

## 1. Background and National Requirement

### **Background**

- 1.1 This is the second detailed statement of the five year housing land supply situation that Newcastle-Under-Lyme Borough Council has produced. This statement provides updated information on housing delivery and land availability from the period 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014 and then projects the land supply situation over the next five year period from 2014 to 2019.
- 1.2 This year's statement includes a schedule of sites that make up the five year supply. This has been provided in order to provide as much transparency as possible over the calculation of the five year supply figures. This schedule of sites is shown in the appendix to this Statement.

### **Introduction**

- 1.3 Local Planning Authorities are required to assess whether they can meet the housing requirement for their area. Paragraph 47 of the National Planning Policy Framework (NPPF) requires that Local Planning Authorities identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. To be considered 'deliverable', sites should be available now, offer a suitable for location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 1.4 Whether the Council can demonstrate a 5 year supply of 'deliverable' housing is important as it affects how planning applications for new housing are determined. Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, and paragraph 14 states that where relevant policies are out-of-date then planning permission for should be granted unless material considerations indicate otherwise and the adverse impacts of development would significantly and demonstrably outweigh the benefits or specific policies in the NPPF would restrict development.
- 1.5 This statement demonstrates the extent to which current proposals in the Borough contribute to a five year supply of deliverable housing sites. Information on the Council's supply of housing land is updated once a year on 31st March to reflect the annual position. This year we have included an analysis of the housing completion figures over the past five years as well as over the plan period since 2006. This is considered a reasonable approach in order to determine whether or not the borough has

persistently under delivered against its housing targets and also to compare the previous five years delivery with the projected requirements for the next five years to 2019.

## 2. Current Housing Requirement and Past Delivery

### Housing Requirement

- 2.1 The Borough's housing target is set by the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted October 2009). 5,700 net new dwellings are to be delivered in the borough in the period 2006 to 2026, averaging 285 new dwellings per year.

### Delivery against the Housing Requirement

- 2.2 The amount of completions over the past five years, and also over the plan period so far, is shown in Table 1 below. A schedule of sites with completed dwellings is shown in the appendix to this statement.

**Table 1: Net number of completions 2006-14**

<b>Monitoring year</b>	<b>Delivery – net number of completions</b>
2006-07	208
2007-08	142
2008-09	277
2009-10	207
2010-11	183
2011-12	251
2012-13	414
2013-14	295
<b>Total Completions 2006-14</b>	<b>1,977</b>
<b>Average per year 2006-14</b>	<b>247</b>
<b>Total Completions 2009-14 (most recent five year period)</b>	<b>1,305</b>
<b>Average per year 2009-14</b>	<b>261</b>

- 2.3 Over the first eight years of the plan period (2006-2014), 2,280 dwellings would need to have been delivered to ensure continued progress towards meeting the Core Spatial Strategy target. A total of 1,977 new dwellings have been delivered so far over this period, leaving a current shortfall of 303 dwellings. This is a decrease from last year's shortfall of 313 dwellings.

## Managing Shortfall in Housing Delivery

- 2.4 In response to the policy direction of the National Planning Policy Framework (NPPF) and the Government's drive to promote house building, Planning Inspectors, through planning appeal decisions, have recommended the use of the 'Sedgefield approach' to managing shortfall in housing delivery. This requires any shortfall in housing delivery to be made up within the next 5 year period rather than spreading it over the remaining years of the plan period.
- 2.5 Following this approach, a total of 1,728 net new dwellings would need to be delivered in the next five years. This comprises of the plan target to deliver 285 dwellings per year (1,425 dwellings over five years) plus the shortfall the existing shortfall of 303 dwellings. This would indicate a revised annual target of just under 346 new dwellings per year – i.e. the target is now 1730 dwellings over the next 5 years.

## 3. Current Housing Land Supply

### Housing Land Supply

- 3.1 The identified housing land supply for the next five year period is 999 dwellings. This comprises:-

**Table 2: Site availability 2014-19**

Sites currently under construction as of 31 <sup>st</sup> March 2014 or with unimplemented planning permissions	759
Sites without planning permission	240
<b>Total</b>	<b>999</b>

- 3.2 Two sites that currently have no valid planning permission have been included in the housing supply. Apedale Road South (13/00525/OUT) and Linley Trading Estate (13/00625/OUT) are both currently awaiting s106 agreements to be signed before approval can be issued. Ongoing negotiations on these schemes are aiming to incentivise early delivery of these housing sites. It is therefore considered that there is a realistic prospect of delivering 160 dwellings on the Apedale South site and 80 dwellings on the Linley Trading Estate site within the 5-year period.
- 3.3 A schedule of sites showing the current availability for housing development is shown in the appendix to this statement.

## Windfall Allowance

- 3.4 Paragraph 48 of the NPPF suggests that local authorities should make an allowance for windfall development in their five year supply if there is compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. Windfall sites are defined as those which have not specifically been identified as available in the Local Plan process. A windfall allowance should take account of the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends.
- 3.5 Table 4 shows the trend in delivery of windfall sites over the plan period since 2006. These typically comprise of changes of use and conversions and sites not already identified in the SHLAA.

**Table 4: Windfall calculation**

	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	
Conversions and changes of use	28	22	18	39	3	16	25	18	
Sites not identified in the SHLAA	45	19	30	8	18	11	6	15	
Total	73	41	48	47	21	27	31	33	
<b>Average per year</b>									<b>40</b>

- 3.6 There has been a consistent delivery of windfall development, ranging between 21 and 73 dwellings each year since 2006 and averaging 40 dwellings per year. This suggests that it is appropriate to continue applying a windfall allowance of 40 dwellings per year. This allowance is applied for the latter two of the upcoming five years (i.e. 2017-19), as this avoids duplicating or double counting windfall developments that currently benefit from planning approval.
- 3.7 Applying a windfall allowance of an additional 80 dwellings to the existing available land supply of 999 dwellings results in a total land availability figure of 1,079 dwellings.

## 4. Five Year Housing Land Supply

### Five Year Housing Land Supply Excluding a Buffer

- 4.1 Section 5 sets out how the five year land supply figure is calculated. The five year deliverable housing land supply figure for the period 2014-2019 is 3.12 years. Table 3 below compares the previous five year housing supply figures from the first eight years of the plan period. The Table shows that the five year supply has been decreasing in recent years, although this year it has decreased at a slower rate than the preceding years. This is due to the shortfall of housing being reduced as a result of housing completion rates being above the plan target for the past two years. The amount of additional housing required to be delivered for the next five year period has therefore also decreased.

**Table 3: Five year housing land supply**

Five year land supply period	Five year housing land supply in years	Difference from Previous Year
2007 - 2012	5.5	N/A
2008 - 2013	6.4	+0.9
2009 - 2014	5.7	-0.7
2010 - 2015	5.1	-0.6
2011 - 2016	4.74	-0.36
2012 - 2017	3.98	-0.76
2013 - 2018	3.27	-0.71
2014 - 2019	3.12	-0.15

### Five Year Housing Land Supply Buffer

- 4.2 The National Planning Policy Framework requires an additional buffer of 20% of the five year housing requirement, moved forward from later in the plan period, where the local authority has a record of persistent under delivery.
- 4.3 The NPPF does not specify how “persistent under delivery” of housing should be assessed, however as shown in Table 1 the borough under-delivered against the annual housing target of 285 dwellings per year in the first six years of the plan period.
- 4.4 Applying a 20% buffer this year increases the total requirement for the next five years from 1,728 to 2,074 dwellings. When this requirement is compared against the current identified availability of housing land over the next five years (1,079 dwellings), there is a need to find suitable sites for an additional 995 dwellings. This represents an increase of approximately 50 from the last monitoring year.

- 4.5 The most recent two years have seen the delivery of new housing exceed the annual housing target. If this trend continues in to future monitoring years then the Council will consider the potential to remove the additional 20% buffer for persistent under delivery of housing development and instead will apply a 5% buffer.

## 5. Calculation of the Five Year Housing Land Supply

Five year housing supply 2014-19	Calculation	Units
Core Strategy housing requirement 2006-26		5,700 dwellings
Total net housing completions as of 31 March 2014		1,977 dwellings
Remaining Core Strategy housing requirement (Core Strategy housing requirement minus net completions)	$5,700 - 1,977$	3,723 dwellings
Annual rate required to meet housing requirement (Core Strategy housing requirement divided by number of years in plan period)	$5,700 / 20$	285 dwellings
Shortfall over plan period so far (Total of annual rate minus actual net delivery)	$(285 \times 8) - 1,977$	303 dwellings
Five year housing supply target (annual target x 5) plus shortfall from plan period	$(285 \times 5) + 303$	1,728 dwellings
Average annual rate to meet target including shortfall	$1,728 / 5$	345.6 dwellings
Annual windfall allowance		40 dwellings per year
Annual windfall allowance for two years (2017-19, to avoid double counting existing planning approvals)	$40 \times 2$	80 dwellings
Sites identified in the five year housing supply		999 dwellings
Five year housing land supply identified including windfall allowance	$999 + 80$	1,079
<b>Five year housing supply (excluding buffer)</b>	<b><math>1,079 / 345.6</math></b>	<b>3.12 years</b>
Five year housing supply target including shortfall plus 20% buffer	$1,728 \times 1.2$	2,074 dwellings
Percentage of land supply required including 20% buffer	$(1,079 / 2,074) \times 100$	52%
<b>Shortfall in the capacity of deliverable housing sites identified including a 20% buffer</b>	<b><math>2,074 - 1,079</math></b>	<b>995</b>

## Appendix: Schedule of Sites Forming the Five Year Housing Land Supply Calculation (Completions and Availability)

### Newcastle-under-Lyme

Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Net Dwellings Completed 2013-14 <sup>1</sup> :	Remaining Site Capacity at 01/04/2014:
CN47	50 King Street, Newcastle	99/786/COU, 12/00219/FUL	Change of use from offices to residential house (multiple occupancy)	1	0	1
CN97	2A Poplar Avenue, Cross Heath	04/00664/FUL	Change of use and conversion of part of ground floor and whole of first floor to provide 3 flat units	3	0	3
CN251	9 Brunswick Street, Newcastle	06/00520/FUL 07/00370/FUL 09/00286/FUL 12/00559/FUL	Change of use of first and second floors to six residential units	6	0	6
CN297	31 Ironmarket, Newcastle	08/00070/LBC 08/00072/FUL 08/00072/EXTN	Conversion of first and second floors to six apartments	6	0	6
CN309	26A Watlands View, Porthill, Newcastle	08/00713/COU 11/00206/FUL	Change of Use from retail to residential use	1	1	0
CN382	Woodhouse Farm, Apedale Road, Wood Lane, Stoke On Trent	11/00336/COU	Change of use from detached dwelling into two semi-detached dwellings	1	1	0
CN385	Woodsman Cottage, Maer Estates Cottages, Maer	N/A – permitted development	Holiday let to a dwelling	1	1	0
CN386	137 London Road, Chesterton	11/00390/FUL	Change of use from Retail to Residential	1	1	0
CN394	Liverpool Road Surgery,	11/00633/COU	Change of use of former doctors	1	0	1

<sup>1</sup> This column shows completions in the monitoring year 2013-14 and does not show the total number of completions per site.

Five year housing supply assessment for Newcastle under Lyme: 1 April 2014 to 31 March 2019

Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Net Dwellings Completed 2013-14 <sup>1</sup> :	Remaining Site Capacity at 01/04/2014:
	128 Liverpool Road, Cross Heath		surgery to residential			
CN398	11A Milehouse Lane, Newcastle	11/00438/FUL	Formation of 3 no. dwellings from 1 no. existing dwelling	2	0	2
CN399	36 High Street, Newcastle	11/00674/FUL	Conversion of existing two bed apartment to 2 one bedroom apartments	1	1	0
CN402	120 King Street, Newcastle	12/00613/FUL	Alterations to existing building to provide 2 additional flats	2	2	0
CN404	36 High Street, Newcastle	11/00674/FUL	Conversion of existing two bed apartment to 2 one bedroom apartments	1	0	1
CN405	The Globe Inn, 53 High Street, Silverdale	13/00046/FUL	Change of use of first floor living accommodation to form 2 one bedroom flats	1	1	0
CN406	2 Sparrow Terrace, Porthill, Newcastle	13/00329/FUL	Change of use of existing former shop and retention of existing dwelling to form 2no. self contained flats	1	1	0
CN410	20 King Street, Newcastle	13/00224/FUL	Conversion of 1st floor showroom to 3 apartments	3	3	0
CN412	6 Silverdale Road, Newcastle	13/00671/COU	Change of use from hairdressers to a single residential dwelling	1	0	1
CN413	Garage, Cemetery Road, Knutton	13/00559/FUL	Increase of existing residential accommodation from one to two apartments	1	0	1
CN414	First & Second Floor Offices, Rectory Chambers, 40 Ironmarket, Newcastle	13/00901/COUNOT	change of use of first floor offices to 4 self contained apartments	4	0	4
CN415	52 King Street, Newcastle	N/A	Change of use of 2 <sup>nd</sup> floor office to C3 flat	1	1	0



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CN416	56 King Street, Newcastle	N/A	Change of use of first and second floors to residential	1	1	0
CN417	Land Adj 7 Claydon Crescent, Clayton	10/00271/FUL	Extension of existing detached dwelling to form a pair of semi-detached dwellings	1	1	0
CN418	Richard Jacobs Pension & Trustee Services Ltd, 18 Water Street, Newcastle	14/00010/FUL	Change of use from offices (B1) to house of multiple occupation	1	0	1
N579	Junction of Peake St./Costwold Ave., Silverdale	12/00669/FUL	3no. residential townhouses	3	3	0
N623	Land Adjacent To Gaunts Hatch, Sandy Lane, Newcastle	98/00617/FUL 99/00788/FUL 04/00010/FUL 08/00711/FUL 10/00197/FUL 13/00364/FUL	Proposed dwelling house	1	0	1
N648A	Land off Keele Road, Newcastle	99/00341/OUT 03/00790/REM 07/00156/REM 07/00755/REM 07/00939/REM 08/00081/REM 08/00614/REM 09/00078/FUL 11/00430/FUL	Residential development; 280 houses and apartments (11/00430/FUL increased this by another 13 dwellings)	293	21	0
N663	Land Adjacent 261 Dimsdale Parade West, Wolstanton Newcastle	01/00108/OUT 04/01208/OUT 07/00421/FUL 12/00148/OUT 12/00225/OUT 13/00868/REM	Erection of two detached dwellings	2	0	2

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		13/00847/REM				
N664	Former Wolstanton Colliery (South), Wolstanton, Newcastle	99/00918/FUL 01/00943/REM 04/01116/FUL 07/00517/FUL 09/00077/FUL 08/00462/FUL 08/00990/FUL 11/00129/FUL	Residential development; 237 dwellings	237	17	24
N695	Garden Of 4 Bradwell Lane, Porthill, Newcastle	03/00087/FUL 08/00205/FUL 08/00205EXTN	Pair of semi-detached dwellings	2	0	2
N732	17 Edward Avenue Newcastle	04/00984/OUT 13/00226/OUT 13/00934/REM	Detached dwelling	1	0	1
N747	Highland Nurseries Bungalow, Cross May Street, Newcastle	05/00880/OUT 08/00747/OUT 11/00526/REM	Proposed detached bungalow	1	0	1
N753	25 Newport Grove, Chesterton	06/00472/FUL 08/00543/FUL 13/00238/FUL	Erection of three dwellings	3	0	2
N761	C E Jones And Son, 7 Victoria Street, Newcastle	06/00749/FUL 07/01145/FUL 07/01145/EXTN	Construction of eight two storey, two bedroom houses	8	0	8
N766	Silverdale Colliery, Scot Hay Road, Silverdale	06/00337/OUT 07/00598/FUL 09/00136/OUT 09/00698/REM	Residential development for 300 no. dwellings	225	50	15
N766a	Silverdale Colliery, Scot Hay Road, Silverdale	06/00337/OUT 07/00598/FUL 09/00136/OUT 09/00698/REM	Residential development for 300 no. dwellings (affordable housing element)	75	15	7
N767	Land At Sutton Street,	06/01175/OUT	Proposed residential	4	0	4

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	Chesterton	08/00532/FUL 08/00923/REM 09/00617/FUL 13/00020/FUL	development of 4 No. one bed apartments			
N769	Former GEC Site, Lower Milehouse Lane, Newcastle	07/00127/OUT 09/00600/OUT 11/00266/REM	Residential development; 160 dwellings; 130 dwellings; 127 dwellings	127	30	68
N773	Site Of Former Pumphouse, Adjacent 36 Daleview Drive, Newcastle	07/00796/OUT 12/00678/OUT	Demolition of former pumphouse and erection of one detached dwelling	1	0	1
N777	Land At Site Of 41 To 43 Wolstanton Road, Chesterton	07/1040/FUL 07/1040/EXTN	Erection of a pair of semi detached dwellings	2	0	2
N781	Former Builders Store, Adjacent 40 Lawson Terrace, Porthill, Newcastle	08/00065/OUT 11/00091/OUT	Erection of 2 storey dwelling house	1	0	1
N787	May Cottage, Brampton Road, May Bank, Newcastle	07/00673/OUT 09/00685/FUL 09/00685/EXTN	Erection of two, four bedroom detached dwellings	2	0	2
N789	Land between 21 & 23 Jason Street, Newcastle	08/00407/FUL 08/00407/EXTN 12/00572/FUL	New detached dwelling	1	1	0
N792	148 Crackley Bank, Newcastle	08/00145/FUL 11/00203/FUL	Erection of two semi detached dwellings	2	0	2
N796	8 Daly Crescent, Silverdale	08/00832/FUL	Construction of a pair of dwellings	2	2	0
N801	1 Poolfields Avenue, Newcastle	09/00097/OUT 09/00097/EXTN	Erection of dwelling	1	0	1
N812	Spice Avenue, Silverdale Road, Poolfields	10/00445/FUL 13/00181/FUL	Demolition of existing restaurant and construction of 5 houses for student accommodation	5	5	0

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N814	Cherry Hill Farm, Cherry Hill Lane, Silverdale	10/00551/FUL	Dismantling of former farm outbuilding and erection of 3 residential units	3	0	3
N815	Corona Park, Sandford Street, Chesterton	10/00480/FUL	Erection of 16 terraced dwellings	16	4	12
N821	High View, Sandy Lane, Newcastle	11/00077/FUL	Replacement dwelling <i>(Note: demolition of existing property accounted for in previous monitoring years)</i>	1	1	0
N822	Woodhouse Farm, Apedale Road, Newcastle	11/00281/FUL	Erection of a dwelling	1	1	0
N824	The Hill, 18 Sandy Lane, Newcastle	11/00362/OUT 11/00640/REM	Erection of one detached dwelling	1	1	0
N825	Former Site Of Silverdale Station And Goods Shed, Station Road, Silverdale	11/00284/FUL	Erection of twenty three houses	23	0	23
N829	Land Adjacent 4 Whitfield Avenue, Newcastle	10/00562/OUT	Erection of detached house	1	0	1
N840	8a Apedale Road, Chesterton	11/00407/OUT 13/00219/FUL	Erection of two dwellings	2	0	2
N870	34 Beasley Place and 96 Beasley Avenue, Chesterton	12/00034/FUL 12/00227/FUL	Construction of 5 No. dwellings	5	0	5
N872	35 Apedale Road, Chesterton	12/00197/FUL	Construction of pair of semi detached dwellings	2	2	0
N873	5 Turnhill Grove, Wolstanton	12/00289/FUL	Proposed detached house	1	1	0
N874	34A Hillport Avenue, Bradwell, Newcastle	12/00360/FUL 13/00024/FUL	Demolition of hairdressing salon and erection of replacement	1	0	1

Five year housing supply assessment for Newcastle under Lyme: 1 April 2014 to 31 March 2019

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			residential accommodation			
N875	Land at Charter Road, Newcastle	12/00036/FUL	Construction of 117 new build dwellings	117	68	49
N876	Thistleberry House, Keele Road, Newcastle	12/00512/FUL	Demolition of existing Thistleberry House and erection of 37 dwellings	37	10	27
N877	126 Milehouse Lane, Newcastle	11/00309/FUL 12/00480/FUL	Erection of detached dwelling	1	0	1
N878	Land Adj 58 Dimsdale View East, Newcastle	12/00223/FUL	Proposed single dwelling	1	1	0
N879	The Orchard, Clayton Road, Newcastle	12/00832/OUT	Erection of detached dwelling	1	0	1
N880	Land At Harrison Street, Newcastle	12/00590/FUL	Erection of 3 terrace dwellings	3	0	3
N881	Land Off Church Walk, Chesterton	12/00793/FUL	Erection of 7 elderly person bungalows	7	1	6
N883	Land Adjacent To 51 Dimsdale View East, Newcastle	13/00037/FUL	Erection of 2 semi-detached dwellings	2	0	2
N884	Former Garages off Brick Kiln Lane, Chesterton	12/00611/FUL	Demolition of the existing garage buildings and erection of a detached dwelling	1	0	1
N885	Land Adjoining 9 Droitwich Close, Silverdale	13/00391/OUT	Proposed detached dwelling	1	0	1
N905	Rosendell Westlands Avenue Newcastle	13/00395/OUT	Erection of 2 semi-detached dwellings	2	0	2
N906	Land Off Brittain Avenue/Rear Of 93 London Road, Chesterton	13/00769/FUL	Proposed detached dwelling	1	0	1
N910	156 - 162 St Bernards	13/00796/FUL	Demolition of 4 dwellings and the	1	0	1

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(DN102)	Road, Knutton		erection of 5 two bedroom terraced dwellings			
N911	Land Adjacent 25 High Street, Silverdale	13/00863/FUL	Two storey dwelling	1	0	1
N912	Land Adjacent 41 Sneyd Terrace Silverdale	13/00228/FUL	Erection of a pair of semi-detached houses	2	0	2
N913	Midland House, London Road, Chesterton	12/00118/OUT	Proposed demolition of existing industrial building and erection of 14no. new dwellings and retail/commercial units	14	0	14
N914	Land at Church Lane/ Cherry Hill Lane, Knutton	13/00853/FUL 13/00988/FUL	Construction of 7 houses for student accommodation	7	0	7
N915	53 High Street, Knutton	14/00023/FUL	Demolish existing house and garage. Replace with two new two storey houses	1	0	1
N/A <sup>2</sup>	Apedale South	13/00525/OUT	Residential development of up to 350 dwellings	350	0	160
<b>TOTALS:</b>				<b>1,690</b>	<b>249</b>	<b>498</b>

<sup>2</sup> Awaiting signing of s106 agreement. Assumed delivery of 40 dwellings per year from 2015 to 2019, remaining capacity identified beyond five year period.

## Kidsgrove

Monitoring Site Reference:	Address:	Planning Application (most recent):	Brief Description:	Total New Dwellings Proposed (net):	Net Dwellings Completed 2013-14 <sup>3</sup> :	Remaining Site Capacity at 01/04/2014:
CK85	Chapel Manor, 11 Station Road, Newchapel	13/00550/PLD	Certificate of lawful development for proposed change of use from dwellinghouse to a young person residential home	-1	-1	0
CK86	95 Liverpool Road East, Kidsgrove	13/00698/FUL	Two additional apartments	2	0	2
CK87	Former Police Station, Ravenscliffe Road, Kidsgrove	14/00008/FUL	Change of use of former Kidsgrove Police Station to 6 no. one bedroom apartments and 3 no. two bedroom apartments	9	0	9
K322 <sup>4</sup>	Linley Trading Estate, Linley Road, Talke	13/00625/OUT	Erection of up to 139 dwellings	139	0	80
K380	80 - 82 Church Street Butt Lane Kidsgrove	99/00281/OUT 02/00356/OUT 05/00391/OUT 12/00636/OUT	Erection of a detached dwelling	1	0	1
K394	Former Talke Social Club, Coalpit Hill, Talke	00/00530/OUT 03/00828/REM 07/00996/FUL 07/01051/FUL 08/00014/FUL	Residential development	8	3	5
K448	Garages Congleton Road Butt Lane Kidsgrove	06/01119/OUT 07/00483/FUL 07/00483/EXTN	Erection of two detached dwellings	2	2	0
K453	Land At West Avenue, Kidsgrove	06/00777/OUT 10/00244/REM	Residential development comprising 87 dwellings	87	32	0

<sup>3</sup> This column shows completions in the monitoring year 2013-14 and does not show the total number of completions per site.

<sup>4</sup> Awaiting signing of s106 agreement. Assumed delivery of 20 dwellings per year from 2015 to 2019, remaining capacity identified beyond five year period.

Five year housing supply assessment for Newcastle under Lyme: 1 April 2014 to 31 March 2019

Monitoring Site Reference:	Address:	Planning Application (most recent):	Brief Description:	Total New Dwellings Proposed (net):	Net Dwellings Completed 2013-14 <sup>3</sup> :	Remaining Site Capacity at 01/04/2014:
		11/00237/OUT				
K458	16 And 18 Skellern Street, Butt Lane, Kidsgrove	08/00150/FUL 08/00150/EXTN	Erection of a pair of terraced dwellings	2	0	2
K459	17 St Saviours Street, Butt Lane	08/00715/OUT 08/00715/EXTN 13/00043/REM	Two dwellings	2	1	1
K465	Imperial Works, Coalpit Hill, Talke	09/00599/OUT 09/00599/EXTN	Residential development of 32 dwellings	32	0	32
K467	24 Sands Road, Harriseahead	10/00054/FUL	Detached bungalow	1	0	1
K468 (DK19)	30 High Street, Mow Cop	10/00184/FUL 10/00429/FUL 11/00227/FUL	Demolition of existing dwelling and erection of four bedroom detached dwelling	0	1	0
K471	Mill Heath, Mere Lake Road, Talke	10/00206/OUT 11/00493/FUL	Replacement dwelling	0	0	1
K472	Land Adj 4 High Street, The Rookery, Kidsgrove	10/00367/OUT 10/00705/FUL	Erection of detached bungalow	1	0	1
K473	Former Squires, Copper Mount Road, Kidsgrove	10/00278/OUT 10/00278/EXTN	12 dwellings	12	0	12
K475	20 Lincoln Road, Kidsgrove	11/00569/FUL	Erection of two storey detached dwelling	1	0	1
K476	Former Castle View Works High Street Harriseahead	11/00563/FUL	Erection of detached dwellinghouse	1	0	1
K477	Site Of The Galley, William Road, Kidsgrove	11/00494/FUL	Proposed development of 10 new town houses	10	0	10
K478	Methodist Church Chapel Street Butt Lane	11/00656/FUL	Erection of 2 two bedroom dwellings, one 4 bedroom detached dwelling and 6 one bedroom apartments	9	0	9



Monitoring Site Reference:	Address:	Planning Application (most recent):	Brief Description:	Total New Dwellings Proposed (net):	Net Dwellings Completed 2013-14 <sup>3</sup> :	Remaining Site Capacity at 01/04/2014:
K479	Land Adjacent 119 Jamage Road, Talke Pits	11/00692/OUT	Erection of detached dwelling	1	0	1
K481	Land Adjacent 19 Grove Avenue, Kidsgrove	12/00169/DEEM4 13/00402/FUL	1 no. Pair of new semi detached properties	2	0	2
K483	The Club At Newchapel, Pennyfields Road, Newchapel	12/00271/FUL 13/00972/FUL	Demolition of existing club and erection of 9 dwellings	9	0	9
K484	St Saviours Church Church Street Rookery	12/00295/OUT	Demolition of a church and erection of detached dwelling	1	0	1
K485	Land South Of West Avenue, West Of Church Street And Congleton Road, And North Of Linley Road, Butt Lane, Kidsgrove	12/00127/OUT	Residential development of 172 dwellings	172	0	172
K486	Land Adjacent 18 Sands Road, Harriseahead	12/00490/DEEM4	Erection of a detached dwelling	1	0	1
K487	Land Adjacent 79 Ravenscliffe Road, Kidsgrove	12/00640/OUT	Erection of a single dwelling house	1	0	1
K488	Land At The Rear Of 66 Windmill Avenue Kidsgrove	12/00621/OUT	Erection of a dormer bungalow	1	0	1
K489	3 Freedom Drive, Kidsgrove	12/00805/FUL	Erection of detached dwelling	1	0	1
K490	95 Jamage Road Talke Pits	13/00477/OUT	Demolition of existing dwelling for a proposed residential development	9	0	9
K491	Former Childrens Home, 31A Westmoreland Avenue,	13/00367/FUL	Demolition of former care home and erection of 2 dwellings	2	0	2

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	Kidsgrove					
K492	Land Rear Of 11A - 19 Moorland Road, Mow Cop	12/00282/OUT	Erection of two detached dwellings	2	0	2
K497	Land Between 8 And 10 Bank Street, Kidsgrove	13/00342/FUL	2 duplex apartments	2	0	2
K498	Land Site Of 5 And 7 Wright Street, Butt Lane	13/00495/FUL	New Detached Dormer Bungalow	1	0	1
K499	The Skylark, High Street, Talke	13/00103/FUL	Demolition of public house and erection of 14 dwellings	14	0	14
K500	33 - 33A Lower Ash Road, Kidsgrove	13/00171/FUL	Demolition of existing buildings and construction of 7no. houses and 2no. maisonettes	9	0	9
K501	Land Off Slacken Lane, Kidsgrove	13/00623/FUL	Erection of 4 dormer bungalows and 1 bungalow	5	0	5
K502	20 The Avenue Kidsgrove	13/00190/FUL	Erection of detached dwelling	1	0	1
<b>TOTALS:</b>				<b>552</b>	<b>38</b>	<b>402</b>

## Rural

Monitoring Site Reference:	Address:	Planning Application (most recent):	Brief Description:	Total New Dwellings Proposed (net):	Net Dwellings Completed 2013-14 <sup>5</sup> :	Remaining Site Capacity at 01/04/2014:
CR38	Woodlands Hall, Bignall End Road, Bignall End	97/00892/COU 12/00660/COU	Change of use from dwelling to residential institution	-1	0	-1
CR81	Upper Farm Shut Lane Head Whitmore	01/00059/FUL 05/00401/FUL	Redevelopment of redundant farm buildings to provide two residential units	2	0	1
CR91	Bougheys Mill, Waggon Road, Audley	00/00334/FUL 02/00162/FUL	Conversion of mill to dwelling	1	1	0
CR98	Elms Farm, Newcastle Road, Balterley	01/00348/FUL 05/00803/FUL	conversion of redundant farm buildings to two houses	2	1	0
CR150	Pear Tree Lake Farm, Balterley Green Road, Balterley	04/01154/FUL 06/00911/FUL	Conversion of barn/agricultural building to two dwellings	2	1	0
CR157	Land Adjacent The Bradburys Winnington	04/01283/COU 04/01283/EXTN	Change of use of redundant agricultural buildings to single residential unit	1	0	1
CR161	Shortfields Farm Nantwich Road Audley	05/00743/FUL	Conversion of farm buildings into residential unit	1	0	1
CR194	Hillside Farm Knowlbank Road Audley	08/00804/FUL 08/00804/EXTN	Conversion of two barns to form three dwellings	3	0	3
CR204	4 & 5 Rompers Row Chorlton Moss Lane Hill Chorlton	10/00067/FUL	Conversion of two cottages to single dwelling	-1	1	0
CR214	Old Hall, Poolside, Madeley	10/00416/FUL	Conversion and extension of outbuilding into living accommodation	1	0	1

<sup>5</sup> This column shows completions in the monitoring year 2013-14 and does not show the total number of completions per site.

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CR221	House 82 Keele University Whitmore Road Keele	11/00415/COU	Change of use from offices to residential use	1	0	1
CR228	Whitmore Riding School Shut Lane Head Whitmore	11/00504/FUL	Change of use of existing brick and tile barn into a single dwelling	1	1	0
CR229	Acton Methodist Church Acton	11/00198/FUL	Change of use of chapel to one dwelling	1	1	0
CR230	Wall Farm 99 Nantwich Road Audley	12/00189/FUL	Conversion of agricultural buildings to form five dwellings	5	0	5
CR232	Madeley Police Station, Newcastle Road, Madeley	11/00685/FUL	Change of use of Police Station to one single dwelling	1	1	0
CR235	Parkfields Farm Park Lane Audley	13/00469/FUL	Proposed conversion of barn to residential unit	1	0	1
CR237	Nags Head Farm Nantwich Road Blackbrook	13/00599/FUL	Conversion of 3 holiday lets into single dwelling	1	0	1
CR238	60 Chapel Street, Bignall End	13/00121/FUL	Change of use from residential dwelling to public house	-1	0	-1
CR240	Station Stores, Newcastle Road, Whitmore	13/00756/COU	Change of use from residential to hairdressing salon	-1	0	-1
CR241	Oakdene Farm, Great Oak Road, Bignall End	13/00627/FUL	Conversion of barn to dwelling	1	0	1
CR242	Barn South Of 12 Station Road Madeley	12/00209/FUL	Conversion of existing barn into 3 dwellings	3	0	3
CR243	15 -17 Nantwich Road Audley	13/00203/FUL	Conversion of existing dwelling into two dwellings	1	0	1
CR244	Pool Side Farm, Red Hall Lane, Halmerend	13/00938/FUL	Change of Use from 2no. holiday lets to form a single dwelling	1	0	1
CR245	Rye Hills Farm, Rye Hills	13/00540/FUL	Proposed barn conversion to residential	1	0	1
R454	Land Adjacent To 10 Boon Hill, Bignall End	98/00262/OUT 03/00464/FUL 06/00156/FUL	New detached dwelling	1	0	1

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		07/00985/REM 09/00543/FUL 09/00543/EXTN				
R513	Plot 34 Eastwood Rise, Baldwins Gate	06/01088/FUL 06/01088/EXTN 12/00301/FUL	Detached dwelling	1	0	1
R515	Green Bungalow Newcastle Road Loggerheads	02/00625/FUL 05/00337/FUL 05/00337/EXTN	Demolition of existing bungalow and construction of two bungalows	1	0	1
R528	Wrinehill Garage, Main Road, Betley	03/00086/FUL 06/00984/FUL 08/00631/FUL	7 residential units	7	0	7
R559	The Croft, Newcastle Road, Loggerheads	05/00159/FUL 05/00159/EXTN 05/00159/EXTN2	Detached bungalow	1	0	1
R560	The Old Boars Head, 288 Heathcote Road, Halmerend	04/01333/OUT 08/00046/REM	Erection of four dwellings	4	0	4
R572	Butterton Nurseries, Park Road, Butterton	10/00621/FUL	Two detached bungalows	2	0	2
R579	Rose Cottage, 183 Holloway Lane, Aston	05/00813/DEEM4 07/01127/OUT 07/01127/EXTN 11/00666/FUL	Retention and refurbishment of existing dwelling and barn structures to form living accommodation	0	0	0
R580	Spring Bank, New Road, Bignall End	13/00394/FUL	Two detached dwellings	2	0	2
R592	Land Opposite 1 Church Villas, The Butts, Church Lane, Betley	04/01067/FUL 10/00435/FUL 12/00338/FUL	Erection of detached dwelling	1	0	1
R605	New Hall, Former M E Pierpoint And Son, New Road, Bignall End	07/00650/FUL 07/00650/EXTN 13/00877/FUL	Demolition of existing building and erection of detached two storey dwelling and detached	2	0	2

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			bungalow			
R611	Land Adj To Westfields Farm, Pinewood Road, Ashley	04/01052/OUT 08/00959/REM	Erection of Agricultural workers bungalow	1	0	1
R614	Brook House (Former T K Phillips Workshop), Moss Lane, Madeley	07/01009/OUT 08/00635/OUT 11/00006/REM 12/00028/FUL	Erection of a pair of semi detached dwellings	3	1	2
R617	51 Ravens Lane, Stoke On Trent	08/00251/FUL 12/00297/FUL	Erection of detached dwelling	1	0	1
R620	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	08/00686/OUT 08/00686/EXTN	Erection of two detached dwellings	2	0	2
R623	Land Rear Of 186 High Street, Off Podmore Lane, Halmerend	08/00623/FUL 12/00085/FUL	Erection of detached dwelling	1	0	1
R642	Land Adjacent 10 And 8A, Boon Hill, Bignall End	12/00168/FUL	Erection of two storey dwelling	1	0	1
R644	Land Rear Of Boars Head High Street Halmerend	12/00388/OUT	Erection of 8 dwellings	8	0	8
R646	Land Adjacent To 28 Newcastle Road Madeley	12/00785/FUL	Proposed three bedroom detached dwelling	1	0	1
R647	Land Adjacent 288 Heathcote Road, Miles Green	12/00659/FUL	Erection of a detached bungalow	1	0	1
R648	Land Rear Of 2 Newcastle Road, Madeley	12/00655/OUT	Erection of a detached dwelling	1	0	1
R650	19A Newcastle Road,	13/00295/FUL	Erection of a detached dwelling	1	0	1

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	Loggerheads					
R651	Sherringham, Apedale Road, Wood Lane, Stoke On Trent	13/00344/OUT	Erection of detached dwelling	1	0	1
R652	Land Adjoining 28 Albert Street, Bignall End	13/00249/FUL	Erection of 3 town houses	3	0	3
R653	The Sheet Anchor, Newcastle Road, Whitmore	13/00145/OUT	Demolition of existing warehouse/playbarn and the erection of 4 dwellings	4	0	4
R654	Land Adjacent To 6 New Row Monument View Madeley Heath	13/00396/OUT	Erection of two semi detached cottages	2	0	2
R655	Land Adjacent To 2 Watlands Road Bignall End	13/00182/FUL	Proposed detached dormer bungalow	1	0	1
R656	Blue Bell Inn New Road Wrinehill	13/00065/FUL	Demolition of former public house. Erection of 5 No. Houses & 2 No. Apartments	7	0	7
R679	Land Adjacent To 189 Heathcote Road Miles Green	13/00474/OUT	Proposed Dwelling House	1	0	1
R680	Garages On Land Adjacent 59 Vernon Avenue Audley	13/00542/FUL	Erection of four 2 bedroom semi-detached dwellings	4	0	4
R683	1 Chapel Street Bignall End	13/00579/OUT	Demolition of a detached dwelling and new residential development	2	0	2
R684	Land Off Watering Close Newcastle Road Baldwins Gate	13/00551/OUT	4 residential dwellings	4	0	4
R685	Land Off Rowney	13/00816/FUL	Construction of 6 affordable new	6	0	6

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	Close, Loggerheads		2 bed 4 person semi-detached dwellings			
R686	Former St Marys Church Wharf Terrace Newcastle	13/00978/FUL	Demolition of redundant chapel and provision of detached two storey dwelling	1	0	1
R688	Rowley House Moss Lane Madeley	14/00009/FUL	Single dwelling in the grounds of Rowley House	1	0	1
R689	Land South Of Netherley Former Allotment Gardens, Newcastle Road, Madeley	13/00822/OUT	Single dwelling	1	0	1
<b>TOTALS:</b>				<b>108</b>	<b>8</b>	<b>99</b>