

BL1 public meeting

Proposed 3,000-home allocation between Lightwood, Cocknage, Rough Close and Meir Heath

3,000

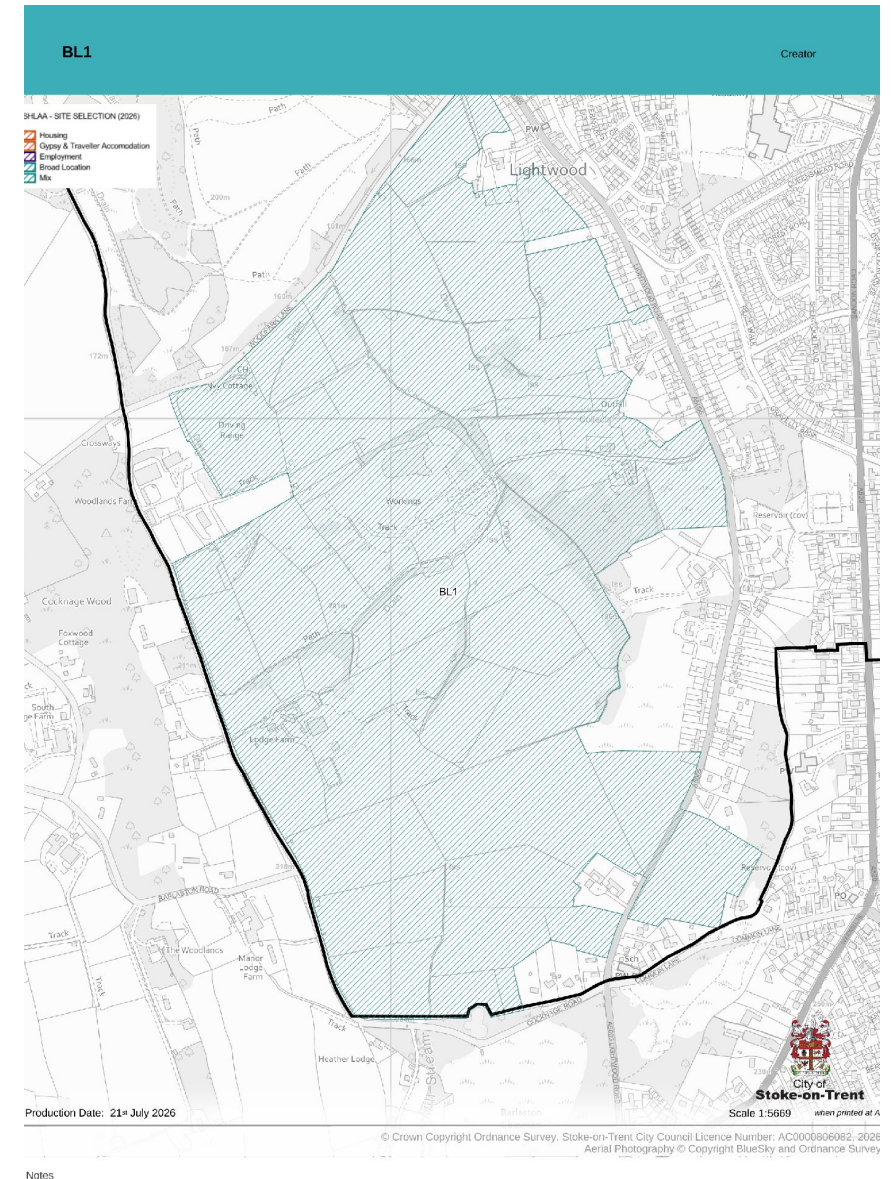
homes proposed

113.19

hectares

26.5

gross dwellings /
hectare

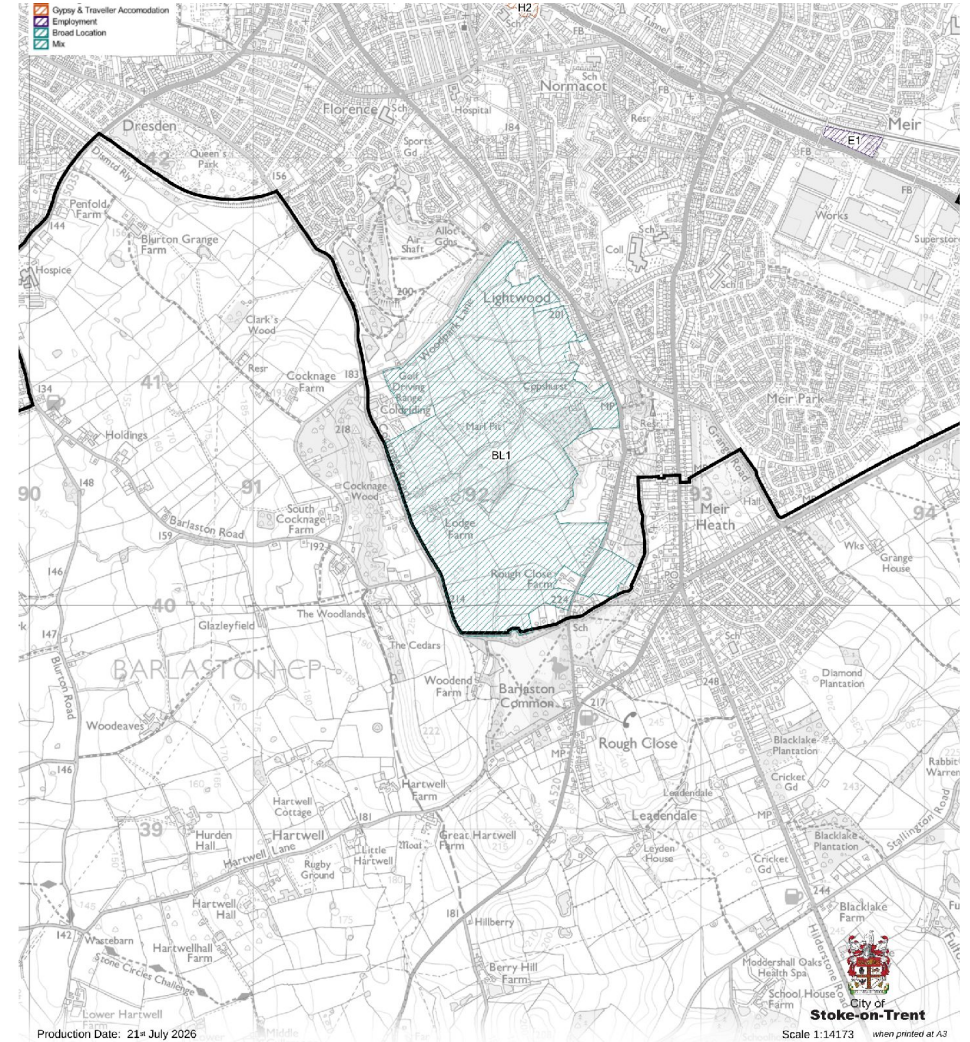


Why I am here

Local resident perspective

“I’m here as a local resident. I live locally and I feel very strongly about this proposal.”

- We chose this area for its semi-rural character, green space and wildlife.
- My children attend a local school; this landscape is part of our daily life.
- I trusted the long-standing Green Belt protection would be respected.
- My view: brownfield first — build up, not out.



What is being proposed?

The headline numbers in the Regulation 19 material

3,000

homes

113.19

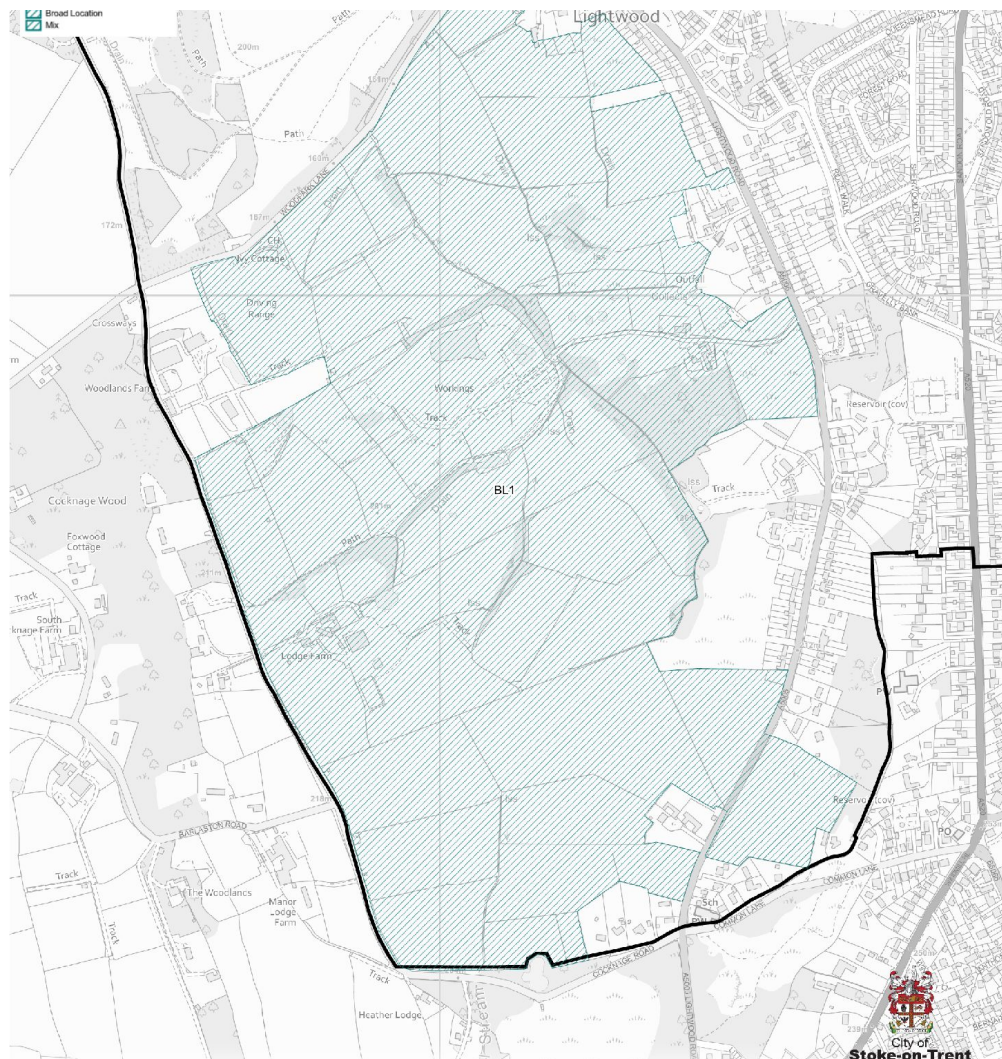
hectares

26.5

gross dwellings per
hectare

BL1 is not only by far the largest housing allocation in the plan; it combines that exceptional scale with one of the highest gross housing densities.

The allocated area may not be representative of landowners consent to sell or not



Government annual local housing need figures

Area	Previous figure	Labour revised figure	Change
Stoke-on-Trent	700 a year	948 a year	+35.4%
London	99,822 a year	around 87,992 a year	roughly -11.9%

Sources: Stoke-on-Trent City Council, Housing Delivery Test Action Plan; MHCLG Indicative Local Housing Need figures, December 2024; London Assembly Research Unit.

Population

3,000

homes

c.7,200 people

2.4 residents per household, based on Census 2021 for England.

c.1500 dependent children nb. not the same as school places

Data Source: Using the Census 2021 average, 3,000 homes could accommodate around 1,500 dependent children.

Blythe Bridge comparison

- Blythe Bridge & Forsbrook (excluding Caverswall etc)
- 2,949 households
- 6,798 residents

Data source: Census 2021

Cars and journeys

3,000

homes

est. 3,600+ owned vehicles available to households

National Travel [Survey.gov](https://www.gov.uk): Reports that 22% of households have no vehicle, 44% have one, and 34% have two or more - this is based on national figures, not location specific

c.7,000 driver trips per day from 3,000 homes

[gov.uk](https://www.gov.uk) in 2024, people in England made an average of **357 car-driver trips per person per year**. $7,200 \text{ residents} \times 357 \text{ car-driver trips} \div 365 =$ approximately 7,040 car-driver trips per day

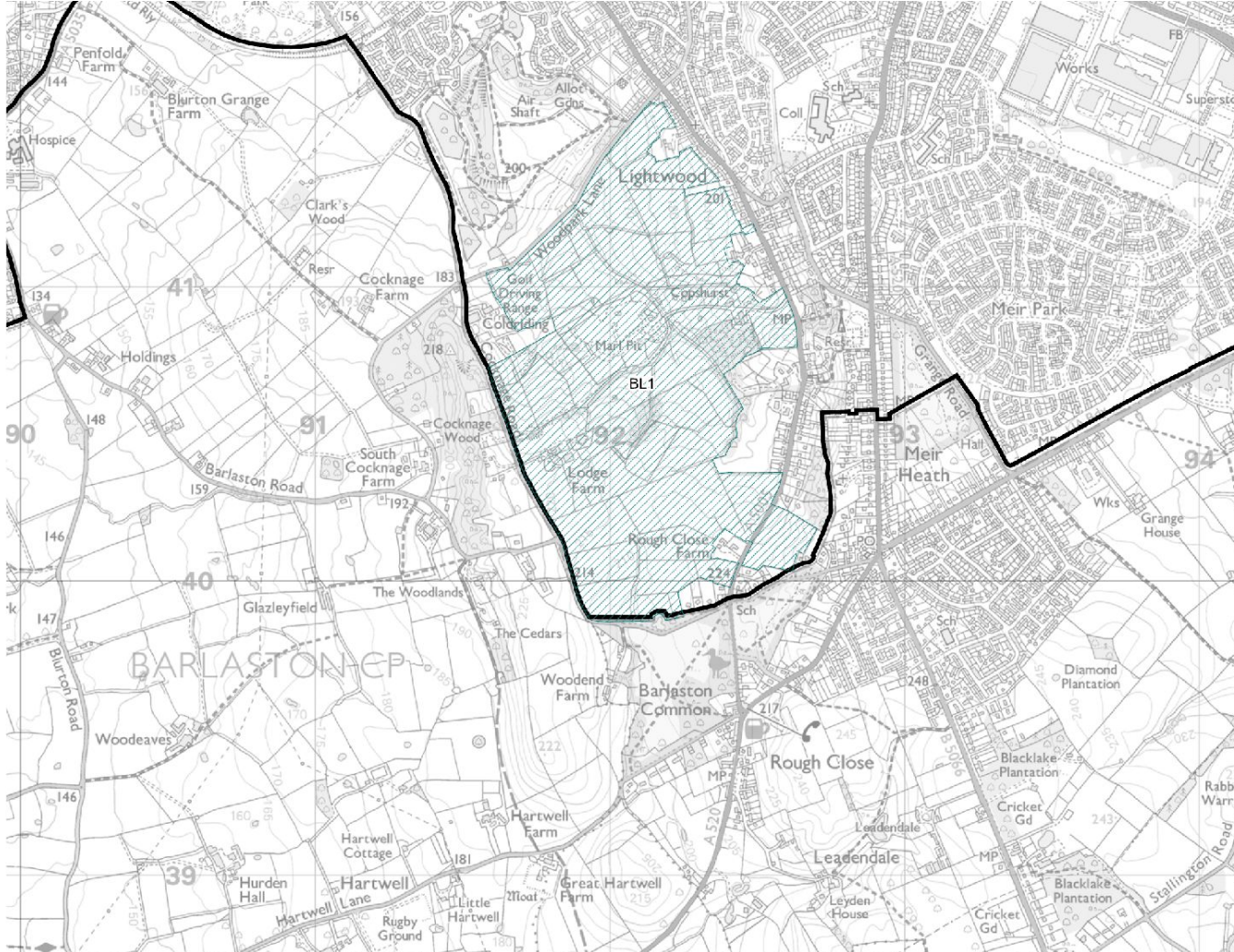
est.480-600 deliveries and servicing vehicle movements per day

Source data: Indicative estimates using Census-based population assumptions and Department for Transport National Travel Survey 2024 averages. Delivery and servicing estimate based on a working residential transport benchmark; subject to source verification.

Cross boundary impact & transport

A strategic allocation between several existing communities

Key question: where will the traffic actually go?



- The effects would not sit neatly inside one council boundary.
- Traffic and service pressure are likely to spread into surrounding communities.
- Routes toward the A50, A34, M6, Lightwood, Meir Heath, Rough Close, Cocknage and Barlaston all need testing.
- BL1 currently has limited public transport, with only a few weekday daytime buses through Lightwood and more frequent routes running around Meir and Meir Park and no immediate rail transport

Local Services Impact

3,000

homes

Potential additional demand

- **c.750 primary school places**
- **c.390 secondary school places**
- **c.47,500 GP appointments each year**
- Additional demand on hospitals, ambulances, dentistry, pharmacies and community care

Utilities and water

- England faces a projected **5 billion-litre daily water shortfall by 2055**
- Nine major new reservoirs are planned nationally, with wider water-industry warnings about supply shortfall.
- Around **7,200 new residents could require close to 1 million litres of water each day**
- What local water, sewerage and drainage upgrades would BL1 require — and when?

Source data: Indicative estimates using Department for Education pupil-yield averages, NHS England appointment activity and an estimated population of 7,200. Actual demand depends on housing mix, occupancy and resident demographics.

Sources: Environment Agency; Defra; Water UK; Severn Trent statutory water-resource plans.