

Newcastle-under-Lyme Borough Council

5 Year Housing Land Supply Statement: 2015-2020

October 2015 mid-year update

1. Background

- 1.1 This statement provides a mid-year update to the five year housing land supply position in Newcastle-under-Lyme at April 2015. It updates the information on the delivery of residential development in the borough for the six month period from 1st April 2015 through to 30th September 2015 and sets out the availability of land for housing development over the next five years from 2015 to 2020.
- 1.2 The previous statement published in July 2015 was based on the 2012 household projections for the borough. At the time it was made clear that this was not a reliable basis for calculating the borough's housing requirement because it did not take in to consideration key factors such as the long term economic and housing market trends. It was stated at the time that a more robust basis for the calculation was an objectively assessed need set out in a Strategic Housing Market Assessment (SHMA).
- 1.3 A final version of a SHMA has now been produced which covers both Newcastle-under-Lyme and Stoke-on-Trent. This will be published together with the proposed Joint Local Plan Issues Paper consultation document in February 2016. The SHMA provides a range of full, objectively assessed housing needs for both local authority areas which, according to the SHMA, together form the housing market area.
- 1.4 It is not however possible to use the range of objectively assessed housing needs identified within the SHMA to produce a mid-year estimate of the five year housing land supply in the borough. This is because the range set out in the SHMA is for the entire housing market area whereas the figures set out in this paper apply to Newcastle borough alone. Consequently a calculation across the housing market area would be required in order to consider the full, objective assessment of housing needs identified in the SHMA. At this stage it is only possible to apply the housing need figures for the borough that were an input to the objective assessment of housing across the housing market area.
- 1.5 The borough council have prepared this mid-year update to indicate the direction of travel in terms of housing needs but this is no substitute for the full, objectively assessed housing needs across the entire housing market area. The calculation in this statement is therefore an interim position and not a definitive five year housing land supply position.

- 1.6 The intention is that the next update to the five year housing land supply calculation will be based on the objectively assessed need range for the housing market area. It is expected that this will be published in time to inform the development of Spatial Options for the Joint Local Plan, which is currently anticipated to be subject to public consultation in July 2016.

2. Policy Context

- 2.1 Paragraph 47 of the NPPF requires Local Planning Authorities to annually identify and update a supply of specific deliverable sites sufficient to provide five years worth of housing against the housing requirements for the area. To be considered 'deliverable', sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular the NPPF points out that the development has to be viable in order to be considered to be deliverable.
- 2.2 Previous statements before April 2015 had used the Core Spatial Strategy housing target as the basis for calculating the five year housing land supply position. However following the publication of the national Planning Practice Guidance (PPG), the borough council has acknowledged that this plan target may no longer adequately reflect current housing needs as it was based on evidence that informed the revoked West Midlands Regional Spatial Strategy Phase 2 Revision.
- 2.3 Work is underway on the new Joint Local Plan, which will set a new plan target for both Newcastle-under-Lyme and Stoke-on-Trent. However as this is not yet at a stage where it can provide a new, single housing target for the borough to measure the housing land supply against, this mid-year update considers the housing need evidence for the borough that is presented in the SHMA, which is an input to the objective assessment of housing needs across the housing market area. It must be restated at this point that as a consequence of this, the housing need figures for the borough do not constitute the full, objective assessment of housing needs as they do not apply across the housing market area.
- 2.4 As a result, this mid-year update can only provide an interim and indicative picture of potential housing land supply in Newcastle-under-Lyme borough alone, and not across the housing market area. This would require an equivalent calculation across both local authority areas in order to encompass the housing market area.

3. Housing Needs

- 3.1 The SHMA projects housing needs across the housing market area from 2013 through to 2039. This takes in to account past population growth, future population growth from natural change (births and deaths),

migration in and out of the area and projections of economic growth that would require growth in the working age population.

- 3.2 To inform this objective assessment, the borough's range of housing needs is identified as follows:
- **At least 367 new dwellings per annum are required in order to support likely population-led growth**
 - **At least 679 new dwellings per annum are required in order to support economic-led growth**
- 3.3 This range forms the basis for calculating this mid-year update to the five year housing land supply.

4. Measuring Past Delivery

- 4.1 To ensure choice and competition in the market, the NPPF requires local planning authorities to add an additional 5% buffer to their housing requirements over the next five years. Where there has been a record of persistent under-delivery, this buffer is to be increased to 20%.
- 4.2 In order to determine whether or not there has been persistent under-delivery of new housing in the borough, we need to look at previous trends of house building. The projection of housing needs within the SHMA covers the period from 2013 through to 2039, and so it is possible to measure housing completions against these projected needs for the two and a half year period since 2013. This is illustrated in Table 1 below.

Table 1: Housing Delivery 2013-2015

Monitoring period:	Net dwellings completed:	Lower end of range:	Delivery against lower end:	Upper end of range:	Delivery against upper end:
2013-14	295	367	-72	679	-384
2014-15	219	367	-148	679	-460
01/04/15 to 30/09/15 ¹	92	184	-92	340	-248
Total:	606	918	-312	1,698	-1,092
Average per year:	243	367	-124	679	-436

- 4.3 This shows that the delivery of new housing has been below both the lower and the upper ends of the housing need range since 2013, leading

¹ As this is a six month period, the annual requirement figures have been halved and rounded to the next whole figure

to shortfalls of 312 dwellings at the lower end of the range and 1,092 at the upper end of the range.

- 4.4 It should be noted that two and a half years is a very short period to be measuring past delivery of housing development, as this does not provide a balanced picture of longer term fluctuations in the housing market. Taking a longer term view over the ten year period preceding 2013 there was only one year where more than 367 dwellings were completed (414 new dwellings completed in 2012-13). Furthermore, previous five year housing land supply statements identified that the borough had consistently under delivered against the Core Spatial Strategy plan target of 285 new dwellings per year, which is a lower requirement than that presented within this report.
- 4.5 It is therefore considered appropriate to apply a 20% buffer to the requirement over the next five years, rather than a 5% buffer.
- 4.6 Table 1 identifies that a shortfall of between 312 and 1,092 dwellings may have accumulated due to past under delivery against the range of housing needs. This will be added on to the housing requirement for the next five years before applying the 20% buffer.
- 4.7 There may be an argument to suggest that past shortfall against the Core Spatial Strategy plan target for the years preceding 2013 should also be added to the requirement over the next five years. According to figures contained within the 2013 Five Year Housing Land Supply Statement this would suggest an additional requirement for a further 313 dwellings to be provided in the borough over the next five years. However, in accordance with recent case law², the borough council does not consider it to be appropriate to add this additional housing shortfall derived from past performance against the Core Spatial Strategy plan requirement as this is based on a different (and outdated) evidence base, and the SHMA has already taken account of previous under delivery in the housing market as part of its calculation of future housing needs.

5. Housing Requirement over the Next Five Years

- 5.1 As with the measurement of past delivery in section 4, both the lower and the upper ends of the housing need range are used in calculating the requirement for the next five years. The shortfalls and 20% buffer identified above are also applied to this calculation.

² Zurich Assurance Ltd v Winchester City Council [2014] 578 (Admin) (18 March 2014)

Table 2: Additional housing requirements for next five years

Calculation Stages:		Lower end of range:	Upper end of range:
A	Annual requirement:	367	679
B	Requirement for next five years (Ax5):	1,835	3,395
C	Existing shortfall:	312	1,092
D	SUB TOTAL (B+C):	2,147	4,487
E	20% buffer (D÷5):	430	898
F	Total requirement for next five years (D+E):	2,577	5,385
G	Revised annual target (F÷5):	516	1,077

6. Housing Land Supply for the Next Five Years

- 6.1 The Appendix to this report lists all sites included in the current housing land supply. This includes all sites with existing planning approval or Planning Committee resolutions for approval as at 1st October 2015. Six further sites without planning approval are also included in the supply due to the landowner or agent providing sufficient evidence that they are highly likely to be delivered in the next five years.
- 6.2 The inclusion of these additional sites that do not currently have planning approval follows the national Planning Practice Guidance. Details of these sites and the reasons for including them are as follows:
- Wilmot Drive, Cross Heath (100 dwellings) – this is a deliverable SHLAA site (no. 337) that has been included because the landowner has given sufficient assurance that planning approval is to be sought within a year and that 100 new dwellings (out of a total of 240) can be delivered within the next five years. It is also identified as a development site in the Knutton and Cross Heath Development Sites (Phase 1) Supplementary Planning Document.
 - Ashfields New Road, Cross Heath (42 dwellings) – this is a deliverable SHLAA site (no. 9775) that has been included because the planning agent had previously given sufficient assurance that planning approval is to be sought and that all dwellings proposed on the site can be delivered before 2017. A full planning application has now been received for this site (15/00699/FUL).

- The Hawthorns, Keele (75 dwellings) – this is a deliverable SHLAA site (no. 40) that has previously had a planning application for 92 dwellings refused at appeal (13/00424/FUL) on the grounds of harm to heritage assets. Despite this refusal, the Borough Council considers that the principle of residential development on this site is acceptable, but considers that the refused scheme involved an overdevelopment of the site. The appeal decision appears to concur with this view as some of the dwellings were deemed to contribute to the wider harm caused by the proposal. Deducting such dwellings from the capacity of the refused scheme suggests that a lower capacity of 75 dwellings may be more appropriate. A new planning application has been received for this site (15/01004/FUL) but this was received after 1st October 2015 and so it isn't taken in to account within this report.
- Walton Grove/Coppice View, Talke Pits (10 dwellings) – this is a deliverable SHLAA site (no. 11) that has been included because the landowner has given sufficient assurance that development can be delivered within the next five years. A planning application has also been received for this site (15/00956/FUL) but again this was received after 1st October 2015 and so it isn't taken in to account within this report.
- Land rear of 166-168 Bradwell Lane, Bradwell (5 dwellings) – this is a deliverable SHLAA site (no. 53) that has been included because the landowner has given sufficient assurance that development can be delivered within the next five years.
- Hillport Avenue, Bradwell (6 dwellings) – this is a deliverable SHLAA site (no. 131) that has been included because the landowner has given sufficient assurance that development can be delivered within the next five years.

6.3 Taken together, these additional sites contribute 238 new dwellings to the supply of housing land over the next five years.

6.4 The remainder of the housing land supply is made up of sites with planning approval and two sites that were resolved to be permitted at Planning Committee but are awaiting the signing off of Section 106 agreements. Some of the sites with planning approval have already had some housing development completed on them and these completions are taken in to account in section 4. The remaining capacity of these approved sites once completions have been deducted is 1,728 new dwellings.

7. Windfall Allowance

7.1 Paragraph 48 of the NPPF states that local planning authorities can 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 be realistic and have regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends.

- 7.2 The table below shows the past trends in windfall site completions since 2013. These typically comprise of changes of use and conversions and sites not already identified in the published SHLAA.

Table 3: Calculation of the windfall allowance

Year:	Windfall Completions		Total:
	Change of use/ Conversions:	Sites not identified in the SHLAA:	
2013-14	18	15	33
2014-15	24	2	26
01/04/15 to 30/09/15	32	9	41
Average per year:			40

- 7.3 A windfall allowance of 40 dwellings per year for the last two years of the next five year period is carried forward in to the housing land supply calculation in the next section. This figure is applied to the last two years (i.e. 2018-2020) in order to avoid any duplication with existing planning approvals which are likely to be built in the next three years.
- 7.4 Table 4 below summarises all of the capacity included within this statement. Details of all of the sites included in the supply are set out in the appendix to this report.

Table 4: Housing site supply 2015-2020

Source of Supply:	Dwellings:
Remaining capacity of sites with planning approval at 1 st October 2015:	1,728
Capacity of sites with no planning approval but anticipated to deliver new housing prior to 2020:	238
Windfall allowance:	80

Total:	2,046
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8. Housing Land Supply Calculation

- 8.1 The previous sections of this report explain all of the different considerations that need to be factored in to calculating the supply of housing land. This section brings together all of these factors to determine how the capacity of land for housing development in the borough compares with the requirement over the next five years.
- 8.2 The basic calculation to determine this is the amount of housing land available (the supply) divided by the annual requirement (the housing need). This is set out in Table 5 below.

Table 5: Calculation of the housing land supply

Calculation Stages:		Lower end of range:	Upper end of range:
A	Housing requirement 2015-2020:	2,577	5,385
B	Annual Requirement (A÷5):	516	1,077
C	Total Housing Land Supply:	2,046	2,046
Number of years of housing land supply when measured against the requirement (C÷B):		3.97	1.90

- 8.3 The Table indicates that the borough cannot demonstrate a five year supply of housing land against any part of the housing need range. The overall capacity of sites in the supply has increased since 1st April 2015, however this has not been enough to meet the increased housing need figures identified within the SHMA. An additional 531 new dwellings would be required in the supply to meet the lower end of the need range, and an additional 3,339 new dwellings would be required in the supply to meet the upper end of the need range.
- 8.4 It is worth restating at this point that national policy requires housing needs to be met across the housing market area (i.e. both Newcastle-under-Lyme and Stoke-on-Trent) and that the objective assessment of housing needs is no substitute for an up to date housing requirement set within an adopted local plan. The housing requirement and the land supply position

in both Newcastle-under-Lyme and Stoke-on-Trent are to be refined as work on the Joint Local Plan progresses.

- 8.5 Therefore, whilst this mid-year update provides an indicative picture of the five year housing land supply position when considered against more up to date housing need evidence from the SHMA, it cannot carry the full weight of an assessment of site supply against an adopted local plan housing target.

Appendix: Schedule of Sites

Table 1: Newcastle

Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
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	0	3
CN177	39 Watlands View, Porthill	03/00800/FUL	Extension and change of use of former shop to 2 flats	2	0	0	2
CN251	9 Brunswick Street, Newcastle	12/00559/FUL	Change of use of first and second floors to six residential units	6	0	6	0
CN398	11A Milehouse Lane, Newcastle	15/00245/FUL	Change of use from residential to care facility	-1	0	-1	0
CN399	15 - 21 Brunswick Street, Newcastle	15/00351/COUN OT	Change of use of offices to 8 dwellings	8	0	8	0
CN400	13A King Street, Newcastle	15/00350/COUN OT	Change of use of office building to dwellinghouse	2	0	0	2
CN401	Treetops, 32 Lancaster Road, Newcastle	15/00450/PLD	Proposed use of dwelling for provision of care	-1	0	0	-1
CN402	538 Etruria Road, Basford, Newcastle	15/00609/FUL	Change of use from residential dwelling to commercial	-1	0	0	-1
CN413	Garage, Cemetery Road, Knutton	13/00559/FUL	Increase of existing residential accommodation from one to two apartments	1	0	0	1

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CN414	First & Second Floor Offices, Rectory Chambers, 40 Ironmarket, Newcastle	13/00901/COUN OT	change of use of first floor offices to 4 self contained apartments	4	0	3	1
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	0
CN419	Former Gradeworld Premises, 31 Dimsdale Parade East, Newcastle	14/00234/FUL	Conversion of existing building to 4 no. flats	4	0	0	4
CN420	38-40 Dimsdale Parade East, Newcastle	14/00392/FUL	Conversion of shop to 2 houses	2	0	0	2
CN421	16 St. Bernards Road, Knutton	14/00596/FUL	Conversion of existing two bedroom dwelling to 2 no. one bedroom flats	1	0	0	1
CN422	106 Lancaster Road, Newcastle	15/00071/COU	Change of use from hotel to dwelling	1	0	1	0
CN423	83 High Street, Silverdale	15/00255/FUL	Conversion of existing dwelling to form 4no Bedsits	4	0	0	4
CN424	2 -8 Hickman Street, 1-3 High Street, Newcastle	15/00126/COUN OT	Change of use from existing office to 2 residential apartments	2	0	0	2
CN425	5 Grosvenor	15/00196/FUL	Conversion of basement to	1	0	0	1

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	Gardens, Newcastle		residential				
N528	Land adjacent to High View, Sandy Lane, Newcastle	14/00131/FUL	Erection of a detached dwelling	1	0	0	1
N614	Builders Yard, Queen Street, Chesterton	13/00192/FUL	Erection of 4 dwellings	4	0	0	4
N663	Land Adjacent 261 Dimsdale Parade West, Wolstanton Newcastle	13/00847/REM	Erection of two detached dwellings	2	0	0	2
N747	Highland Nurseries Bungalow, Cross May Street, Newcastle	11/00526/REM	Proposed detached bungalow	1	0	0	1
N753	25 Newport Grove, Chesterton	13/00238/FUL	Erection of three dwellings	3	2	1	0
N767	Land At Sutton Street, Chesterton	13/00020/FUL	Proposed residential development of 4 No. one bed apartments	4	0	0	4
N769	Former GEC Site, Lower Milehouse Lane, Newcastle	11/00266/REM	Residential development; 127 dwellings	127	81	27	19
N771	Former Victoria Court, Brampton Road, May Bank	14/00521/FUL	Proposed development of six residential dwellings	6	0	0	6
N773	Land Adj 36 Daleview Drive Newcastle	14/00680/FUL	Erection of a detached dwelling	1	0	1	0

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N775	Land adjacent to Sainsbury's, Ashfields New Road, Cross Heath	N/A (SHLAA site)	42 dwellings	42	0	0	42
N786	Former Chesterton Servicemen's Club, Sandford Street, Chesterton	08/00800/REM	Mixed use development including new clubhouse, dwellings and commercial unit.	19	0	0	19
N787	May Cottage, Brampton Road, May Bank, Newcastle	09/00685/FUL 09/00685/EXTN	Erection of two, four bedroom detached dwellings	2	0	0	2
N792	148 Crackley Bank, Newcastle	14/00256/FUL	Erection of two semi detached dwellings	3	0	0	3
N797	31 Southlands Avenue, Wolstanton	08/00388/FUL	Demolition of existing bungalow and erection of four town houses	3	0	0	3
N799	Former T G Holdcroft, Knutton Road, Wolstanton	14/00968/FUL	Erection of 31 retirement dwellings	31	0	0	31
N810	Land Adj Chesterton Lodge Care Home, Loomer Road, Chesterton	15/00138/OUT	5 detached single storey dwellings	5	0	0	5
N814	Cherry Hill Farm, Cherry Hill Lane, Silverdale	10/00551/FUL	Dismantling of former farm outbuilding and erection of 3 residential units	3	0	0	3
N815	Corona Park, Sandford Street,	10/00480/FUL	Erection of 16 terraced dwellings	16	4	0	12

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	Chesterton						
N825	Former Site Of Silverdale Station And Goods Shed, Station Road, Silverdale	11/00284/FUL	Erection of twenty three houses	23	0	0	23
N828	Oxford Arms, Moreton Parade, May Bank	15/00421/FUL	Six pairs of semi-detached houses to provide 12 no. dwellings	12	0	0	12
N840	8a Apedale Road, Chesterton	13/00219/FUL	Erection of two dwellings	2	0	0	2
N877	126 Milehouse Lane, Newcastle	12/00480/FUL	Erection of detached dwelling	1	0	0	1
N879	The Orchard, Clayton Road, Newcastle	14/00798/FUL	Erection of 2 detached dwellings	2	0	0	2
N883	Land Adjacent To 51 Dimsdale View East, Newcastle	13/00037/FUL	Erection of 2 semi-detached dwellings	2	0	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	0	1
N885	Land Adjoining 9 Droitwich Close, Silverdale	14/00729/FUL	Proposed semi-detached dwellings	2	0	2	0
N905	Land adjacent to Rosendell Westlands Avenue Newcastle	15/00199/FUL	Erection of 2 semi-detached dwellings	2	0	0	2
N906	Land Off Brittain	13/00769/FUL	Proposed detached	1	0	0	1

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	Avenue/Rear Of 93 London Road, Chesterton		dwelling				
N911	Land Adjacent 25 High Street, Silverdale	13/00863/FUL	Two storey dwelling	1	0	0	1
N912	Land Adjacent 41 Sneyd Terrace Silverdale	13/00228/FUL	Erection of a pair of semi-detached houses	2	0	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	0	14
N915	53 High Street, Knutton	14/00023/FUL	Demolish existing house and garage. Replace with two new two storey houses	1	0	0	1
N916 ³	Apedale South	13/00525/OUT	Residential development of up to 350 dwellings	350	0	0	180
N917	Bickerton Bros. 141-143 London Road, Chesterton	14/00086/OUT	Residential development consisting 4 no. dwellings	4	0	0	4
N918	Priory Day Centre, Lymewood Grove, Newcastle	14/00284/FUL	Demolition of day care centre and the construction of 13 new single storey dwellings	13	0	0	13
N919	Land adjacent 16 Vale Street,	14/00341/FUL	Erection of a pair of semi-detached houses	2	0	0	2

³ Assumed delivery of 60 dwellings per year from 2017 to 2020, remaining capacity identified beyond five year period.

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	Silverdale						
N920	Land at High Street, Silverdale	14/00342/FUL	Residential development - 4 terraced houses	4	0	0	4
N921	Land at junction of Church Street and Chapel Street, Silverdale	14/00437/FUL	Erection of 6 flats	6	0	0	6
N922	29 Harrowby Drive, Newcastle	14/00456/FUL	Demolition of existing single dwelling and construction of two replacement dwellings	1	0	1	0
N923	Chapel Court, Chapel Street, Silverdale	14/00531/FUL	Erection of 4 houses and 2 flats	6	0	0	6
N924	Homestead/May Place Former Day Centre, May Place, Brampton Road, Newcastle	14/00476/FUL	65 apartment Extra Care scheme	65	0	0	65
N925	Site of 10 Milehouse Lane, Newcastle	14/00764/FUL	Erection of a four bedroom detached house	1	0	0	1
N926	Land between 105-109 Newcastle Street, Silverdale	14/00647/OUT	Erection of a dwelling	1	0	0	1
N927	Land off Lichfield Close, Silverdale	14/00855/FUL	Erection of 8 dwellings	8	0	0	8
N928	35 Palatine Drive, Chesterton	14/00902/FUL	Detached dwelling	1	0	0	1
N929	Land adjacent 44	14/00840/OUT	Erection of detached	1	0	0	1

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	Vale Street and 8 The Crescent, Silverdale		dwelling				
N930	Garage, Nash Street, Knutton	14/00958/OUT	Erection of two semi-detached houses	2	0	0	2
N931	Land opposite superstore, Lyme Valley Road, Newcastle	14/00472/FUL	Erection of 6 dwellings	6	0	0	6
N932	Newcastle Baptist Church, London Road, Newcastle	14/00477/FUL	Erection of 22 residential apartments	22	0	0	22
N934	Blackburn House, The Midway, Newcastle	14/00778/COUN OT	Prior notification for change of use from office building to 147 serviced apartments	147	0	0	147
N935	Land off Watermills Road, Chesterton	13/00974/OUT	Residential development of up to 65 dwellings	65	0	0	65
N936	Former Randles Ltd, 35 Higherland, Newcastle	15/00077/OUT	Erection for up to 12 dwellings	12	0	0	12
N937	Land adjoining 53 Sparrow Terrace, Newcastle	15/00019/OUT	Proposed detached dwelling	1	0	0	1
N938	Land adjoining 46 Mount Pleasant, Newcastle	14/00785/OUT	Erection of a detached dwelling	1	0	0	1
N939	Former Playground, Cheddar Drive,	14/00886/OUT	Erection of 4 semi-detached houses	4	0	0	4

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	Silverdale						
N940	Garage Site Adjacent 7 The Rookery, Newcastle	15/00081/OUT	Erection of one pair of semi-detached houses	2	0	0	2
N941	Garage Site, Walton Place, Chesterton	15/00164/FUL	Erection of 4 No, 2 bed semi detached houses.	4	0	0	4
N942	Land Adjacent 44 Vale Street, Silverdale	15/00231/FUL	Erection of a 2 bedroom detached dormer bungalow	1	0	0	1
N943	Workshop, May Street, Silverdale	15/00556/OUT	Erection of 4 dwellings	4	0	0	4
N944	Land Adjacent To 48 Victoria Street, Chesterton	15/00626/OUT	The construction of 2no. 2 bed 4 person Town Houses	2	0	0	2
N945	Former Garage Site 6 -7 Calvert Grove, Wolstanton	15/00653/OUT	The construction of a pair of 2 bed 4 person semi-detached houses.	2	0	0	2
N946	Former Maxims, Stanier Street, Newcastle	15/00498/FUL	The erection of a care village comprising 28 care apartments	28	0	0	28
53	Land rear of 166-168 Bradwell Lane, Bradwell	N/A (SHLAA site)	5 dwellings	5	0	0	5
131	Hillport Avenue	N/A (SHLAA site)	6 dwellings	6	0	0	6
337	Wilmot Drive, Lower Milehouse	N/A (SHLAA site)	240 dwellings ⁴	240	0	0	100

⁴ 100 out of the 240 dwellings total site capacity are anticipated to be completed within the next 5 years.

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Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
	Lane, Cross Heath						
Newcastle TOTALS:				1,395	87	50	948

Table 2: Kidsgrove

Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
CK34	Police House, 15 Ravenscliffe Road, Kidsgrove	14/00954/FUL	Conversion of former police station reception building to new dwelling	1	0	0	1
CK86	95 Liverpool Road East, Kidsgrove	13/00698/FUL	Two additional apartments	2	0	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	0
CK88	52 Arbour Street, Talke Pits	15/00502/COU	Change of use from residential to short break respite unit	-1	0	0	-1
K322 ⁵	Linley Trading Estate, Linley Road, Talke	13/00625/OUT	Erection of up to 139 dwellings	139	0	0	80
K380	80 - 82 Church Street Butt Lane Kidsgrove	12/00636/OUT	Erection of a detached dwelling	1	0	0	1
K394	Former Talke	08/00014/FUL	Residential	8	3	0	5

⁵ Assumed delivery of 20 dwellings per year from 2016 to 2020, remaining capacity identified beyond five year period.

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Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
	Social Club, Coalpit Hill, Talke		development				
K455 ⁶	Land adjacent 31 Banbury Street, Talke	14/00027/FUL	Erection of 13 new dwellings	13	0	0	13
K462	Land Adjacent 1 Highfield Avenue, Kidsgrove	15/00309/PLD	Erection of a detached dwelling	1	0	0	1
K472	Land Adj 4 High Street, The Rookery, Kidsgrove	10/00705/FUL	Erection of detached bungalow	1	0	0	1
K473	Former Squires, Copper Mount Road, Kidsgrove	14/00235/REM	12 dwellings	12	8	4	0
K476	Former Castle View Works High Street Harseahead	15/00339/FUL	Erection of detached dwellinghouse	1	0	0	1
K478	Methodist Church Chapel Street Butt Lane	14/00266/FUL	Erection of 2 two bedroom dwellings, two semi-detached houses and 6 one bedroom apartments	10	0	0	10

⁶ Resolved to permit at Planning Committee, awaiting signing of S106 agreement

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Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
K481	Land Adjacent 19 Grove Avenue, Kidsgrove	13/00402/FUL	1 no. Pair of new semi detached properties	2	0	0	2
K483	The Club At Newchapel, Pennyfields Road, Newchapel	13/00972/FUL	Demolition of existing club and erection of 9 dwellings	9	0	9	0
K484	St Saviours Church Church Street Rookery	15/00400/REM	Demolition of a church and erection of detached dwelling	1	0	0	1
K485	Land South Of West Avenue, West Of Church Street And Congleton Road, And North Of Linley Road, Butt Lane, Kidsgrove	14/00562/REM	Residential development of 172 dwellings	172	0	1	171
K486	Land Adjacent 18 Sands Road, Harriseahead	14/00004/REM	Erection of a detached dwelling	1	0	1	0
K487	Land Adjacent 79 Ravenscliffe Road, Kidsgrove	15/00562/OUT	Erection of a single dwelling house	1	0	0	1

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Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
K488	Land At The Rear Of 66 Windmill Avenue Kidsgrove	12/00621/OUT	Erection of a dormer bungalow	1	0	0	1
K489	3 Freedom Drive, Kidsgrove	12/00805/FUL	Erection of detached dwelling	1	0	0	1
K490	95 Jamage Road Talke Pits	14/00361/REM	Demolition of existing dwelling for a proposed residential development	9	5	4	0
K491	Former Childrens Home, 31A Westmoreland Avenue, Kidsgrove	13/00367/FUL	Demolition of former care home and erection of 2 dwellings	2	0	0	2
K492	Land Rear Of 11A - 19 Moorland Road, Mow Cop	14/00626/REM	Erection of two detached dwellings	2	0	0	2
K497	Land Between 8 And 10 Bank Street, Kidsgrove	13/00342/FUL	2 duplex apartments	2	0	0	2
K498	Land Site Of 5 And 7 Wright Street, Butt Lane	13/00495/FUL	New Detached Dormer Bungalow	1	0	0	1

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Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
K499	The Skylark, High Street, Talke	13/00103/FUL ⁷	Demolition of public house and erection of 14 dwellings	14	0	0	14
K500	33 - 33A Lower Ash Road, Kidsgrove	15/00452/FUL	8 houses	8	0	0	8
K501	Land Off Slacken Lane, Kidsgrove	13/00266/FUL	Erection of 6 bungalows	6	0	0	6
K502	20 The Avenue Kidsgrove	13/00190/FUL	Erection of detached dwelling	1	0	0	1
K503	Former Garages, Gloucester Road, Kidsgrove	14/00890/DEEM3	Residential development for up to 8 dwellings	8	0	0	8
K504 ⁸	Former Woodshutts Inn, Lower Ash Road, Kidsgrove	14/00767/FUL	Construction of 22 affordable dwellings	22	0	0	22
K505	Land at William Road and Warwick Close,	14/00801/FUL	Erection of 5 dwellings	5	0	0	5

⁷ A new planning approval (15/00329/FUL) has been made for 10 dwellings on this site, however the earlier approval listed in the table remains extant and can still be implemented for 14 dwellings.

⁸ Resolved to permit at Planning Committee, awaiting signing of S106 agreement

Monitoring Site Reference:	Address:	Planning Application (most recent):	Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
	Kidsgrove						
K506	Former Garage Site, St Martins Road, Talke Pits	15/00560/OUT	Change of use to residential dwelling house	1	0	0	1
K507 ⁹	Land at West Avenue, Kidsgrove	15/00368/OUT	Residential development for 44 dwellings	44	0	0	44
11	Walton Grove/Coppice View, Talke Pits	N/A (SHLAA site)	10 dwellings	10	0	0	10
Kidsgrove TOTALS:				520	16	28	417

⁹ Resolved to permit at Planning Committee, awaiting signing of S106 agreement

Table 3: Rural Area

Monitoring Site Reference:	Address:	Planning Application (most recent):	Brief Description:	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
CR15	Moss Farm, Bower End Lane, Madeley	14/00132/FUL	Conversion of existing rural buildings to 5 no. dwellings	5	0	0	5
CR18	Safex House, 46 Church Street, Audley	15/00402/COUNOT	Change of use of existing office building to dwellinghouse	1	0	0	1
CR38	Woodlands Hall, Bignall End Road, Bignall End	12/00660/COU	Change of use from dwelling to residential institution	-1	0	0	-1
CR81	The Old Dairy House Shut Lane Head Whitmore	14/00839/FUL	Change of use to dwelling	1	0	0	1
CR157	Land Adjacent The Bradburys Winnington	04/01283/EXTN	Change of use of redundant agricultural buildings to single residential unit	1	0	0	1
CR161	Shortfields Farm Nantwich Road Audley	05/00743/FUL	Conversion of farm buildings into residential unit	1	0	1	0
CR164	Oak Tree Barn, Knighton Farm, Bearstone Road, Knighton	14/00434/COU	Change of use of existing dwelling into 2 dwellings	1	0	0	1
CR194	Hillside Farm Knowlbank Road Audley	14/00714/FUL	Conversion of 2 barns to form 4 no. dwellings	4	0	0	4

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CR214	Old Hall, Poolside, Madeley	10/00416/FUL	Conversion and extension of outbuilding into living accommodation	1	0	0	1
CR232	The Old Police Office And House, Newcastle Road, Madeley	15/00405/PLD	Proposed use of property as residential care home for 3 children	-1	0	-1	0
CR238	60 Chapel Street, Bignall End	13/00121/FUL	Change of use from residential dwelling to public house	-1	0	0	-1
CR241	Oakdene Farm, Great Oak Road, Bignall End	13/00627/FUL	Conversion of barn to dwelling	1	0	0	1
CR242	Barn South Of 12 Station Road Madeley	12/00209/FUL	Conversion of existing barn into 3 dwellings	3	0	0	3
CR246	111 High Street, Halmerend	14/00374/FUL	Conversion of 111 High Street to 2no. 2 bed town house	2	0	2	0
CR247	181 Aston, Market Drayton	14/00669/FUL	Conversion of barn connected to former farmhouse to residential use	1	0	0	1
CR248	White Barn Farm, Blackbank Road, Knutton	14/00603/COUNOT	Conversion of existing agricultural building to residential use	1	0	0	1
CR249	Stonetrough Farm, Holly Lane, Harriseahead	14/00336/COUNOT	Change of use of barn to residential use	1	0	0	1
CR250	Rook Hall Farm, Trentham Road, Acton	14/00490/COUNOT	Change of use of milking parlour to residential use	1	0	0	1

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CR251	Gresley Arms, High Street, Alsagers Bank	15/00430/FUL	Conversion of part of pub and living accommodation into 3 bed dwelling	1	0	1	0
CR252	Former Post Office Unit Automatic Exchange, Wilbrahams Walk, Audley	15/00569/FUL	Change of use from business premises to dwelling	1	0	0	1
CR253	Barn, Holly Lane, Harriseahead	15/00098/COUNOT	Conversion of agricultural building to residential use	1	0	0	1
CR254	Holloway Farm, Holloway Lane, Aston	15/00112/COUNOT	Conversion of agricultural building to residential use	1	0	0	1
CR255	Lilac Cottage, Acton Lane, Acton	15/00238/COUNOT	Conversion of agricultural building to residential use	1	0	0	1
CR256	82 Church Street, Audley	15/00500/COU	Conversion of first floor to residential flat and bedsit at the rear.	2	0	2	0
CR257	South East Of Hollycroft Farm, Barn At Land Off Lordsley Lanes, Ashley	15/00613/COUNOT	Conversion of agricultural building to residential use	1	0	0	1
CR258	Rowney Farm, Loggerheads	14/00884/FUL	Change of use from Granny Annex to Detached Dwelling	1	0	0	1
R477	12 Station Road, Madeley	15/00277/FUL	Erection of 4 houses	4	0	0	4
R513	Plot 34 Eastwood Rise, Baldwins Gate	15/00376/FUL	Detached dwelling	1	0	0	1
R528	Wrinehill Garage, Main	08/00631/FUL	7 residential units	7	0	0	7

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	Road, Betley						
R559	The Croft, Newcastle Road, Loggerheads	05/00159/FUL 05/00159/EXTN 05/00159/EXTN2	Detached bungalow	1	0	0	1
R580	Spring Bank, New Road, Bignall End	13/00394/FUL	Two detached dwellings	2	0	0	2
R592	Land Opposite 1 Church Villas, The Butts, Church Lane, Betley	12/00338/FUL	Erection of detached dwelling	1	0	0	1
R605	New Hall, Former M E Pierpoint And Son, New Road, Bignall End	13/00877/FUL	Demolition of existing building and erection of detached two storey dwelling and detached bungalow	2	0	0	2
R614	Old Works Moss Lane Madeley	14/00691/FUL	Erection of detached cottage	1	0	0	1
R617	51 Ravens Lane, Stoke On Trent	12/00297/FUL	Erection of detached dwelling	1	0	0	1
R620	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	14/00459/OUT	Erection of two detached dwellings	2	0	0	2
R623	Land Rear Of 186 High Street, Off Podmore Lane, Halmerend	12/00085/FUL	Erection of detached dwelling	1	0	0	1
R641	Hillberry, Hill Crescent,	15/00301/OUT	Residential development of a three bedroom	1	0	0	1

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	Alsagers Bank		bungalow				
R642	Land Adjacent 10 And 8A, Boon Hill, Bignall End	14/00142/FUL	Detached dwelling	1	0	0	1
R644	Land Rear Of Boars Head High Street Halmerend	15/00588/REM	Erection of 8 dwellings	8	0	0	8
R646	Land Adjacent To 28 Newcastle Road Madeley	12/00785/FUL	Proposed three bedroom detached dwelling	1	0	0	1
R647	Land Adjacent 288 Heathcote Road, Miles Green	12/00659/FUL	Erection of a detached bungalow	1	0	0	1
R648	Land Rear Of 2 Newcastle Road, Madeley	12/00655/OUT	Erection of a detached dwelling	1	0	0	1
R650	19A Newcastle Road, Loggerheads	15/00417/FUL	Erection of a detached dwelling	1	0	1	0
R651	Sherringham, Apedale Road, Wood Lane, Stoke On Trent	13/00344/OUT	Erection of detached dwelling	1	0	0	1
R653	The Sheet Anchor, Newcastle Road, Whitmore	14/00608/REM	Demolition of existing warehouse/playbarn and the erection of 4 dwellings	4	0	0	4
R654	Land Adjacent To 6 New Row Monument View Madeley Heath	13/00396/OUT	Erection of two semi- detached cottages	2	0	0	2
R655	Land Adjacent To 2 Watlands	13/00182/FUL	Proposed detached dormer bungalow	1	0	0	1

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	Road Bignall End						
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	0	7
R660	Land Adj 2 Co Operative Lane, Halmerend	15/00259/OUT	Erection of 2 detached bungalows	2	0	0	2
R679	Land Adjacent To 189 Heathcote Road Miles Green	14/00492/FUL	Proposed detached dwelling	1	0	0	1
R680	Garages On Land Adjacent 59 Vernon Avenue Audley	13/00542/FUL	Erection of four 2 bedroom semi-detached dwellings	4	0	0	4
R683	1 Chapel Street Bignall End	13/00579/OUT	Demolition of a detached dwelling and new residential development	2	0	0	2
R684	Land Off Watering Close Newcastle Road Baldwins Gate	15/00294/REM	4 residential dwellings	4	0	0	4
R685	Land Off Rowney Close, Loggerheads	14/00662/FUL	The construction of 6 new 2 bed 4 person semi-detached dwellings	6	0	0	6
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	0
R688	Rowley House Moss Lane Madeley	14/00009/FUL	Single dwelling in the grounds of Rowley House	1	0	0	1
R689	Land South Of	14/00436/REM	Single dwelling	1	0	0	1

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	Netherley Former Allotment Gardens, Newcastle Road, Madeley						
R690	8 Mow Cop Road, Mow Cop	14/00024/OUT	Demolition of cottage and construction of 4 no. self-contained flats	3	0	0	3
R691	The Crofts, Pinewood Road, Ashley	14/00150/OUT	Erection of detached dwelling	1	0	0	1
R694	Land between 64 and 66 High Street, Wood Lane	14/00273/OUT	Proposed new dwelling	1	0	0	1
R695	The Moss, Moss Lane, Madeley	14/00299/OUT	Proposed new dwelling	1	0	0	1
R696	Land adjacent Cartref, former Old Coal Yard, Rye Hills, Bignall End	14/00322/FUL	Proposed detached bungalow	1	0	0	1
R697	Land rear of 78 to 94 Chapel Street, Bignall End	14/00503/FUL	Proposed 2 no. detached dwellings	2	0	0	2
R698	Land rear of 24 to 36 Heathcote Road, Miles Green	14/00533/FUL	Proposed 4 no. detached bungalows	4	0	4	0
R699	Land between 82 and 88 Harriseahead Lane, Harriseahead	13/00714/FUL	Erection of 1no. detached bungalow	1	0	0	1

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R700	Grange Farm, School Lane, Onneley	13/00739/FUL	Change of use of brick and tile barn into an energy efficient dwelling	1	0	0	1
R701	Moss House Farm, Eardley End Road, Bignall End	13/00755/FUL	Change of use of former barn to two residential market housing units	2	0	0	2
R702	Land off Pepper Street, Keele	13/00970/OUT	Residential development (maximum of 100 dwellings)	100	0	0	100
R703	Land adjacent to Rowley House, Moss Lane, Madeley	13/00990/OUT	Residential development for up to 42 dwellings	42	0	0	42
R705	Land South Of Appleton Cottage, Coneygreave Lane, Whitmore	14/00654/OUT	Residential development comprising of four detached properties	4	0	0	4
R708	The Nurseries, 35 Alsager Road, Audley	14/00731/OUT	5 no. residential units on site of bungalow	4	0	0	4
R709	Land adjoining The Owl House, Tower Road, Ashley	14/00854/FUL	Erection of detached bungalow	1	0	0	1
R710	Land south of Co-Operative Lane, Halmerend	14/00929/OUT	Residential development for two dwellings	2	0	0	2
R711	Red Gates, Haddon Lane, Chapel Chorlton	15/00039/OUT	Erection of a detached dwelling	1	0	0	1
R712	Land off New Road, Madeley	14/00930/OUT	Outline application for the erection of up to 32 dwellings	32	0	0	32
R713	48 High Street,	14/00274/FUL	Demolition of existing	1	0	1	0

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	Rookery		garage and erection of a new detached house				
R714	Land at Baldwin's Gate Farm, Baldwin's Gate	13/00426/OUT	Erection of up to 113 dwellings	113	0	0	113
R715	Land between 36 and 38 Kestrel Drive, Loggerheads	14/00905/OUT	Erection of a detached dwelling	1	0	0	1
R716	Former Fire Station, Church Road, Ashley	15/00017/FUL	Erection of two detached dwellings	2	0	0	2
R717	High Carr Farm, Talke Road, Bradwell	15/00057/FUL	Conversion of existing milking parlour into a new two bedroom detached property	1	0	0	1
R718	Perseverance Mill, Church Lane, Mow Cop	15/00074/COU	Change of use from disused office to residential	1	0	1	0
R719	Cross Winds, Tomfields, Woodlane	15/00129/FUL	Demolition of existing bungalow and erection of 3 bungalows	2	0	0	2
R721	43 Heathcote Road, Miles Green	15/00176/FUL	Erection of detached bungalow	1	0	0	1
R722	Land South West Of Mucklestone Road, West Of Price Close And North Of Market Drayton Road, Loggerheads	15/00202/OUT	Residential development of up to 78 units	78	0	0	78
R723	Land And Buildings Adjacent To	15/00206/FUL	Proposed low-carbon Passivhaus dwelling to replace existing	1	0	0	1

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	Oakdene Farm, Great Oak Road, Bignall End		agricultural building				
R725	Land Adjacent To 3 Shraleay Brook Road, Halmerend	15/00276/OUT	Proposed residential development of 4 no. detached houses	4	0	0	4
R726	Plot 37 Birch Tree Lane, Whitmore	15/00281/FUL	Erection of detached dwelling	1	0	0	1
R727	1-2 Moss Cottages, Moss Lane, Baldwins Gate	15/00319/FUL	Erection of four bedroom detached dwelling	1	0	0	1
R728	Land Adjacent Halcyon, Tower Road, Ashley	15/00353/FUL	Erection of 4 detached houses	4	0	0	4
R729	Silver Birch, Birks Drive, Ashley Heath	15/00435/FUL	Erection of detached bungalow	1	0	0	1
R730	Llysfaen, Newcastle Road, Loggerheads	15/00437/OUT	Demolition of Llysfaen and erection of two 4 bedroom detached dwellings	1	0	0	1
R731	Land To The North East Of Eccleshall Road, South East Of Pinewood Road And North West Of Lower Road, Hook Gate	15/00448/OUT	Erection of up to 16 dwellings	16	0	0	16
R732	43 Heathcote Road, Bignall	15/00467/FUL	Erection of Detached Bungalow	1	0	0	1

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	End						
R733	32 High Street, Mow Cop	15/00476/FUL	Detached house	1	0	0	1
R735	Oaklands, Bent Lane, Whitmore	15/00181/ELD	Use of the property as a private dwelling house without the agricultural occupancy restriction.	1	0	1	0
40	The Hawthorns, Keele	N/A (SHLAA site)	75 dwellings	75	0	0	75
Rural Area TOTALS:				615	0	14	601

	Total New Dwellings Proposed (net):	Completions Prior to 01/04/2015:	Completions 01/04/2015 to 30/09/2015:	Remaining Site Capacity for next 5 years at 01/10/2015:
NEWCASTLE-UNDER-LYME BOROUGH TOTAL:	2,530	103	92	1,966