

Public Document Pack

Date of meeting Thursday, 27th September, 2018
Time 7.00 pm
Venue Astley Room - Castle House
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Planning Committee

AGENDA

PART 1 – OPEN AGENDA

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included on the agenda.
- 3 MINUTES OF PREVIOUS MEETING(S)** (Pages 3 - 10)
To consider the minutes of the previous meeting(s).
- 4 APPLICATION FOR MAJOR DEVELOPMENT. - GRAVEL BANK, MUCKLESTONE ROAD, LOGGERHEADS. MULLER PROPERTY GROUP. 18/00637/OUT** (Pages 11 - 22)
- 5 FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE BOROUGH OF NEWCASTLE-UNDER-LYME COVERING THE FIVE YEAR PERIOD FROM 1 APRIL 2018 to 31ST MARCH 2023** (Pages 23 - 60)
- 6 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972

Members: Councillors Burgess, Mrs J Cooper, Fear (Chair), Maxfield, Northcott, Pickup, Proctor, Reddish (Vice-Chair), Spence, S Tagg, G Williams and J Williams

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

FIELD_TITLE

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

NOTE: THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

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PLANNING COMMITTEE

Tuesday, 11th September, 2018
Time of Commencement: Time Not Specified

Present:- Councillor Andrew Fear – in the Chair

Councillors Burgess, Mrs J Cooper, Maxfield, Northcott, Proctor, Reddish, Spence, S Tagg, G Williams and J Williams

Officers Becky Allen - Landscape Manager, Geoff Durham - Mayor's Secretary / Member Support Officer, Rachel Killeen, Elaine Moulton, Trevor Vernon -Solicitor and Darren Walters

Apologies Councillor(s) Pickup

1. APOLOGIES

Apologies were received from Councillor Pickup.

2. DECLARATIONS OF INTEREST

Councillors' G & J Williams declared an interest in application 18/00657/FUL as owners of the property.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 14 August, 2018 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT WEST AVENUE, KIDSGROVE. WESTLEIGH PARTNERSHIPS LTD, RELEVAN AND RELEVAN PROPERTIES LTD. 18/00239/FUL

Resolved: (a) That, subject to the applicant first entering into a Section 106 agreement by 9th November 2018 to secure a review mechanism of the scheme's ability to make a policy compliant contribution to public open space, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution if found financially viable, and to require a further viability appraisal to be undertaken if the development as constructed is not 100% affordable housing and the payment of a policy compliant contribution if found financially viable :-

The application be permitted subject to the undermentioned conditions:

- (i) Development to be carried out in accordance with

the approved plans (to be listed within the condition) unless otherwise required by condition of the permission.

- (ii) Prior approval of precise details of the following, and implementation of the approved details:
 - Existing and proposed levels, and finished floor levels of the dwellings.
 - All external facing materials and hard surfacing materials.
 - Boundary treatments.
- (iii) Implementation of the recommendations of the Arboricultural Method Statement.
- (iv) Tree protection fencing to be installed in accordance with the submitted details and along the site boundary to the rear of plots 26 to 36.
- (v) Ground protection measures within the rear gardens of plots 26 to 36.
- (vi) No changes in ground levels within the RPAs.
- (vii) Approval and implementation of a scheme of hard and soft landscaping to include replacement tree planting in gaps in the tree cover resulting from tree removal.
- (viii) Surface water drainage scheme.
- (ix) Contaminated land.
- (x) Submission and approval of design**

measures to

ensure that appropriate noise levels are achieved

addressing environmental noise, and industrial and commercial noise.

(xi) Submission and approval of an assessment of

artificial lighting from the adjoining industrial premises, including any mitigation measures that are identified as being necessary.

- (xii) Provision of a footway link from the site onto Knowle View or into the Woodland at the rear of the site.
- (xiii) Submission and approval of a scheme of coal mining remedial works, and the implementation of such works.
- (xiv) Prior approval of a scheme for the provision, in perpetuity, of 16 affordable housing units within the development. The scheme shall include the timing of the construction for the affordable housing, arrangements to ensure that such provision is affordable for both initial and subsequent occupiers and the occupancy criteria to be used for determining the identity prospective and successive occupiers of such

units and the means by which such occupancy will be enforced.

(xv) Approval and implementation of a Construction

Environmental Management Plan and Construction Method Plan

(xvi) Provision of access, internal roads, private drives

and parking areas prior to occupation and retention for the life of the development

(xvii) Development not to be occupied until the visibility

splays are provided. Such splays to be kept free of obstruction.

(xviii) Prior approval and implementation of the surfacing

materials for the private drives, parking and turning areas and means of surface water drainage to such areas.

- (b) That, failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for off-site public open space which would reflect the infrastructure needs of the development and (should there be a viability case for non-policy compliant contributions) there would be no provision made to take into account a change in financial circumstances in the event of the development not proceeding promptly; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

5. APPLICATION FOR MAJOR DEVELOPMENT - ORME CENTRE, ORME ROAD, NEWCASTLE. MR LADSON. 18/00183/FUL

- Resolved:** (1) That, subject to the applicant entering into a Section 106 obligation by agreement by 12th November 2018 requiring
- a. financial contributions to the enhancement and maintenance of Queen Elizabeth Park of £124,560 (allowing for the extant permission) and a travel plan monitoring fee of £2,200
 - b. a financial contribution of £50,000 to be used to fund a Resident Parking Zone in the event that it has been demonstrated (through surveys secured by condition) that the development has resulted in on street parking problems

The application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Occupation to be restricted to students only
- (iv) Residential parking survey of streets to be agreed prior to first occupation of the development and a second survey 12 months later when fully occupied
- (v) Provision of access
- (vi) Off-site highway works
- (vii) Details of surfacing materials, surface water drainage and delineation of parking bays
- (viii) Closure of existing access
- (ix) Car park access to remain ungated
- (x) Provision of secure weatherproof cycle parking
- (xi) Travel plan
- (xii) Construction method statement
- (xiii) Landscaping and tree protection conditions
- (xiv) Contamination conditions with respect to controlled waters
- (xv) Building recording
- (xvi) Written scheme of archaeological investigation
- (xvii) Construction and demolition hours
- (xviii) Piling
- (xix) Dust mitigation
- (xx) Dwelling noise levels
- (xxi) External materials
- (xxii) Drainage conditions
- (xxiii) Implementation of security/crime prevention measures
- (xxiv) Building wide ventilation system for Main Building
- (xxv) Heating system of both Main and New buildings
- (xxvi) Air quality standards
- (xxvii) Kitchen ventilation system and odour abatement

- (2) That, failing completion by the date referred to in the above resolution (1) of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the planning application on the grounds that in the absence of a secured planning obligation the public open space needs of the development would not be met and the development would fail to ensure it achieves sustainable development outcomes; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER GE, WEST AVENUE, KIDSGROVE. REVELAN GROUP LTD. 18/00514/FUL

Resolved: That the application be permitted subject to the undermentioned conditions:

- (i) The variation of condition 2 to reflect the revised drawings
- (ii) All other conditions of 18/00029/FUL as they continue to apply to the development

7. **APPLICATION FOR MAJOR DEVELOPMENT - DUALLING OF THE EXISTING 3.3KM STRETCH OF THE A500 BETWEEN JUNCTION 16 & MEREMOSS ROUNDABOUT. CHESHIRE EAST. 348/255 (CHESHIRE EAST REF 18/3766N)**

Resolved: That Cheshire East Council be informed that the Borough Council supports the planning application on the grounds that it would improve journey times and assist in the economic development of the area.

8. **APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT 45 MORAN ROAD, KNOTTON. ASPIRE HOUSING GROUP. 18/00465/FUL**

Councillor Brian Johnson spoke on this application.

Resolved: (a) That, subject to the applicant first entering into a section 106 obligation securing a financial contribution of £9,866 towards public open space improvements and maintenance at Pool Fam (local nature reserve), by 9th November 2018,

the application be permitted subject to the undermentioned conditions:

- (i) Time Limit.
 - (ii) Plans.
 - (iii) Approved external materials.
 - (iv) Detailed hard and soft landscaping provision.
 - (v) The provision of parking and turning areas.
 - (vi) Provision of surface water drainage provision.
 - (vii) Provision of secure weatherproof cycle storage.
 - (viii) Site investigation and remediation works to deal with historical coal mining risk.
 - (ix) Construction operational hours outside of the hours of 18:00 and 07:00 Monday to Friday, no time on Sundays, Bank Holidays or after 13:00 on any Saturday.
- (b) That, failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for off-site public open space which would reflect the infrastructure needs of the development; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

9. **APPLICATION FOR MINOR DEVELOPMENT - KEELE UNIVERSITY, KEELE. KEELE UNIVERSITY. 18/00456/FUL**

Resolved: That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Removal of the development by the end of June 2020 and the land reinstated.

10. **APPLICATION FOR OTHER DEVELOPMENT - 16 ST MICHAEL'S ROAD, CROSS HEATH. CLLRS J & G WILLIAMS. 18/00657/FUL**

Councillors' Gill and John Williams left the room during consideration of the following item.

Resolved: That the application be permitted subject to the undermentioned conditions:

- (i) Time limit relating to the commencement of development
 - (ii) Approved plans
 - (iii) Completion of parking/access prior to first use
 - (iv) Provision of access/parking areas in a bound and porous material prior to first use
 - (v) Tree protection measures during construction
- Informative drawing the applicants' attention to the requirement for a Section 184 Notice of Approval from Staffordshire County Council prior to construction commencing.

11. **APPEAL DECISION - 26 CHURCH LANE, WOLSTANTON. 17/00992/FUL**

Resolved: That the decision be noted.

12. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - PROSPECT HOUSE, MAIN ROAD, BETLEY. 18/19002/HBG**

Resolved: That £2,178 be approved to overhaul and repair six windows at Prospect House, Main Road, Betley subject to the appropriate standard conditions.

13. **REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2018 REVIEW**

Resolved: That the proposed additions to the Register, as set out in Section 2 of the main agenda report, agreed.

14. **TREE PRESERVATION ORDER - LAND AT 3 ST MARGARET'S COURT, BETLEY. TPO 193**

Resolved: That Tree Preservation Order No.193 (2018), Land at St Margaret's Court, Betley be confirmed as made and owners of the site to be informed accordingly.

15. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR ANDREW FEAR
Chair

Meeting concluded at Time Not Specified

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**GRAVEL BANK, MUCKLESTONE ROAD, LOGGERHEADS
MULLER PROPERTY GROUP**

18/00637/OUT

The application is for outline planning permission for the erection of up to 70 dwellings. Access is in part for consideration in this application with all other matters (appearance, landscaping, layout and scale) reserved for subsequent approval.

The application site lies on the north side of Mucklestone Road which is a B classified road outside the village envelope of Loggerheads and within the open countryside and a Landscape Maintenance Area as indicated on the Local Development Framework Proposals Map. The site area is approximately 2.2 hectares. The existing house at Gravel Bank and part of its outbuildings are not affected by the proposal. A milepost on the site frontage is a Grade II Listed Building.

The 13 week period for the determination of this application expires on the 12th November 2018.

RECOMMENDATION

Refuse for the following reasons:

- 1. The site lies beyond the village envelope of Loggerheads and its development would not comply with policies in the development plan on housing within the rural areas**
- 2. The development would have an urbanising effect on the open countryside and would have a significant adverse impact on the character and appearance of the area.**
- 3. The development would involve a high level of the use of the private car, thus be in conflict with policies on sustainable transport**
- 4. In the absence of a secured planning obligation and having regard to the likely additional pupils arising from a development of this scale and the capacity of existing educational provision in the area, the development fails to make an appropriate contribution towards education provision.**
- 5. In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the provision of affordable housing which is required to provide a balanced and well-functioning housing market.**
- 6. In the absence of a secured planning obligation the development fails to make appropriate contributions towards travel plan monitoring and preparation which is required to provide a sustainable development.**
- 7. In the absence of a secured planning obligation the development fails to provide a means to secure the long term maintenance and management of the required public open space upon the site**

Reason for Recommendation

The proposal is for residential development in a location where such development is contrary to policies within the approved development plan for the area, and the Council is now able to demonstrate a supply of deliverable housing sites of more than 5 years, so such policies should not be considered to be out of date as a result of the supply position. The proposal would extend built development into the open countryside and would have a significant adverse impact on the character and appearance of the area. Due to the location of the site away from a higher level of services, employment and public transport links, there is likely to be a high level of the use of the private car.

The proposed development would result in additional pressure on school places and in the absence of a financial contribution such adverse impacts would not be appropriately mitigated against. Whilst that could be done via planning obligations, and the applicant has indicated a willingness to enter into such obligations, no Unilateral Undertaking has been presented to the Local Planning Authority to date. A planning obligation is also required to secure affordable housing, a travel plan monitoring fee and a management agreement for the long-term maintenance of the open space on the site in accordance with policy.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

It is considered that the proposals are unsustainable and do not conform to the core planning principles of the National Planning Policy Framework (NPPF) and it is considered that the applicant is unable to overcome the principal concerns in respect of this development.

Key Issues

1.1 Outline planning permission is sought for residential development of up to 70 dwellings. Access is in part for consideration as part of this application with all other matters (appearance, landscaping, layout and scale) reserved for subsequent approval.

1.2 Outline planning permission was refused earlier this year for an identical scheme (Ref. 17/00787/OUT). The reasons for refusal were as follows:

1. *The proposed development would, by virtue of the extension of built development involved and road widening associated with the development, result in an urbanising and encroaching effect on the open countryside which would have a significant adverse impact on the character and appearance of the area contrary to Policies CSP1 and CSP4 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026; saved policy N19 of the Newcastle-under-Lyme Local Plan 2011, the aims and objectives of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document, in particular Section 10.1 and 10.5, and the aims and objectives of the National Planning Policy Framework (2012).*
2. *The adverse impacts of the development, namely the harm to the character and appearance of the countryside and the high level of the use of the private car by occupiers of the development and their visitors, significantly and demonstrably outweigh the benefits of the development. The proposal therefore represents an unsustainable development that is contrary to the guidance of the National Planning Policy Framework (2012).*
3. *In the absence of a secured planning obligation, and having regard to the likely additional pupils arising from a development of this scale and the capacity of existing educational provision in the area, the development fails to make an appropriate contribution towards secondary school provision as referred to in the Staffordshire County Council Education Planning Obligations Policy (November 2003, as subsequently updated) and the Newcastle-under-Lyme Borough Council Supplementary Planning Document on Developer Contributions (2007). For this reason the proposal is contrary to Policy CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, and saved Policy IM1 of the Newcastle-under-Lyme Local Plan 2011.*
4. *In the absence of a secured planning obligation, the development fails to provide 25% of the total number of proposed dwellings as affordable dwellings on-site which is required to provide a balanced and well-functioning housing market, as referred to in the Newcastle-under-Lyme Borough Council Affordable Housing Supplementary Planning Document (2009) and the Supplementary Planning Document on Developer Contributions (2007). The proposal would thus be contrary to Policies CSP6 and CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policy IM1 of the Newcastle-under-Lyme Local Plan 2011, and the aims and objectives of the National Planning Policy Framework (2012).*
5. *In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the monitoring of a Travel Plan and the preparation and monitoring of a Mode Shift Stars Scheme for St. Mary's Primary School (the catchment primary school), such Plan and Scheme seeking to promote the most sustainable modes of travel as referred to in the Newcastle-under-Lyme Borough Council Supplementary Planning Document on Developer Contributions (2007). For this reason also the proposal would fail to provide a sustainable form of development and would be contrary to Policies SP3 and CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policy*

IM1 of the Newcastle-under-Lyme Local Plan 2011, and the aims and objectives of the National Planning Policy Framework (2012).

6. *In the absence of a secured planning obligation the development would not be acceptable as the long term maintenance and management of public open space on the site, which is an essential component of creating sustainable communities as referred to in the Newcastle Open Space Strategy (2017) and the Newcastle-under-Lyme Borough Council Supplementary Planning Document on Developer Contributions (2007), is not ensured. For this reason the proposal is contrary to and the aims and objectives of National Planning Policy Framework, Policies CSP5 and CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, and saved Policies C4 and IM1 of the Newcastle-under-Lyme Local Plan 2011.*

1.3 An appeal has been lodged against the Council's decision and a Public Inquiry is due to be held in November of this year. The Council has submitted its Statement of Case with respect to the appeal.

1.4 The Supporting Planning Statement that accompanies the current application states that the application has been submitted following the publication of the updated National Planning Policy Framework (NPPF) on 24th July 2018 "in an attempt to see if agreement can be reached with the LPA regarding the suitability of the application site for development in order that the forthcoming Inquiry can be avoided". The main issues referred to by the applicant's agent are the update in the revised NPPF on 5 year housing land supply matters and the importance of making the most effective use of land, by making as much use as possible of previously developed or brownfield land.

1.5 The application site, of approximately 2.2 hectares in extent, is within a Landscape Maintenance Area as indicated on the Local Development Framework Proposals Map, in the open countryside outside the village envelope of Loggerheads.

1.6 This revised application raises no new material issues of impact on the setting of Listed Buildings, on the character and appearance of the village or the wider landscape, or on highway safety. Objections have been raised by the Council's Landscape Development Section on the grounds of impact on trees due to the highway alterations, and notwithstanding the receipt of additional information with this application including proposals for replacement planting, concerns are again raised regarding the impact on or the loss of specific trees. There is nothing in the revised NPPF on these matters to suggest that there is a basis for the Local Planning Authority to reconsider its position on these issues. The concern about the urbanising effect of the road widening combined with the extension of built development into the open countryside, which formed part of the grounds for refusal of the previous scheme, still remain.

1.7 The question to be addressed is whether there are new considerations which the Council needs to take into account.

2. Is this an appropriate location for residential development in terms of current housing policy and guidance on sustainability?

2.1 The application site lies within the Rural Area of the Borough, outside of the village envelope of Loggerheads, in the open countryside.

2.2 Core Spatial Strategy (CSS) Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

2.3 CSS Policy ASP6 states that in the Rural Area there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

2.4 Furthermore, Policy H1 of the Newcastle Local Plan (NLP) indicates that planning permission for residential development will only be given in certain circumstances – one of which is that the site is within one of the village envelopes.

2.5 This site is neither within a village envelope nor would the proposed dwellings serve an identified local need as defined in the CSS. As such its development for residential purposes is not supported by policies of the Development Plan.

2.6 As stated above, the applicant's agent in relation to the revised NPPF refers to its update on 5 year housing land supply matters and highlights the importance of making the most effective use of land, by making as much use as possible of previously developed or brownfield land. In this context, the LPA is invited to reconsider the proposed development.

2.7 It is not considered that the revised NPPF attaches any greater weight to making use of brownfield land than the previous NPPF did so it is difficult to see what has materially changed in this respect. Furthermore even if it were demonstrated that some part of the site was indeed to be viewed as previously developed land, this could only be at most for that part of the site that is covered by the buildings and their curtilage. A substantial part lies beyond any such curtilage.

2.8 The definition of previously developed land or brownfield land excludes land that is or was last occupied by agricultural or forestry buildings, and the curtilage of such land. The applicant's statement asserts that the brownfield element accounts for approximately one third of the site, stating that it was previously used as a transport and haulage yard associated with the neighbouring site, Tagedale Quarry. It is claimed that more recently the site has been used for caravan storage.

2.9 The planning history for the site suggests that at least some of the buildings at Gravel Bank Farm were buildings that were in agricultural use in the 1990s and there is no record of any planning permission for either a transport yard or for caravan storage.

2.10 A use can however become immune from enforcement action and thus lawful in planning terms, where a material change of use subsists for more than 10 years and is not subsequently abandoned. A study of aerial photographs held by the Borough Council shows that although there appears to have been an extension of hard surfacing to the rear of the buildings from 2003 to 2010, there is no evidence in such aerial photographs of any vehicles on the site, either lorries or caravans, so if there was any such use it must have been internal only. Even if there had been such uses on the site in the past – the Parish Council it is noted appear in their comments to acknowledge that transport vehicles were parked at some time within the agricultural buildings - no evidence has been submitted either as part of this application or as part of the appeal to substantiate that such use subsisted for more than 10 years, constituted a material change of use, and therefore had become the lawful use of the site, and furthermore that it has not since been "abandoned". There is a record held by the Council about an allegation in February 2005 that use of the site at Gravel Bank by a transport business had very recently started, but it also indicates that the officers had confirmed by a site visit that any use of the site for this purpose had ceased by April 2006.

2.11 On the basis of the available evidence, your Officer disputes the claim that one third of the site is brownfield or previously developed land. In addition, your Officer has calculated the area covered by buildings and hardstanding as approximately a quarter of the overall site.

2.12 Paragraph 11 of the recently published revised Framework states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.13 Policies are considered to be out of date, in the consideration of applications involving the provision of housing as here, in situations where the local planning authority either cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. The Housing Delivery Test – which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data - does not yet apply. It will apply from the publication of the Housing Delivery Test results in November 2018 and is to be phased in with initially the term substantially below being defined by a much lower % threshold. It has no bearing at present on the determination of this application, although the Borough's anticipated "score" is relevant to the decision that the Borough needs to allow for a 20% buffer in calculating its supply.

2.14 At the time of determining the previous application for this site (January 2018), the Council was unable to demonstrate a five year supply of specific deliverable housing sites, with the appropriate buffer, and the position was that it had a supply of just 1.8 years as at the 1st April 2017. A report on the Council's five year housing land supply position as of 31st March 2018 is to be found elsewhere on this agenda, and that report recommends the adoption by the Council of a new five year housing land supply Statement. The Statement takes into consideration the advice in the revised NPPF regarding the approach to be taken to determine the up-to-date position and Officer's advice to Members is that the Council can now demonstrate a housing land supply of deliverable housing sites, allowing for the appropriate buffer, of 5.89 years. The applicant's Supporting Statement in contrast suggests that the Council has a supply of just 1.13 years when the new NPPF is taken into account. The significant difference between the position of the parties is primarily due to the figures used to set the Borough's housing requirement against which the supply is to be measured. The justification for the Council's position is set out in detail in the Five Year Housing Land Supply Statement.

2.15 The Council's supply exceeds the 5 year figure by 0.89 years or 366 units. The figures are considered to be robust and defensible. As a "target" a supply of 6 years deliverable housing site is likely to be more appropriate (particularly as the 5.89 figure now published reflects what is termed by the government the "minimum annual local housing need" figure, and the Council's Joint Local Plan Preferred Options Document did advance a significantly higher figure than that minimum local housing need figure). Taking these points into account your officer it will be noted from the report on the Statement to be found elsewhere on this agenda is recommending that in some cases, even though it can demonstrate a 5 year housing land supply, it will be appropriate to proceed on the basis that whilst a proposal may not accord with the provisions of the approved development plan, there are other material considerations which should be given greater weight. However that will be a selective approach to be applied only where sites by reason of their proximity to services are considered to be very sustainable locations for development. In other less sustainable locations it will remain appropriate to give full weight to restrictive development plan policies and not to approach the application requiring approval in all cases where the adverse impacts are not significantly and demonstrably outweighed by the benefits of the scheme – the approach that has been taken to date.

2.16 In relation to the previous scheme, the LPA accepted that the introduction of a footway along the site frontage will provide a continuous pedestrian link to the A53 and centre of Loggerheads which will improve linkages from the site to the village, and will help to reduce the requirement for residents to use their car somewhat and to ensure a sustainable development.

2.17 However, it was considered that the likely high level of the use of the private car, both for commuting and trips to higher order facilities but also in relation to primary education should the scheme proceed without the development of Tadgedale Quarry, was a factor which weighed against the proposal and needed to be taken into account in the planning judgement. This remains the view of your Officer now.

2.18 This site, as did the adjacent Tadgedale Quarry site, lies some considerable distance from the centre of Loggerheads. In the previous context of the Council being unable to demonstrate a five year supply the Inspector concluded, in relation to the adjacent Tadgedale site, that the development would be sufficiently accessible, by a choice of means of transport, to jobs and services in the surrounding area. To be specific he concluded as follows

“In summary, the proposal would be sufficiently accessible to a range of service and would reduce reliance of St Marys CE School on out of catchment children. It would also, by providing a safer and more convenient pedestrian crossing across the A53 close to Loggerheads village centre, help encourage walking within the village. However its heavy reliance on private car use for daily commuting trips, together with the distance likely to be covered by these, leads me to conclude it would conflict with the provisions of SP3 of the CSS and the Framework related to this matter”.

Such a crossing is not provided as part of this scheme.

2.19 The site is not a logical extension to the village of Loggerheads, nor is it the type of site that would be likely to be advanced through the more systematic site assessment and selection process associated with the Joint Local Plan. As such it is appropriate to consider the proposal in the first instance in the context of the policies contained within the approved development plan.

2.19 The NPPF indicates that due weight should be given to policies that pre-existed the NPPF, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given to them). The Inspector in the Tadgedale Quarry decision addressed the issue in the following way:-

“10. Furthermore, the village envelopes referred to in Saved Policy H1 and Policy ASP6 (criterion 1) were originally defined in the context of a Plan that was not intended to meet housing needs beyond 2011. The lack of a 5 year land supply indicates that they are incompatible with the aim set out in the framework of boosting significantly the supply of housing. The limit of 900 dwellings in Policy ASP6 is not based on any up to date assessment of housing needs. As they restrict housing development in some settlements and prevent others from expanding, irrespective of the sustainability impacts of individual proposals, Saved Policy H1 and Policy ASP6 (criterion 1) are at odds with the Framework. For these reasons and in accordance with paragraph 15 of the Framework, I attribute limited weight to them.”

“11 Policy SP1 of the CSS also forms part of a strategy which the Council has indicated is undeliverable. However it does not preclude steps being taken to boost the supply of housing outside the major urban areas. I therefore attribute moderate weight to policy SP1”.

“12 My findings concerning the weight to be attributed to Saved Policy H1, Policy ASP6 (criterion1) and Policy SP1 are notwithstanding the fact that some of their effects, including directing housing generally to locations which are accessible by a choice of transport and of supporting regeneration, are positive. Policy SP3 of the CSS, covering sustainable transport matters, broadly accords with the Framework and carries substantial weight”.

2.20 The conclusions of the Inspector cannot be disregarded, although insofar as the housing development policies are concerned the conclusion that they did not accord with the Framework appears to your Officer to be founded upon the absence of a 5 year housing land supply which the Inspector was advised of. That is not, at least for now, the position

2.21 In conclusion it remains appropriate to consider the proposal in the context of the policies contained within the approved development plan and in the absence of material considerations of significant weight, the decision should be one of refusal of the development on the grounds that the principle of the development is unacceptable, and for the reasons previously cited

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1	Spatial Principles of Targeted Regeneration
Policy SP3	Spatial Principles of Movement and Access
Policy ASP6	Rural Area Spatial Policy
Policy CSP1	Design Quality
Policy CSP2	Historic Environment
Policy CSP3	Sustainability and Climate Change
Policy CSP4	Natural Assets
Policy CSP5	Open Space/Sport/Recreation
Policy CSP6	Affordable Housing
Policy CSP10	Planning Obligations

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H1	Residential Development: Sustainable Location and Protection of the Countryside
Policy B5	Control of Development Affecting the Setting of a Listed Building
Policy N3	Development and Nature Conservation – Protection and Enhancement Measures
Policy N4	Development and Nature Conservation – Use of Local Species
Policy N17	Landscape Character – General Considerations
Policy N19	Landscape Maintenance Areas
Policy T16	Development – General Parking Requirements
Policy C4	Open Space in New Housing Areas
Policy IM1	Provision of Essential Supporting Infrastructure and Community Facilities

[Minerals Local Plan for Staffordshire \(2015-2030\)](#)

Policy 3.1 and 3.3 on Mineral Safeguarding Areas

Other Material Considerations include:

[National Planning Policy](#)

[National Planning Policy Framework \(NPPF\) \(2018\)](#)

[Planning Practice Guidance](#)

[Community Infrastructure Levy Regulations \(2010\)](#) as amended and related statutory guidance

[Supplementary Planning Guidance/Documents](#)

[Developer contributions SPD \(September 2007\)](#)

[Affordable Housing SPD \(2009\)](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Planning for Landscape Change - SPG to the former Staffordshire and Stoke-on-Trent Structure Plan](#)

[Waste Management and Recycling Planning Practice Guidance Note \(July 2011\)](#)

[Other Material Considerations](#)

[Newcastle-under-Lyme Open Space Strategy \(March 2017\)](#)

[Staffordshire County Council Education Planning Obligations Policy](#)

Relevant Planning History of this site

17/00787/OUT	Outline planning application for residential development of up to 70 dwellings including details of access	Refused and appeal pending
--------------	--	----------------------------

Views of Consultees

The **Environmental Health Division** has no objections subject to conditions regarding a construction method statement, hours of demolition and construction, noise levels, noise assessment of noise from activities on Tagedale Quarry site and the onsite pumping station, details of external lighting and contaminated land.

The **Crime Prevention Design Advisor** states that the illustrative layout has reasonably sound crime prevention credentials with a strong sense of community, a single overlooked site entrance and good natural surveillance. Any reserved matters application should demonstrate how crime prevention and community safety measures have been considered and incorporated in the design proposal.

Staffordshire County Council as the **Mineral and Waste Planning Authority** has no objection.

The **Housing Strategy Section** states that 25% of the dwellings should be affordable housing, with 60% of the 25% being social rented and 40% being shared ownership. The design and standard of construction should be as a minimum be the same as the open market dwellings, and the affordable units should be sufficiently spread across the development.

The **Waste Management Section** acknowledges that the layout plan is only indicative at the moment but highlights some design issues which need to be designed out of the final layout. A layout which provides circulation of the site and designs out the need to reverse to make collections would be preferable. Areas where significant number of properties share private accesses where the properties are a long way from where they will be collected from, is likely to result in residents leaving containers out between collections. A swept path analysis for 26 tonne refuse vehicles is required.

The **Lead Local Flood Authority** notes that the Flood Risk Assessment and Drainage Strategy identifies a number of options for the treatment and disposal of surface water however the LLFA observes that there are potential constraints to each option. It is suggested (in the Strategy) that most of the site is likely to be highly compatible for infiltration SuDS but this has not been confirmed by on-site infiltration testing and contamination could potentially prevent this method. Discharge to an ordinary watercourse may be possible but would require third party landowner agreement, and connection to the nearest surface water sewer would require pumping which is an unsustainable drainage method. The applicant would be required to attempt to discharge as much surface water runoff via a gravity system. If it can be demonstrated that partial or completely pumped drainage system is the only viable option, the risk of flooding due to failure of the pumps should be investigated. To provide more certainty it is recommended that further investigation is undertaken prior to determination of the application but if this is not possible, then a condition is recommended securing an acceptable drainage design.

The **Education Authority** states that the development falls within the catchments of St. Mary's CE (VA) Primary School (Mucklestone) and Madeley High School. Excluding the 17 Registered Social Landlord (RSL) dwellings from the secondary calculation only, a development of 70 houses could add 15 Primary School aged pupils and 8 Secondary School aged pupils. St. Mary's Primary School is expected to have sufficient space to accommodate the likely demand but Madeley High School is projected to be full for the foreseeable future. An education contribution is sought for 8 high school places (8 x £16,622 = £132,976).

The **Conservation Officer** has no further comments to make. In relation to the previous application (Ref. 17/00787/OUT) it was stated that there are no heritage assets which will be directly affected but there is the potential for the setting of the Listed milepost to be affected. The milepost, which is in a good state of repair, is adjacent to the road within the grass verge. The setting of the asset will remain unchanged and therefore not harmed. White House Farmhouse is a Grade II Listed Building some

considerable distance from the application site. The farmhouse does sit in an elevated position and does have a view over the site but this site is not part of the formal setting of the Listed Building and there are many intervening features including roads, trees, hedgerows and topography which make the site even less visible. It is concluded that the setting of the asset will not be harmed by the proposed development.

The **Landscape Development Section** states that this application contains additional arboricultural information covering trees around the proposed access that was not submitted for the previous application. Affected trees lie outside the red edge for this application. It would appear that further trees would be affected by highway alterations which appear to continue up to the junction with Mucklestone Wood Lane. Information submitted does not include sufficient accuracy and detail to fully assess the impact of the roadway alterations on retained trees and hedgerows. Concerns are raised regarding the impact on or the loss of various trees and some arboricultural information is not provided. Comments from the previous application concerning the level of open space, layout and landscaping remain. Those previous comments were as follows:

A LAP (Local Area for Play) and LEAP (Local Equipped Area for Play) are required. The onsite open space ratio would be 0.004ha per dwelling (0.28 ha for a 70 unit development). This figure should not include the drainage area. Concerns are raised that the amount and layout of public open space as shown on the indicative layout would not meet the requirements and distances in the National Playing Field Association document 'Beyond the six acre standard'. The dwellings should be facing the open space to allow for natural surveillance. New open space should be maintained by the developer. The internal indicative layout leaves very little space for structural landscaping.

The **Highway Authority** has no objections subject to conditions requiring full details of the proposed site access and footway along Eccleshall Road linking through to Mucklestone Wood Lane, implementation of the above prior to first occupation, full details of the site layout, measures to restrain vehicle speeds to 20mph within the development, means of surface water drainage and surfacing materials, submission of a residential travel plan and submission of a Construction Vehicle Management Plan. It is requested that the developer enters into a Section 106 Agreement to secure a £6,760 travel plan monitoring fee, and a sum of £5,000 for the preparation and monitoring of a Mode Shift Stars scheme for St. Mary's Primary School to encourage sustainable access.

Loggerheads Parish Council states that their previous objections to 17/00787/OUT still apply. They were as follows:

- The site is outside the Loggerheads Village Envelope and doesn't comply with policies
- Since the Tadgedale Quarry decision, a further 120 units have been approved
- This is an Area of Landscape Maintenance
- This would bring the number of approved dwellings not started to over 500 in Loggerheads, more than 15 years' worth of plots at a historic rate of development, so this site is unlikely to make any contribution to 5 year housing land supply
- There has been no pre-application consultation with the parish or the borough
- No Local Equipped Area for Play is included and if the permissions are considered together, the area should have a Neighbourhood Equipped Area for Play
- This is not a sustainable location for development and it is even further from the village centre
- The bus service has had a reduction to its service so there is no longer an evening service
- There is no case to be made that this application should be considered the same as Tadgedale Quarry and each site must be considered on its merits
- There is no safe walking route or provision of a footway to St. Mary's School at Mucklestone
- Whilst the walking distances to facilities in Loggerheads are just below the 2km judged to be acceptable in the Tadgedale appeal, this site does not have the advantage of a well-lit footway from the site as there is a significant stretch of Mucklestone Road with no street lighting
- Given the proximity of the site to Tadgedale Quarry, groundwater testing should be insisted on urgently
- An intrusive ground investigation should be undertaken before the application is considered
- The reported phenol incident in 1994 at Tadgedale Quarry is not represented in the submitted report

The following additional comments are made on the new application:

- Dispute the assertion that the site is in part 'previously developed land'.
- A local farmer can confirm that he has grazed and cut the green field for hay. Past planning history will reveal that the brownfield has never been authorised for anything other than agricultural buildings. Transport vehicles have been parked in the agricultural buildings but this was unauthorised. Caravans were also stored but this was never consented.
- The Planning Officer's comments in the Committee report of 2nd January 2018 are strongly supported.
- Much is made of the Borough Council's lack of five year housing land supply but Loggerheads can demonstrate that current permissions already exceed the housing need for this area. The current policy that still applies from the Core Spatial Strategy, ASP6, states that there will be a maximum of 900 net additional dwellings in the rural area. Loggerheads Housing Needs Assessment confirms that without this development there are already 400 permissions in Loggerheads alone.

The County's **Health and Wellbeing Development Section** and **Cadent** (the former National Grid) were consulted upon the application, the date by which their comments were requested has passed without comments being received from them and they must be assumed to have no observations to make.

Representations

One letter of representation has been received stating that the site is outside of the parish planning and if allowed it won't be too long before applications are submitted for housing throughout the Muckleston area.

Applicant's/Agent's submission

The application is accompanied by the following documents:

- Design and Access Statement
- Planning Statement
- Legal Opinion
- Flood Risk Assessment and Drainage Strategy
- Arboricultural Impact Assessment
- Agricultural Land Quality Letter
- Landscape and Visual Appraisal
- Ecological Assessment
- Highways Technical Note
- Heritage Assessment
- Phase 1 Geo-Environmental Assessment
- Statement of Community Involvement

All of these documents are available for inspection at the Guildhall and as associated documents to the application in the Planning Section of the Council's website via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/18/00637/OUT>. The applicant has also provided response to various comments received from consultees.

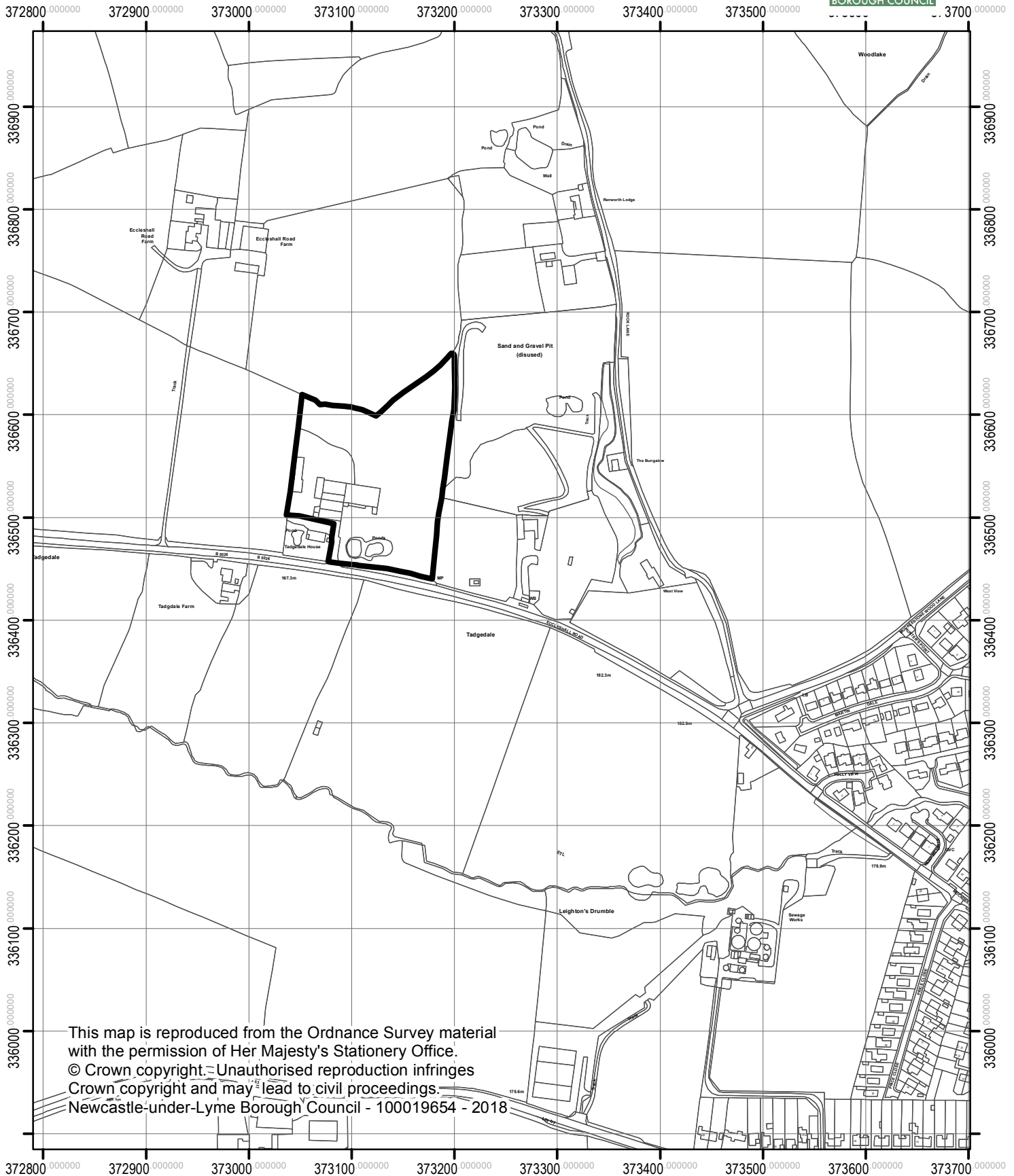
Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

18th September 2018

Gravel Bank, Mucklestone Road, Loggerheads.



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Report to Planning Committee 27th September 2018

5 year Housing Land Supply Statement for the Borough of Newcastle-under-Lyme covering the 5 year period from 1st April 2018 to 31st March 2023

Purposes of the Report

To present updated information on the current 5 year housing land supply position as set out accompanying Statement.

Recommendations

- 1) That members note the content of the 5 year Housing Supply Statement and agree that it represents the current position of the Council.
- 2) That members note the significance of the 5 year supply position in Development Management decision making and the proposed approach as set out in this report.

Reasons for recommendations

To ensure the Council calculates its 5 year housing Land Supply Statement in accordance with up-to-date planning practice guidance and reflects the most up to date position in terms of terms of its supply of deliverable housing sites, and to acknowledge the change in approach that will be taken with respect to housing proposals in the light of the new Statement

- 1.0 Member's attention is drawn to the accompanying 5 year Housing Land Supply Statement and its Appendix A. The purpose of this report is not to repeat the content of the Supply Statement but rather to draw attention to the key elements of it
- 1.1 Whilst the Statement is a Supply Statement it is a measurement of the area's supply of deliverable housing sites against the housing requirements or needs of the area. To this end the Statement explains that evidence relating to the housing need for both Newcastle and Stoke has been published in the Strategic Housing Market Assessment and the Strategic Housing Market Assessment Review 2017. At this stage the evidence is only a recommendation to the two authorities. Both documents have been published, and were introduced as part of the Joint Local Plan Strategic Options public consultation exercise.
- 1.2 These studies indicate that Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council share a single housing market area (HMA). The SHMA Review, 2017, recommends a full Objectively Assessed Need (OAN) of 1,390 dwellings per annum across the HMA for the period 2013 to 2033. This need draws on the implications of employment growth on housing need and supporting a return to a higher level of household formation for younger people.
- 1.3 The SHMA Review, in order to identify a recommended OAN for the housing market area, is comprised of an up-to-date assessment of Newcastle's housing need. The assessed housing need for Newcastle-under-Lyme is 586 dwellings per annum from 2013 through to 2039. This assessment does not represent a full OAN as the recommended requirement does not apply across the HMA. In simple terms the recommended figure of 586 dwellings per annum is the Borough's component of the recommended OAN. This figure formed the basis for the approach set out in the Joint Local Plan Preferred Options Document which was consulted upon earlier this year
- 1.4 Since the publication of the last 5 year Housing Land Supply Statement (in August 2017) the Government have both consulted upon and now put in place a standardised methodology for identifying what is termed the minimum annual local housing need. A critical factor in preparing a Five Year Housing Land Supply Statement is determining what to measure an area's supply of deliverable housing sites against. Your officers have reviewed the Revised National Planning Policy Framework and Planning Practice Guidance that has very recently been provided by the Government and it is clear that at least at present the appropriate

benchmark is the minimum annual local housing need figure derived from the Government's standard method for assessing housing need rather than the significantly higher OAN figure.

- 1.5 However members do need to note that, assuming the Borough Council maintains its view that the OAN figure should be adopted in the Draft Local Plan, this may only be a temporary position for a relatively short period of time. There is an alternative argument that it is not until much later on – when the Local Plan Inspector is convinced that adoption of a Local Housing Need in excess of that derived from the Government's method is justified- that it would be appropriate to adopt that higher figure for the purposes of calculation of the 5 year housing land supply. What position is correct for the local planning authority to take is for a future report and does not need to be settled at this point. However it is important that the new Supply Statement is not interpreted / construed as a statement that the Borough's housing needs have diminished.
- 1.6 As a result of the decision to use the minimum figure and the Government's standard methodology's approach to historic under delivery, the annual housing requirement has fallen from one of 1,007 per year to one of 413 per annum
- 1.7 To be included in an area's 5 year housing land supply statement, sites have to be deliverable which means that they should be available now, offer a suitable location for development now, and be achievable with a reasonable prospect that housing will be delivered on the site within the 5 years and in particular that development of the site is viable. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.
- 1.8 **In terms of the number of years' worth of its housing requirements the estimated supply 2,431 units is equivalent to 5.89 years. The Borough is currently accordingly able to demonstrate a five year housing land supply – when that supply is measured against the figure derived using the Government's standard methodology.**
- 1.9 Paragraph 11 of the recently published revised Framework states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 1.9 Policies are considered to be out of date, in the consideration of applications involving the provision of housing, in situations where the local planning authority either cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73 of the revised Framework); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous three years. The Housing Delivery Test – which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data - does not yet apply in terms of the application of the presumption in favour of sustainable development. It will however apply from the publication of the Housing Delivery Test results in November 2018 and is to be phased in with initially the term substantially below being defined by a much lower % threshold. The

Borough's anticipated "score" is relevant in that the Borough needs to allow for a 20% buffer in calculating its supply.

The Council's supply exceeds the 5 year figure by 0.89 years or 368 units. The figures are considered to be robust and defensible. As a "target" a supply of 6 years deliverable housing site is likely to be more appropriate (particularly as the 5.89 years figure now published reflects what is termed by the government the "minimum annual local housing need" figure, and the Council's Joint Local Plan Preferred Options Document did advance a significantly higher figure than that minimum local housing need figure). Taking these points into account your officer is recommending that in some cases, even though it can demonstrate a 5 year housing land supply, it will be appropriate to proceed on the basis that whilst a proposal may not accord with the provisions of the approved development plan, there are other material considerations which should be given greater weight. However that will be a selective approach to be applied only where sites by reason of their proximity to services are considered to be very sustainable locations for development. In other less sustainable locations it will remain appropriate to give full weight to restrictive development plan policies and not to approach the application as requiring approval in all cases where the adverse impacts are not significantly and demonstrably outweighed by the benefits of the scheme – the approach that has been taken to date.

Date report prepared: 18th September 2018

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Newcastle-under-Lyme Borough Council

Five Year Housing Land Supply Statement: 2018-2023

Contents

1. Background
2. National Policy and Guidance
3. Local Housing Need
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Appendix A – Housing Land Supply Site Schedule

1. Background

- 1.1 This is the sixth detailed annual statement of the five year housing land supply that Newcastle-under-Lyme Borough Council has produced. It sets out new information on the availability of land for housing development looking forward over the next five years from 2018 to 2023.

2. National Policy and Guidance

- 2.1 Paragraph 73 of the Revised National Planning Policy Framework (RNPPF) requires Local Planning Authorities to annually identify and update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old¹.

- 2.2 Paragraph 60 of the RNPPF also states that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance² – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

- 2.3 As Newcastle-under-Lyme Borough Council's existing strategic policies are more than five years old, the Borough's local housing need should be applied for the purposes of assessing the Borough's five year housing land supply. The RNPPF glossary defines local housing need as the number of homes identified as being needed through the application of the standard method set out in national planning guidance³, or a justified alternative approach.

- 2.4 Furthermore, with regards to Local Housing Need Assessment, Planning Practice Guidance⁴ provides greater detail on the approach to be adopted in prescribed circumstances. Planning Practice Guidance directs all local authorities with strategic policies older than 5 years, or where strategic housing policies have not been reviewed and found to be up-to-date, to use the Government's method as the starting point for calculating the 5 year housing land supply.

- 2.5 The RNPPF Annex 2: Glossary indicates that for sites to be considered 'deliverable', they 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 RNPPF points out that the development has to be viable in order to be considered to be deliverable. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

¹ MHCLG Planning Practice Guidance Paragraph: 048 Reference ID: 61-048-20180913

² MHCLG Planning Practice Guidance Paragraph: 032 Reference ID: 2a-004-20180913

³ MHCLG Planning Practice Guidance Paragraph: 032 Reference ID: 2a-004-20180913

⁴ MHCLG - Planning Practice Guidance Paragraph: 030 Reference ID: 3-030-20180913

2.6 The RNPPF has also introduced the Housing Delivery Test (HDT). Essentially the result of the test is expressed as a percentage arrived at by dividing the minimum number of total dwellings required to have been built over the preceding 3 year period by the total number of dwellings that were built during the same period. The Housing Delivery Test result is used to determine the application of an appropriate buffer to the Borough's supply of deliverable sites, along with determining what other measures are required, according to National policy, to address under-delivery.

3. Local Housing Need

3.1 Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council are working in partnership to produce a Joint Local Plan. This will replace the Core Spatial Strategy and will set a new housing requirement which will take into consideration a full, up-to-date objective assessment of housing need for both authority's administrative areas, and constraints to development.

3.2 Evidence relating to the housing need for both local authorities is published in the Strategic Housing Market Assessment (SHMA), 2015 and the Strategic Housing Market Assessment Review, 2017⁵. At this stage this evidence forms a recommendation of housing need. Both documents were published, as part of the Joint Local Plan Strategic Options public consultation exercise (17th July to 22nd August 2017)⁶, and, more recently, these documents also informed the Preferred Option document (consulted 1st February to 1st March 2018)⁷.

3.3 These studies indicate that Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council share a single housing market area (HMA). The SHMA Review, 2017, recommends a full Objectively Assessed Need (OAN) of 1,390 dwellings per annum across the HMA for the period 2013 to 2033. This need draws on the implications of employment growth on housing need and supporting a return to a higher level of household formation for younger people.

3.4 The SHMA Review, in order to identify a recommended OAN for the housing market area, is based on a more recent assessment of Newcastle's housing need than the Adopted Core Strategy. The SHMA Review's recommended assessed housing need for Newcastle-under-Lyme is 586 dwellings per annum from 2013 through to 2033. However, this assessment does not represent a full OAN as the recommended requirement does not apply across the HMA. Essentially, the recommended figure of 586 dwellings per annum is the Borough's component of the wider HMA's recommended OAN.

3.5 While not a full objective assessment of housing need, the 2017-2022 Five Year Statement was based on the Newcastle's housing requirement as recommended by the SHMA Review as, at the time of writing, this was considered to form the most up-to-date assessment of local housing need available. Essentially the recommended SHMA OAN was adopted as an interim housing requirement with which to assess the Borough's housing land supply against in the absence of a suitable alternative. The 2017-2022 statement acknowledged that the SHMA

⁵ SHMA Review 2017 - <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan/joint-local-plan-supporting-evidence>

⁶ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy>

⁷ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy>

OAN housing requirement did not represent a NPPF compliant housing requirement set out in an adopted up-to-date Local Plan.

- 3.6 However, following the introduction of the RNPPF, it is the Borough Council's interpretation of National policy and Planning Practice Guidance that the Government's standard method for assessing local housing need should now be relied upon as the starting point for the five year housing land supply calculation.
- 3.7 However, it is important to note that it is intended for the SHMA recommended OAN to continue to be applied and tested through the plan-making process of the emerging Joint Local Plan. This will enable the Councils to consider whether compelling circumstances justify an alternative approach to the Government's standard method⁸. A departure from the Government's method would have to be properly justified and will be subject to examination as part of the emerging Joint Local Plan. It is accepted that there may perhaps potentially come a point prior to the adoption of the Joint Local Plan – say at the point of approval of the Draft Local Plan - at which, if the Councils take the view that evidence supports an alternative approach to assessing housing need, they may consider applying that alternative for the purpose of calculating the five year housing land supply. That is a matter that can be the subject of a future report/more detailed consideration when that point is reached.
- 3.8 Figure 1 below indicates the Borough's local housing need according to the Government's standard method to assess housing need. However, it should be noted that the Government have included the following text preceding the Housing Need Planning Practice Guidance:

“A number of responses to this question provided comment on the proposed local housing need method. The government is aware that lower than previously forecast population projections have an impact on the outputs associated with the method. Specifically it is noted that the revised projections are likely to result in the minimum need numbers generated by the method being subject to a significant reduction, once the relevant household projection figures are released in September 2018.

In the housing white paper the government was clear that reforms set out (which included the introduction of a standard method for assessing housing need) should lead to more homes being built. In order to ensure that the outputs associated with the method are consistent with this, we will consider adjusting the method after the household projections are released in September 2018. We will consult on the specific details of any change at that time.

It should be noted that the intention is to consider adjusting the method to ensure that the starting point in the plan-making process is consistent in aggregate with the proposals in Planning for the right homes in the right places consultation and continues to be consistent with ensuring that 300,000 homes are built per year by the mid 2020s.”

MHCLG: Housing need assessment Planning Practice Guidance September 2018

⁸ RNPPF Paragraph 60

Despite a potential amendment to the standard method, following the introduction of the September 2018 household projections, there is no instruction not to apply the published standard method immediately and no reason to consider it will result in a significantly different figure for the Borough than derived from the existing methodology.

Figure 1: Local Housing Need Government's Standard Approach

a. Adjustment to take account of market signals

$$0.093125 \text{ (Adjustment factor)} = \left[\frac{5.49 - 4}{4} \right] \times 0.25$$

b. Local Household Growth Average (2018-2028)

$$314.6 \text{ (Yearly Household Growth)} = \frac{58,264 - 55,118}{10}$$

c. Local Household Growth (average per annum) + Market Signals Adjustment

$$343.89 \text{ (Minimum Local Housing Need)} = (1+a) \times b$$

d. Application of Appropriate Buffer

73% (Housing Delivery Test % - as described in paragraph 2.6) =

$$\frac{807 \text{ (total net additional homes delivered 2015/16}^9 \text{ to 2017/18}^{10})}{1,109 \text{ (total number of net homes required 2015/16 to 2017/18)}}$$

e. Overall Local Housing Need including 20% Buffer (per annum)

$$412.68 \text{ (Local Housing Need + 20% buffer)} = 343.89 \times 1.2$$

Application of an Appropriate Buffer

3.9 As with the outgoing NPPF, the RNPPF requires an appropriate buffer to be applied to the Borough's local housing need figure ranging from 5%-20% depending on circumstances. Paragraph 73 of the RNPPF indicates that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period). Footnote 39 of the RNPPF indicates that the application of the 20% buffer will come into effect as of November 2018, should a local authority fail to achieve a housing delivery test result of 85% or more. Given that the latest indication of the Borough's housing delivery test result is 73% (as demonstrated by point d of figure 1), it is considered prudent to apply the 20% buffer for the purposes of this five year housing land supply statement.

⁹ <https://www.gov.uk/government/collections/net-supply-of-housing> - published by MHCLG annually during November

¹⁰ 2016/17 net additional dwelling figure is taken from an MHCLG estimate of 269 dwellings

4. Local Housing Need 2018 to 2023

4.1 Figure 1 indicates the annual Local Housing Need figure according to the Government's standard approach to assessing housing need. Having considered the RNPPF and Planning Practice Guidance regarding housing delivery and 5 year housing land supply, without a housing requirement figure identified in strategic policies that are less than 5 years old or strategic policies more than 5 years old that have been found not to require updating, the Borough's minimum housing need has been calculated using the standard method. This amounts to a local housing need of 2,063 homes over a 5 year period, as set out in Figure 2, with which to assess the Council's housing land supply against.

Figure 2: Local Housing Need Assessment

Local Housing Need	343.89
20% Buffer	68.79
Local Housing Need (per annum)	412.68
Total Housing Requirement (5 x 412.68)	2,063

5. Housing Land Supply

Assessment of Deliverable Sites

5.1 The capacities identified in this section were derived having considered the amended definition of 'deliverable' sites as set out in the Glossary of the RNPPF and Planning Practice Guidance.

5.2 Furthermore, an assessment of all sites within the land supply has been undertaken in accordance with the Councils' Joint SHLAA Methodology¹¹ and having engaged with the development industry.

5.3 The approach adopted ensures an up-to-date trajectory and robust deliverable supply having determined which sites are deliverable and the amount of capacity that can realistically be expected from each site during the 2018-2023 period.

Detailed Planning Permission

5.4 In accordance with the RNPPF, sites (including small sites) that have detailed planning permission have been considered deliverable during the period their permission remains extant, unless there is clear evidence that the site will not be implemented or begin to deliver within the five year period.

¹¹ Joint SHLAA Methodology 2017

Outline Planning Permission

5.5 Sites with outline permission have only been considered as counting towards the deliverable supply where there is clear evidence that housing completions will begin on site within five years (i.e. progression towards reserved matters, discharge of conditions or significant developer interest).

Planning Applications with Resolutions to Grant

5.6 Sites with planning applications with resolutions to grant (outline or full) planning permission subject to a Section 106 agreement or Unilateral Undertaking being completed can be considered deliverable. These applications have progressed positively through the development management process with the proposal generally being considered acceptable by the Council and are ready to be issued planning permission, subject to the detail of planning requirements being secured in a Section 106 legal agreement or Unilateral undertaking.

5.7 There is capacity from 4 sites with either outline or full planning consent subject to a Section 106 agreement¹² included within the deliverable housing land supply referred to in this Statement.

Windfall Development and Allowance

5.8 Paragraph 70 of the RNPPF states that local planning authorities can make an allowance for windfall development in their five year supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends. Windfall sites are defined as those which have not specifically been identified as available in the Local Plan process.

5.9 Figure 3 below shows the past trends in windfall site completions since 2008. These typically comprise of changes of use and conversions and sites not already identified in the published SHLAA.

¹² Planning Application Reference: 16/00866/DEEM4, 17/00067/DEEM4, 17/00281/FUL & 17/00515/DEEM4
Online application search

Figure 3: Calculation of the windfall allowance

Year:	Windfall Completions		Total:
	Change of use/ Conversions:	Sites not identified in the SHLAA:	
2008-09	18	30	48
2009-10	39	8	47
2010-11	3	18	21
2011-12	16	11	27
2012-13	25	6	31
2013-14	18	15	33
2014-15	24	2	26
2015-16	49	12	61
2016-17	232	20	252
2017-18	11	40	51
Average per year:			59.7

5.10 Considering the monitoring data presented in Figure 3 a windfall allowance of 59.7 dwellings per year for years 2021/22 and 2022/23 of the five year period is included in the housing land supply calculation. A total windfall allowance of 119 is applied for the last two years of the five year supply period (i.e. years 2021-2023) in order to avoid double counting of existing planning approvals which are likely to be built during the preceding three years.

Student Accommodation

5.11 In recent years, particularly within the last year, the Council has seen a rise in the number of planning applications proposing significant amounts of purpose built student accommodation. Currently, there 6 sites with full planning consent¹³ and one with outline consent¹⁴ ranging in scale from 96 to 649 net additional student units. These total 2,573 student accommodation units. Three of the schemes have been submitted on behalf of Keele University, whereas the others are to be delivered by other private sector investors attracted by the perceived strong demand and secure returns offered. The focus of this section of the report is to

¹³ Planning Application Reference:16/01014/FUL, 16/01015/FUL, 16/01016/FUL, 17/00252/FUL, 16/01106/FUL & 17/00174/FUL Online application search

¹⁴ Planning Application Reference:16/00796/OUT – the only reserved matter being the landscaping of the scheme

describe the treatment of new student accommodation in the Council’s monitoring process.

5.12 In accordance with the PPG¹⁵, the Council considers it appropriate to include student housing as contributing to the housing need, and proposes to do so based on an assessment of how much accommodation this provision will release in terms of market housing. The assessment centres on deriving a ratio to estimate the amount of student accommodation required to free-up a conventional self-contained home. The Council’s decision and approach to account for the effect of committed student accommodation within the five year housing land supply has also been informed by a 2015 High Court decision¹⁶.

5.13 Firstly, in accordance with the methodology to be applied by MHCLG to adjust the Housing Delivery Test to reflect the provision of student accommodation¹⁷, the Council applied the nationally set ratios based on England Census data, to determine the number of students within the Borough who occupy student only households. Figure 4 below provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

Figure 4: Newcastle-under-Lyme Number of Students in Student only Households

All Student only Households	Students in Household						
	1	2	3	4	5	6	7
857	273	196	138	171	67	8	4

CT0773_2011 Census - Number of students in student only household - national to local authority level¹⁸

5.14 From the data in Figure 4, it can be assumed that there were 2,174 students in the Borough at 2011, based on the number of properties occupied by 1 to 7 students. Dividing the total number of students living in student only households by the total number of student only households provides the average student household occupancy, which for the Borough is 2.536. This suggests that 2.536 units of student accommodation are required in order to assume one self-contained home is released.

5.15 Figure 5 indicates that the University’s fulltime student population is broadly the same as it was in 2011. This being the case, it is considered reasonable to assume that a net increase of student accommodation provision (i.e. halls of

¹⁵ Planning Practice Guidance Ref ID: 3-038-20140306

¹⁶ Exeter City Council vs Secretary of State for Communities and Local Government (Case No: CO/5738/2014

¹⁷ MHCLG Housing Delivery Test Rule Book Paragraph 9 and 10

¹⁸ CT0773_2011 Census - Number of students in student only household - national to local authority level - Office for National Statistics

residence or self-contained student accommodation) will release a proportionate amount of market housing¹⁹.

Figure 5: Fulltime Student Numbers

Full time student numbers (Undergraduate and Postgraduate)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Keele University	8380	8130	7890	7425	7875	8365

Higher Education Statistics Agency²⁰

5.16 It is the Council's view that the approach as described results in an accurate ratio with which to estimate the release of market housing as a result of new purpose built student accommodation. This view is also supported by the fact that the average number of students in student only households in England is 2.5²¹.

5.17 At the time of writing there are 6 sites with planning consent to provide student accommodation, for which there is considered sufficient evidence to conclude they are deliverable²². Cumulatively these permissions, having also considered net losses in student provision associated with a recently completed site²³, will provide a net increase of 2,002 student bedrooms. By applying the ratio arrived at in paragraph 5.14 (2.536:1) it can be assumed that these developments would free 789 residential units within the Borough, contributing 789 dwellings to the Council's general housing supply.

Overview of Housing Land Supply Components

5.18 Having described the various components which form the Council's housing land supply, Figure 6 provides an overview of the Borough's deliverable housing land supply. Details of the sites which form each component of the housing land supply are provided in Appendix 1 of this document.

¹⁹ The number of full time students will continue to be monitored yearly and changes to the full time student population will be factored when reviewing the amount of student accommodation required to release housing to the market.

²⁰ HESA accessed 27/07/18

²¹ Paragraph 10 MHCLG Housing Delivery Test Measurement Rule Book 2018

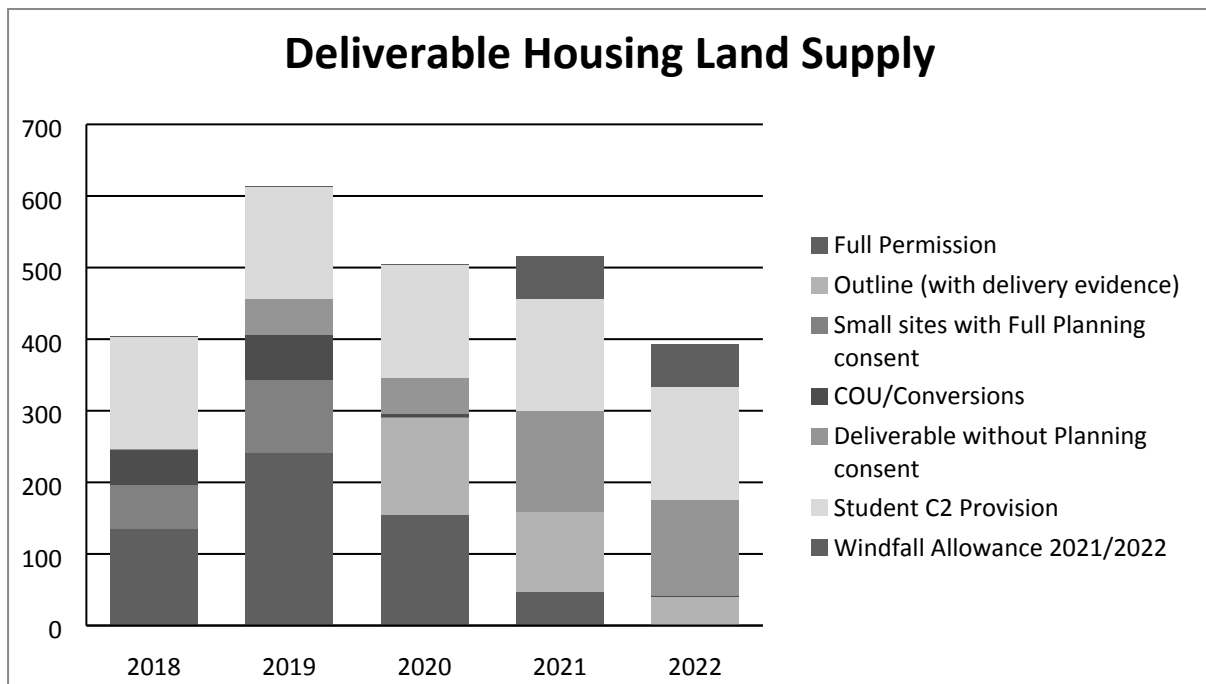
²² Planning Application Reference: 16/01016/FUL, 16/01015/FUL, 16/01014/FUL, 17/00252/FUL , 16/01106/FUL, & 16/00796/OUT Online application search

²³ Planning Application Reference: 17/00953/FUL Online application search

Figure 6: Five Year Housing Supply

Housing Supply Components	Housing Supply 2018-2023
Full Planning Consent (>5 Dwelling Capacity)	578
Outline Planning Consent – evidence supports deliverable status (>5 Dwelling Capacity)	289
Small Sites with Full Planning Consent (<5 Dwelling Capacity)	165
Change of Use / Conversions	116
Sites without Planning Permission – evidence supports deliverable status	375
Windfall Allowance (added to years’ 4 and 5)	119
Student Accommodation (market housing released from deliverable student provision)	789
Total	2,431

5.19 The below chart provides a yearly indication of housing delivery anticipated from each component of the deliverable housing land supply.



6. Five Year Housing Land Supply Position

6.1 Figure 7 identifies the Council has a deliverable housing land supply of 5.89 years based on a housing land supply of 2,431 dwellings and local housing need of 2,065 (including a 20% buffer).

Figure 7: Five year housing land supply position

Housing Supply Components	Housing Supply 2018-2023
Five Year Housing Requirement	2,063
Deliverable Housing Land Supply	2,431
Number of Years of Deliverable Supply	5.89
Over/Under Supply	+0.89

7. Summary

- 7.1 This statement details the approach taken to determine the five year housing land position. The Council has taken into consideration the implications of the RNPPF and described the resulting changes in the calculation compared with the approach of the 2017-2022 statement.
- 7.2 The Council has updated its five year housing land supply position as of 31/03/2018 and has demonstrated a housing land supply of 5.89 years.

Appendix 1: Housing Land Supply Site Schedule

Full Planning Consent (>5 Dwelling Capacity)											
Site Ref	Site Address	Planning Application Reference	Total New Dwellings Proposed (net)	Remaining Site Capacity	Status	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
AB11	Land West Of Ravens Close Newcastle Under Lyme Staffordshire	16/00727/FUL	6	6	Not started		5	1			6
AB17	Audley Working Mens Club New Road Bignall End Stoke On Trent Staffordshire ST7 8QF	15/00692/FUL	12	12	Under Construction	5	5	2			12
BL21	Land South Of West Avenue, West Of Church Street And Congleton Road, And North Of Linley Road, Butt Lane, Kidsgrove	15/00916/REM	171	68	Under Construction	30	30	8			68
CT22	Former Chesterton Servicemen's Club, Sandford Street, Chesterton	17/00417/FUL	14	14	Under Construction	5	5	4			14
CT23	Corona Park, Sandford Street, Chesterton	10/00480/FUL	16	8	Under Construction	5	3				8
HD1	Land North East Of Brittain Avenue, Chesterton	15/01081/FUL	7	7	Not Started		5	2			7
HD18	London Road, Chesterton (Bennett Arms)	09/00155/FUL	7	7	Under Construction	5	2				7
HD25	Midland House, London Road, Chesterton	16/00623/REM	14	14	Not Started		5	5	4		14
HM24	Land Rear Of Boars Head High Street Halmerend	15/00588/REM	8	8	Under Construction	5	3				8

KG15	Former Garages Gloucester Road Kidsgrove Stoke-On-Trent Staffordshire	18/00059/REM	8	8	Not Started		5	3			8
KL17	University Of Keele Keele Newcastle Under Lyme Staffordshire	15/01004/FUL & 17/00953/FUL	83	83	Not Started		30	30	23		83
KS19	Land At Junction Of Church Street And Chapel Street, Silverdale	16/00088/FUL	6	6	Under Construction	5	1				6
KS20	Land off Lichfield Close, Silverdale	14/00855/FUL	8	8	Under Construction	5	3				8
LW13	Land South West Of Mucklestone Road, West Of Price Close And North Of Market Drayton Road, Loggerheads	16/00784/REM	78	78	Not Started		30	30	18		78
LW33	Land At End Of Gateway Avenue Baldwins Gate Newcastle Under Lyme Staffordshire	16/00676/REM	109	99	Under Construction	30	30	39			99
LW36	Land Adjacent The Sheet Anchor Newcastle Road Whitmore Newcastle Under Lyme Staffordshire ST5 5BU	16/00609/FUL	7	6	Under Construction	5	1				6
RC1	Corner Of Heathcote Street And Kinnersley Street Kidsgrove Staffordshire	17/00552/FUL	14	14	Under Construction	5	5	4			14
RC8	Land Off Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4EH	15/00818/FUL	8	8	Not started		5	3			8
SP15	Former Site Of Silverdale Station And Goods Shed, Station Road, Silverdale	11/00284/FUL	23	23	Under Construction	20	3				23

TB22	Land To The Rear Of Former Randles Garage Higherland Newcastle Under Lyme Staffordshire ST5 2TF	15/00077/OUT 16/00405/REM	12	12	Not started		5	5	2		12
TC17	Centurion House, West Street, Newcastle	15/00203/FUL/ 15/00652/FUL	6	6	Not Started		5	1			6
TC23	Land Off York Street, Newcastle	16/00494/REM	6	6	Not Started		5	1			6
TC32	Newcastle Baptist Church, London Road, Newcastle	14/00477/FUL	22	22	Not Started		20	2			22
TC35	2-4 Marsh Parade Newcastle Under Lyme Staffordshire ST5 1BT	17/00179/FUL + 17/00722/FUL	27	27	Not Started		20	7			27
TK22	Former Talke Social Club, Coalpit Hill, Talke	08/00014/FUL	8	5	Under Construction	5					5
TK4	Land West Of Barrie Gardens Talke Stoke-On-Trent Staffordshire	16/00874/FUL	10	10	Not started		5	5			10
WL15	Priory Day Centre, Lymewood Grove, Newcastle	14/00284/FUL	13	13	Under Construction	5	5	3			13
											0
TOTAL			703	578		135	241	155	47		578

Outline Planning Consent - evidence supports deliverable status (>5 Dwelling Capacity)											
Site Ref	Site Address	Planning Application Reference	Total New Dwellings Proposed (net)	Remaining Site Capacity	Status	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
BL8	Land At West Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1TW	15/00368/OUT	44	44	Not started			20	20	4	44
CT21	Land Off Watermills Road Chesterton Newcastle Under Lyme Staffordshire ST5 6BP	13/00974/OUT	65	65	Not Started			30	30	5	65

LW12	Tadgedale Quarry Mucklestone Road Loggerheads Market Drayton Shropshire TF9 4DJ	15/00015/OUT	128	128	Not started			30	30	30	90
LW34	Land To The North East Of Eccleshall Road South East Of Pinewood Road And North West Of Lower Road Hook Gate Market Drayton Shropshire TF9 4QJ	15/00448/OUT	16	16	Not Started			16			16
MD31	Land Off New Road Madeley Crewe Cheshire CW3 9HA	14/00930/OUT	32	32	Not Started			20	12		32
MD32	Land Adjacent To Rowley House Moss Lane Madeley Crewe Cheshire	13/00990/OUT	42	42	Not Started			20	20	2	42
TOTAL				327				136	112	41	289

Small Sites with Full Planning Consent (<5 Dwelling Capacity)										
Site Address	Planning Application Reference	Total New Dwellings Proposed (net)	Remaining Site Capacity	Status	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
The Old Boars Head, 288 Heathcote Road, Halmerend	08/00046/REM	4	3	Under Construction	3					3
Workshop, May Street, Silverdale	16/00006/FUL	4	4	Not Started		4				4
1 And Site Of 2 Walton Place Chesterton Newcastle Under Lyme Staffordshire ST5 7PR	16/00388/FUL	4	4	Not started		4				4
Land Adjacent 183 Orme Road Newcastle Under Lyme Staffordshire	17/00095/FUL	4	4	Not Started		4				4

St John Ambulance Headquarters Liverpool Road Cross Heath Newcastle Under Lyme Staffordshire ST5 9HF	17/00263/FUL	4	4	Not Started		4				4
The Offley Arms Poolside Madeley Crewe Cheshire CW3 9DX	17/00798/FUL	4	4	Not Started		4				4
The Nurseries 35 Alsager Road Audley Stoke On Trent Staffordshire ST7 8JG	16/00747/FUL	4	4	Under Construction	4					4
Land At The Junction Of Church Street And Chapel Street Silverdale Newcastle Under Lyme Staffordshire	16/00901/FUL	4	4	Under construction	4					4
Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA	16/00086/REM	4	4	Under Construction	4					4
Former Garage Site, Queensway, Newcastle-under-Lyme, Staffordshire	17/00982/FUL 15/00308/FUL	4	2	Under Construction	2					2
31 Southlands Avenue Wolstanton	08/00388/FUL	3	3	Under Construction	3					3
Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	15/00640/FUL	3	2	Not Started		2				2
Land Adjacent To 3 Shraleay Brook Road, Halmerend	15/01155/FUL	3	3	Not Started		3				3
Cherry Hill Farm, Cherry Hill Lane, Silverdale	14/00020/FUL	3	3	Under Construction	3					3
Land Adjacent Number 86 Buckmaster Avenue Newcastle Under Lyme Staffordshire	16/00470/FUL	3	3	Not started		3				3

Garage Block Rear Cheltenham Grove Silverdale Newcastle Under Lyme Staffordshire ST5 6QS	16/00648/FUL	3	3	Not started		3					3
Land Opposite Superstore Lyme Valley Road Newcastle Under Lyme Staffordshire	16/00154/FUL	3	3	Under Construction	3						3
Land Adjacent 261 Dimsdale Parade West, Wolstanton Newcastle	13/00847/REM	2	1	Under Construction	1						1
May Cottage, Brampton Road, May Bank, Newcastle	09/00685/EXTN	2	2	Under Construction	2						2
Land Rear Of 11A - 19 Moorland Road, Mow Cop	14/00626/REM	2	1	Under Construction	1						1
Former Childrens Home, 31A Westmoreland Avenue, Kidsgrove	13/00367/FUL	2	2	Under Construction	2						2
95 Liverpool Road East, Kidsgrove	13/00698/FUL	2	2	Under Construction	2						2
Land Adjacent 19 Grove Avenue, Kidsgrove	13/00402/FUL	2	2	Under Construction	2						2
8a Apedale Road, Chesterton	13/00219/FUL	2	2	Under Construction	2						2
Cross Winds, Tomfields, Woodlane	15/00129/FUL	2	2	Not Started		2					2
Land Adjacent Braeholm Pinewood Road Ashley Market Drayton Shropshire	16/00210/FUL	2	2	Not started		2					2
Land Adjoining 53 Sparrow Terrace, Porthill	15/00598/FUL	2	2	Under Construction	2						2
Land Off Hassell Street Newcastle Under Lyme Staffordshire ST5 1BB	16/00591/FUL	2	2	Not started		2					2

Garages Bains Grove Bradwell Newcastle Staffordshire	16/00829/FUL	2	2	Under Construction	2					2
H E Butters Newcastle Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DA	16/01064/FUL	2	2	Not started		2				2
Land Adjacent 16 St Giles Road Knutton Newcastle Under Lyme Staffordshire	17/00079/FUL	2	2	Not Started		2				2
Land Adjacent 178 Orme Road Newcastle Under Lyme Staffordshire	17/00078/FUL	2	2	Not Started		2				2
Smithy Cottages (Leese) Smithy Corner Bar Hill Madeley Crewe Cheshire CW3 9PN	16/00226/FUL	2	2	Not Started		2				2
Land Adjacent 8 The Crescent Silverdale Newcastle Under Lyme Staffordshire	17/00223/FUL	2	2	Not Started		2				2
Land Between 94 And 100 Moran Road Knutton Newcastle Under Lyme Staffordshire	17/00601/FUL	2	2	Not Started		2				2
Former Garage Site Land Adjacent To 56 St Martins Road Talke Pits Stoke-On-Trent Staffordshire ST7 1QP	17/00572/FUL	2	2	Not Started		2				2

Former Garage Site Stafford Avenue Newcastle-under-Lyme Staffordshire	17/00863/FUL	2	2	Not Started		2				2
8 Barford Road Newcastle Under Lyme Staffordshire ST5 3LF	17/00483/FUL	2	2	Not Started		2				2
Land Rear South Of Co Operative Lane Halmerend Staffordshire	18/00014/FUL	2	2	Not Started		2				2
M E Pierpoint And Son New Road Bignall End Stoke On Trent Staffordshire ST7 8QF	16/01043/FUL	2	2	Under Construction	2					2
Builders Yard Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP	15/00879/FUL	1	1	Not started		1				1
Spring Bank, New Road, Bignall End	13/00394/FUL 15/00088/FUL	2	2	Under Construction	2					2
Land Adj 4 High Street, The Rookery, Kidsgrove	10/00705/FUL	1	1	Under Construction	1					1
Land Rear Of 186 High Street, Off Podmore Lane, Halmerend	12/00085/FUL	1	1	Under Construction	1					1
Land Adjacent 288 Heathcote Road, Miles Green	12/00659/FUL	1	1	Under Construction	1					1
3 Freedom Drive, Kidsgrove	12/00805/FUL	1	1	Under Construction	1					1
53 High Street, Knutton	14/00023/FUL	1	1	Under Construction	1					1
Red Gates, Haddon Lane, Chapel Chorlton	15/00878/FUL	1	1	Not Started		1				1

35 Palatine Drive, Chesterton	14/00902/FUL	1	1	Under Construction	1					1
32 High Street, Mow Cop	15/00476/FUL	1	1	Not Started		1				1
Land Adjacent 44 Vale Street, Silverdale	15/00231/FUL	1	1	Under Construction	1					1
Silver Birch, Birks Drive, Ashley Heath	15/00435/FUL	1	1	Not Started		1				1
Land Adjacent To St Georges, Pinewood Road, Ashley	15/00506/FUL	1	1	Not Started		1				1
43 Heathcote Road, Bignall End	15/00467/FUL	1	1	Under Construction	1					1
Lee Croft, Pinetrees Lane, Ashley	16/00231/REM	1	1	Not Started		1				1
The Crofts 9 Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	16/00692/REM	1	1	Not started		1				1
Land Adjacent To No. 12 Goodwin Avenue, Newcastle	15/00926/FUL	1	1	Not Started		1				1
121 Congleton Road, Butt Lane	15/00622/FUL	1	1	Not Started		1				1
Land To The North East Of Birks Drive/North West Of Tower Road, Ashley	15/00693/FUL	1	1	Under Construction	1					1
Land Adjacent To 28 Newcastle Road Madeley	15/01132/FUL	1	1	Not Started		1				1
Land Adjacent 91 Underwood Road, Silverdale	17/00462/REM	1	1	Not Started		1				1
Land Adj 29 Mow Cop Road, Mow Cop	16/00516/REM	1	1	Under Construction	1					1
Land between 82 and 88 HARRISEAHEAD Lane, HARRISEAHEAD	16/00060/FUL	1	1	Under Construction	1					1

40 High Street The Rookery Kingsgrove Staffordshire ST7 4RL	16/00097/FUL	1	1	Not started		1				1
The Croft Newcastle Road Loggerheads Market Drayton Shropshire TF9 4PH	16/00116/FUL	1	1	Not started		1				1
Adderley Green Farm Heighley Lane Knowle Bank Newcastle Under Lyme Staffordshire CW3 9BA	16/00150/FUL	1	1	Not started		1				1
Dales Green Farm 14 Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RJ	16/00175/FUL	1	1	Not started		1				1
17 Mount Road Kingsgrove Stoke-On-Trent Staffordshire ST7 4AY	16/00104/FUL	1	1	Not started		1				1
Land To Rear Of 8 9 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LL	16/00387/FUL	1	1	Not started		1				1
Garages Adjacent To 4 Colclough Avenue Wolstanton Newcastle Under Lyme Staffordshire ST5 8JP	16/00519/FUL	1	1	Not started		1				1
Land Adjacent Old Farm Main Road Betley Crewe Cheshire	16/00450/FUL	1	1	Under Construction	1					1

Land Adjacent 51 Dimsdale View East Newcastle Under Lyme Staffordshire ST5 8EG	16/00706/FUL	1	1	Not started		1				1
Land Adjacent 133 Smithy Lane Knighton Market Drayton Shropshire TF9 4HP	16/00312/FUL	1	1	Not started		1				1
Land Opposite 101 HARRISEAHEAD LANE HARRISEAHEAD Stoke-On-Trent Staffordshire ST7 4RF	16/00855/FUL	1	1	Not started		1				1
Garden Of 141 Church Street Butt Lane Kidsgrove Staffordshire ST7 1NX	16/00898/FUL	1	1	Not started		1				1
Land Adjacent 1A Second Avenue Newcastle Under Lyme Staffordshire ST5 8NU	16/00677/FUL	1	1	Under Construction	1					1
Land Adjacent Holmcroft Newcastle Road Baldwins Gate Staffordshire ST5 5DA	16/00986/FUL	1	1	Not started		1				1
Former Garages Off Brick Kiln Lane Chesterton Newcastle Under Lyme Staffordshire	16/01029/FUL	1	1	Not started		1				1
20 Lincoln Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1HA	16/01068/FUL	1	1	Not started		1				1

Land Adjacent 79 Ravenscliffe Road Kidsgrove Stoke-On-Trent Staffordshire	16/01065/FUL	1	1	Not started		1				1
Domvilles Farm Barthomley Road Audley Newcastle Under Lyme Staffordshire ST7 8HT	18/00085/REM	1	1	Not Started		1				1
Garage Rear Of 55 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6NA	17/00345/FUL	1	1	Not Started		1				1
Land Adjacent 61 High Street Alsagers Bank Newcastle Under Lyme Staffordshire	17/00301/FUL	1	1	Not Started		1				1
Land South Of Appleton Cottage Coneygreave Lane Whitmore Newcastle Under Lyme Staffordshire	17/00379/FUL	1	1	Not Started		1				1
Land Rear Of High Street Halmerend Stoke-On-Trent Staffordshire	17/00419/FUL	1	1	Not Started		1				1
Land Adjacent 68 Harriseahead Lane Harriseahead Stoke-On-Trent Staffordshire	17/00421/FUL	1	1	Not Started		1				1
Land Adj 45 Old Butt Lane Kidsgrove Staffordshire ST7 1NJ	17/00348/FUL	1	1	Not Started		1				1

1 Highfield Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 4AT	17/00604/FUL	1	1	Not Started		1				1
Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS	17/00445/FUL	1	1	Not Started		1				1
Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	17/00711/FUL	1	1	Not Started		1				1
Cartref Rye Hills Audley Newcastle Under Lyme Staffordshire ST7 8LP	17/00503/FUL	1	1	Not Started		1				1
Aston Farm Aston Staffordshire TF9 4JF	17/00581/FUL	1	1	Not Started		1				1
Land Adjacent 11A Pennyfields Road Newchapel Stoke-On-Trent Staffordshire	17/00828/REM	1	1	Not Started		1				1
Land Adjacent To School House The Drive Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BB	17/00617/FUL	1	1	Not Started		1				1
Land Adj 2 Co Operative Lane Halmerend Newcastle Under Lyme Staffordshire ST7 8BL	17/00924/FUL	1	1	Not Started		1				1

2 Newcastle Road Madeley Crewe Cheshire CW3 9JH	17/00936/FUL	1	1	Not Started		1				1
Bar Hill Farm Bar Hill Madeley Crewe Cheshire CW3 9QE	17/00635/FUL	1	1	Not Started		1				1
Land Adjacent To Halcyon Tower Road Ashley Market Drayton Shropshire TF9 4PY	17/00486/FUL	1	1	Not Started		1				1
Chesterton Lodge Care Home Loomer Road Chesterton Newcastle Under Lyme Staffordshire ST5 7LB	17/00371/PLD	1	1	Not started		1				1
M E Pierpoint And Son New Road Bignall End Stoke On Trent Staffordshire ST7 8QF	17/00465/FUL	1	1	Under Construction	1					1
Land Adjacent Woodbury Snape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5HS	16/00395/PLD	1	1	Not Started		1				1
Land Adjacent 1 Highfield Avenue, Kidsgrove	15/00309/PLD	1	1	Under Construction	1					1
Land Between No 89 And 93, Coalpit Hill, Talke	15/00637/PLD	1	1	Under Construction	1					1
TOTAL			172		62	103	0			<u>165</u>

Change of Use / Conversions										
Site Address	Planning Application Reference	Total New Dwellings Proposed (net)	Remaining Site Capacity	Status	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
Morston House The Midway Newcastle Under Lyme Staffordshire ST5 5SP	17/00430/COUNOT	48	48	Not Started	30	18				48
Orchard House And No. 35 Clayton Road Newcastle Under Lyme ST5 3AF	17/00194/OUT	3	3	Not Started			3			3
9-11 King St Kidsgrove	16/00888/FUL	7	7	Not started		5	2			7
83 High Street, Silverdale	15/00255/FUL	4	4	Not Started		4				4
Wood Lane Methodist Church, High Street, Wood Lane	15/01136/FUL	4	4	Not Started		4				4
Former Gradeworld Premises, 31 Dimsdale Parade East, Newcastle	14/00234/FUL	4	4	Under Construction	4					4
2A Poplar Avenue, Cross Heath	04/00664/FUL	3	3	Under Construction	3					3
Offices 1 Nelson Place Newcastle Under Lyme Staffordshire ST5 1EA	16/00771/FUL	3	3	Not started		3				3
35 Hassells Bridge Hassell Street Newcastle Under Lyme Staffordshire ST5 1BF	17/00148/FUL	3	3	Not started		3				3

43 Hassells Bridge Hassell Street Newcastle Under Lyme Staffordshire ST5 1BF	17/00147/FUL	3	3	Not Started		3				3
39 Watlands View, Porthill	03/00800/FUL	2	2	Under Construction	2					2
Moss House Farm, Eardley End Road, Bignall End	13/00755/FUL	2	2	Under Construction	2					2
Finney Green Farm Finney Green Leycett Newcastle Under Lyme Staffordshire ST5 6AB	16/00130/FUL	2	2	Not started		2				2
Brieryhurst Farm The Hollow Mow Cop Stoke On Trent Staffordshire ST7 3PX	16/00214/COUNOT	2	2	Not started		2				2
11 & 13 Church Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JQ	16/00560/FUL	2	2	Not started		2				2
Brieryhurst Farm The Hollow Mow Cop Stoke On Trent Staffordshire ST7 3PX	17/00292/COUNOT	2	2	Not Started		2				2
Land Adjacent The Bradburys Winnington	04/01283/EXTN	1	1	Under Construction	1					1
Grange Farm, School Lane, Onneley	15/00974/FUL	1	1	Under Construction	1					1
16 St. Bernards Road, Knutton	14/00596/FUL	1	1	Under Construction	1					1
181 Aston, Market Drayton	14/00669/FUL	1	1	Under Construction	1					1

The Studio Off Friars Street Site Rear Of 10 The Midway Newcastle-Under-Lyme Staffordshire ST5 1QG	16/01058/COUNOT	1	1	Not started		1				1
The Old Dairy House Shut Lane Head Whitmore	15/00134/FUL	1	1	Not Started		1				1
Lilac Cottage, Acton Lane, Acton	15/00238/COUNOT	1	1	Not Started		1				1
Former Post Office Unit Automatic Exchange, Wilbrahams Walk, Audley	15/00569/FUL	1	1	Not started		1				1
46A Merrial Street, Newcastle	15/00647/FUL	1	1	Not Started		1				1
123 Liverpool Road, Cross Heath	15/00750/FUL	1	1	Not started		1				1
Barn South East Of Hollycroft Farm, Lordsley Lanes, Ashley, TF9 4EQ	15/00613/COUNOT (this was prior approval) / 15/00814/FUL	1	1	Not Started		1				1
Chapel Barn, Shralely Brook Road, Halmerend	15/00919/FUL	1	1	Not Started		1				1
Land North East Of Apedale House, The Drive, Newcastle	15/00957/FUL	1	1	Not started		1				1
Barn, Holly Lane, Harriseahead ST7 4LE	15/00098/COUNOT (this was prior approval) / 16/00099/FUL	1	1	Under Construction	1					1
White House Farm Deans Lane Balterley Crewe Cheshire CW2 5QH	16/00151/FUL	1	1	Under Construction	1					1

43A Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1EA	16/00736/COUNOT	1	1	Not started		1				1
Brieryhurst Farm The Hollow Mow Cop Stoke On Trent Staffordshire ST7 3PX	16/00822/COUNOT	1	1	Not started		1				1
Hazeley Paddocks Keele Road Madeley Heath Crewe Cheshire	17/00073/FUL	1	1	Not started		1				1
Pigeon House Farm Deans Lane Balterley Crewe Cheshire CW2 5QH	17/00136/COUNOT	1	1	Not Started		1				1
41 Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1EA	17/00192/COU	1	1	Not Started		1				1
7 Brunswick Street Newcastle Under Lyme Staffordshire ST5 1HF	16/00918/COUNOT	1	1	Under Construction	1					1
The Grange Brodder Lane Peatswood Market Drayton Shropshire TF9 2PL	17/00076/FUL	1	1	Not Started		1				1
Wayside Farm Nantwich Road Blackbrook Staffordshire ST5 5EL	17/00231/FUL	1	1	Not Started		1				1

117 Congleton Road Butt Lane Stoke On Trent Staffordshire ST7 1LY	17/00431/COU	1	1	Not Started		1				1
Berachah House 51 Quarry Bank Road Keele Newcastle Under Lyme Staffordshire ST5 5AG	17/00456/FUL	1	1	Not Started		1				1
Hey House Manor Road Baldwins Gate Staffordshire CW3 9PS	17/00070/FUL	1	1	Under Construction	1					1
Rook Hall Farm Trentham Road Acton Staffordshire ST5 4DX	17/00599/COUNOT	1	1	Not Started		1				1
Wall Farm House 99 Nantwich Road Audley Stoke On Trent Staffordshire ST7 8DL	17/00573/FUL	1	1	Not Started		1				1
Wrinehill Mill Farm Mill Lane Wrinehill Crewe Cheshire CW3 9DE	17/00374/FUL	1	1	Not Started		1				1
7 King Street Newcastle Under Lyme Staffordshire ST5 1EH	17/00800/FUL	1	1	Not Started		1				1
Dunkirk Tavern Dunkirk Newcastle-under-Lyme Staffordshire ST5 2SN	17/00956/FUL	1	1	Not Started		1				1

Holloway Farm Aston Market Drayton Shropshire ST5 5EP	16/00962/COUNOT	0	0	Not started						
Knowl End Farm Barthomley Road Audley Newcastle Under Lyme Staffordshire ST7 8HT	17/00227/COU	0	0	Not Started						
4-6 Hanover Street Newcastle Under Lyme Staffordshire ST5 1AU	17/01038/FUL	0	0	Not Started						
538 Etruria Road, Basford, Newcastle	15/00609/FUL	-1	-1	Not Started		-1				-1
Albany, Formerly 17-17A Church Road, Ashley	16/00027/FUL	-1	-1	Not Started		-1				-1
46 Church Street Audley Stoke-on-Trent Staffordshire ST7 8DE	16/00298/COU	-1	-1	Not started		-1				-1
Bates Farmhouse Maer Staffordshire ST5 5EF	16/00557/COU	-1	-1	Not started		-1				-1
58 London Road Newcastle Under Lyme Staffordshire ST5 1LL	17/00151/COU	-1	-1	Not Started		-1				-1
12 & 12A High Street Knutton Newcastle Under Lyme Staffordshire ST5 6DN	17/00506/FUL	-1	-1	Not Started		-1				-1

73A High Street Wolstanton Newcastle Under Lyme Staffordshire ST5 0ES	17/00769/COU	-1	-1	Not Started		-1					-1
Nelson House Nelson Bank Acres Nook Stoke-On-Trent Staffordshire ST7 4JA	17/00949/COU	-1	-1	Not Started		-1					-1
1 Pasture Close Baldwins Gate Staffordshire ST5 5DQ	16/01098/DEM	-1	-1	Not started		-1					-1
3A Woodland Avenue Wolstanton Newcastle Staffordshire ST5 8AZ	15/00896/COU	0	0	Under Construction							0
TOTAL			116		49	62	5				116

Site Without Planning Permission - Evidence supports deliverable status											
Site Ref	Site Address	Planning Application Reference	Total New Dwellings Proposed (net)	Remaining Site Capacity	Status	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
CH4	Wilmott Drive, Cross Heath, Newcastle-under-Lyme	17/00281/FUL (Resolution to Grant Full Permission Subject to S106)	276	276	Not Started		50	50	50	50	200
BW16	Talke Road (playing fields), Bradwell	17/00515/DEEM4 (Resolution to Grant Outline Permission Subject to S106)	85	85	Not Started				30	30	60
LW17	Land Off Eccleshall Rd	16/00866/DEEM4 (Resolution to Grant Outline Permission Subject to S106)	55	55	Not Started				30	25	55

LW31	Land south of Market Drayton Road	17/00067/DEEM4 (Resolution to Grant Outline Permission Subject to S106)	65	65	Not Started				30	30	60
TOTAL				538			50	50	140	135	375