogersons Meadow, Newport Lane, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
491 and ST88	Royal Doulton, Leek New Road, Baddeley Green	TRUE	5	TRUE	1	TRUE	18	TRUE	TRUE	TRUE	H52	Proposed site allocation.
493 and ST46	Sainsburys, Etruria Road, ST1 5SA	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
494	School, Wellfield Road, Bentilee	TRUE	6	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	H27	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
495	Scrapyard, Leek New Road, Cobridge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
496	Scrapyard, Porthill Road, Longport	TRUE	5	TRUE	2	TRUE	4	TRUE	TRUE	TRUE	H40	Proposed site allocation.
497 and ST29	Severn Trent Depot, Federation Road, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
500	Site 3, Watergate Street, Tunstall	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	E23	Proposed site allocation.
506	Site of Penkhull Farm, Garden Street, Penkhull, ST4 5DY	TRUE	5	TRUE	1	TRUE	2	TRUE	TRUE	TRUE	H6	Proposed site allocation.
508	Site off Davenport Street, Middleport, Burslem, ST6 4LN	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
510	Smallthorne Workingmen's Club, Chetwynd Street, Smallthorne, ST6 1PP	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
512	Spode Works, Elenora Street, Stoke	TRUE	5	TRUE	1	TRUE	5	TRUE	TRUE	TRUE	H10	Proposed site allocation.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
513	Sports Field, Biddulph Road, Fegg Hayes	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE		Site is complete and not available for further development.
515	St Peters High School, Queens Road, Penkhull	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
516	Stoke Business Park, Woodhouse Street, Stoke	TRUE	5	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H68	Proposed site allocation.
517	Stoke Station Sidings (north), Station Road, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
518	Stoke Station Sidings (south), Station Road, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
520	TFK Property Ltd., Leek New Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
522	The Beeches Residential Home, 665 Uttoxeter Road, Longton, ST3 5PZ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
523	The Bellringer, Kettering Drive, Eaton Park	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
524	The Grove, Gravelly Bank, Lightwood	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
526	The Old Foley Pottery and Adj land, King Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
528	The Old Sal PH, Heathcote Street, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
530	Top Bridge Works, Davenport Street, Trubshaw Cross	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
533	Tunstall Sewage Treatment Works, Harewood Street, Tunstall, ST63 6AA	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
537 and ST86	Vacant land, Bulter Street, Stoke	TRUE	4	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H68	Proposed site allocation.
540	Wade Factory, Hall Street, Burslem	TRUE	5	TRUE	2	TRUE	1	TRUE	TRUE	TRUE	H47	Proposed site allocation.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
546	Westcliffe Hospital, Turnhurst Road, Turnhurst	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
547	Winifred Gardens, Ingleby Road, Blurton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
549	Works, Commercial Road, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
555	Canal Lane, Tunstall, ST6 4PQ	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H59	Proposed site allocation.
556	Land off Werrington Road (including Finney Gardens) Bucknall, ST2 8AB	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
557	Land at Grindley Lane/ Lysander Road, Meir Park, ST3	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
558	Land at Broadfield Road, Goldenhill, ST6 4QE	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
559	Gill Bank Road, Goldenhill, ST6 4PQ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
560	Former Clanway Stadium, James Brindley Way	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
561	Land at Hethersett Walk, Bentilee, ST2 0NH	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
562	Land at Umberleigh Road, Blurton, and other land, ST3 3ND and Public Open Space at Newstead	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
650	Land at, Forest Park Edge, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
654	Grove Road, Heron Cross	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
656	Land Off Kingsford Place, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
657 and ST2	Meir Depot. Uttoxeter Road, Meir, ST3 6AA	TRUE	6	TRUE	2	TRUE	1	TRUE	TRUE	TRUE	E1	Proposed site allocation.
659 and ST87	Land off Redhills Road	TRUE	6	TRUE	1	TRUE	3	TRUE	TRUE	TRUE	H39	Proposed site allocation.
660	Land off, Bilton Street, Stoke	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H7	Proposed site allocation.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
661	BPI premises, Ford Green Road, Smallthorne	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
664	Garage, Chell Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
665	Premises, Glover Street, Birches Head	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
667	Council Depot, Swaythling Grove, Bentilee	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
668	Station Road, Shelton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
669	Paper Works, Whieldon Road, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
670	Berry Hill Potteries (n), Dewsbury Road, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
671	Land at Copshurst, Lightwood Road, ST3 7HE	FALSE		TRUE	1	TRUE	0	FALSE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
673	Former Vulcan Works - Pack Horse PH, Longport	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
677 and ST4	Staffordshire House/Fenton 25	TRUE	6	TRUE	1	TRUE	3	TRUE	TRUE	TRUE	E7	Proposed site allocation.
678 and ST85	Wedgwood Hotelware Car Park, Forrister Street	TRUE	6	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H13	Proposed site allocation.
680	Land off Biddulph Road, Packmoor (Public open space on the north side of Biddulph Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
681	Land off Lowhurst Drive, Westcliffe (James Brindley Playing Field)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
682	Land off Ridge Road, Sandyford (Public open space on north side of James Brindley Way)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
684 and ST38	Land off Hollywall Lane and Chatterley Road, Sandyford, Stoke-on-Trent	TRUE	6	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	E17	Proposed site allocation.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
685	Land at Silverstone Crescent, Packmoor (Public open space at Silverstone crescent)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
689	Land off Outclough Road, Bemersley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
690	Land at Brookhouse Farm	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
691	Land off Bemersley Road, Ball Green	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL9	Site is proposed for allocation as part of Broad Location 9.
692	Land Behind Whitley Road, Whitfield (POS rear of 22 - 52 Whitley Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
693	Land Behind Canterbury Drive, Chell Heath (Former Burnwood High Playing Fields)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
695	Land at Pitts Hill, Little Chell (Section of Whitfield)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	greenway from Barber road to little Chell Lane)											
696	South of James Brindley Way (rear of St Michaels road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
697	Land adjacent Botham Grove, Little Chell (Section of Tunstall Greenway North side of Furlong Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
698	Allotments off Bycars Road, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
699	Land to the north of Bycars Lane, Burslem (Part of Dimensions and Bycars Park)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
700	Federation Road Civic Amenity / Federation Road Depot	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
702	Land adjacent Former Wades Factory, Hall Street, Burslem (POS Rear of 2- 54 murhull Street)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
703	Land between Furlong Place and Duncalf Street, Burslem (Portland House day services)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
704	Land between Duncalf Street and Dain Street, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
705	Allotments off Cotterill Grove, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
710	Sneyd Hill Park, Sneyd Hill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
712	Land between Bellerton Lane and Harrison Road, Norton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
713	Land off Norton Lane, Norton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
715	Land behind Leek Road, Milton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
717	Land to the north and south of Woodhead Road, Abbey Hulton	FALSE		TRUE	1	TRUE	2	TRUE	TRUE	TRUE	BL6	Site is proposed for allocation as Broad Location 6.
719	Former Carmountside Youth and Adult Centre, Leek Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
722	Land adjacent Geneva Drive (Public open space rear of Noblet Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
724	Allotments Gardens to the rear of Birches Head Road, Birches Head	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
725	Land to the east of Cromer Road Depot, Cromer Road (POS on the North East side of Cromer Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
727	Allotments to rear of Barry Avenue, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
728	Abbey Hill School playing fields, Eaveswood Road, Abbey Hulton (Land at Greasley Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
729	Land to the south of Eaves Lane, Abbey Hulton	FALSE		TRUE	1	TRUE	3	TRUE	TRUE	TRUE	BL5	Site is proposed for allocation as part of Broad Location 5.
730	Land to the south of Lillydale Road, Townsend	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
731	Land at the junction between Bucknall Road and Leek Road (Highways land on the southwest side of Bucknall Road)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
732	Land to the south of Bucknall New Road, Hanley	TRUE	5	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H33	Proposed site allocation.
733	Land on the west side of Bottleslow Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
734	Hope Street Car Park, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
735	Cobridge Allotments off Greyhound Way, Cobridge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
736	Land behind Dryden Road, Cobridge (Part of Grange Park)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
737	Former Greenhouse 2000 site, Festival Way, Etruria	TRUE	5	TRUE	2	TRUE	5	TRUE	TRUE	TRUE	E12	Proposed site allocation.
743	Stoke Car Park and Depot, Booth Street, Stoke	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	H61	Proposed site allocation.
744	The Croft, Land to the east of Wain Drive, Penkhull, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
745	Bowling Green, Watson Road, Oak Hill, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
746	Rookery Lane Allotments, London Road, Oakhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
747	Playing fields off Brookfield Road, Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
748	Grazing land off Leawood Road plot 2	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
749	Grazing land off Leawood Road plot 1	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
750	Grazing land at Riverside Road, Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
751	Riverside Road Playing Fields, Riverside Road, Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
753	Land at the end of Highfield Drive, Hollybush	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
754	Land off Brownsea, Heron Cross	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
756	Glebedale Park, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
761	Joiners Square Allotments, between Leek	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	Road and Ridgway Road, Joiners Square											
762	Trentmill Nature Park, off Stuart Road, Joiners Square	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
763	Trentmill Road Football Pitches, Joiners Square	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
764	Land at Spedding Road, Fenton Industrial Estate, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
765	Cockster Brook, to the rear of Lundy Road, Hollybush, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
766	Land at Power Grove, Hollybush, Longton	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H3	Proposed site allocation.
767	Coronation Avenue Development Land, off Heathcote Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
770	Commerce Street Car Park, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
773	Car Park adjacent Warren Street, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
774	Development Land at Bengry Road, Longton	TRUE	5	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	H2	Proposed site allocation.
775	Land to the North of Woodpark Lane and East of Cocknage Road, Lightwood	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
778	Land to the rear of Grosvenor Road and Sandcrest Place, Normacot	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
780	Land behind Sandhurst Place and Dartmouth Place, Normacot	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
781	Land adjoining Abbey Hill School, Broadway, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
782	Land behind Weston Road, Sprinkwood Grove and Whitcombe Road, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
784	Land south of Delaney Drive, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
785	Land between Firbank Place and Defoe Drive, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
786	Public open space between Bath Street and Cross Street, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
787	Land to the East of Holyhead Crescent, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
788	Land to the south of Ivy House Farm, Anchor Road, Adderley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
789 and ST66	Land of Mossfield Road, Adderley Green	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	E3	Proposed site allocation.
790	Land off Surtees Grove and Carron Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
791	East Fenton Allotments, Carling Grove, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
792	Land at Sterndale Drive, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
793	Land between Arbourfield Drive and Hoveringham Drive, Berryhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
794	Land at Berryhill Park, Arbourfield Drive, Berryhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
838	Stoke-on-Trent College, College Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
840	Goods Yard	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is complete and not available for further development.
841	Greenway, Hall Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to considered to be a

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
												sustainable location for development.
842	Former Weston Coyney Mining Youth Centre, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
842b	Former Weston Coyney Mining Youth Centre, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown. Also identified within the Open Space Assessment.
843	Land at Greenway Bank, Baddeley Edge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
844 and ST42	Central Business District (Smithfield)	TRUE	5	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	M4	Proposed site allocation.
845	Mayer Street, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
846	land adj Weston Coyney Junior School	TRUE	5	TRUE	1	TRUE	3	TRUE	TRUE	TRUE	H15	Proposed site allocation.
848	Land at Malthouse Road, Bucknall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
850	Land at, Daisy Bank Road, Norton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
853	Ferney Lea Farm	FALSE		TRUE	1	TRUE	8	TRUE	TRUE	TRUE	BL8	Site is proposed for allocation as part of Broad Location 8.
854	Land at The Green, Baddeley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
855	Land to the North of Gaskell Rd	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
856	Foley Pottery	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
857	Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
858	Land at, Stone Road, Trentham	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
859	Land to north of, Barlaston Old Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
860	Regent Works, Lawley Street, ST3 1LZ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
861a	Land at Greenway Bank, Baddeley Edge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
861b	Hillside Farm, Sandy Lane, ST2 7LS	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.
861c	Red Lane Farm, Red Lane, ST2 7LT	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.
862	Land to West of, Sandy Lane, Milton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a

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SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
												sustainable location for development.
863a	Land North of, Lambourne Drive, Baddeley Edge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
863b	Lynwood Red Lane, Lightoaks, ST2 7LT	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.
864	Land to the rear of, Fowlers Lane, Baddeley Edge	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
865	Land at Forrister Street, Meir Hay	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	H4	Proposed site allocation.
866	Land to the west of Cinderhill Industrial Estate	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
867	Land to North of Bank Road, Goldenhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
868 and ST92	Land Adj, Birchenwood Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
869a	Land to North of, Bull Lane, Brindley Ford	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
869b	Windy Ridge Farm, Bull Lane, Brindleyford, ST8 7QN	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as it makes a strong contribution to the purposes of the Green Belt.
869c	Bull Lane Farm, Brindleyford.	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as it makes a strong contribution to the purposes of the Green Belt.
870	Burslem Golf Course	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as it is in active use as a golf course and part of the site

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
												is identified within the Open Space Assessment, and there is no evidence to consider the golf course and open space as surplus to requirements.
871a	Land at Norton Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
871b	Upper Flats Farm, Upper Flats Road, Norton, ST6 8JB	FALSE		TRUE	1	TRUE	2	TRUE	TRUE	TRUE	BL10	Site is proposed for allocation as part of Broad Location 10.
871c	Lower Flatts Farm	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
871d	60 Knypersley Road ST6 8HZ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.
871e	The Allotment Gardens off Flatts Road Norton SoT ST6 8JB	FALSE		TRUE	1	TRUE	2	FALSE	TRUE	TRUE	BL10	Site is proposed for allocation as part of Broad Location 10.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
872a	Land South of Norton Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
872b	Land South of Norton Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
872c	Land South of Norton Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
872d	Land south of Endon Road / West of Woodland Avenue, Norton-in-the-Moors, ST6 8ND	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
872e	Norton Lane, Norton-Le-Moors	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
872f	Long Butts Farm	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown..

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
872g	Land adjacent to 82 Endon Road Norton Green Stoke on Trent ST6 8NQ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
873	Land South of Heakley Hall Farm	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
874	Land at Baddeley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
875	Land south of, Leek New Road, Baddeley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
876	Former Sneyd Surgery, Sneyd Street, Sneyd Green	TRUE	5	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	H42	Proposed site allocation.
877	Trentham Golf Club	FALSE		TRUE	1	TRUE	4	TRUE	TRUE	TRUE	BL2-A	Site is proposed for allocation as part of Broad Location 2-A.
878	Parkhall Works, Parkhall Road	TRUE	6	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	H17	Proposed site allocation.
879 and ST66	Land Adj, Adderley Green Garage, Anchor Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
880	Land off, Greasley Road, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
881	Land South of Park Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
882	Land off Nash Peake Street, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
883	Land at Lower Bedford Street, Etruria	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
886	Land North of KFC, High Street, Goldenhill	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
887	Land East of Turnhurst Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as it is identified as being retained within the Playing Pitch Strategy and access to the site is unclear.
889	Land east of Asda, Williamson Street, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
890	Bellerton Park, Bellerton Lane, Norton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints.
891	Former Landfill, North of Daisy Bank Road, Norton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
892	Land to Rear of 901 Leek New Road, Baddeley Green	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints.
893	Land east of Hardman Centre, Milton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
894	Land South of Millrise Road, Milton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
895	Land east of Leek Road, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
897	Land South of Fishpond Way, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
899	Land Opposite Junction of, School Road and Leek Road, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
900	Land east of Northwood Park Road, Northwood	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
901	Land at Edensor Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
902	Land south of St Paul's Church, Longton Hall Road, Blurton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
903	Land East of, Brocksford Street, Fenton	TRUE	6	TRUE	1	TRUE	14	TRUE	TRUE	TRUE	E6	Proposed site allocation.
904	Potteries Demolition, Brocksford Street, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
906	Land at Junction of Foley Road and Heathcote Road, Longton.	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
907	Land north of A50, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
908	Land south of A50, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
909	Land at Paragon Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
910	Land South of Lower Spring Road, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
911	Land north of Longton Cricket Club, Blurton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
912	Land to rear of Chessington Crescent	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
913	Land at Stanley Matthews Way, Trentham Lakes	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
914	Land adj, Incinerator, Sidaway	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
915	Land North Clermont Avenue, Hanford	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
916	Land South of Police Station, Boothern Road, Stoke	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
917	Land East of, The Croft, Penkhull	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
918	Land east of, Scott Lidgett Road, Middleport	TRUE	6	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	E15	Proposed site allocation.
919	Land at The Moat House Hotel, Festival Way	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
920	Land Adj the Fowlea Brook, Middleport	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
922	Nursery off Leek New Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
923	Land at Fourth Avenue	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
924	Land to the South of Eaves Lane	FALSE		TRUE	1	TRUE	3	TRUE	TRUE	TRUE	BL5	Site is proposed for allocation as part of Broad Location 5.
925	Land east of, Brookhouse Lane, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
926	Land east of, Brookhouse Lane, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
927	Land off Little Eaves Lane	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
928a	Holehouse Farm	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
928b	Field off Hole House Lane, ST2 8EQ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
929	Land to South of Ford Hayes	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
930	Land North of Mayfield Cottage	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
931	Land North of Hulme Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
932	Land to rear of East Street, Weston Coyney	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
933	Copshurst Quarry, Lightwood Road	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
934a	Land Adj Woodlands Farm, Cocknage Road	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
934b	Woodlands Farm Cocknage Road, ST3 4AB	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
935a	Land North of Cocknage Road, Lightwood.	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
935b	Land off Lightwood Road, Rough Close	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
935c	Land North off Lightwood Road, Adjoining Cocknage Road, Rough Close, ST3 7NN	FALSE		TRUE	1	TRUE	0	TRUE	TRUE	TRUE	BL1	Site is proposed for allocation as part of Broad Location 1.
936	Chatterley Whitfield	FALSE		TRUE	1	TRUE	0	FALSE	TRUE	TRUE	BL9	Site is proposed for allocation as part of Broad Location 9.
936b	Land to the east of Outclough Road and north of Peck Mill Lane, Brindley Ford	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is within the Green Belt and no case for exceptional circumstances shown.
937	Site at Ravenscliffe	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
938 and ST90	Goldenhill Golf Course	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
939	Land west of Hillfield Avenue, Trent Vale	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
940	Land North of Fairway, Trentham	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
941	Land West of Stone Road, Trentham	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
942	Land South of Jonathan Road, Trentham	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
943	Former Parkhall Golf Club, Hulme Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
944a	Land Adj, Strongford, Barlaston Old Road	FALSE		TRUE	1	TRUE	4	TRUE	TRUE	TRUE	BL2-B	Site is proposed for allocation as part of Broad Location 2-B.
944b	Land Adjacent to Strongford Sewage Works, Stoke, ST12 9EX	FALSE		TRUE	1	TRUE	4	TRUE	TRUE	TRUE	BL2-B	Site is proposed for allocation as part of Broad Location 2-B.
945	Site off Light Oaks Avenue	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
946	Site off Wardle Lane	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
947	Land west of, Leek Road, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
948	Stoke Police Station, Boothon Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
949	Land and Buildings to the north of Glass Street / Land and Buildings to the north of Glass Street/South of Hillchurch Street	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
950 and ST55	Land West of Lower Foundary Street, Hanley, ST1 5HE	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
951	Land at Stafford House, Clough Street East, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
952	Burslem Park Depot, Hamil Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
953 and ST54	Unity Walk, Old Hall Street, Hanley	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	M5	Proposed site allocation.
954	Caverswall Lane, Caverswall Lane, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
955	Portland House, Portland Street, Hanley, ST1 5NG	TRUE	6	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	H37	Proposed site allocation.
956	122, Broad Street, Hanley, Stoke-On-Trent, ST1 4EQ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
957	Former Go Outdoors Store, New Hall Street, Hanley, ST1 5HQ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
958	Land at Sneyd Arms, 204 Hanley Road, ST1 6DB.	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
959	Football club between Leek Road and Roseland Crescent	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
960	Lucideon Ltd, Queens Road, Penkhull	TRUE	4	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H9	Proposed site allocation.
961	Bell & Barker House, Ripon Road, Blurton, ST3 3BP	TRUE	5	TRUE	2	TRUE	1	TRUE	TRUE	TRUE	H1	Proposed site allocation.
962	Bucknall New Road, Hanley	TRUE	5	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H32	Proposed site allocation.
963	Ripon Road, Blurton, ST3 3PB	TRUE	5	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H14	Proposed site allocation.
964	Land at Whitfield Road (adjacent to no.20), Norton, ST6 8JN	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
965	Stonehaven Grove	TRUE	6	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H64	Proposed site allocation.
966	Phoenix Works 500 King Street Longton Stoke on Trent ST3 1EZ	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	M2	Proposed site allocation.
967	School Farm, Rear Of 51 Samuel Street, Packmoor, ST7 4SR	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
968	Wedgwood Place, Burslem	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
969	Land adjoining 23, 25 & 28 Sillitoe Place, Penkhull, ST4 5DQ	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints.
970	Baddeley Hall Farm, The Green, Stockton Brook, ST9 9PD	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
971	Booth Street, Phase II at Yeaman Street	TRUE	5	TRUE	2	TRUE	4	TRUE	TRUE	TRUE	H61	Proposed site allocation.
972	Severn Trent Reservoir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
973	Land West Off Spout Lane	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development as there are access constraints and the site is not to be considered to be a sustainable location for development.
974	Lily Gertrude Simister Court, Wesley Street, Tunstall, Stoke On Trent, ST6 5DH	TRUE	6	TRUE	2	TRUE	PP	TRUE	TRUE	TRUE	H65	Proposed site allocation.
975	Adderley Green Working Men's Club, Anchor Road, ST3 5DN	TRUE	6	TRUE	1	TRUE	9	TRUE	TRUE	TRUE	H66	Proposed site allocation.
976	Land to the south of Lawton Rise Care Home (former	TRUE	6	TRUE	2	TRUE	0	TRUE	TRUE	TRUE	H67	Proposed site allocation.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
	Goldenhill Centre), Heathside Lane, Goldenhill											
977	former Johnsons site to the north of Canal 175	TRUE	6	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E23	Proposed site allocation.
978	Land off Boathorse Road, Goldenhill, Stoke-on-Trent, ST6 4QA	TRUE	6	TRUE	1	TRUE	5	TRUE	TRUE	TRUE	G1	Proposed site allocation.
979	25 Brunswick, Hanley	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as viable for residential development.
980	50 Wood Street, Longton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as viable for more than 5 dwellings.
981	Field between Greasley Road and Priory Road, Abbey Hulton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as suitable for development due to access constraints.
983	Former Red Lion Pub, 266 Ruxley Road, Bucknall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as viable for more than 5 dwellings

1 Appendix 1 - Site Assessment Summary

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
984	Land adj to, 73 Meir Road, Meir	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site has not been demonstrated as viable for more than 5 dwellings
ST21	Riverside Park off Campbell Road	TRUE	4	TRUE	1	TRUE	9	TRUE	TRUE	TRUE	E2	Proposed site allocation.
ST26	Chatterley Valley (Area 6): Tunstall Sewage Works	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST34	Chatterley Valley (Area 1)	TRUE	5	TRUE	1	TRUE	1	TRUE	TRUE	TRUE	E21	Proposed site allocation.
ST39	Land off Scotia Road	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST41	Land at Broad Street, Hanley, ST1 4EU	TRUE	6	TRUE	2	TRUE	1	TRUE	TRUE	TRUE	H31	Proposed site allocation.
ST5	Cliffe Vale/Caradon Twyford's Excelsior Wks/Former Slimma	TRUE	4	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E13	Proposed site allocation.
ST53	Garth Street, Hanley	TRUE	5	TRUE	2	TRUE	2	TRUE	TRUE	TRUE	H38	Proposed site allocation.
ST59	Diamond Gimson Works, King St, Fenton	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.

SHELAA Reference	Site Address	Stage 1	Stage 1 Score	Stage 2	Stage 2 Score	Stage 3	Stage 3 Score	Stage 4	Stage 5	Allocation	Site Allocation Reference	Site Selection Commentary
ST6b	Newstead – Biffa Site	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST72b	Etruria Valley Phase 2A, Forge Lane, Etruria (Plot 7 Etruria Valley)	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST73	Wades, Trade Park 4, Hanley Economic and Festival Court	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST76	Chatterley Road, Tunstall	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST78	Gower Street	FALSE		FALSE		FALSE		FALSE	FALSE	FALSE	No	Site is not available.
ST80	Newcastle Street, Middleport	TRUE	6	TRUE	1	TRUE	0	TRUE	TRUE	TRUE	E20	Proposed site allocation.

PP = Site has planning permission.

Highlighted sites = Greenbelt sites that have not been included in the site selection process until stage 5. Once under consideration at stage 5 they would have been assessed against stage 2 criteria onwards.

2 Appendix 2 - Flow Chart

Picture 1 Site Selection Flow Chart



