



City of
Stoke-on-Trent

STOKE-ON-TRENT PLANNING SERVICES AUTHORITY MONITORING REPORT 2023



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Executive summary

Headline findings from the Annual Monitoring Report (AMR) for this monitoring year include:

72%

of new homes completed on Brownfield Land

548

gross residential units completed

1085

planning applications received

463

brand-new homes completed

880

new homes under construction

8,605m²

gross Retail floorspace constructed

88,123m²

gross employment floorspace completed

3,018m²

gross Retail floorspace under construction

15,938m²

gross employment floorspace under construction

1,139m²

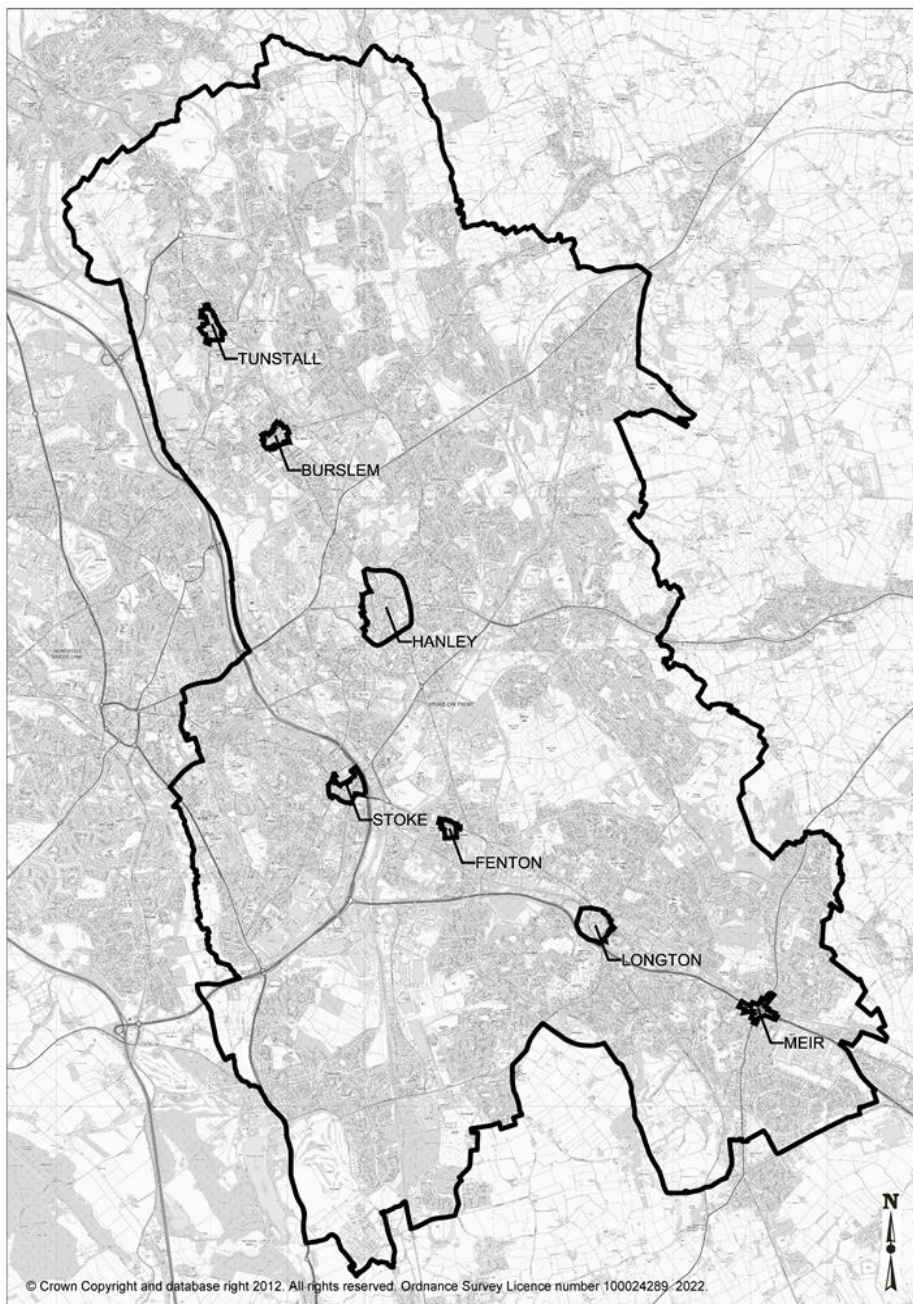
gross office floorspace completed

£33,073

secured towards infrastructure provision

Introduction

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



Map 1: Map of the City of Stoke-on-Trent

This Authority Monitoring Report (AMR 2023) covers the period 1st April 2022 to 31st March 2023.

The AMR provides an overview of performance in terms of:

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

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

An on-site review of what has been built during the previous year can help us to understand what developments are taking place, the type of development and the pace at which the development industry is working. This helps to understand the wider social, environmental and economic issues affecting the area and how well the area is doing when comparing with the development plan.

National Planning Updates

The Government has continued to progress planning reforms throughout the year which will continue to shape how we move forward with the new local plan and make decisions. This year, this has included the following:

The Department for Levelling Up, Housing and Communities held a consultation on reforms to national planning policy between 22 December 2022 and 2 March 2023. The consultation sought views on proposals to develop and revise current national planning policy. This includes changes to time frames and proportionate assessment on local plans, amendments to the National Planning Policy Framework (NPPF) including housing need, good design and placemaking, climate change and community engagement.

Further consultation is scheduled to take place on the rest of the NPPF and National Development Management Policies with further updates to the NPPF to arrive later in the year. Recently a consultation was underway into plan making reforms which ran until the 18th October 2023. Following this The Levelling Up and Regeneration Bill became law on 26th of October 2023 after receiving Royal Assent. The Department for Levelling Up, Housing and Communities stated that the Act will,

- Put local people at the heart of development
- Boost local services

- Rebalance the housing and land markets
- Encourage developers to get building
- Bring high streets back to life¹

¹ [New laws to speed up planning, build homes and level up - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/new-laws-to-speed-up-planning-build-homes-and-level-up)

Neighbourhood Planning

Neighbourhood plans can help to decide future development in an area by identifying the best locations for future housing, employment, commercial and community uses. Neighbourhood plans are led by the community with support provided by the Council with plan preparation.

Three forums and neighbourhood areas are currently approved to work on Neighbourhood Plans, these are Burslem, Middleport and Hanford and Trentham. Further information is available on the website - [Stoke-on-Trent City Council Neighbourhood Planning Webpage](#).

No Neighbourhood Development Orders are being prepared within the Stoke-on-Trent City Council administrative boundary. There are three Neighbourhood Development Plans being prepared. It is worth noting that this monitoring year there has been no further updates from any of the groups.

The following table gives information on the progress of the neighbourhood plans.

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

Table 1 - Neighbourhood Planning by stage

Development Management Performance

The following section sets out the performance of the Local Planning Authority in determining planning applications for the period 1 April 2022 to 31 March 2023.

It also sets out the Local Planning Authority's performance in relation to planning appeals for the same period.

The development management statistics for the 2022/2023 monitoring year are as follows:

Data set	2021/22	2022/23
Number of applications received (this includes applications withdrawn before registration)	1195	1085
Number of applications registered	1080	966 ²
Number of applications determined	991	966 ³
Number of Appeals decided (including enforcement)	21 + 2 (Enforcement) Appeals	19 + 1 (Enforcement) Appeals
Number of Enforcement Cases received	262	265

Table 2 – Development key statistics

- Further details of planning applications and planning constraints can be found on the [Stoke-on-Trent Planning Applications Webpage](#).
- Pre-application information and guidance can be found here at [Stoke-on-Trent Planning Advice](#).
- Further information about planning enforcement and the complaint form can be found at [Stoke-on-Trent Planning Enforcement](#).
- Standards set by Building Regulations are separate to planning and further information can be found here [Stoke-on-Trent City Council Building Regulations](#).

² Applications may have been registered outside the 1st April 2022 to 31st March 2023 monitoring year.

³ Applications may have been determined outside the 1st April 2022 to 31st March 2023 monitoring year.

Housing

The latest population statistics for Stoke-on-Trent is from the Census 2021 which stood at 258,400, this was a 3.8% increase from the 2011 Census and is above the national average increase which is 3.5%.

Council Tax Bands

The latest updated information is available and shows the council tax information for 2022. The data shows that 59.2% of properties in the City are classified in Band A compared with 23.5% across England. This continues the trend of previous years with limited changes to the actual percentage makeup of the housing market in Stoke-on-Trent.

Council Band	2021 Number	2021 Percentage	2022 Number	2022 Percentage	National Equivalent
A	70,130	59.34%	70,270 (+140)	59.23%	23.5%
B	24,960	21.12%	25,080 (+120)	21.14%	19.6%
C	15,510	13.12%	15,590 (+80)	13.14%	21.9%
D	4,980	4.21%	5,010 (+30)	4.22%	15.6%
E	1,870	1.58%	1,910 (+40)	1.60%	9.9%
F	520	0.44%	530 (+10)	0.45%	5.3%
G	180	0.15%	200 (+20)	0.17%	3.5%
H	40	0.03%	40 (-)	0.03%	0.6%
Total	118,190	100%	118,630	100%	100%

Table 3 – Council tax by band

Source: VOA / Council Tax 2022

Council Tax by Band

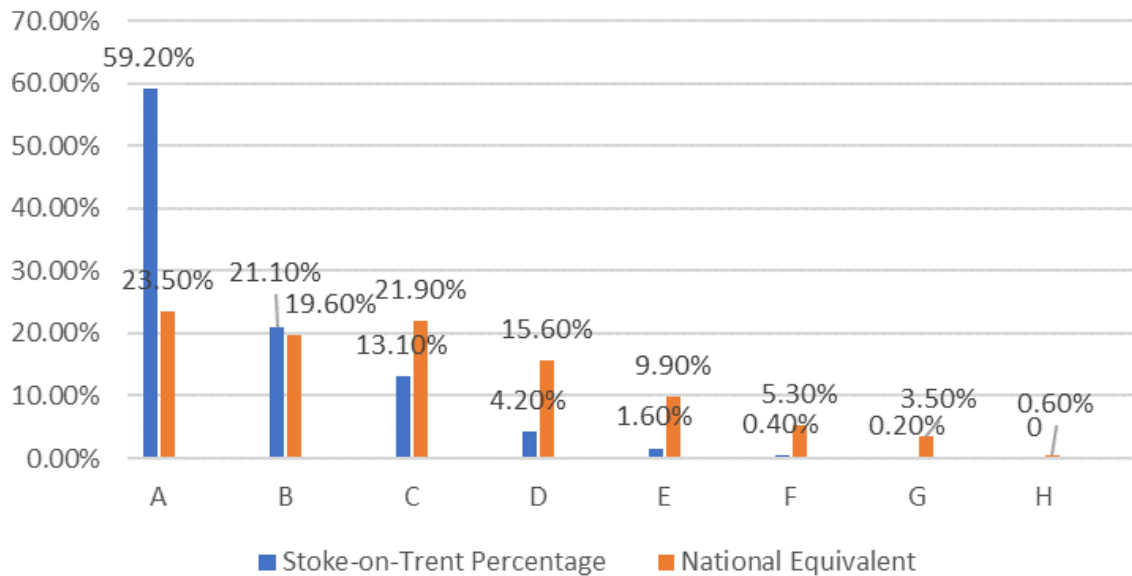


Chart 1 – Stoke-on-Trent Properties by Council Tax Band comparison to England & Wales Equivalent

Housing Completions

The data below shows that there has been a total of 548 units (gross) completed during the monitoring year which includes 463 new build properties. The number of completions this monitoring year has seen an increase from Covid-19 impacted years. This is particularly apparent from communal living like care homes which are higher than the past five years and also affordable housing which has seen an increase this year in comparison to previous years. It is also worth noting that there are a number of larger sites that have started to complete units; including Trentham Fields, Caverswall and the former Royal Doulton’s factory site, Burslem. These larger sites are well under construction which are now feeding into completions.



Images 1 & 2 – Trentham Fields Housing Development



Images 3 & 4 – Completed housing in Dresden and Weston Coyney

Measure	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Gross Units Completed (including student units)	738	1066	909	491	466	548
New Build	579	939	688	443	393	463
Change of Use/ Dwelling Conversions	108	110	211	48	73	85
Gypsy and Traveller Accommodation	0	5 Transit and 12 permanent pitches 12	0	0	0	0
Losses from Conversions/COU	12	29	27	15	11	13
Total Demolitions	0	24	5	0	0	58
Communal Accommodation (Including student Halls, care homes, hostels etc.) ⁴	28	0	24	11 (Bedrooms – 11 / 1.8) = 6	0	47
Net additional dwellings (an adjustment made taking into account communal accommodation)	703	1008	879 (Revised numbers to reflect change in monitoring data)	482	455	477

Table 4 - Housing Completions by year

⁴ Housing Completions by year (ratio to be applied to communal accommodation). The ratio applied to communal accommodation other than students will be based on the national average number of adults in all households, with a ratio of 1.8). For student accommodation the ratio is 2.5

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

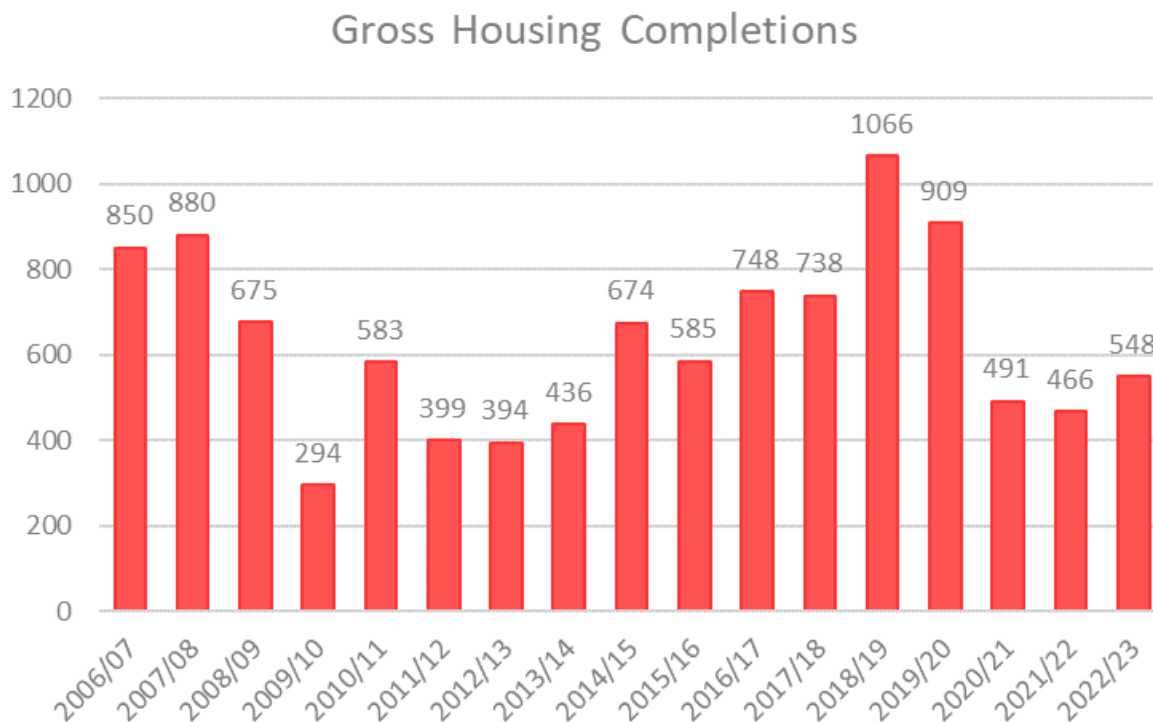


Chart 1 - Gross Housing Completions 2006/07 – 2022/23



Photos 5 & 6 – Development off Waterloo Street, Hanley and Hollington Grange, Fegg Hayes

Bedroom Completions

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

Type of Housing	2020	2021	2022	2023
1 Bedroom Flat	330	125	100	131
2 Bedroom Flat	201	44	48	14
3 Bedroom Flat	18	1	4	0
4 + Bedroom Flat	2	0	0	0
Total Number of Flats	551 (55%)	170 (35%)	152 (34%)	145 (30%)
1 Bedroom House	20	0	21	16
2 Bedroom House	101	65	64	63
3 Bedroom House	243	146	178	210
4 + Bedroom House	91	109	37	49
Total Number of Houses	455 (45%)	320 (65%)	300 (66%)	338 (70%)
Student Bedrooms	24	0	3	0
HMO Bedrooms	101	52	4	54
Communal bedrooms	5	11	0	94
Gypsy and Traveller Provision	0	0	0	0
Children Homes	0	0	0	5

Table 5 - Bedroom Completions by type

Affordable Housing

There were 178 affordable units constructed this year which is a significant increase from the previous year where none were delivered. This is due to most of the units counted this year being under construction last year and then adding to the total delivered this year.

Year	2016	2017	2018	2019	2020	2021	2022	2023
Affordable housing delivered	123	339	26	34	53	113	0	178

Table 6 – Affordable housing completions 2016-2023

The table below shows some of the key projects that provided larger amounts of affordable housing completed this year.

Application Ref	Address	Development Description	Amount of Affordable Housing
63095	Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL	Partial demolition of workshop building and construction of sixty-five apartments with communal facilities, twenty-eight dwellings, ancillary gardens and parking.	65
65856	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	27
63966	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	31

Table 7 – Key approvals and affordable housing completed.

Housing Under Construction

There were 880 housing units under construction at the time of monitoring this year. This is significantly higher than last year's figure, it is worth noting that a number of new larger developments have added to this:

- Caverswall Lane – 90 under construction
- Land at Park Hall Road and Anchor Road, Stoke-on-Trent – 35 under construction
- Former Royal Doulton Works, Nile Street, Burslem – 28 under construction
- Former Stoke Police Station, Bothen Road, Stoke – 177 under construction
- Land at New Inn Lane, Hanford – 11 under construction

	2019/20	2020/21	2021/22	2022/23
Under Construction	372	502	485	880

Table 8 - Housing Under Construction (2019/20 – 2022/23)



Images 7 & 8 - Former Royal Doulton Site, Burslem

Location of New Housing

During the 2022/23 monitoring period, 72% of all new and converted dwellings were completed on previously developed land. This is a decrease from previous monitoring figures recorded during 2021/22 and is due to large greenfield developments progressing. The majority of developments are still on brownfield sites and is therefore still above the national target of 60% of development on previously development land or “brownfield” land as advocated for by the National Planning Policy Framework.

	2020	2021	2022	2023
Previously Developed Land	909 (96.6%)	461 (93.9%)	387 (83%)	394 (72%)
Greenfield	32 (3.4%)	30 (6.1%)	79 (17%)	408 (28%)

Table 9 - Location of New Development (Previously Developed Land & Greenfield)

	2020	2021	2022	2023
Inner Urban Core	635 (62%)	194 (40%)	226 (48%)	140 (26%)
Outer Urban Area	386 (38%)	297 (60%)	240 (52%)	408 (74%)

Table 10 - Location of new development in the Inner Urban Core and Outer Urban Area

Gypsy & Travellers

No new gypsy and traveller pitches were granted for Gypsy and Traveller accommodation within the 2022/23 monitoring period.

	2019	2020	2021	2022	2023
Travellers Sites Approved	17	0	0	0	0

Table 11 - Gypsy & Traveller Sites

Brownfield Register

The Town and Country Planning (Brownfield Land Register) Regulations 2017 came into force on 16 April 2017. The regulations require Local Planning Authorities to prepare, maintain and annually publish registers of previously developed (brownfield) land. Brownfield Land Registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development. The Council is required to publish its register annually with the previous registers having been published in 2018, 2019, 2020, 2021 and July 2022.

The Register can consist of two parts:

- Part 1 is a list of all sites considered to be appropriate for residential development.
- Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Planning Permission in Principle (PIP).

The Council is not currently proposing that any sites will be included within Part 2 of the register. However, sites may be included within Part 2 following adoption of the

Local Plan when the most appropriate directions for development have been considered and decided.

The Stoke-on-Trent Brownfield Register 2022 was produced in line with the Governments guidelines and is a review and update of the approved 2020 Brownfield Land Register. The Register includes 189 sites with 39 sites no longer classified as brownfield land as they have been developed but remain on the register for historical reasons. As such, the register holds 150 active sites, the majority of these (68 sites) currently have planning under consideration or benefit from planning permission.

The 2022 brownfield register is available from the following link [Stoke-on-Trent Brownfield Register 2022](#).

Five-year Housing Land Supply Statement

The National Planning Policy Framework (NPPF), updated in July 2021, includes the requirement for all local authorities, as part of their strategic planning function, to identify a continuous five-year supply of housing land. Being able to demonstrate whether an authority has a five-year supply or not, is an important material consideration when determining planning applications for new housing. However, it does not itself provide justification for approval or refusal of a planning application, other material considerations would also be considered. The 2022 Five-Year Housing Land Supply Statement has a base date of the 1st April 2022 and replaces previous statements published by the Council. The statement demonstrated that Stoke-on-Trent has 5.65 years' worth of supply when calculated against its housing requirement.

The 2022 Five year housing supply statement is available from the following link [Stoke-on-Trent Planning Services five year land supply statement 2022](#).

Custom Build Register

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

- the [Government Website](#),
- [Stoke-on-Trent City Council build your own property](#)
- and [Stoke-on-Trent Housing Strategy 2022 - 2027](#).

Economy

The economy of Stoke-on-Trent has seen substantial levels of restructuring over the past 40 years or so, away from the traditional manufacturing base, towards a more service-orientated economy, in particular logistics and distribution.

Some key contextual monitoring measures for the city's economy for the 2022/2023.

- The GCSE data for 21/2022 shows that 59.5% of pupils achieved a standard pass (grade 4-9) and 38.2% of pupils achieved a strong pass (grades 5-9) in English and Maths GCSE. The England average for grades 4/C or above stands at 73%.
- The current economically inactive level is 24.3% 38,200 persons which is an increase from the previous year's total of 31,600 this against the GB equivalent is 21.3% Source: ONS Annual Population Survey (January to December 2022)
- The claimant Count has risen to 9,210, 5.7% which is higher than the England average of 3.9% Source: ONS April 2023
- 'Searching for work' benefits currently stand at 8,601 which is 5.3% of persons, however this still remains higher than the England average of 3.7%. Source: ONS April 2023.
- Median earnings by resident has risen over the year to £552.0 per week however this still remains below the GB equivalent of £642.2 although this difference has reduced slightly from last year from £93.9 to £90.2 Source: Office for National Statistics - Annual Survey of Hours and Earnings Gross Weekly Pay – All Full-Time workers (2022)

Employment Completions

During the monitoring year there have been 88,123m² gross and 87,839m² net of employment floorspace completed. The total land area developed for employment uses was 8.79 hectares (gross). This is equivalent to approximately 17 football pitches. All completed B1b to E(g)(ii), B1c to E(g)(iii), B2 and B8 use class developments are included in these figures. These Use Classes are defined below for information:

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

The employment floorspace completions for the previous three years and the current monitoring year 2022/2023 are shown in the employment floorspace completions table below. The table breaks down the amount of floorspace that has been completed by each use class.

	2020	2021	2022	2023	2023 Completed Floorspace by Use Class (m ²)
Gross Floorspace Completed (m²)	53,565	31,229	48,884	88,123	E(g)(ii) = 0 E(g)(iii) = 0 B2 = 24824 B8 = 63299
Net Floorspace Completed (m²)	45,799	29,984	48,651	87,839	E(g)(ii) = 0 E(g)(iii) = 0 B2 = 24540 B8 = 63299

Table 12 - Showing the completed employment floorspace

The graph below (Chart 2) shows the amount of floorspace that has been completed by year that has been completed 2013/14 to 2022/23. The amount of floorspace completed this monitoring year has improved following the reduction seen the previous year potentially due to Covid-19. Some key sites to be noted this monitoring year are the large developments at Etruria Valley, Forge Lane; Mossfield Road, Adderley Green; and Block J, Stoke-on-Trent College and Burslem Campus.



Images 9 & 10 – Etruria Valley Employment Development

GROSS COMPLETIONS BY USE CLASS

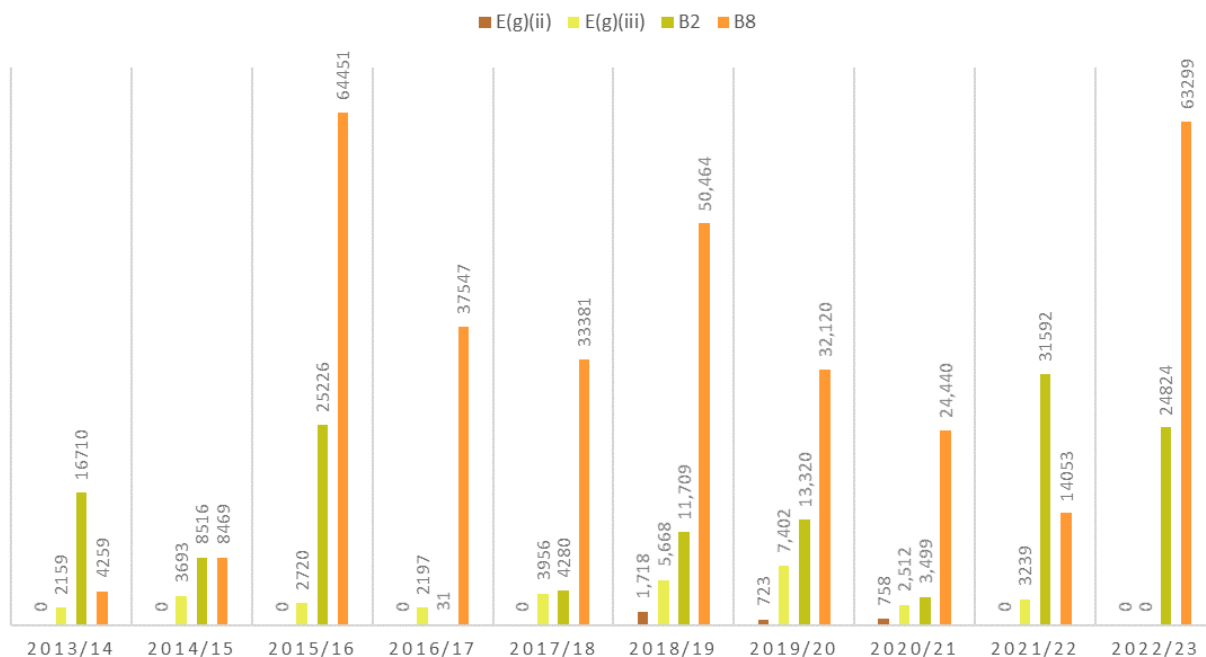


Chart 2 - Employment floorspace 2013/2014 to 2022/2023

Employment Under Construction

The City has 15,938m² (gross) -8,502m² (net) of employment floorspace currently under construction and this will feed into future monitoring years. The net floorspace is presenting a decrease in floorspace overall this is due to the redevelopment of the former Dudson Pottery site off Scotia Road. This is because the development consists of the demolition of some buildings on the site to separate into smaller accessible units.

Levelling Up Projects and Strategic Projects

The Council continues to progress the successful awarded Levelling Up funding / government funding in key projects set out below:

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

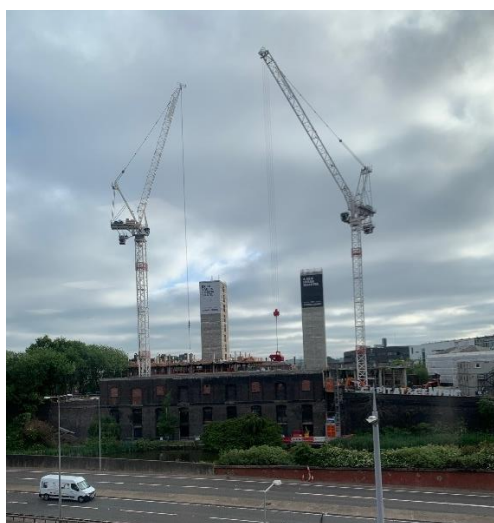


Image 11 – The Goods Yard - 2 June 2023

Work continues in regards to other levelling up projects including Spode (Stoke), Former Tunstall Library.

Office Completions

Over the monitoring year gross office completions within the City account for 1,139m² (gross) of floorspace. This is broken up of 55m² of only E(g)(i) (Formerly B1a) floorspace and 3,569m² E(c)(iii) (Formerly A2). This is a slight decrease on the previous monitoring year although, it does show that the City is adding to office floorspace however not all of this construction is within the centre and is particularly focused on industrial / employment estates.

	2021	2022	2023	2022/23 Breakdown
Floorspace Completed (gross)	-1,674m ²	1,480m ²	1,139m²	E(c)(iii) 55m² E(g)(i) 1084m²
Floorspace Completed (net)	-1,715m ²	1,480m ²	1,032m²	E(c)(iii) 55m² E(g)(i) 977m²

Table 13 - Office floorspace completions

The graph below shows the amount of gross office floorspace completed during 2022/23 and in previous years. Stoke-on-Trent has added to office floorspace consistently other than a small reduction in 2020/21 and has since returned to growth this year.

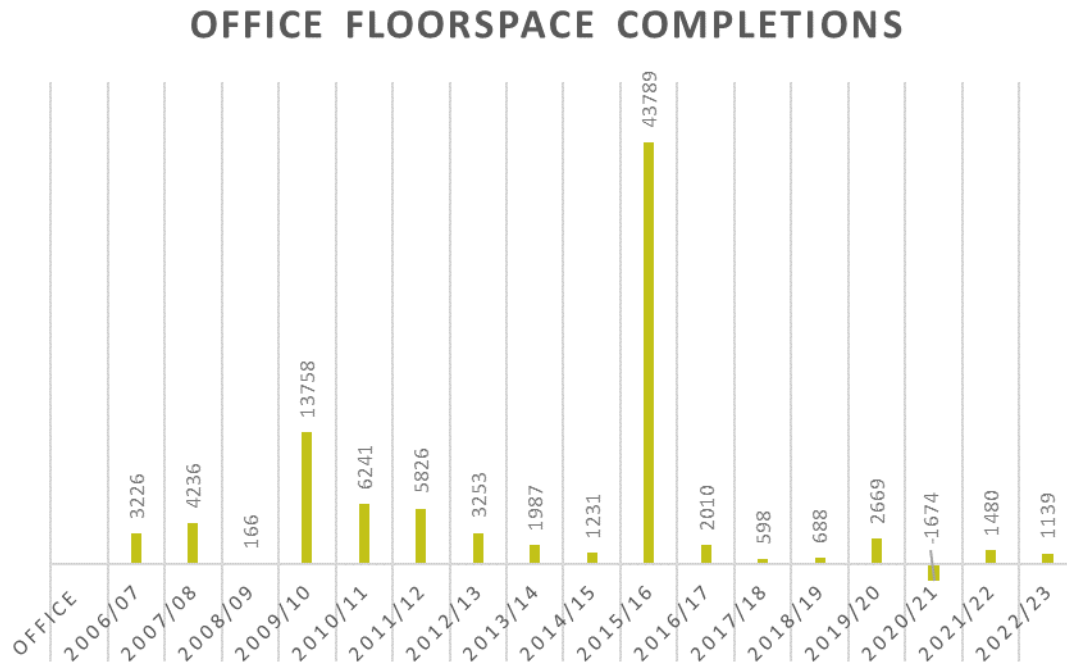


Chart 3 - Gross Office Completions

Office Under Construction

This year there is 162m² (gross) office floorspace currently under construction and this should feed into future monitoring years. This is lower than previous years and shows that businesses are continuing to change working practices following Covid-19 pandemic.

Retail

Retail Completions

Total retail completions during the monitoring year 2022/23 accounted for 8,605m². The increase of floorspace from this total has been predominately 'out of centre' locations with smaller increases 'in centre' completions. There is 3,018m² (gross) floorspace under construction that is expected to feed into future monitoring years. It's also worth noting that food stores are continuing to be constructed and planning permission sought so development in retail is taking place in more 'out of centre' like developments of Lidl stores in Trent Vale and Joiners Square.

	2020/2021	2021/2022	2022/23	Breakdown
Floorspace	1,879m ² (gross) 490m ² (net)	-297m ² (gross) -534m ² (net)	8,605m² (Gross) 5,195m² (net)	2022/23 breakdown: (Gross) <ul style="list-style-type: none"> • 148m² 'in centre' • 400m² 'edge of centre' • 8057m² 'out of centre'

Table 14 - Retail Floorspace Completions

The yearly retail completions graph below presents the retail floorspace completions per annum from 2006/07 to 2022/23. The graph illustrates how retail floorspace increases in some years and can be lower in others as businesses expand or contract. Over the past four years the City has seen declining completions from a high recorded in 2017/18, although this year has seen a greater than usual increase largely due to the construction of Lidl stores that have been constructed over the past monitoring year including the key developments on the former Westport House site, Federation Road and land to the west of Lichfield Street.

RETAIL COMPLETIONS (GROSS)

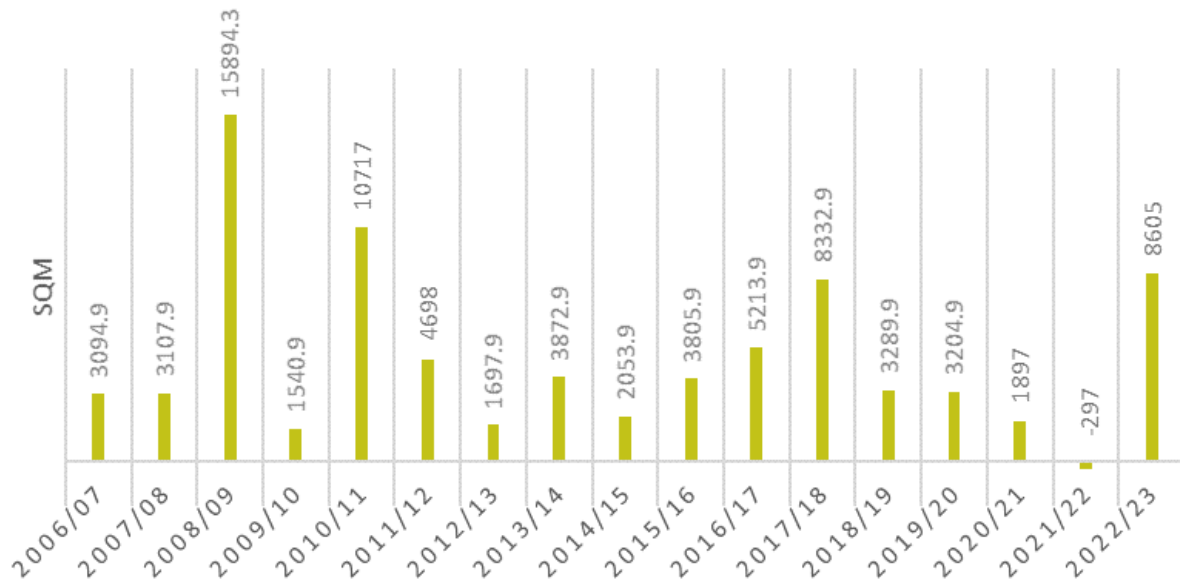


Chart 4 - Retail Completions 2006/07 to 2022/23

Retail Under Construction

The City has 3,018m² (gross) 3,018m² (net) of retail floorspace currently under construction and therefore should feed into future monitoring years. This is high in comparison to the previous monitoring year and shows there are a number of developments which are under construction. One key development is the construction of a new Lidl development in Festival Heights Retail Park.

Leisure and Hotel Completions

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

There has been an increase in the amount of leisure floorspace in the City over the monitoring year and this has accounted for 1423m² (gross & net). This figure is largely due to a new gym opening in the former Aldi store on Springfield Retail Park. In terms of hotel completions there have been no new developments within this monitoring year.

	2020	2021	2022	2023
Leisure Floorspace	4,669m ² (gross)	-198m ² (gross)	-825m ² (gross)	1,423m² (gross)
	4,669m ² (net)	-250m ² (net)	-825m ² (net)	1,423m² (net)
Hotel Bedrooms	0	140 bed Hilton Garden Inn (City Centre)	0	0

Table 15 - Leisure and Hotel Completions by year



Image 12 – Destination Gym, Springfield Retail Park (Trent Vale)

Transport

The Council continues to invest into the improvement of the road network with key investments in significant areas across the City to improve traffic movement but also open up areas for development. Some key schemes to be noted are below:

Project	Reasons for project	Expected timeframe / Complete
Endon Road traffic calming	Traffic Calming project	(September 2023)
Church Road crossing	Safety highway	(August 2023)
Church Lane Scheme	Safety highway and traffic management	(August 2023)
Waterside Drive local safety scheme	Safety highway	(August 2023)

Table 16 – Major Highway Projects

Buses

Bus figures for 2022/23 have not been released by the Department of Transport, however bus numbers have been revised for 2021/22 and show a small recovery in passengers since the pandemic. It is also worth noting that there is currently a national initiative to reduce rates and help vital routes. The scheme works by capping fares to £2. It has recently extended this until October 2023 and after this £2.50 until 30 November 2024. It is also important to note that this is in conjunction with the national requirement for every Local Transport Authority to enter into a legal partnership with local bus operators by April 2022 to deliver improvements. For further information in regards to the Stoke-on-Trent Bus Service Improvement Plan (BSIP) [Stoke bus service improvement plan link](#).

BUS JOURNEYS

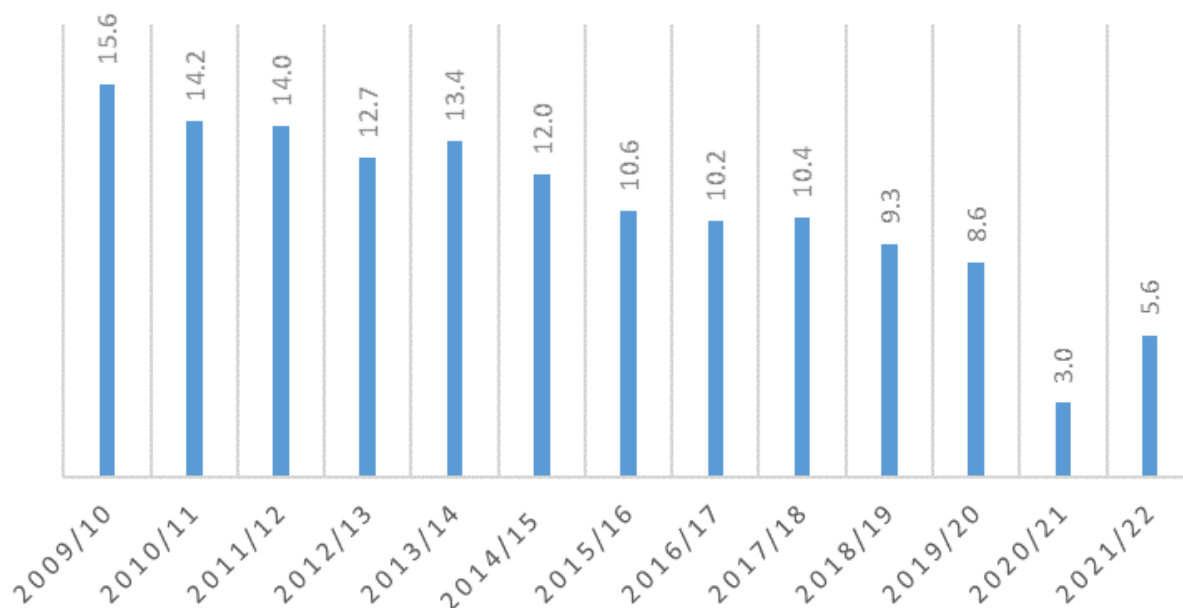


Chart 5 – Bus passenger journeys by year 2009 - 2022 (Millions)

EV charging

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

The Council has been successful previously in being awarded funding from the Ultra-Low Emission Taxi Infrastructure Scheme. Further information and information for Taxi drivers for reduced charging tariff see <https://www.swarcoconnect.org> and also contact the local authorities requesting to be added to the SWARCO private network.

Council Projects

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

The Low Emission Vehicle Infrastructure Fund (LEVI) has not yet started. Although Stoke-on-Trent has been awarded £73,980 for 2022/23, £168,510 2023/24 and £168,510 2024/25. This is a partnership with other authorities in the Midlands, and is

aimed mainly at slower chargers for residents, but some could go on car parks if they are close to residential areas where they could be used by residents.

Air Quality

Air pollution continues to be a significant issue for the City as it is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children, the elderly, and those with existing heart and lung conditions. There is also often a strong correlation with equalities issues

The main pollutant of concern in Stoke-on-Trent is nitrogen dioxide (NO₂). Monitoring shows that there has been a general downward trend in concentrations since monitoring began in all areas. However, monitoring data for 2022 should be treated with caution, as traffic numbers and therefore vehicle emissions have not resumed pre-COVID levels.

It is recognised that actions to improve Air Quality cannot be achieved in isolation and that other council plans, projects and strategies contribute directly or indirectly. Hence our specialist air quality officers work closely with colleagues across the organisation to ensure air quality is linked into projects and strategies.

Similarly, public and community support is necessary to translate action plans into positive outcomes and examples of how we engage to achieve this are highlighted below.

1. Continued collaborative work with Newcastle-under-Lyme Borough Council and Staffordshire Highways Authority to formulate actions for inclusion in the North Staffordshire Air Quality Plan (NSAQP) to achieve compliance with the European Union Air Quality Limit Value (EULV) for NO₂ in response to the Ministerial Direction.
2. The Etruria Valley Link Road funded by the Government through the Department for Transport, the Regional Growth Fund, Stoke-on-Trent and Staffordshire Local Enterprise Partnership (LEP) and the City Council was completed in 2022. This major road project should help to reduce traffic volume on the A53 (Etruria Road) and thereby, reduce pollutant concentrations in the Basford area.
3. Continued work with schools to encourage active travel through encouragement of School Travel Plans and the Walk to School outreach, Living Streets.
4. Continued work on a scheme to install rapid electric vehicle charging points on public car parks through OLEV's LETIS funding.

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

- avoid using the car, especially for short journeys – walk instead, new signposting in the City gives information on distances and route finding.
- encourage people to walk – check out [our local parks](#)
- encourage increased use of cycle-trails (lanes) – check out [local cycling trails](#).
- promote the use of public transport such as buses – see the Council's [travel page](#)
- promote the availability of lift sharing – see [Find people to car share with on Liftshare and save money on your trip!](#)

Health and Natural Environment

Health and the natural environment are key to improving the health of residents across the City. The City’s life expectancy has continued to fall with a male average age being 74.6 years and female being 79.2 years. This continues to below the national average with the life expectancy of males being 78.7 years and females 82.8 years.

Deprivation level

The 2019 edition of the English Indices of Deprivation was the latest release from the Communities and Local Government Agency (September 2019). The table and map below show the national and ward deprivation levels. The index is now three years old and is due for renewal, however there are some key messages:

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

Stoke-on-Trent Local Deprivation Profile

English Indices of Deprivation 2019



STOKE-ON-TRENT

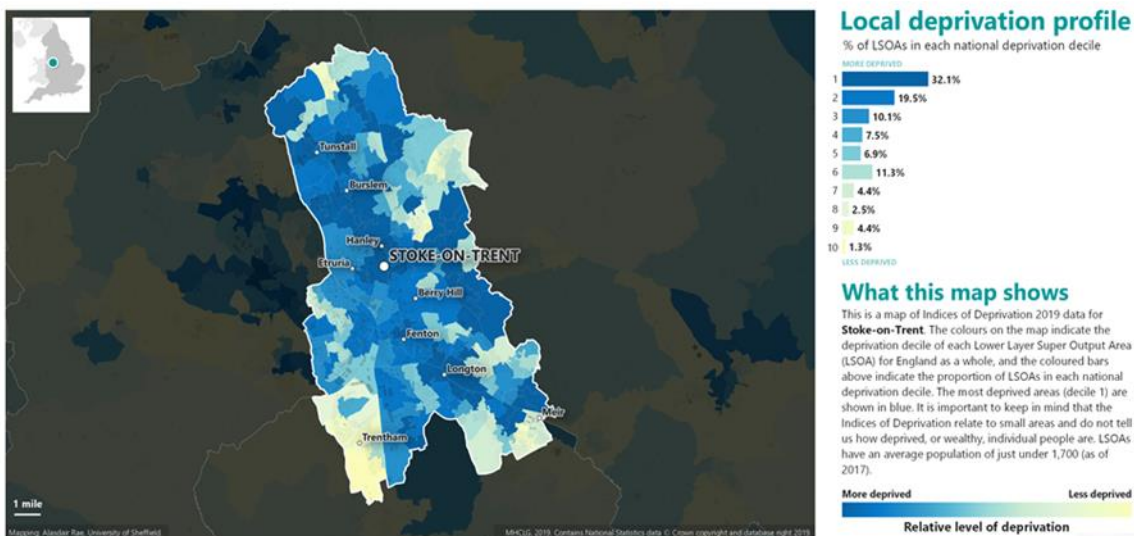


Image 12 – Stoke-on-Trent Local Deprivation Profile

New Ward	Average % Most Deprived in England	Rank	0-10%	0-20%	50-100%
Abbey Hulton and Townsend	13.9%	9	77.8%	81.9%	14.9%
Baddeley, Milton and Norton	44.6%	34	19.5%	29.2%	50.7%
Bentilee and Ubbertley	4.4%	1	93.5%	99.9%	0.0%
Birches Head and Central Forest Park	30.7%	27	32.3%	46.8%	28.3%
Blurton East	30.0%	25	0.0%	38.2%	0.0%
Blurton West and Newstead	12.1%	6	51.4%	70.3%	0.0%
Boothen and Oakhill	22.2%	16	0.0%	77.3%	17.2%
Bradeley and Chell Heath	22.3%	18	47.3%	58.9%	25.9%
Broadway and Longton East	25.8%	21	20.7%	20.7%	23.7%
Burslem Central	8.5%	2	60.8%	100.0%	0.0%
Burslem Park	19.2%	14	7.0%	54.9%	0.0%
Dresden and Florence	19.3%	15	30.5%	63.2%	6.1%
Eaton Park	32.5%	29	0.5%	50.6%	28.6%
Etruria and Hanley	11.1%	3	57.5%	69.9%	0.0%
Fenton East	15.6%	11	27.3%	80.8%	0.0%
Fenton West and Mount Pleasant	17.1%	12	17.8%	74.6%	0.0%
Ford Green and Smallthorne	26.5%	24	40.3%	40.3%	21.0%
Goldenhill and Sandyford	26.2%	23	36.3%	62.9%	37.1%
Great Chell and Packmoor	32.6%	30	21.1%	39.7%	31.6%
Hanford and Trentham	72.2%	36	0.0%	0.0%	84.7%
Hanley Park and Shelton	24.0%	20	7.3%	24.9%	0.0%
Hartshill and Basford	40.1%	32	0.0%	14.9%	40.4%
Hollybush and Longton West	23.6%	19	26.6%	45.1%	0.0%
Joiner's Square	11.6%	5	53.4%	94.4%	0.0%
Lightwood North and Normacot	30.0%	26	51.8%	57.9%	42.1%
Little Chell and Stanfield	15.3%	10	49.9%	80.8%	0.0%
Meir Hay	55.4%	35	10.3%	10.3%	87.3%
Meir North	11.5%	4	81.4%	81.4%	5.0%
Meir Park	73.2%	37	0.0%	0.0%	86.7%
Meir South	17.3%	13	55.0%	78.5%	9.1%
Moorcroft	13.8%	8	73.9%	73.9%	0.0%
Penkhull and Stoke	35.6%	31	0.0%	43.7%	32.3%
Sandford Hill	22.2%	17	29.9%	57.3%	20.8%
Sneyd Green	32.2%	28	33.1%	33.1%	39.8%
Springfields and Trent Vale	25.9%	22	0.0%	22.6%	3.7%
Tunstall	12.7%	7	40.7%	100.0%	0.0%
Weston Coyney	41.2%	33	0.0%	0.0%	25.1%
City Average			32.7%	53.3%	22.2%

Table 17 - Deprivation level by ward

Population Activity Level

Sport England annually update their Active Lives survey to understand activity levels across the country and who within the local population is active. The last update was released in November 2022 and set out that within Stoke-on-Trent, 56.8% of adults are active for at least 150 minutes a week. This is an increase from 52.4% recorded the previous year. When compared against activity level in England, figures show that activity levels are higher at 63.1%

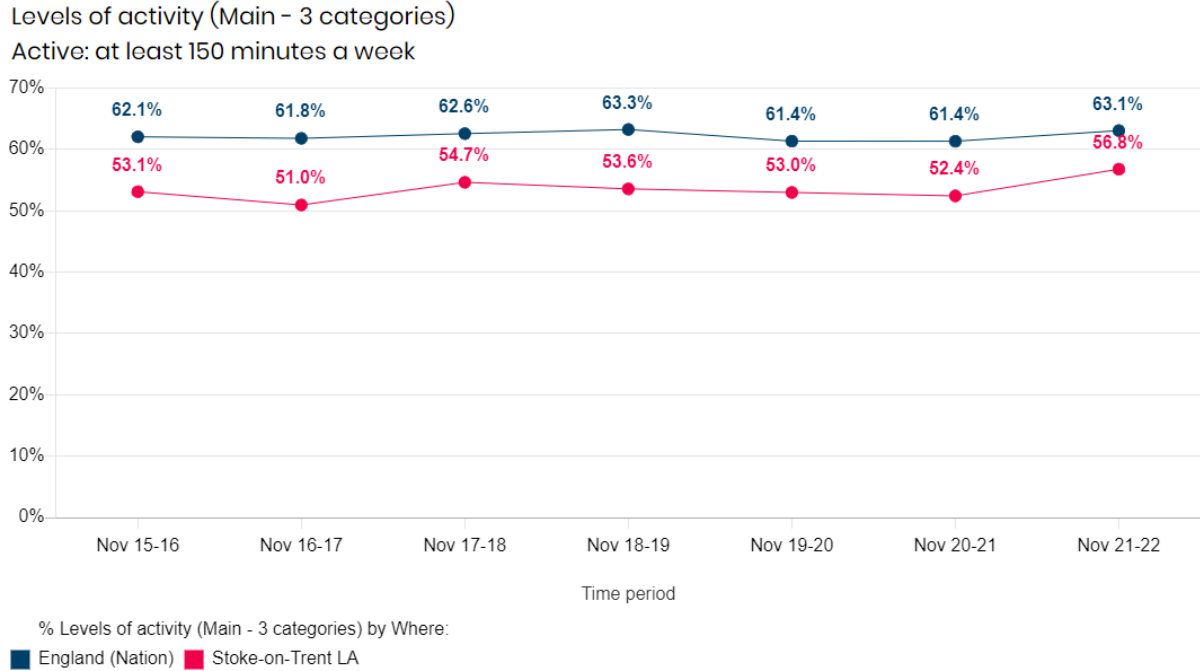


Chart 6 - Sport England – Active Lives Survey 2021/22 – Stoke-on-Trent and England comparison

When considering the breakdown of male and females further it shows that the age group undertaking the most activity are males who are aged between 35 and 54 (22,900) which was previously 55-74 the previous year. The lowest group for undertaking at least 150 minutes of activity a week continues to be females aged between 55 and 74 (9,100). The chart below illustrates the current activity levels of males and females.

Levels of activity (Main - 3 categories): Active: at least 150 minutes a week
 Local Authority and County Council - Gender and Age
 Nov 21-22

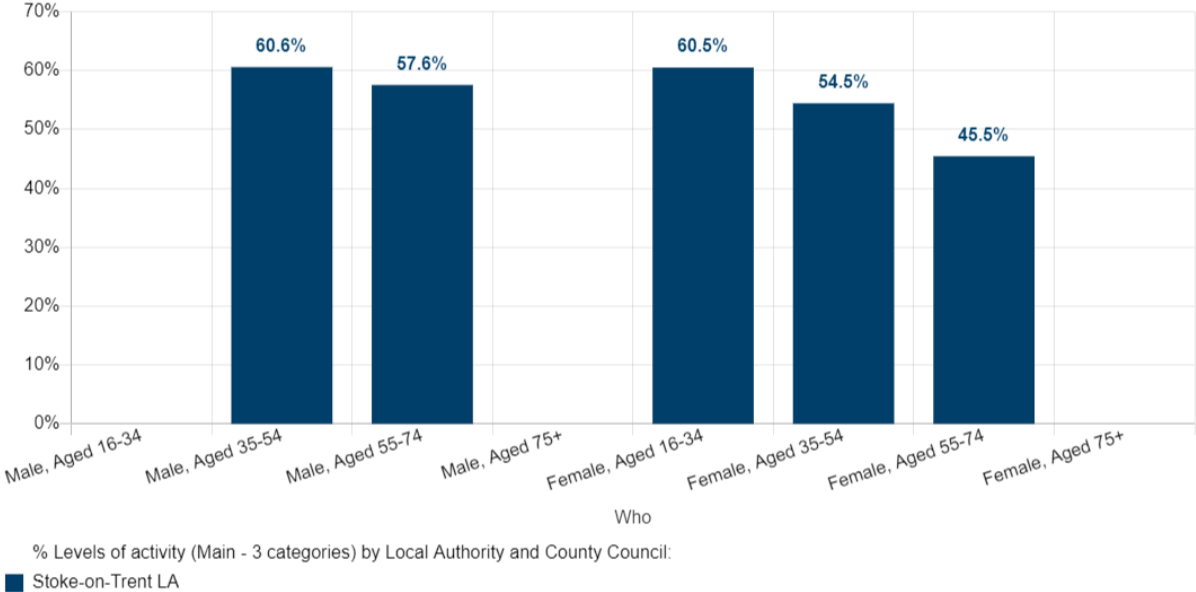


Chart 7 - Sport England – Active Lives Survey 2021/22 – Breakdown by age

The graph below further considers how activity has changed since 2015/16 between males and females. This clearly shows that there appears to have been a slight increase in activity for females ages 55 – 74 and at the same time a decrease in males in the same age group.

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

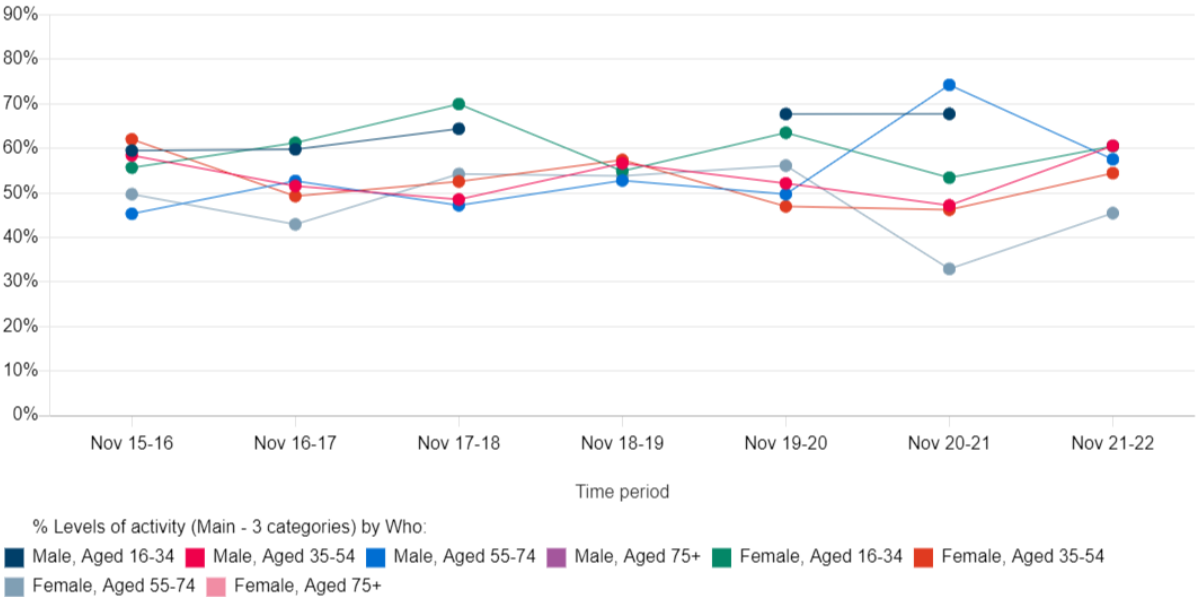


Chart 8 - Sport England – Active Lives Survey 2021/22

Green space

Green space is key to providing safe and accessible areas for residents to relax and exercise. The Council has continued to improve conditions of parks across the City. Stoke-on-Trent currently has two parks (Hanley Park and Burslem Park) with Green Flag Award status and recently the Trentham & Stone canal section has received Green Flag Award status. The Green Flag Award scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world.

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

Nature conservation: Local Sites in positive conservation management in England

This data provides the percentage of local sites across England which were in positive conservation management. The Conservation Management in England, runs from 2008/09 to 2018/19 and was last updated in 2021/22. The data provides a percentage of positive management and conservation of the sites that are situated within the City boundary.

	2016/17	2017/18	2018/19	2019/20 2020/21	2021/22
Total number of sites	26	No Report	26	N/a	42 ⁵
Number of Local Sites in positive conservation management	23	No Report	22	N/a	32
% of sites in positive management	88%	No Report	85%	N/a	76%

Table 18 – Positive conservation management statistics

Source: [Government Data Statistics Website](#)

⁵ 26 of these are managed by the Council, 2021/22 onwards privately-owned sites are now included in the total

The data in 2019/20 and 2020/21 was not collected due to the Covid-19 pandemic and the associated restrictions. A further note on the Defra website noted in 2021 that Defra did not collect data. The data has been collected in 2022 and has been added to the table above. It appears that the percentage of sites in positive management has decreased since 2019 (84.6 to 76.19), however, from 2016 onwards only 26 sites were included in the analysis when there are currently 42 sites.

Natural England is seeking views on the proposed change to the measurement (metric) used in the reporting of SSSI condition in England. The changes will be a move from a unit or area-based assessment to one which measures the condition of a notified feature across the whole of the Sites of Special Scientific Interest (SSSI). The Consultation ran from 7th December 2020 and closed on 18th January 2021. Feedback from the consultation was published 1st November 2022 and further details can be found on [Defra Consultation Website](#).

Design and Built Environment

The City has a rich and diverse historic environment, which is dominated by the legacy of the area's 18th- to 20th-century industrial heyday. This is expressed through the physical remains of historical industry and its associated commercial and social infrastructure, patterns of urban settlement and development, transportation networks, archaeological evidence, and well-defined cultural practices and identities. All of these elements contribute towards Stoke-on-Trent's unique character and 'sense of place'. Amongst the various heritage assets that comprise the City's historic environment there are 255 listed buildings and structures, and 22 conservation areas.

A review of the City's conservation areas commenced in 2021, the results of which were subject to internal and external (public) consultation in autumn 2022. This exercise culminated in revisions to the boundaries of 20 conservation areas, with suggested amendments to the remaining two areas (Albert Square and Winton Square) currently awaiting determination. Revised Article 4 Directions were subsequently declared for 17 conservation areas; proposed measures within three others (the Caldon Canal, Penkhull Village and Albert Square) are pending.

Since late 2022, the focus of the Stoke-on-Trent Ceramic HAZ has shifted to the PSiCA project within the Longton Conservation Area. Works to two properties (nos. 3 Uttoxeter Road and 69-71 Market Street) within the conservation area have now commenced, with two further buildings currently at application stage. The PSiCA is scheduled to continue until March 2024. Other schemes, including a proposed community archaeological dig in late summer 2023, have also progressed. The Heritage Team has also continued to support the Stoke High Street HAZ, which has recently facilitated the 'secret courtyard' development at the former Spode factory site.

Type of asset	Number
Archaeological Site	1237
Buildings Special Interest	294
Listed Building	209
Conservation Areas	22
Local nature Reserves	12
Scheduled Ancient Monuments	5
Historic Parks	5
Sites Special Scientific Interest	2

Table 19 – Stoke-on-Trent Heritage assets

Heritage Risk Register

The number of heritage assets at risk have increased in the updated November 2022 heritage at risk register. A list of the assets is below, the list identified the condition, use and priority level. Further information can be found on the [Historic England Heritage at risk 2022](#).

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

Table 20 – Heritage Buildings at risk

Source: Historic England

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

Table 21 – Conservation area by risk

Source: Historic England – Heritage at Risk Register

Crime Figures

The overall crime trend (for all crimes) in Stoke-on-Trent has increased in 2022/23 compared to 2021/22 (6,893 more crimes were recorded in 2023). The increases seen from 2021 could have been impacted by the COVID-19 pandemic measures. England's current crime rate stands at 83.77 per 1,000 people with Stoke-on-Trent's standing at 115 crimes per 1,000 people showing that it is significantly higher than the national average.

	2021	2022	2023 (Crimerate.co.uk)	Percentage change from 2022 rates
Total recorded crime (excluding fraud)	23,012	25,202	32,095	+27.35%
Violence against the person Sexual offences	11,317	12,541	15,581	+24.24%
Robbery	247	293	399	+36.2%

	2021	2022	2023 (Crimerate.co.uk)	Percentage change from 2022 rates
Theft offences	5,636	6,558	6,690	+2.01%
Criminal damage and arson	3,032	2,980	3,548	+19.06%
Drug offences	510	364	833	+128.8%
Possession of weapons offences	216	241	334	+38.6%
Public order offences	1,622	1,848	2,704	+46.3%

Table 22 - Crime rates and percentage change 2020/21 to 2022/23

	2021	2022	2023
Total recorded crime (excluding fraud)	23,012	25,202	32,095
Violence against the person & Sexual offences	11,317	12,541	15,581
Robbery	247	293	399
Theft offences	5,636	6,558	6,690
Criminal damage and arson	3,032	2,980	3,548
Drug offences	510	364	833
Possession of weapons offences	216	241	334
Public order offences	1,622	1,848	2,704

The crimes graph below displays the crime trends for selected crimes by the Home Office Police Recorded Crime and [Crimerate website](#). The chart below shows how the majority of crimes have increased in the current monitoring year. As of 2023, the crime rate in Stoke-on-Trent is 17% higher than the West Midlands and 39% higher than the England, Wales & Northern Ireland overall figure.

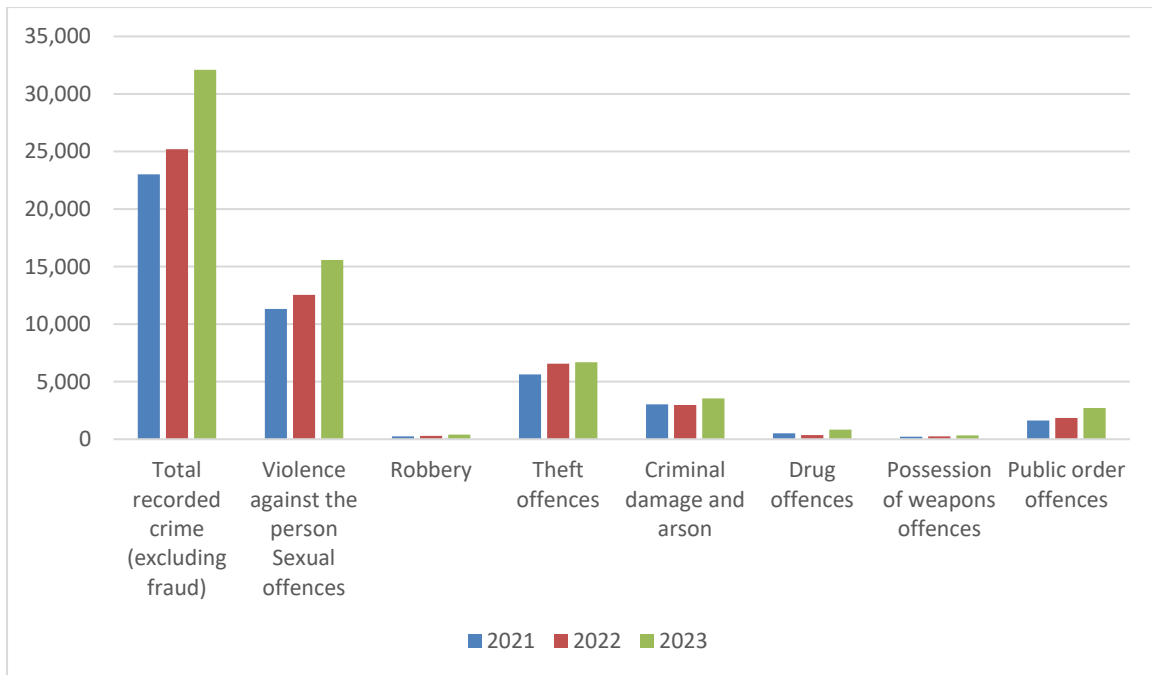


Chart 9 – Crime Figures 2021, 2022 & 2023

Source: Home Office and CrimeRate.co.uk

Environmental Resources

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

Since 2018, Stoke-on-Trent City Council has reduced power consumption by 20% and related carbon emissions by 32% across its corporate estate.

An Energy Strategy covering the Council activities has recently been published covering the next ten year (2023-2033) working towards to Net Zero by 2050.

Key updates for the year include the connection of the Goods Yard development to the District Heat Network (DHN). The completion of efficiency measures installation in 11 key public buildings, including new Photovoltaic (PV) arrays and two Air Source Heat Pumps (ASHP) integrated with the three existing Combined Heat and Power (CHP) units.

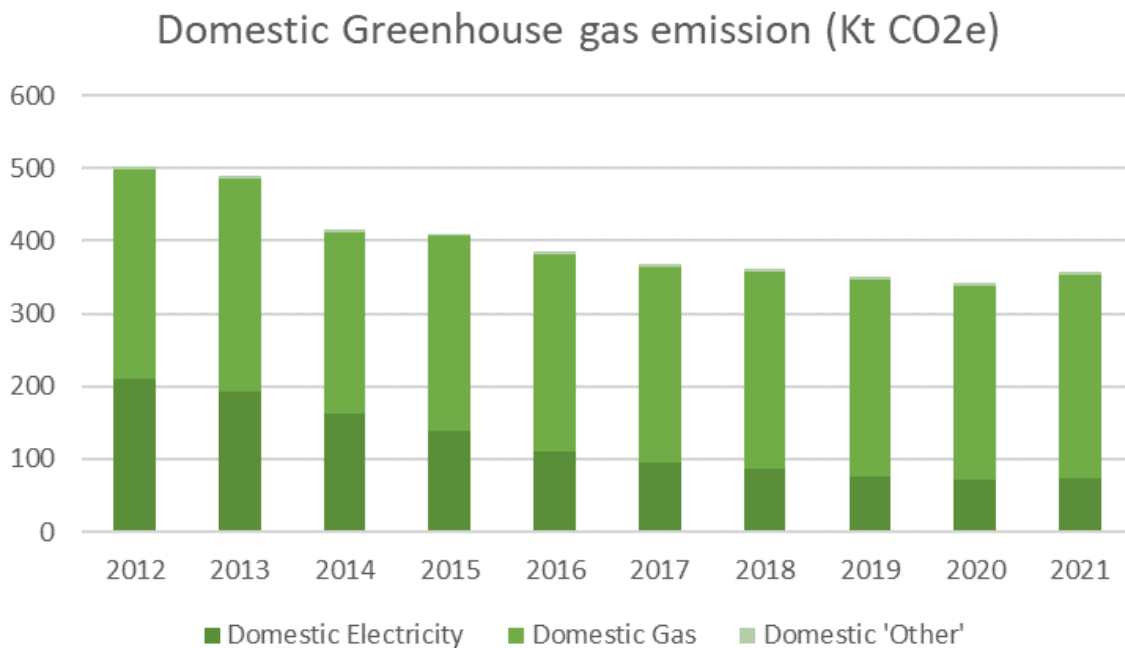


Chart 10 – Stoke-on-Trent Annual Green House Emissions (Kt CO2e)
Source: BEIS/DEFRA – 2022

The annual domestic greenhouse gas graph undoubtedly shows that greenhouse gases are reducing year on year in the domestic sector. This shows that progress is being made to make housing more efficient with better insulation, efficient boilers and renewable energy generation.

Emissions by sector Co2

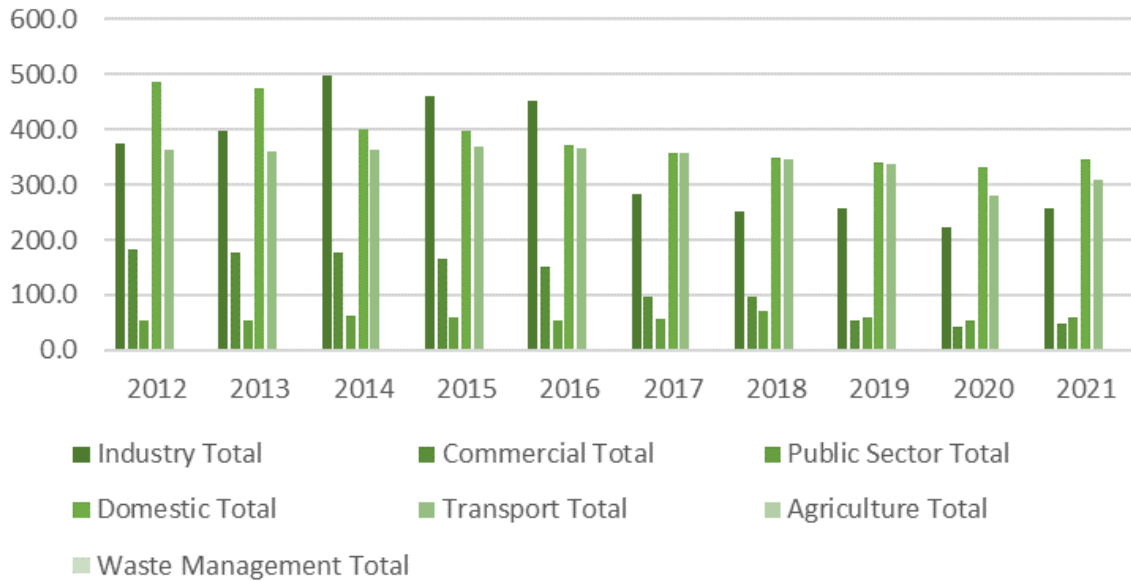


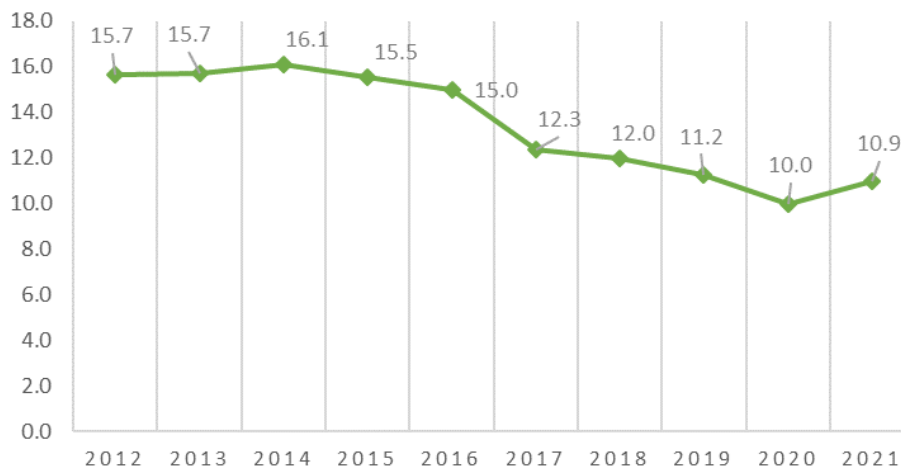
Chart 11 - The emissions by sector within Stoke-on-Trent 2012 - 2021

Source: UK local authority and regional carbon dioxide emissions national statistics: BEIS/DEFRA.

The charts above show the emissions for Stoke-on-Trent published by DEFRA and BEIS and show a reduction in emissions across the period 2012 – 2021.

The chart below shows that emissions per square kilometre (km²) fell from 15.7 kilotonnes (Kt) CO₂e in 2012 to 10.9 Kt CO₂e in 2021, a reduction of 4.8 Kt CO₂e. It is important to note the rate has increased in 2021 from a 10.0 reading in 2020 this could be because of the impacts of Covid-19 however, the picture overall shows that emissions have reduced over the period.

EMISSIONS PER KM2 (KT CO2E)



Renewable Energy Applications

The total number of approved applications this monitoring year was 10 and these included photovoltaic panels, air-source heat pumps and solar powered lighting. The actual kW installed is difficult to quantify owing to the variable level of detail provided with planning application submissions.

Table 23 – Renewable and Energy Efficiency Planning Applications

	Onshore Wind	Solar Photovoltaics	mCHP energy	Other
Ofgem Fit <Closed 2019 (Feed in Tariff) ⁶	15kW	6,947kW	1.99kW	-
Applications Approved 2022	-	5 Applications (Including Industrial estate Solar powered lighting)	-	Application for an Air source heat pumps Application for a Biomass Boiler Three applications for EV Charging points and substation
Known Approved Capacity 2022	-	Churchill China – Main Factory: 1,064,859 kWh Bulk Warehouse: 136,840kWh Biscuit Warehouse – 126,747kWh Main fulfilment warehouse – 332,800kWh	-	- 209kW biomass boiler

Fuel Poverty

Fuel poverty is a key matter for Stoke-on-Trent given the City is ranked second highest out of 151 Local Authorities in the UK based on 2021 data. The City has

⁶ The Ofgem Feed-in Tariffs (FIT) scheme was a government programme which was introduced in 2010 and subsequently closed to new applications in 2019. It was designed to promote the uptake of renewable and low-carbon electricity generation technologies

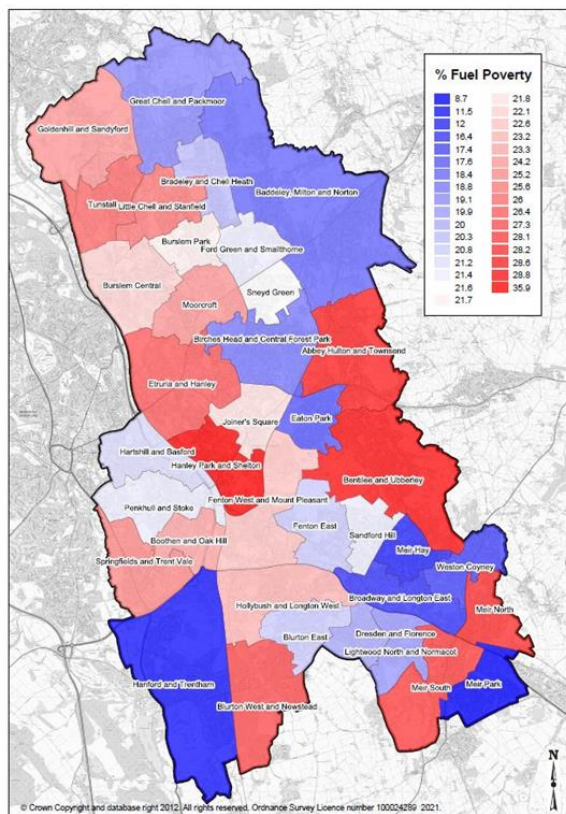
22.9% of households in fuel poverty compared to 17.8 % in the West Midlands and 13.2 % in the whole of England. There were 23 Local Authorities with an estimated fuel poverty rate above 18% in 2021. Of these, 11 were in the West Midlands and seven in the North West.

The top 5 Local Authorities with a fuel poverty rate 2021 are as follows:

Rank & City	Fuel poverty % (2019)	Fuel poverty % (2021)	Change	Previous Ranking (2019)
1. Birmingham	22.1%	23.2%	+1.1	Rank 3
2. Stoke-on-Trent	21.8%	22.9%	+1.1	Rank 2
3. Wolverhampton	21.1%	21.8%	+0.7	Rank 1
4. Coventry	18.8%	20.8%	+2.0	Rank 8
5. Sandwell	20.9%	20.6%	-0.3	Rank 5

Source: [NEA](#) & [Government Fuel Poverty Statistics](#)

The City Council is currently consulting on the new Draft Fuel Poverty Strategy 2023-2028 which sets out how the council will tackle fuel poverty and further information can be found at [Stoke-on-Trent Fuel Poverty Strategy](#). Stoke-on-Trent City Council undertook analysis to provide an indication of the distribution of fuel poverty by each Ward in the City, as shown in the map in below.



Map 2 – Map of the fuel poverty within Stoke-on-Trent

Source: Stoke-on-Trent City Council, 'Stoke-on-Trent Fuel Poverty Strategy 2016-2020'

Buildings Efficiency

The Council continues to improve the efficiency of older homes and this year has submitted ten planning applications for external insulation in the current monitoring year, of which all of the applications have been subsequently approved. To date we have delivered and progressed 211 measures at 161 properties.

The Council has been awarded additional funding from Government for insulation measures and solar for home owners and private tenants. The scheme ends on 30/9/23 and the application deadline is 31/7/23.

The Energy Advice Service continues to be delivered through Beat the Cold and will end mid-November 2023.

Safe and Warm Grants are available – delivering heating repairs and replacement and some wider repairs e.g. windows and doors, damp prevention and measures to prevent falls.

Further information in regards to fuel poverty and housing standards can be found here [Stoke-on-Trent City Council Home Energy Conservation Report Summary 2021](#) and [Stoke-on-Trent City Council Housing Strategy 2022](#).

Energy Performance Certificates (EPC)

EPC can show how properties use energy and typical energy costs. It also includes information on what the energy efficiency rating could be if you made the recommended improvements. In the table below two data streams have been used to show the timeline in building stock grading levels. The three data sets are the Place-Based Carbon Calculator (PBCC) and the Energy Performance of Buildings Register. The information for both has been informed by the EPC register, which is the official database for all completed EPCs. It is worth noting that a certificate is only required when a property dwelling is sold or a new build entering the market, so although lower grades have increased in numbers this should be interpreted that buildings in the City are getting worse but buildings that have not been graded previously are now being sold and subsequently evaluated.

The table below shows the summary of Energy Performance Certificate (EPC) ratings for existing buildings in Stoke-on-Trent. The data shows that more properties have had their energy performance evaluated year on year which gives us a better understanding of the buildings.

Energy Performance of Buildings Data (Grade)	PBCC 2021	EPC 2022	EPC 2023	Property Number Change
A	43	78	91	+ 13
B	4,796	6,614	7,114	+ 500
C	17,312	25,445	28,774	+ 3,329
D	31,154	44,842	47,027	+ 2,185
E	10,603	16,642	18,836	+ 2,194
F	1,760	3,382	3,444	+ 62
G	521	1,074	1,094	+ 20

Table 24 - EPC grades by year

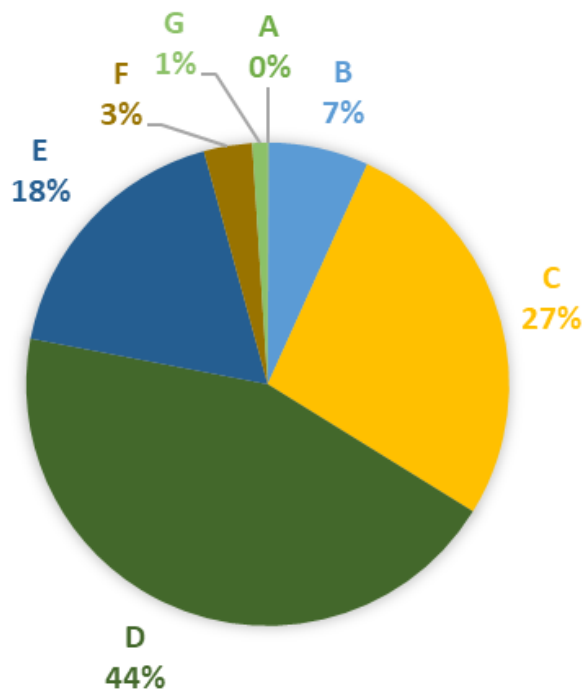


Chart 12 – Energy Performance of domestic buildings 2023

Source: [Open Data Communities website](#)

The energy performance of buildings data graph displays the performance/grade of buildings within the City as a percentage. The largest amount of buildings in the City

are in grade D and C. Although it is evident that more buildings are being graded in higher grades from the previous year, however 22% of EPCs are still in the lowest three grades E, F and G.

Non-domestic Properties

The non-domestic EPC are shown in the graph and table below:

Rating	Number of properties (2022)	Number of properties (2023)	Property number change
Net zero	1	2	+1
A	110	129	+19
B	574	636	+62
C	1634	1,724	+90
D	1673	1,752	+79
E	1055	1,095	+40
F	330	333	+3
G	372	377	+5

Source: EPC Grade non-domestic properties by year

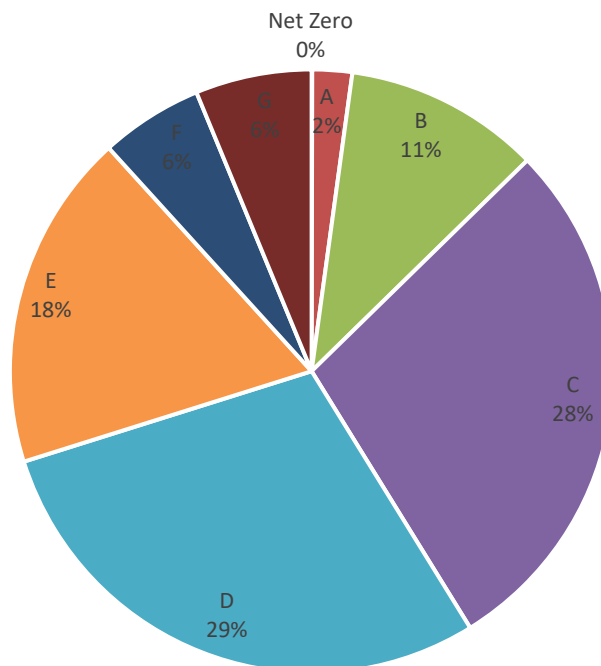


Chart 13 – Non-domestic environmental performance 2023

Source: [Open Data Communities website](#)

Waste and Recycling

Waste is a key issue for Stoke-on-Trent and this monitoring year waste as a whole has reduced from the previous years.

Key figures this year:

- Compared to the previous year, the garden and food waste arisings have decreased by 14% in 2022-23. This is in line with similar reductions reported by neighbouring authorities in Staffordshire.
- Residual waste from households has decreased 591 Kg per household in 2021/22 to 559 Kg per household. During the monitoring year, the following municipal waste have been processed by the Council.

Waste Type	Amount of waste arisings (Tonnes) 2018/19	Amount of waste arisings (Tonnes) 2019/20	Amount of waste arisings (Tonnes) 2020/21	Amount of waste arisings (Tonnes) 2021/22	Amount of waste arisings (Tonnes) 2022/23
Dry recycling	23,420	21,617	20,674	23,120	21,929
Garden/food waste	14,224	14,406	13,005	13,595	11,742
General refuse	52,812	53,266	59,929	53,351	54,137
Total	90,456	89,289	93,609	90,066	87,808

Table 25 - Municipal Waste Arisings 2018/19 – 2022/23

Joint Waste Local Plan

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

Flood Risk/Water Quality

The Council continues to work to reduce flood risk across the City with a number of initiatives and possible projects. The table below are the known programmed flood risk management projects and initiatives in Stoke-on-Trent. It is important to note that some are subject to funding being available.

Location	Ward	Proposed works
Stoke Town Centre	Basford & Hartshilland Boothen & Oakhill	Flood mitigation works
Norton Green	Baddeley, Milton & Norton	Hydraulic modelling (upgrade to the River Trent hydraulic model)

Table 26 - Environment Agency: flood risk management projects and initiatives

Location	Ward	Proposed works
Etruria Vale Water Framework Directive Project	Etruria & Hanley	The aim of scheme is to improve river quality by reducing intermittent discharges from chosen CSOs (Combined Sewer Overflows) in Etruria Vale

Table 27 - Severn Trent Water: flood risk management projects and initiatives

Location	Ward	Proposed works
Leek Road including Barratt Gardens	Baddeley, Milton & Norton	Culvert strengthening and highway drainage improvement works
Braithwell Drive/Dunsford Avenue	Baddeley, Milton & Norton	Drainage Improvements to reduce flood risk to properties
Chapter Walk	Abbey Hulton & Townsend	Drainage Improvements to reduce flood risk to properties
Longford Walk	Eaton Park	Drainage Improvements to reduce flood risk to properties
London Road	Boothen & Oakhill	Localised drainage improvements
Baddeley Green Lane	Baddeley, Milton & Norton	Catchment Flood Study
Surface Water Management Plan	All wards	Flood study and action plan
Cliff Vale, off Garner Street	Basford & Hartshill	Flood mitigation works

Table 28 - Stoke-on-Trent City Council: flood risk management projects and initiatives

Environment Monitoring

Data for the past monitoring year is not currently available. The table below shows the most up to date Environmental Agency (EA) objections in regards to planning applications on the basis of flood risk or water quality in Stoke-on-Trent. It should be noted that many of these issues will have been resolved before a final planning decision is made by the planning authority.

	2020/2021	2021/2022	2022/2023	Comments
Flood Risk/Water Quality	<p>The Environment Agency objected to 3 planning applications on the grounds of flood risk.</p> <p>All Environment Agency advice was followed on the 3 applications</p>	6 Applications received Environment Agency objections	3 applications received Environment Agency objections	<p>1 Application are currently under consideration</p> <p>2 applications have been approved following EA objections being resolved</p>

Table 29 – Environment Agency objections

2022/23 saw three EA objections made in terms of water quality.

Mineral Applications

Minerals safeguarding is supported by the National Planning Policy Framework (Paras 210) and National Planning Policy Guidance (Para 006). The PPG specifies that 'Planning authorities should safeguard existing, planned and potential storage, handling and transport sites to:

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

There has been an inert transfer station application submitted to the Council over the past monitoring year, this is awaiting a decision.

Planning Obligations

This report provides information on the monetary contributions sought and received from developers for the provision of infrastructure to support development in Stoke-on-Trent, and the subsequent use of those. The report covers the financial year 1st April 2022 – 31st March 2023.

Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

During the monitoring year, the Council has secured a total of £33,073 towards infrastructure provision across the City to support new communities. The table below provides a breakdown of what type of infrastructure funding has been secured for.

Infrastructure Type	Amount Secured 2022/23
Biodiversity	£18,973
Health Care	£9,100
Grass Land and Habitats	£5,000

Table 30 - Planning Obligations by Type

Planning reference	Site address	Development Description	Value agreed	Purpose in brief
67115	Land to the west of Lichfield Street, Hanley	Construction of a discount food store, new vehicle access off Lichfield Street and associated groundworks, landscaping and car parking	£6,173	Biodiversity offsetting
66766	Land on Palmers Green, Hartshill	Erection of three dwellings and new vehicular and pedestrian access	£5,000	Green Space contribution
65973	Land to the south east of junction of A50/A527, Sandyford	Erection of petrol filling station with ancillary kiosk/convenience store and including site remediation and engineering works to adjoining land	£5,150	Biodiversity offsetting
66132	Former Vulcan Pottery Works, Clough St, Hanley	Erection of building for motor dealership including MOT testing facility and external area for storage and display of vehicles (sui generis)	£7,650	Biodiversity offsetting
68096	Former Snows Garage, Leek Road, Hanley	Erection of 8 no. three bed 2 1/2 storey semi-detached dwellings, 6 no. two bed apartments and new access (part retrospective)	£9,100	Health contribution

Table 31 – Agreed contributions

The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2022/23 compared to previous years.

	2019	2020	2021	2022	2023
Negotiated	£6,892,884	£160,000	£9,764,707	£153,533	£33,073

Table 32 - Total Planning Obligations by year

Allocated Funds

Key projects we can confirm the spend of the following during 2022-2023 financial year:

Planning Applications	Address	Allocated funds	Projects
65973	Land to the south east of A50/A527 Sandyford	£5,150	Tree planting onto Goldenhill Golf Course, Heathside Lane, Bankeyfields, Gill Bank Rd & Ridge Rd
64834	Tunstall Arrow North	£21,419	Goldenhill & Sandyford tree planting onto Goldenhill Golf Course, Heathside La, Bankeyfields, Gill Bank Rd & Ridge Rd & maintenance for years 1-5

Table 33 – Allocated funds by projects

Total Development Outputs

Year	Housing units	Employment land (hectares)	Office floorspace (m ²)	Retail floorspace (m ²)
2006/07	850	11.08	3,226	3,095
2007/08	880	5.42	4,236	3,108
2008/09	675	17.59	166	6,604
2009/10	294	12.16	13,758	1,541
2010/11	583	11.98	6,241	10,717
2011/12	399	14.80	5,826	5,698
2012/13	394	2.60	3,253	1,698
2013/14	436	8.14	1,987	3,874
2014/15	647	14.05	1,231	2054
2015/16	585	49.7	43,789	3,806
2016/17	748	32.4	2,010	5,214
2017/18	738	19.56	598	8,333
2018/19	1066	6.89	688	3,290
2019/20	909	5.35	2,669	3,205
2020/21	491	3.10	-1,742	1,879
2021/22	466	4.80	1,480	-297
2022/23	548	8.79	3,624	1,423
Total	10,201	228.41	93,040	65,242

Table 34 - Total Development Outputs Summary (gross figures): 2006/07 – 2022/23

Current Development Plan and Local Plan Progress

The current development plan includes the Joint Core Spatial Strategy (adopted October 2009) and the saved policies in the City of Stoke-on-Trent Plan (adopted 1993). Policies in the Core Spatial Strategy replaced a number of the saved City of Stoke-on-Trent Local Plan (adopted 1993) policies. This is set out within Appendix 6 of the Core Spatial Strategy. However, some remain in place until a new Local Plan is in place. The Council has produced a list of development plan policies that are currently used in the determination of development proposals - Composite Policy List 2014, which is available to view on the website – [Stoke-on-Trent Planning Policy Webpage](#).

There is a separate development plan for waste planning which is the Joint Waste Local Plan (adopted March 2013 and reviewed December 2018).

Local Plan Preparation and Timetable

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

The Local Development Scheme to support the production of the new Stoke-on-Trent Local Plan is currently being reviewed and updated.

Duty to Cooperate

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

The Council continues its ongoing discussions and preparation with surrounding Local Authorities and will prepare statements of common ground which cover strategic issues, as necessary. Within the last year, responses have been made to both Newcastle-under-Lyme Borough Council and Stafford Borough Council through the consultations on their Local Plans.

Glossary

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

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

Brownfield Land: See 'previously developed land'

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

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

Conservation Area: Designated as conservation area any parts of area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

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

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

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

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

Employment Generating Uses: All business use classes, as defined under Use Class Order (E(g): Business, B2: General Industrial and B8: Storage and Distribution), and closely related sui generis uses are considered to be employment generating uses. Other use classes such as B1 (a): office: A1 and D2: Assembly and Leisure are also employment generating but in locational terms should be considered in the context of appropriate policy guidance relating to these town centre uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing Applications

Table 36 - Completed and under construction applications 2022/23

Key:

NB – New Build

CU – Change of use

DC - Dwelling Conversion

Note

*Some applications do not contain types of dwelling due to them being under construction or if an application has been superseded.

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	181	17	2B House	5	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	181	17	3B House	10	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	181	17	4+ House	2	C
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	181	17	2B House	4	UC
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	181	17	3B House	14	UC
Meir Park	Land to the west of, Caverswall Lane, Meir, Stoke-on-Trent	Greenfield	67087	NB	181	17	4B+ House	5	UC
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent		65663	NB	44	0		26	UC
Meir Hay North, Parkhall & Weston Coyney Ward	Land at Park Hall Road and Anchor Road, Stoke-on-Trent		65663	NB	44	0		9	UC
Boothens & Oakhill	Former Victoria Ground, Off Boothens Old Road, Stoke-on-Trent	Brownfield	65819	NB	200	200	2B House	2	C
Boothens & Oakhill	Former Victoria Ground, Off Boothens Old Road, Stoke-on-Trent	Brownfield	65819	NB	200	200	3B House	14	C
Boothens & Oakhill	Former Victoria Ground, Off Boothens Old Road, Stoke-on-Trent	Brownfield	65819	NB	200	200	4+B House	1	C
Goldenhill & Sandyford	High Street Supermarket, 823 High Street, Sandyford, Stoke-on-Trent, ST6 5QH	Brownfield	66075	CU	3	0		3	UC
Hanford & Trentham	Land at New Inn Lane, Hanford, Stoke-on-Trent ST4 8EX	Green field	62889	NB	29	3	4B +	3	C

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Hanford & Trentham	Land at New Inn Lane, Hanford, Stoke-on-Trent ST4 8EX	Green field	62889	NB	29	3	4B +	11	UC
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	2B House	11	C
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	3B House	22	C
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	4B House	1	C
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	2B House	6	UC
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	3B House	11	UC
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	4B House	5	UC
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Brown field	63695	NB	216	78	1B Flat	6	UC
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Green field	65856	NB	157	106	3B House	46	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Green field	65856	NB	157	106	4B House	5	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Green field	65856	NB	157	106	3B House	23	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Green field	65856	NB	157	106	4B House	4	C
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Green field	65856	NB	157	106	3B House	4	UC
Penkhull & Stoke	Former Stoke Police Station, Boothen Road, Stoke, Stoke-on-trent, ST4 4AH	Brown field	64851	CU	177	0		177	UC
Burslem Central	Former Car Park, Woodbank Street,	Brown field	64947	NB	12	6	2B House	4	C

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
	Burslem, Stoke-on-Trent, ST6 3EY								
Burslem Central	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Brown field	64947	NB	12	6	3B House	2	C
Burslem Central	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Brown field	64947	NB	12	6	1B Flat	6	UC
Burslem Central	Land off, Croft Street, Burslem, Stoke-on-Trent, ST6 3BG	Brown field	64989	NB	14	14	2B House	8	C
Burslem Central	Land off, Croft Street, Burslem, Stoke-on-Trent, ST6 3BG	Brown field	64989	NB	14	14	3B House	6	C
Hanford & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	20	3B House	14	C
Hanford & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	20	3B House	3	C
Hanford & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	20	4B House	3	C
Hanford & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	20	3B House	12	UC
Hanford & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	20	3B House	6	UC
Hanford & Trentham	Land off, Chessington Crescent, Trentham	Greenfield	57901	NB	227	20	4B House	3	UC
Joiner's Square	Edinburgh House, YMCA, Harding Road, Hanley	Brownfield	48119	NB	76	36		40	UC
Abbey Hulton & Townsend	Land adj to 2 Grantham Place, Abbey Hulton, Stoke On Trent, ST2 8BU	Greenfield	63971	RN	2	2	3B House	2	C
Penkull & Stoke	Rear of 108 Newcastle Lane, Penkhull, Stoke On Trent, ST4 5NB	Greenfield	63697	NB	1	0			C
Fenton West & Mount Pleasant	Former Hamilton Training Centre Site, Glebedale Road, Fenton, Stoke-on-Trent, ST4 3AQ	Brownfield	65699	CU	18	0		18	UC
Fenton West & Mount Pleasant	Land adjacent 52 Glebedale Road, Fenton, Stoke on Trent, ST4 3AQ	Brownfield	58748	NB	22	17	C2	7	C

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Fenton West & Mount Pleasant	Land adjacent 52 Glebedale Road, Fenton, Stoke on Trent, ST4 3AQ	Brownfield	58748	NB	22	17	1B Flat	10	C
Abbey Hulton & Townsend	Former Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	Brownfield	58877	NB	201	201	4B+ House	2	C
Great Chell & Packmoor	Chatterley Farm, Bemersley Road, Ball Green, Stoke-on-Trent, ST6 8UL	Greenfield	58606	CU	3	0		3	UC
Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke On Trent, ST6 5SH	Brownfield	64664	NB	30	30	2B House	6	C
Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke On Trent, ST6 5SH	Brownfield	64664	NB	30	30	3B House	9	C
Penkhull & Stoke	Rear garden area (fronting Doncaster Lane) at 207 Queens Road, Hartshill, Stoke-on-Trent, ST4 7LF	Greenfield	65267	NB	1	1	4B+ House	1	C
Weston Coyney	338 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6EZ	Brown field	65549	NB	4	4	3B House	4	C
Broadway & Longton East	Land adjacent to 20 Tunnicliffe Close, Longton, Stoke on Trent, ST3 5LE	Brown field	60065	NB	1	0	2B House	1	C
Baddeley, Milton & Norton	Garden land at 437 Ford Green Road, Norton, Stoke-on-Trent, ST6 8LX	Brown field	64408	NB	1	0		1	UC
Birches Head & Central Forest Park	Junction of Upper Hillchurch Street & Ratton Street, Hanley, Stoke-on-Trent, ST1 2BX	Brown field	60389	NB	6	0	1B Flat	6	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	1B House	16	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	2B House	4	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	3B House	7	C

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	4+ B House	6	C
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	1B House	6	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	2B House	16	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	3B House	29	UC
Meir Park	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Green field	64457	NB	169	79	4B+ House	16	UC
Boothan & Oakhill	Coronation Court, Lonsdale Street, Stoke-on-Trent, BB4 4DR	Brown field	61889	CU	10	10	1B Flat	10	C
Moorcroft	Land at Sneyd Street, Stoke-On-Trent, ST6 2NS	Brown field	62711	NB	16	0	1B Flat	16	UC
Joiner's Square	Snow's Garage, 706 Leek Road, Stoke-On-Trent, ST1 3NP	Brown field	62726	NB	14	0	2B Flat	6	UC
Fenton West & Mount Pleasant	Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL	Brown field	63095	NB	93	93	1B Flat	53	C
Fenton West & Mount Pleasant	Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL	Brown field	63095	NB	93	93	2B Flat	12	C
Weston Coyney	Land at rear of 488A Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6AB	Brownfield	66575	NB	1	1	3 B House	1	C
Birches Head & Central Forest Park	Land adjacent to 146 Moston Street, Birches Head, Stoke-on-Trent, ST1 2LT	Green field	62861	NB	0	0	Extension		C
Springfields & Trent Vale	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Brown field	63272	NB	8	4	2B House	4	C
Springfields & Trent Vale	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Brown field	63272	NB	8	4	2B House	1	UC

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Springfields & Trent Vale	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Brown field	63272	NB	8	4	1B Flat	3	UC
Boothem & Oakhill	Land adjacent 214 London Road and Club Street, Stoke-on-Trent ST4 5RH	Brown field	62434	NB	21	0		25	UC
Bradeley & Chell Heath	Land off Chell Heath Road, Chell Heath, Stoke-on-Trent	Brown field	64571	NB	113	0		113	UC
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Brown field	63966	NB	85	73	2B House	2	C
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Brown field	63966	NB	85	73	3 B House	29	C
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Brown field	63966	NB	85	73	1B Fat	12	UC
Birches Head & Central Forest Park	Land opposite 4-6 Prime Street, Hanley, Stoke-on-Trent	Brown field	63634	NB	2	0		2	UC
Little Chell & Stanfield	33 Pinnox Street, Tunstall, Stoke-on-Trent, ST6 6AH	Brown field	63831	COU	2	2	1B Flat	1	C
Little Chell & Stanfield	33 Pinnox Street, Tunstall, Stoke-on-Trent, ST6 6AH	Brown field	63831	COU	2	2	2B Flat	1	C
Etruria & Hanley	6, 8 and 10 Bagnall Street, Hanley, Stoke-On-Trent, ST1 3AD	Brown field	64239	CU	6	0		6	UC
Hanley Park & Shelton	Former Atlantic Motors Limited, Leek Road, Stoke-on-Trent, ST4 2BW	Brown field	64620	NB	24	0		24	UC
Springfields & Trent Vale	Land north of 453 Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PE	Brown field	67322	NB	12	0		12	UC
Tunstall	27 Paradise Street, Tunstall, Stoke-on-Trent, ST6 5AG	Brown field	63368	COU	1	1	2Bflat	1	C
Dresden & Florence	10 Russell Street, Longton, Stoke-on-Trent, ST3 4HQ	Brown field	64176	CU	6	6	1B Flat	6	C
Baddeley, Milton & Norton	Limekiln Cottages, 1 Foundry Square, Norton, Stoke-on-Trent, ST6 8PB	Brown field	64469	CU	1	0		1	UC

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Dresden & Florence	15-27 Belgrave Road, Dresden, Stoke-on-Trent, ST3 4PP	Brown field	65114	NB	5	0		5	UC
Joiner's Square	12 Jasper Street, Hanley, Stoke-on-Trent, ST1 3DA	Brown field	65194	DC	7	0		7	UC
Blurton West & Newstead	The Joker, Finstock Avenue, Blurton, Stoke-on-Trent, ST3 3JU	Brown field	65553	NB	8	0			C
Moorcroft	3 Stonor Street, Cobridge, Stoke-on-Trent, ST6 3JN	Brownfield	65851	NB	2	0	1B Flat	2	C
Sandford Hill	Land off Brightgreen Street, Adderley Green, Stoke-On-Trent, ST3 5DG	Brown field	65897	NB	1	1	2B House	1	C
Penkhull & Stoke	108 Newcastle Lane, Penkhull, Stoke-on-Trent, ST4 5NB	Brown field	65975	NB	1	1	4B+ House	1	C
Hartshill & Basford	115 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 7LU	Brown field	65135	DC	1	1	HMO	1	C
Lightwood North & Normacot	452 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 7EY	Brown field	65544	CU	3	3	Care Home	3	C
Burslem Park	Haywood House, 160 Moorland Road, Burslem, Stoke-on-Trent, ST6 1EB	Brown field	65593	COU	7	7	1B Flat	7	C
Burslem Park	Rear of Haywood House, Moorland Road/Lingard Street, , Burslem, Stoke-on-Trent, ST6 1EB	Brown field	65603	CU	3	3	1B Flat	3	C
Tunstall	1201 High Street, Tunstall, Stoke-on-Trent, ST6 5PD	Brownfield	65612	CU	2	2	1 B Flat	2	C
Great Chell & Packmoor	31 Francis Street, Pittshill, Stoke-on-Trent, ST6 6LP	Brown field	65772	DC	2	2	1 B Flat	2	Com
Meir South	560 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 7EH	Brown field	65959	CU	1	0	C2	1	UC
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	14	3B House	1	C
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	14	4B+ House	11	C
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	14	3B House	4	UC

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Brownfield	65020	NB	60	14	4B +House	7	UC
Etruria & Hanley	8-16 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JQ	Brown field	66203	COU	12	12	1B Flat	12	C
Springfields & Trent Vale	Land at Godwin Way, Trent Vale, Stoke-on-Trent		66289	NB	40	0	Care Home	40	UC
Hanley Park & Shelton	Land off Wellesley Street, adjacent to Wellesley House., Wellesley Street, Shelton, Stoke-on-Trent, ST1 4NF	Brown field	66416	NB	11	6	1B Flat	4	C
Hanley Park & Shelton	Land off Wellesley Street, adjacent to Wellesley House., Wellesley Street, Shelton, Stoke-on-Trent, ST1 4NF	Brown field	66416	NB	11	6	2B House	2	C
Hanley Park & Shelton	Land off Wellesley Street, adjacent to Wellesley House., Wellesley Street, Shelton, Stoke-on-Trent, ST1 4NF	Brown field	66416	NB	11	6	3B House	1	UC
Hartshill & Basford	Land at Robert Knox Way, Hartshill, Stoke-on-Trent	Brownfield	66795	NB	37	37	Care Home	37	C
Hanley Park & Shelton	Cauldon House, Caledonia Road, Shelton, Stoke-on-Trent	Brown field	66931	NB	17	0		17	UC
Joiner's Square	Land at 31-33 Houghton Street, Stoke-on-Trent, ST1 3BJ	Brown field	65345	NB	2	0		2	UC
Etruria & Hanley	1 PICCADILLY ARCADE, Piccadilly, Hanley, Stoke-on-Trent, ST1 1DL	Brown field	66198	COU	4	0		4	UC
Broadway & Longton East	Land adjacent to 20 Tunncliffe Close, Stoke-on-Trent, ST3 5LE	Green field	66241	NB	1	0	3B House	1	UC
Blurton East	410 Trentham Road, Longton, Stoke-on-Trent, ST3 3DS	Brown field	66246	NB	1	1	4+ B House	1	C
Birches Head & Central Forest Park	Land adjacent to 48 Eaton Street, Hanley, Stoke-on-Trent, ST1 2DQ	Brown field	66317	NB	2	0		2	UC
Meir North	Land adjacent to 245 Brookwood Drive and	Brown field	66451	NB	8	8	2B House	8	C

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
	MacDonald Crescent, Meir, Stoke-on-Trent								
Ford Green & Smallthorne	150 Community Drive, Smallthorne, Stoke-on-Trent, ST6 1QF	Brown field	66498	DC	1	1	1 B Flat	6	C
Joiner's Square	Land at junction of Nelson Place & Botteslow Street, Hanley, Stoke-on-Trent	Brown field	66500	NB	4	0		4	UC
Moorcroft	Land Adjacent to 9 Stanway Avenue, Stoke-on-Trent, ST6 2LP	Brown field	66960	NB	2	0		2	UC
Fenton West & Mount Pleasant	The Grocott Centre, Clarence Street, Fenton, Stoke-on-Trent, ST4 2LA	Brown field	65947	COU	14	0		14	UC
Etruria & Hanley	70 Stafford Street, Hanley, Stoke-on-Trent, ST1 1LU	Brownfield	66138	CU	1	0	1B Flat	1	UC
Burslem Central	Queens Chambers, 8 Westport Road, Burslem, Stoke-on-Trent, ST6 4AW	Brown field	66261	CU	3	3	1B Flat	2	C
Burslem Central	Queens Chambers, 8 Westport Road, Burslem, Stoke-on-Trent, ST6 4AW	Brown field	66261	CU	3	3	HMO	1	C
Birches Head & Central Forest Park	68 Bradford Terrace, Birches Head, Stoke-on-Trent, ST1 6LY	Brown field	66382	DC	1	1	Childrens Home	1	C
Birches Head & Central Forest Park	Hollybush Inn, 1 Cardwell Street, Hanley, Stoke-on-Trent, ST1 6PL	Brownfield	66491	CU	7	0	1B Flat	7	UC
Ford Green & Smallthorne	164 Ford Green Road, Stoke-on-Trent, ST6 1PG	Brown field	66694	COU	2	2	1B Flat	2	C
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Brown field	66922	CU	2	0	1B Flat	2	UC
Etruria & Hanley	15 Birch Terrace, Hanley, Stoke-on-Trent, ST1 3JN	Brownfield	67046	CU	1	1	HMO	1	C
Hartshill & Basford	Gilberts, Shelton New Road, Stoke-on-Trent, ST4 6DS	Brownfield	65929	NB	22	0		22	UC
Blurton West & Newstead	The Joker, Finstock Avenue, Blurton, Stoke-on-Trent, ST3 3JU	Brown field	67226	NB	8	8	4+ B House	8	C

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Penkhull & Stoke	The White Lion, 134 Honeywall, Stoke, Stoke-on-Trent, ST4 7HL	Brownfield	66733	CU	6	6	1B Flat	6	C
Moorcroft	Adelaide House, Adelaide Street, Burslem, Stoke-on-Trent, ST6 2BD	Brown field	66924	COU	1	0		1	UC
Joiner's Square	81 The Parkway, Hanley, Stoke-on-Trent, ST1 3BD	Brown field	67248	DC	1	0	HMO		UC
Boothen & Oakhill	230 London Road, Stoke-on-Trent, ST4 5RH	Brown field	67402	COU	2	2	HMO	1	C
Boothen & Oakhill	230 London Road, Stoke-on-Trent, ST4 5RH	Brown field	67402	COU	2	2	1B Flat	1	C
Hanley Park & Shelton	116 Wellesley Street, Shelton, Stoke-on-Trent, ST1 4NS	Brown field	67452	DC	1	1	HMO	1	C
Sandford Hill	Methodist Church, Clewlow Place, Longton, Stoke-on-Trent, ST3 5DA	Brownfield	67599	COU	8	0		8	UC
Baddeley, Milton & Norton	Land to North East of Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Brownfield	67321	NB	29	17	2B House	5	C
Baddeley, Milton & Norton	Land to North East of Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Brownfield	67321	NB	29	17	3B House	12	C
Baddeley, Milton & Norton	Land to North East of Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Brownfield	67321	NB	29	17	1B Flat	12	UC
Etruria & Hanley	35 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JU	Brownfield	67421	COU	18	0	Flats	18	UC
Hartshill & Basford	Land at, Palmers Green, Hartshill, Stoke-on-Trent	Brownfield	66766	NB	3	3	3B House	3	C
Boothen & Oakhill	Former Victoria Ground, Boothen Old Road, Stoke-on-Trent	Brownfield	67113		0	0		0	C
Moorcroft	200 Waterloo Road, Stoke-on-Trent, ST6 3HQ	Brownfield	67780	DC	1	1	HMO	1	C
Abbey Hulton & Townsend	Land at, Greenway Place, Abbey Hulton, Stoke-on-Trent, ST2 8DR	Brownfield	67892	NB	2	2	3B House	2	C
Lightwood North & Normacot	Land adj 10 Wren View, Normacot, Stoke-on-Trent, ST3 4SZ	Brownfield	68116	NB	1	0	4+ B House	1	UC
Fenton East	Land between 69-81 King Street, Fenton, Stoke-on-Trent, ST4 3LZ	Brownfield	68141	NB	5	0		5	UC

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Boothem & Oakhill	Garden land adjacent to Hazeldene, Gladstone Place, Stoke-on-Trent, ST4 5HP	Brownfield	68254	NB	1	0	4+B House	1	UC
Baddeley, Milton & Norton	46 Maunders Road, Milton, Stoke-on-Trent, ST2 7DS	Green field	68324	DC	3	0		3	UC
Burslem Central	39 Queen Street, Burslem, Stoke-on-Trent, ST6 3EH	Brownfield	68476	COU	1	0		1	UC
Etruria & Hanley	10-10A Trinity Street, Hanley, Stoke-on-Trent, ST1 5LA	Brownfield	66607	Cou	1	1	1B flat	1	C
Etruria & Hanley	32-38, Piccadilly, Hanley, Stoke-on-Trent, ST1 1EG	Brownfield	66975	COU	12	0	Flats	12	UC
Dresden & Florence	23B Carlisle Street, Longton, Stoke-on-Trent, ST3 4HA	Brownfield	66986	COU	0	0	COU	0	C
Burslem Central	The Roebuck, Wedgwood Place, Burslem, Stoke-on-Trent, ST6 4ED	Brownfield	67140	COU	5	0		5	UC
Springfields & Trent Vale	2 Wolseley Road, Oakhill, Stoke-on-Trent, ST4 5BL	Brownfield	67516	DC	6	6	HMO	6	C
Joiner's Square	25 Regent Road, Hanley, Stoke-on-Trent, ST1 3BT	Brownfield	67643	COU	1	1	HMO	1	C
Little Chell & Stanfield	15 Fairway Road, Burslem, Stoke-on-Trent, ST6 7JJ	Brownfield	67830	DC	1	1	Childrens Home	1	C
Burslem Central	6 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Brownfield	68061	COU	2	0		2	UC
Tunstall	New Victoria House, 248 High Street, Tunstall, Stoke-on-Trent, ST6 5TT	Brownfield	68094	COU	1	1	Childrens home	1	C
Abbey Hulton & Townsend	1, 2, 4 and 6, Chebsey Close, Chell, Stoke-on-Trent, ST2 8PQ	Brownfield	68230	Demolition	-4	-4	Loss	0	C
Etruria & Hanley	29 Hope Street, Hanley, Stoke-on-Trent, ST1 5BT	Brownfield	68295	COU	1	1	1B Flat	1	C
Burslem Central	32 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Brownfield	68391	COU	1	0	HMO	1	UC
Moorcroft	218 Leek New Road, Stoke-on-Trent, ST6 2LX	Brownfield	68447	DC	1	1	Childrens Home	1	C
Moorcroft	216 Waterloo Road, Stoke-on-Trent, ST6 3HQ	Brownfield	68548	DC	1	0	HMO	1	UC
Hanley Park & Shelton	19 Conway Street, Shelton, Stoke-on-Trent, ST4 2BL	Brownfield	68705	COU	1	0	HMO	1	UC

Ward	Site Address	Is the site greenfield/ Brownfield?	Planning Application Reference	Development Type	Number of Units	Total Completions	Type	Number of Dwellings	Status
Abbey Hulton & Townsend	24 Theodore Road, Bucknall, Stoke-on-Trent, ST2 9HG	Brownfield	68746	NB	1	0		1	UC
Hollybush & Longton West	9 Laburnum Grove, Blurton, Stoke-on-Trent, ST3 2AX	Brownfield	66983	DC	1	1	Childrens Home	1	C

Employment, Office, Retail and Leisure Applications

Table 37 - Completed and under construction applications 2022/23

Key

C – Complete

UC – Under Construction

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
Little Chell & Stanfield	200 Scotia Road, Burslem, Stoke-on-Trent, ST6 4JD	Selective demolition, reconfiguration and external alterations to retained buildings to provide 10 Use Class B2 and B8 units including ancillary trade counters and changes to car parking layout and associated works	Redevelopment	UC	14672	-9768	Loss	2023
Etruria & Hanley	Wood Mitchell Printers Limited, Festival Way, Etruria, Stoke-on-Trent, ST1 5TH	Change of use to a mixed use (Sui Generis Use Class) comprising warehousing, retail, car valeting and ancillary offices together with creation of additional mezzanine floor area for storage purposes with detailing bays.	Change of use	UC	3054	3054	Gain	2023
Joiner's Square	Land to the west of Lichfield Street, Stoke-on-Trent	Construction of a discount food store, new vehicle access off Lichfield Street and associated groundworks, landscaping and car parking	New build	C	1933	1933	Gain	2023
Springfields & Trent Vale	Former Aldi Building, Newcastle Rd, Springfield Retail Park, Stoke-on-Trent, ST4 6NY	Change of use to fitness centre/gym to include external alterations	Change of use	C	1313	1313	Gain	2023
Abbey Hulton & Townsend	Abbey Hill School & Performing Arts College, Greasley Road, Abbey Hulton, Stoke-on-Trent, ST2 8LG	Erection of a new two storey SEND school, creation of a MUGA, a habitat area, associated car and cycle parking, landscaping, amenity areas, plant and other associated works	New build	UC	2076	-688	Loss	2023
Penkhull & Stoke	Royal Stoke University Hospital, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6QG	Erection of two storey modular office building with associated landscaping	New build	C	634	634	Gain	2023
Hollybush & Longton West	Land off Willow Row, Longton, Stoke-on-Trent, ST2 2PU	Change of use to mixed use of truck stop, vehicle storage and skip storage (sui generis) with the erection of new associated welfare facilities (retrospective)	Change of use	C	106	106	Gain	2023
Birches Head & Central Forest Park	Marlborough Works, Broom Street, Hanley, Stoke-on-Trent, ST1 2ER	Demolition of former factory works (prior notification)	Demolition	C	-2289	-2289	Loss	2023
Birches Head & Central Forest Park	Former Yorke Brush Works, Broom Street, Hanley, Stoke-on-Trent, ST1 2EW	Demolition of former factory works (prior notification)	Demolition	C	-657	-657	Loss	2023
Meir South	G Park, Plot 220, Whittle Road, Stoke-on-Trent, ST3 7TU	Erection of security cabin (retrospective).	New build	C	9	9	Gain	2023
Ford Green & Smallthorne	Holden Bridge Services Station, Leek New Road, Stoke-on-Trent, ST1 6EH	Replacement forecourt shop along with associated hardstanding to provide additional parking spaces and installation of new external lighting	Redevelopment	UC	98	98	Gain	2023
Springfields & Trent Vale	Land at Springfields Retail Park, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PD	Erection of a restaurant including a drive-through facility and car park alterations	New build	UC	167	167	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
Goldenhill & Sandyford	Land south east of junction of A50/A527, Sandyford, Stoke-on-Trent	Erection of petrol filling station with ancillary kiosk/convenience store and including site remediation and engineering works to adjoining land	New build	UC	795	795	Gain	2023
Hollybush & Longton West	9 Laburnum Grove, Blurton, Stoke-on-Trent, ST3 2AX	Change of use of residential dwelling (Use Class C3) to a home for children in care (Use Class C2)	Change of use	C	170	170	Gain	2023
Tunstall	LIDL, High Street, Tunstall, Stoke-on-Trent, ST6 5EG	Removal of shopfront canopy, extension to Lidl store, creation of new shopfront entrance, installation of new roof cladding, installation of solar panels to roof, construction of trolley storage, reconfiguration of car park and access layout including alt	Extension	C	69	69	Gain	2023
Sandford Hill	Sandford Hill Primary School, Clayfield Grove, Longton, Stoke-on-Trent, ST3 5AQ	Installation of multi-use games area	Extension	C	0	0	No Floorspace	2023
Meir Park	Recticel, Enterprise Way, Whittle Road, Stoke-on-Trent, ST3 7UN	Proposed storage tank yard	Extension	C	152	152	Gain	2023
Meir South	Ormiston Meridian Academy, Sandon Road, Meir, Stoke-on-Trent, ST3 7DF	Erection of two storey portable classroom building for two year period	New build	C	361	361	Gain	2023
Springfields & Trent Vale	The Orange Tree, 371 Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PG	Replacement external dining area, associated external alterations and erection of storage shed within service yard (Retrospective).	Extension	C	8	8	Gain	2023
Meir South	Ormiston Meridian Academy, Sandon Road, Meir, Stoke-on-Trent, ST3 7DF	Infill of existing undercroft to provide additional classroom	Extension	UC	80	80	Gain	2023
Fenton East	McDonald's Restaurant, Phoenix Retail Park, Baths Road, Longton, Stoke-on-Trent, ST3 2JB	External building alterations including extension of house freezer/chillers areas and various site works.	Extension	UC	9	9	Gain	2023
Bentilee & Ubbertley	Former Gas Holder Site now Top Gear Motors, Dividy Road, Stoke-on-Trent	Erection of workshop building for vehicle MOT and repair use (Retrospective)	Redevelopment	C	100	100	Gain	2023
Moorcroft	Mercedes Benz, Cobridge Road, Cobridge, Stoke-on-Trent, ST1 5JP	Spray booth	Extension	C	155	155	Gain	2023
Birches Head & Central Forest Park	Birches Head Academy, Birches Head Road, Birches Head, Stoke-on-Trent, ST2 8DD	Installation of Modular Portakabin building for use as a canteen	Extension	C	196	196	Gain	2023
Hartshill & Basford	Ashlow Orthodontic Practice, Ashlands Avenue, Hartshill, Stoke-on-Trent, ST4 6BN	Single storey extension with elevational alterations to include rendering the existing building (retrospective)	Extension	C	29	29	Gain	2023
Hanley Park & Shelton	St Peters Academy, Victoria Road, Fenton, Stoke-on-Trent, ST4 2RR	Canopy shelter room	Extension	C	108	108	Gain	2023
Lightwood North & Normacot	81 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QF	Change of use of to hot food takeaway (Sui Generis) including the installation of extraction ducting to rear elevation (part retrospective).	Change of use	C	41	41	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
Hollybush & Longton West	Stairbox, Unit S94, St Modwen Park South, Stoke-on-Trent, ST4 4EG	Local Exhaust Ventilation (LEV) plant compound	Extension	C	120	120	Gain	2023
Fenton East	Unit 2, Former Duke of Wellington, King Street, Fenton, Stoke-on-Trent, ST4 3LZ	Change of use to hot food takeaway (Sui Generis) and associated installation of extraction ducting to rear/side elevation and new entrance doorway to side elevation(Retrospective) (From E)	Change of use	C	90	90	Gain	2023
Dresden & Florence	23B Carlisle Street, Longton, Stoke-on-Trent, ST3 4HA	Change of use to barber shop or offices (Use Class E) and associated elevational alterations (Unused garage)	Change of use	C	46	46	Gain	2023
Moorcroft	Unit 14, Castle Works, Stoke-on-Trent, ST6 2AH	Change of use of an existing industrial unit (B2 use class) to use as vehicle restoration and the de-pollution of end of life vehicles (sui generis) (retrospective)	Change of use	C	664	664	Gain	2023
Meir South	Former Meir Library, Sandon Road, Meir, Stoke-on-Trent, ST3 7DJ	Change of use to drinking establishment and community activity space (Sui Generis)	Change of use	C	443	443	Gain	2023
Burslem Central	166 Newcastle Street, Middleport, Stoke-on-Trent, ST6 3QN	Change of use to hot food takeaway (Sui Generis) at ground floor with 1st floor ancillary storage including the installation of extraction ducting to rear elevation and elevational alterations (from office)	Change of use	UC	111	111	Gain	2023
Fenton East	Don- Bur Service Limited, Clarence Road, Longton, Stoke-on-Trent, ST3 1AZ	Change of use to commercial bodies and trailers repair and parking (use class B2), demolition of existing shot blasting building and timber yard buildings, erection of new shot blasting and plant building and erection of new boundary wall (part retrospect	Change of use	C	117	117	Gain	2023
Meir Park	Lysander Road, Meir, Stoke-on-Trent, ST3 7TW	Provision of an ancillary community cafe, installation of one modular building and a covered decking seating area	Change of use	C	78	78	Gain	2023
Meir South	Former Meir Library, Sandon Road, Meir, Stoke-on-Trent, ST3 7DJ	Change of use to drinking establishment and community activity space (Sui Generis)	Change of use	C	-443	-443	Loss	2023
Meir South	Land West of Sandon Road, Meir, Stoke-on-Trent, ST3 7DT	Erection of a two-storey building comprising 1 no. retail unit (Use Class E), 1 no. hot food takeaway (Sui Generis) and 2 no. residential flats (Use Class C3) at first floor and associated extraction equipment, parking and waste facilities	New build	C	139	139	Gain	2023
Meir South	Land West of Sandon Road, Meir, Stoke-on-Trent, ST3 7DT	Erection of a two-storey building comprising 1 no. retail unit (Use Class E), 1 no. hot food takeaway (Sui Generis) and 2 no. residential flats (Use Class C3) at first floor and associated extraction equipment, parking and waste facilities	New build	C	108	108	Gain	2023
Broadway & Longton East	Chelson Street, Longton, Stoke-on-Trent, ST3 1PT	Refurbishment of building and change of use comprising seven commercial units (Use Class B1(b)) at ground and first floors	Change of use	UC	441	441	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
		and seven residential units at first and second floors						
Broadway & Longton East	Chelson Street, Longton, Stoke-on-Trent, ST3 1PT	Refurbishment of building and change of use comprising seven commercial units (Use Class B1(b)) at ground and first floors and seven residential units at first and second floors	Change of use	UC	-926	-926	Loss	2023
Lightwood North & Normacot	452 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 4HU	First floor side extension to contain dormer windows	Extension	C	11	11	Gain	2023
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to two retail units (Use class E), two self-contained flats to the first floor (Use class C3), creation of a mezzanine floor for associated storage, elevational alterations to include new shop fronts and new vehicular access	Change of use	C	-132	-132	Loss	2023
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to two retail units (Use class E), two self-contained flats to the first floor (Use class C3), creation of a mezzanine floor for associated storage, elevational alterations to include new shop fronts and new vehicular access	Change of use	C	132	132	Gain	2023
Fenton East	Unit 2, Former Duke of Wellington, King Street, Fenton, Stoke-on-Trent, ST4 3LZ	Change of use to hot food takeaway (Sui Generis) and associated installation of extraction ducting to rear/side elevation and new entrance doorway to side elevation(Retrospective) (From E)	Change of use	C	-90	-90	Loss	2023
Fenton West & Mount Pleasant	Fenton China Company, China Street, Fenton, Stoke-On-Trent, ST4 3NJ	Change of use to light industrial with ancillary offices (B1 use class) and raising of roof, including subdivision to form 2 units	Change of use	C	-551	-551	Loss	2023
Fenton West & Mount Pleasant	Fenton China Company, China Street, Fenton, Stoke-On-Trent, ST4 3NJ	Change of use to light industrial with ancillary offices (B1 use class) and raising of roof, including subdivision to form 2 units	Change of use	C	216	216	Gain	2023
Fenton West & Mount Pleasant	Land at Dewsbury Road, Fenton Industrial Estate, Fenton, Stoke-On-Trent, ST4 2TE	Change of use to an IT storage facility with ancillary offices, with extensions and alterations, new side boundary fence and frontage gates, erection of cycle shelter, installation of external back-up generators and air conditioning units (sui generis)	Change of use	C	-939	-939	Loss	2023
Fenton West & Mount Pleasant	Land at Dewsbury Road, Fenton Industrial Estate, Fenton, Stoke-On-Trent, ST4 2TE	Change of use to an IT storage facility with ancillary offices, with extensions and alterations, new side boundary fence and frontage gates, erection of cycle shelter, installation of external back-up generators and air conditioning units (sui generis)	Change of use	C	1310	1310	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
Fenton West & Mount Pleasant	Former JTF Mega Discount Warehouse, Diamond Park Industrial Estate, Off King Street, Stoke-on-Trent, ST4 2LT	Change of use to wholesale warehouse cash and carry, with ancillary offices (Use Class B8)	Change of use	C	-5712	-5712	Loss	2023
Fenton West & Mount Pleasant	Former JTF Mega Discount Warehouse, Diamond Park Industrial Estate, Off King Street, Stoke-on-Trent, ST4 2LT	Change of use to wholesale warehouse cash and carry, with ancillary offices (Use Class B8)	Change of use	C	5712	5712	Gain	2023
Fenton West & Mount Pleasant	Units F4 and F5, Fenton Trade Park, Dewsbury Road, Stoke-on-Trent, ST4 2TE	Change of use to data centre, together with elevational changes (Sui Generis)	Change of use	UC	224	224	Gain	2023
Fenton West & Mount Pleasant	Units F4 and F5, Fenton Trade Park, Dewsbury Road, Stoke-on-Trent, ST4 2TE	Change of use to data centre, together with elevational changes (Sui Generis)	Change of use	UC	-224	-224	Loss	2023
Tunstall	Unit 2, Brownhills Road, Tunstall, Stoke-on-Trent, ST6 4JU	Erection of mezzanine first floor to existing unit for use as storage	Extension	C	316	316	Gain	2023
Tunstall	Land at Canal Lane, Tunstall, Stoke-on-Trent, ST6 4NZ	Erection of a warehouse and distribution building (use class B8) with ancillary uses, change of use of existing dwelling to provide ancillary floorspace, creation of new access road, provision of car parking and service yard, creation of balancing pond, e	New build	C	17415	17415	Gain	2023
Tunstall	The Loft, Clive Street, Tunstall, Stoke-on-Trent, ST66DA	Restoration of existing dwelling "The Loft", erection of two storey three bedroomed dwelling, erection of three story building comprising ground floor retail (Use Class A1) and first and second floor offices (Use Class B1)	Redevelopment	C	90	90	Gain	2023
Tunstall	The Loft, Clive Street, Tunstall, Stoke-on-Trent, ST66DA	Restoration of existing dwelling "The Loft", erection of two storey three bedroomed dwelling, erection of three story building comprising ground floor retail (Use Class A1) and first and second floor offices (Use Class B1)	Redevelopment	C	30	30	Gain	2023
Great Chell & Packmoor	Whitfield Valley Primary Academy, Oxford Road, Fegg Hayes, Stoke-on-Trent, ST6 6TD	Single storey rear extension with access ramp and railings	Extension	C	58	58	Gain	2023
Etruria & Hanley	Go Outdoors, Units 4a & 4b Festival Park, Stoke-on-Trent, ST1 5SJ	Extension to existing mezzanine floor	Extension	C	5212	1812	Gain	2023
Etruria & Hanley	Etruria Valley, Forge Lane, Etruria, Stoke-on-Trent, ST1 5GR	Outline application (all matters reserved) for employment development of B1(c) Light Industrial, B2 General Industrial, B8 Storage and Distribution, and ancillary offices	New build	C	6200	6200	Gain	2023
Etruria & Hanley	Etruria Valley, Forge Lane, Etruria, Stoke-on-Trent, ST1 5GR	Outline application (all matters reserved) for employment development of B1(c) Light	New build	C	36464	36464	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
		Industrial, B2 General Industrial, B8 Storage and Distribution, and ancillary offices						
Etruria & Hanley	Etruria Valley, Shelton Boulevard, Etruria, Stoke-on-Trent, ST1 5GR	Erection of employment building (B1(c) B2 or B8 use) with ancillary office area, associated vehicle parking and turning, landscaping, access from Shelton Boulevard and external works	New build	C	4803	4803	Gain	2023
Etruria & Hanley	Land at Cobridge Road, Hanley, Stoke-on-Trent	Demolition of existing buildings and erection of a food store (Use Class A1) with access and associated parking	Redevelopment	UC	-715	-715	Loss	2023
Etruria & Hanley	Land at Cobridge Road, Hanley, Stoke-on-Trent	Demolition of existing buildings and erection of a food store (Use Class A1) with access and associated parking	Redevelopment	UC	2125	2125	Gain	2023
Etruria & Hanley	2 Smithfield, Leonard Coates Way, Hanley, Stoke-on-Trent, ST1 4FD	Change of use from retail Class E(a) to Library Use Class F1(d) together with formation of internal mezzanine level and erection of ground floor entrance porch	Change of use	UC	721	721	Gain	2023
Etruria & Hanley	Smithfield One, Warner Street, Hanley, ST1 3DR	Change of use of ground and first floor to office to (B1)	Change of use	C	-2485	-2485	Loss	2023
Etruria & Hanley	ISS Technical Services, Forge Lane, Etruria, Stoke-on-Trent, ST1 5PZ	Installation of single storey glazed entrance lobby and the install of 2no. replacement bi-folding doors to the rear	Extension	C	15	15	Gain	2023
Dresden & Florence	Former Builders, rear of Sutherland Avenue, Adj. Tennis Club, off Trentham Rd, Stoke-on-Trent, ST3 4EQ	Single storey storage building	New build	UC	99	99	Gain	2023
Weston Coyney	Foley Football Club, Whitcombe Road, Weston Coyney, Stoke-on-Trent, ST3 6AU	Single storey extension and elevational alterations	Extension	C	110	110	Gain	2023
Joiner's Square	Westcroft Nursing Home, 5 Harding Road, Hanley, Stoke-on-Trent, ST1 3BQ	Single storey rear extension	Extension	C	15	15	Gain	2023
Joiner's Square	Ivy House Foundary, Leek Road, Stoke-on-Trent, ST1 3NR	Proposed extension to foundry building	Extension	UC	2308	2308	Gain	2023
Ford Green & Smallthorne	29 Ford Green Road, Stoke-on-Trent, ST6 1NT	Demolition and replacement of existing rear structure with single storey rear extension together with associated alterations to rear elevation (part retrospective)	Redevelopment	UC	17	17	Gain	2023
Burslem Central	Former Westport House site, Federation Road, Burslem, Stoke-on-Trent	Erection of foodstore (Use Class A1) with associated access, car parking and landscaping	New build	C	1941	1941	Gain	2023
Hanley Park & Shelton	First Floor, Winton House, Stoke Road, Shelton, Stoke-on-Trent, ST4 2RW	Change of use of part first floor to taxi control office (use class: sui generis)	Change of use	C	-50	-50	Loss	2023
Hanley Park & Shelton	First Floor, Winton House, Stoke Road, Shelton, Stoke-on-Trent, ST4 2RW	Change of use of part first floor to taxi control office (use class: sui generis)	Change of use	C	50	50	Gain	2023
Hanley Park & Shelton	City of Stoke-on-Trent Sixth Form College, Leek Road, Stoke-on-Trent, ST4 2RU	Three storey extension to south eastern elevation	Extension	C	1284	1284	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
Birches Head & Central Forest Park	Unit 1 and 2 Far Green Industrial Estate, Chell Street, Hanley, Stoke-on-Trent, ST1 6AZ	Demolition of existing units and construction of convenience store (Use Class A1) and associated car parking	Redevelopment	C	-139	-139	Loss	2023
Birches Head & Central Forest Park	Unit 1 and 2 Far Green Industrial Estate, Chell Street, Hanley, Stoke-on-Trent, ST1 6AZ	Demolition of existing units and construction of convenience store (Use Class A1) and associated car parking	Redevelopment	C	400	400	Gain	2023
Burslem Central	46 Market Place, Burslem, Stoke-on-Trent, ST6 4AR	Change of use of ground floor to fast food takeaway (A5), new shop front and external flue extraction to rear	Change of use	C	-67	-67	Loss	2023
Burslem Central	46 Market Place, Burslem, Stoke-on-Trent, ST6 4AR	Change of use of ground floor to fast food takeaway (A5), new shop front and external flue extraction to rear	Change of use	C	67	67	Gain	2023
Baddeley, Milton & Norton	Norton Colliery Industrial Estate, Units 5-5d, Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Proposed creation of 7 x ancillary first floor offices (Use Class E(g)(i)) at units 5, 5A, 5B, 5C, and 5D with associated internal & external alterations (part-retrospective).	Redevelopment	UC	568	284	Gain	2023
Baddeley, Milton & Norton	43 Millrise Road, Milton, Stoke-on-Trent, ST2 7BN	Demolition of industrial buildings (works 1, 2 and 3) and erection of three replacement industrial units (use class B2)	Redevelopment	C	622	338	Gain	2023
Baddeley, Milton & Norton	J Harrison and Sons Limited, Milton Road, Milton, Stoke-On-Trent, ST1 6LE	Change of use to builders merchants (Sui Generis) including showroom, stock storage, and ancillary offices. Internal alterations to create two new storeys within existing building, and elevational alterations including re-cladding and insertion of new win	Change of use	C	127	117	Gain	2023
Baddeley, Milton & Norton	J Harrison and Sons Limited, Milton Road, Milton, Stoke-On-Trent, ST1 6LE	Change of use to builders merchants (Sui Generis) including showroom, stock storage, and ancillary offices. Internal alterations to create two new storeys within existing building, and elevational alterations including re-cladding and insertion of new win	Change of use	C	1084	977	Gain	2023
Baddeley, Milton & Norton	J Harrison and Sons Limited, Milton Road, Milton, Stoke-On-Trent, ST1 6LE	Change of use to builders merchants (Sui Generis) including showroom, stock storage, and ancillary offices. Internal alterations to create two new storeys within existing building, and elevational alterations including re-cladding and insertion of new win	Change of use	C	369	369	Gain	2023
Springfields & Trent Vale	Former Aldi Building, Newcastle Rd, Springfield Retail Park, Stoke-on-Trent, ST4 6NY	Change of use to fitness centre/gym to include external alterations	Change of use	C	-1313	-1313	Loss	2023
Penkhull & Stoke	Units 1 and 2 Boothen Park, London Road, Stoke-on-Trent, ST4 7SG	Elevational alterations comprising insertion of new shopfront and store entrance together with the erection of new canopies.	Extension	C	10	-3	Loss	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
		Revision of car park layout including relocation of lighting columns.						
Hartshill & Basford	499 Etruria Road, Hanley, Stoke-on-Trent, ST4 6JR	Change of use from offices B1(a) to mixed use as beauty salon (sui generis) at first and second floors, A3 Bistro restaurant at ground floor and alteration to rear elevation to provide new entrance and glass canopy	Change of use	UC	-295	-295	Loss	2023
Hartshill & Basford	499 Etruria Road, Hanley, Stoke-on-Trent, ST4 6JR	Change of use from offices B1(a) to mixed use as beauty salon (sui generis) at first and second floors, A3 Bistro restaurant at ground floor and alteration to rear elevation to provide new entrance and glass canopy	Change of use	UC	108	108	Gain	2023
Hartshill & Basford	292 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 7NH	Erection of steel storage container black in colour	New build	C	11	11	Gain	2023
Hartshill & Basford	521 Etruria Road, Stoke-on-Trent, ST4 6HT	Change of use of ground floor for the sale of hot and cold foods for consumption on and off the premises (Sui Generis) and the installation of extraction equipment including external flue	Change of use	C	-52	-52	Loss	2023
Hartshill & Basford	521 Etruria Road, Stoke-on-Trent, ST4 6HT	Change of use of ground floor for the sale of hot and cold foods for consumption on and off the premises (Sui Generis) and the installation of extraction equipment including external flue	Change of use	C	52	52	Gain	2023
Hartshill & Basford	547 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6HF	Change of use to a mixed use public house and restaurant (sui generis) together with elevational alterations	Change of use	C	-176	-176	Loss	2023
Hartshill & Basford	547 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6HF	Change of use to a mixed use public house and restaurant (sui generis) together with elevational alterations	Change of use	C	176	176	Gain	2023
Hartshill & Basford	Goods Yard, Glebe Street, Stoke-on-Trent, ST4 1HG	Mixed use development comprising: i) the demolition of certain existing buildings and structures on the site and the erection of a residential apartment building (Use Class C3) with private amenity space for residents and ground floor retail/leisure flo	New build	UC	3744	3744	Gain	2023
Sandford Hill	Mossfield Road, Adderley Green, Stoke-on-Trent, ST3 5BW	Erection of industrial building (Use B2) and ancillary facilities	New build	C	17529	17529	Gain	2023
Burslem Central	166 Newcastle Street, Middleport, Stoke-on-Trent, ST6 3QN	Change of use to hot food takeaway (Sui Generis) at ground floor with 1st floor ancillary storage including the installation of extraction ducting to rear elevation and elevational alterations (from office)	Change of use	UC	-111	-111	Loss	2023
Moorcroft	Unit 14, Castle Works, Stoke-on-Trent, ST6 2AH	Change of use of an existing industrial unit (B2 use class) to use as vehicle restoration and the de-pollution of end of life vehicles (sui generis) (retrospective)	Change of use	C	-664	-664	Gain	2023

Ward	Address	Future Use Description	Development Type	Status	Gross Floorspace	Net Floorspace	Gain or Loss	Monitoring Year
Moorcroft	Ghausia Mosque, 191 Waterloo Road, Stoke-on-Trent, ST6 2HJ	Demolition of existing mosque and erection of new 2 storey mosque	Redevelopment	UC	1143	333	Gain	2023
Blurton West & Newstead	Ormiston Sir Stanley Matthews Academy, Beaconsfield Drive, Blurton, Stoke-on-Trent, ST3 3JD	New classroom extension with associated external works	Extension	C	1084	1084	Gain	2023
Moorcroft	Ghausia Mosque, 191 Waterloo Road, Stoke-on-Trent, ST6 2HJ	Part demolition of building and erection of two storey side extension	Extension	UC	100	100	Gain	2023
Moorcroft	Sneyd Trading Estate, Unit 4B, Sneyd Hill, Burslem, Stoke-On-Trent, ST6 2EB	Change of use to data centre, together with elevational changes (Sui Generis)	Change of use	C	-470	-470	Loss	2023
Burslem Central	5 Longport Road, Longport, Stoke-on-Trent, ST6 4NJ	Single storey rear extension, alteration to roller shutters and installation of front canopy (part retrospective)	Extension	C	46	46	Gain	2023
Moorcroft	Block J, Stoke-on-Trent College, Burslem Campus, Moorland Road, Burslem, Stoke-on-Trent, ST6 1JJ	Change of use and subdivision to include B2 and B8 incorporating the new class E(g) i,ii,iii, new access arrangements proposed onto Nevada Lane and associated security measures including fencing, gates and barriers	Change of use	C	-3375	-3375	Loss	2023
Moorcroft	Block J, Stoke-on-Trent College, Burslem Campus, Moorland Road, Burslem, Stoke-on-Trent, ST6 1JJ	Change of use and subdivision to include B2 and B8 incorporating the new class E(g) i,ii,iii, new access arrangements proposed onto Nevada Lane and associated security measures including fencing, gates and barriers	Change of use	C	3375	3375	Gain	2023
Penkhull & Stoke	Mental Impairment Unit and Assessment and Treatment unit, Harplands Hospital, Hilton Road, Hartshill, Stoke-on-Trent, ST4 6TH	Extensions and alterations to the Eddie Myers Building to form new Neuropsychiatry Ward. Extensions and alterations to Ward 5 to form new LD Ward. Extension and alterations to Ward 1. Areas of new windows and doors to Central Therapy and to Wards 2, 3 and	Extension	UC	559	559	Gain	2023

