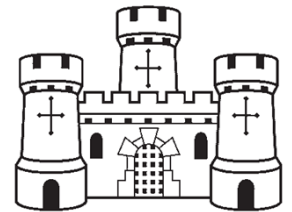


# Public Document Pack

**Date of meeting**      Tuesday, 18th August, 2026  
**Time**                      7.00 pm  
**Venue**                    Queen Elizabeth II & Astley Rooms - Castle House,  
Barracks Road, Newcastle, Staffs. ST5 1BL  
**Contact**                 Geoff Durham



**NEWCASTLE  
UNDER LYME**

**BOROUGH COUNCIL**

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

## Planning Committee

### AGENDA

#### 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 - 6)**  
To consider the minutes of the previous meeting(s).
- 4      APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY. WAIN HOMES NORTH WEST. 24/00589/FUL** **(Pages 7 - 8)**  
Report to follow.
- 5      APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF BAR HILL ROAD ONNELEY. OWL HOMES LIMITED. 25/00897/REM** **(Pages 9 - 20)**
- 6      APPLICATION FOR OTHER DEVELOPMENT - 25-27 WELL ST & 82 GARDEN ST, NEWCASTLE. MARSHALLSAY. 26/00051/COU** **(Pages 21 - 32)**
- 7      FIVE-YEAR HOUSING LAND SUPPLY UPDATE REPORT 2026-31** **(Pages 33 - 82)**
- 8      DISCLOSURE OF EXEMPT INFORMATION**  
To resolve that the public be excluded from the meeting during consideration of the following item(s) because it is likely that there will be a disclosure of exempt information as defined in paragraphs 1,2 and 3 in Part 1 of Schedule 12A of the Local Government Act 1972.
- 9      URGENT BUSINESS**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

**Members:** Councillors Saxton (Chair), Downs (Vice-Chair), Bailey, Evans, Fear, Holland, Hutchison, D Jones, Kasperowicz, Sparks, Tift and Turnock

**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:** Where the total membership of a committee is 12 Members or less, the quorum will be 3 members.... Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

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

**NOTE:** IF THE FIRE ALARM SOUNDS, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

## **PLANNING COMMITTEE**

Tuesday, 21st July, 2026  
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

**Present:** Councillor Christopher Saxton (Chair)

|              |        |             |         |
|--------------|--------|-------------|---------|
| Councillors: | Downs  | Holland     | Sparks  |
|              | Bailey | Hutchison   | Tift    |
|              | Evans  | D Jones     | Turnock |
|              | Fear   | Kasperowicz |         |

|           |                |                                |
|-----------|----------------|--------------------------------|
| Officers: | Geoff Durham   | Civic & Member Support Officer |
|           | Rachel Killeen | Interim Head of Service -      |
|           |                | Planning                       |
|           | Debbie Hulme   | Principal Planning Officer     |

### 1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

### 2. **MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 23 June, 2026 be agreed as a correct record.

### 3. **APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 26/00447/FUL**

*Revised recommendation proposed by Councillor Fear and seconded by Councillor Turnock*

The next three applications were discussed en-bloc as each affected the other.

[Watch the full debate here](#)

Members were disappointed about the proposed loss of around 23% of green space. In addition, 18 extra houses would put extra burden on the infrastructure of the area and be a loss of amenity for people on the estate.

It was stated that the Planning Inspectorate had agreed, at appeal, that 200 houses and the amount of green space was appropriate. In addition, in the Council's Local Plan the site was allocated for 200 homes.

Also, regarding the appeal, the condition set by the Planning Inspectorate regarding provision of open space was a minimum amount.

**Resolved:** That the application be refused for the following reasons:

- (i) Loss of residential amenity through the loss of green space.
- (ii) Reduction of open space below that which the Planning Inspector considered necessary to make the scheme acceptable
- (iii) Overdevelopment of an allocated site on the Local Plan

**4. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 25/00931/FUL**

*Revised recommendation proposed by Councillor Fear and seconded by Councillor Bailey.*

**Resolved:** That the application be refused for the following reasons:

- (i) Loss of public open space.

**5. APPLICATION FOR MAJOR DEVELOPMENT - BALDWINS GATE FARM, NEWCASTLE ROAD, BALDWINS GATE, NEWCASTLE. ST5 5ES. MR CHRIS O'HANLON. BELLWAY HOMES LTD. 26/00052/FUL**

*Amended Recommendation proposed by Councillor Fear and seconded by Councillor Evans*

**Resolved:** That the application be refused for the following reasons:

- (i) That Loss of residential amenity through the loss of green space.
- (ii) Overdevelopment of an allocated site on the Local Plan

[Watch the debate for the three previous applications here](#)

**6. APPLICATION FOR MINOR DEVELOPMENT - BRADWELL CREMATORIUM, CHATTERLEY CLOSE, BRADWELL. NEWCASTLE BOROUGH COUNCIL. 26/00422/DEEM3**

**Resolved:** That the application be permitted, subject to the undermentioned Conditions:

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) For use for domestic pets only
- (iv) Materials
- (v) Landscaping scheme

- (vi) Lighting
- (vii) Hours of construction
- (viii) Compliance with recommendations of the Preliminary Ecological Appraisal
- (ix) Tree protection
- (x) No dig/hand dig construction within Root Protection Areas

It was agreed that the Chair would have final sight of the finishing for the building.

[Watch the debate here](#)

**7. URGENT BUSINESS**

There was no Urgent Business.

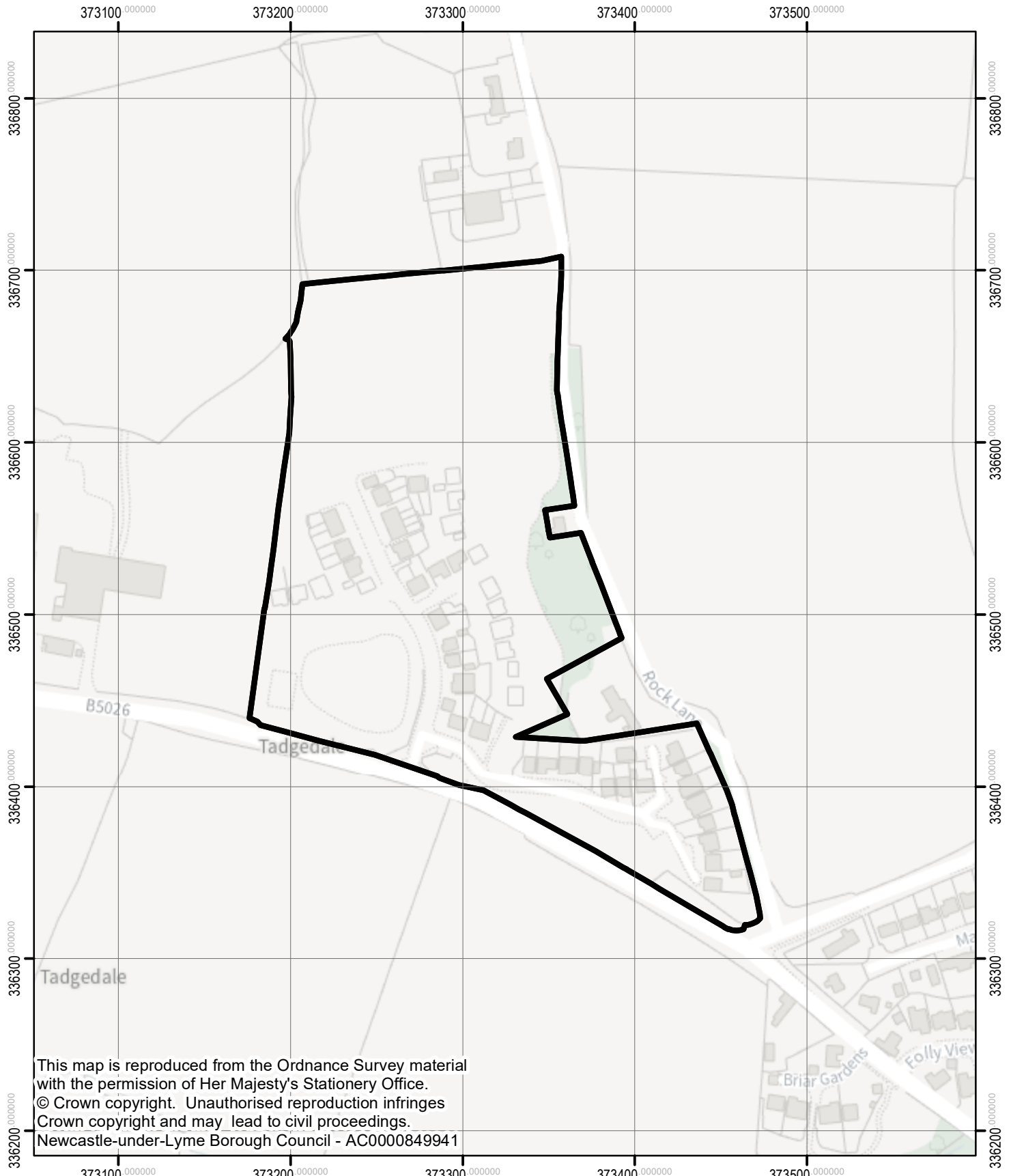
**8. DISCLOSURE OF EXEMPT INFORMATION**

There was no confidential business.

**Councillor Christopher Saxton**  
**Chair**

Meeting concluded at 8.30 pm

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**LAND OFF BAR HILL ROAD, MADELEY**  
**OWL HOMES LIMITED**

**25/00897/REM**

This application is for reserved matters approval (layout, scale, appearance and landscaping) of a scheme for 155 dwellings approved under outline planning permission, Ref. 23/00979/OUT, at land off Bar Hill, Madeley.

The application site lies to the northwest of Bar Hill (A525), outside the village envelope of Madeley but falls within the housing allocation set out under policy MD29 of the Local Plan.

**The 12-week period for the determination of this application expired on 27<sup>th</sup> February 2026 but an extension of time has been agreed to 26<sup>th</sup> August 2026.**

**RECOMMENDATION**

**Permit, subject to conditions relating to the following matters: -**

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing materials**
- 4. Boundary treatments**
- 5. Provision of cycle and bin storage**
- 6. Landscaping scheme**
- 7. Drainage details**
- 8. Arboricultural details**
- 9. Parking and turning areas to be bound in a suitable material**
- 10. Garages shall not be converted for living purposes**
- 11. Surfacing details**
- 12. Private road management and maintenance scheme**
- 13. Cycle Provision**

**Reason for Recommendation**

The principle of the use of the site for residential development and the use of the main access was established through the granting of the outline planning permission. The proposed development represents a good quality design and there would be no significant harm to the visual amenity of the area, including views from the wider landscape. All technical issues have been addressed within this application or are covered by conditions of the outline planning application. It is therefore accepted that the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

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

Following the submission of additional information the scheme is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

**Key Issues**

This application is for reserved matters approval (layout, scale, appearance and landscaping) in relation to a scheme for 155 dwellings approved under outline planning permission, Ref.

23/00979/OUT. The application site lies to the northwest of Bar Hill (A525), outside the village envelope of Madeley.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Borough Council's Local Plan 2020-2040 was formally adopted on 08 July 2026. The Plan forms part of the statutory Development Plan for the Borough and its policies carry full weight in the determination of planning applications in the Borough.

The principle of development has been established with the granting of outline consent. In addition, the site is formally allocated in the adopted Local Plan for 150 dwellings (as local plan reference MD29). The principle of development on this site is established and supported through the Local Plan and its spatial strategy, subject to an assessment of the sites performance against the allocation and wider policies contained within the Local Plan (read as a whole) and any other material considerations. For housing sites, it is also important to note the sites contribution towards maintaining a deliverable supply of housing throughout the local plan period.

The main issues for consideration in the determination of this full planning application are:-

- Design and visual impact,
- Highway safety,
- Landscape and open space,
- Affordable housing,
- Residential amenity, and
- Drainage.

### **Design and visual impact**

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 of the Framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy PSD7 of the Local Plan requires that development proposals should accord with the National Design Code, National Design Guidance, and any adopted local design guide or code. Further to the above, the policy requires that developments should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness and sense of place in terms of:

- a. Height, scale, form and grouping;
- b. Choice of materials;
- c. External design features
- d. Massing of development
- e. Green infrastructure; and
- f. Relationship to neighbouring properties, street scene, and the wider neighbourhood

Policy SE10 of the plan requires that development proposals should protect and enhance the character, quality, beauty, and tranquillity of the Borough. The policy then sets out further guidance on how proposals should be assessed in respect of their impact on landscapes.

Policy DES1 of the Neighbourhood Plan states that new development should complement the local context and should avoid the appearance of overdevelopment and over urbanization, taking account of the rural character of the area.

Policy MD29 of the Local Plan requires that amongst other considerations, any development of the site should be landscape led with buildings or structures designed to ensure they are not intrusive in significant views from the surrounding area, including the area of open countryside on its western edge. Where possible existing hedgerows and trees should be retained on the site, particularly to the tree-lined driveway used to access the existing property at Moor Hall Farm,

The application site covers 8.65ha of arable farmland. The site's eastern and western boundaries comprise established tree lines and the northern boundary is a mature hedgerow with some scattered small trees. The southern boundary is made up of a mixture of trees, hedges and boundary treatments which make up the rear gardens of properties that are located on Bar Hill. The surrounding land uses to the west and north are agricultural fields while a railway line is located to the east.

Although residential properties of varying scales and character are located to the south of the site and to the east beyond the railway line, the nature and character of the land is open agricultural land which clearly goes beyond the existing the settlement boundary of Madeley. A mix of 2, 3 and 4 bed dwellings are proposed with a mix of detached, semi-detached, terraced houses and bungalows. The dwellings would all be either single or two storey in height and would be constructed from brick or render and tile.

The proposal is a landscape led scheme, which contains a strong visual buffer on its northern, southern and eastern boundaries which will help the scheme to retain a semi-rural character which is prevalent through the majority of Madeley. The density of housing throughout the site would be consistent, with the exception of the central part of the site which would contain a large section of open space and a SuDS basin.

The use of open landscaped areas close to the access to the site would further help to the reduce the impact of the scheme when viewed from Bar Hill but still provide a clearly defined entrance to the development. In addition to the above, a good separation distance between existing properties on Bar Hill and new dwellings would exist, which would soften the visual impact of the development when seen from these properties.

Detailing within the house types would be simple and unfussy with traditional architectural features such as pitched, hipped and gabled roofs (a mixture of render and brick), window cills and heads, soldier courses as well as porch canopies. Corner dwellings would be dual aspect to provide active frontages on both sides and to avoid blank elevations. The house types are attractive in appearance and raise no concerns in terms of visual amenity. It is considered that the design of the dwellings and the materials palette proposed would provide a consistency throughout the site and would also provide sufficient articulation and focal points to create variety and interest in the street scene.

The position, type and design of boundary treatments would be acceptable, and these details can be secured through an appropriately worded condition. Where frontage parking spaces are provided, these areas are generally broken up with landscaping. Improvements have been made to the layout of the development following comments provided by officers, which include the provision of additional landscaping between parking areas at the front of properties and improved relationships between certain dwellings to secure higher levels of amenity.

To conclude, it is considered that the proposal would be acceptable in terms of its design and impact on the form and appearance of the area and landscape character, and therefore accords with the requirements of Policies PSD7, SE10 and MD29 of the Local Plan and Policy DES1 of the Neighbourhood Plan.

### **Highway safety**

Paragraph 115 of the NPPF ensures that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location and that safe and suitable access to the site can be achieved for all users.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy IN2 of the Local Plan sets out that new development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network and the Council will work with developers to ensure that development proposals which contribute towards an accessible, efficient and safe transport network that offers a range of transport choices and improves accessibility through sustainable modes of travel will be supported.

Policy IN3 states that appropriate levels of parking provision should be made in accordance with the standards contained within Appendix 3 (Parking Standards), but the policy also recognises that a departure from these standards may be justified on a case-by-case basis.

The access arrangements into the site as well as the impact of the scheme on the local highway network have already been found to be acceptable in the determination of the original outline permission. A reassessment of these matters is therefore not required in the determination of this application.

The submitted plan demonstrates that parking provision for all new dwellings would meet the council's parking standards, in addition to there being provision of additional visitor car parking close to the southern boundary of the site, which will be available for use by residents on Bar Hill Road.

The majority of the development site, with the exception of the small section of highways serving plots 117 to 121 and plots 186 to 188 will be built to an adoptable standard. Bin storage details have been provided with the application which demonstrate that bins can be positioned to the rear of properties which will help to keep frontages of properties clear. It is important to note that waste collection is a matter covered by building regulations.

The Highway Authority do not raise any objections to the proposal.

Subject to the implementation of conditions as requested by the Highway Authority, the development is considered to accord with the relevant policies of the development plan as well as the aims and objectives of the NPPF.

### **Landscaping and open space**

Policy SE10 of the Local Plan requires that proposals protect and enhance the character, quality, beauty, and tranquillity of the Borough. The policy also notes that all proposals for major development (or other development that has potential for significant visual and landscape effects) should be accompanied by a Landscape and Visual Impact Assessment (LVIA) proportionate to the scale and likely impact of the proposals. The LVIA should identify

the sensitivity of the landscape and the magnitude and significance of landscape and visual impacts resulting from the proposals, as well as an assessment of the cumulative impacts of the proposals alongside any other planned or committed developments in the area, where applicable.

The development would provide 3ha of open space which is comprised of a mix of areas of amenity green space, two local area of play (LAP), a Locally Equipped Area of Play (LEAP), and landscape strips along the boundaries of the site, as well as areas for BNG and sustainable drainage.

The proposal would provide a strong landscape led scheme which would help to soften the overall visual impacts of the development, and a strong landscape buffer would surround the majority of the site. Planting between parking spaces and around open spaces within the site would help to soften more urban elements of the proposal.

The Landscape Development Section has no objection to the proposal subject to conditions requiring that all works are completed to BS 5837:2012 standards, no work being completed within the root protection areas of retained trees. Whilst the landscape team have questioned whether the LAP and SUDs should be in close proximity, subject to fencing details around the SUDs feature, there is no evidence to suggest that there would be any safety issues arising from this arrangement.

The development would make a successful contribution in the creation of healthy lifestyles for occupants of the proposed development as well as existing residents within the village. For the reasons outlined above, the proposals are considered to accord with development plan policy and the guidance set out within the NPPF.

### **Affordable housing**

Policy HOU1 of the Local Plan sets out the affordable housing requirements for different areas of the Borough, with greenfield sites being required to provide 30% affordable housing provision. The policy goes on to note that affordable housing should be integrated with the provision of market housing and suitably pepper potted across the development, achieving high quality design, and be indistinguishable from market dwellings unless specific circumstance suggests clustering and/or a distinctive design is appropriate.

The Section 106 Agreement (S106) associated with the approved outline planning permission provided 30% affordable housing which is in line with the requirements of local plan policy HOU1. The S106 provides that 50% of the affordable homes should be affordable rent and 50% shared ownership.

The submitted layout and Affordable Housing Statement demonstrates that these levels would be secured with the provision of 24 units as social rented and 23 as shared ownership. Whilst the layout of affordable housing is not strictly “pepper-potted” throughout the site, the houses are split into small clusters rather than being consolidated into a single area. Affordable dwellings are of an appropriate design and materials and are similar to the open market housing, ensuring that they are well integrated into the development, in accordance with Policy HOU1 of the Local Plan.

Overall, it is considered that the proposal would comply with Policy HOU1 of the Plan.

### **Residential amenity**

Criterion f) within Paragraph 131 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

Paragraph 198 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Paragraph 199 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

Policy SE12 of the Local Plan notes that development proposals should demonstrate they will not result in unacceptable harm to the amenities of existing or future residents, businesses, or sensitive uses in the vicinity. Development that would have an unacceptable adverse impact on existing amenity will not be permitted.

The outline application was supported by an Air Quality Assessment as well as a Noise and Vibration Assessment which concluded that the impact of the development on local air quality and impacts from the nearby railway line are predicted to be 'negligible'.

The interrelationship of the proposed dwellings with the neighbouring properties complies with the requires of Policy SE12 of the Local Plan, and the size of gardens serving each property is considered to be appropriate. No objections to the scheme have been received from the council's Environmental Health Team and for the reasons outlined above, the proposals are therefore considered to accord with development plan policy and the guidance set out within the NPPF.

### **Drainage**

NPPF Paragraph 173 outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

Policy SE3 of the local plan requires that all development should follow the sequential approach to determining the suitability of land or development, direct new development to areas at lowest risk of flooding and where necessary apply the exception test, taking account of all sources of flooding identified in the Strategic Flood Risk Assessment.

Policy SE4 of the local plan states that development proposals should manage and discharge surface water through a sustainable drainage system. Smaller developments may be exempt from full Sustainable Drainage Systems (SuDs) implementation but should still incorporate appropriate measures to manage surface water runoff sustainably, such as the use of permeable paving, rain gardens, or soakaways, wherever feasible.

The site lies in Flood Zone 1 which is land/property with the lowest risk of flooding. The application is accompanied by a detailed Drainage Strategy which has been updated in line with the requirements of the Lead Local Flood Authority and Network Rail. The original outline application was subject to a condition requiring that a pre-commencement condition be attached to the permission, to ensure that the full detailed drainage design is submitted for review and that sufficient measures will be put in place to ensure no increase in flood risk occurs during the construction phase. As a result of this, a full drainage strategy has been

submitted in support of the application which has been subject to review by the relevant consultation.

Concerns were initially raised by the LLFA regarding the proposed drainage details, specifically with regard to overland flow routes on the sites western boundary and the storage of surface water in the basins throughout the site. Additional information has been submitted, and a meeting has taken place between the LLFA and the applicant to address the concerns raised. The outcome of the meeting and additional technical details has resulted in the LLFA now withdrawing their objections to the scheme.

In the absence of any objections from the LLFA and subject to a condition requiring that the proposal is completed in full accordance with the drainage details submitted, it is considered that the proposal is acceptable with respect of surface water management and flood risk.

### **Reducing Inequalities**

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

## **APPENDIX**

### **Policies and proposals in the Development Plan relevant to the Full planning application decision:**

#### **Madeley Neighbourhood Plan**

|              |                         |
|--------------|-------------------------|
| Policy HOU1: | Housing Development     |
| Policy HOU2: | Housing Mix and Density |
| Policy DES1: | Design                  |
| Policy NE1:  | Natural Environment     |
| Policy TRA1: | Critical Road Junctions |

#### **Newcastle-under-Lyme Local Plan 2020-2040**

|              |                                 |
|--------------|---------------------------------|
| Policy HOU1: | Affordable Housing              |
| Policy PSD6: | Health and Wellbeing            |
| Policy PSD7: | Design                          |
| Policy IN2:  | Transport and accessibility     |
| Policy IN3:  | Access and Parking              |
| Policy MD29: | Land North of Bar Hill, Madeley |
| Policy SE3:  | Flood Risk Management           |
| Policy SE4:  | Sustainable Drainage Systems    |
| Policy SE8:  | Biodiversity and Geodiversity   |
| Policy SE7:  | Biodiversity Net Gain           |
| Policy SE10: | Landscape                       |
| Policy SE11: | Trees, hedgerows and woodland   |
| Policy SE12: | Amenity                         |

#### **Relevant National Policy Guidance:**

National Planning Policy Framework (2024)  
Planning Practice Guidance (2024 as amended)

### **Planning History**

23/00979/OUT - Outline planning permission for the construction of up to 155 dwellings with some matters reserved – permitted

25/00898/FUL - Erection of 33 dwellings and associated works, including the formation of access roads, landscaping and associated infrastructure – pending consideration.

### **Views of Consultees**

The **County Minerals Officer** raises no objections to the proposal.

The **Lead Local Flood Authority** raise no objections to the proposal.

**Staffordshire Police** have provided guidance on a number of security matters.

**Madeley Parish Council** note that the proposal should be considered against the policies of the Neighbourhood Plan.

The **Highway Authority** raises no objections to the proposal subject to conditions.

The **Landscape Team** raise no objections to the proposal but question whether the LAP and SUDS should be location within the same area.

The **Environmental Health Division** has no objections subject to conditions regarding a Construction Environmental Management Plan, noise levels and contaminated land.

Staffs County Council as **Education Authority** note that a S106 agreement has been sealed for the original outline application.

**Network Rail** states that the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker.

**United Utilities** raise no objections in principle to the development but require that the finished floor levels and dimensions for easements should be added into any drawings moving forward.

**Active Travel England** note that their standing advice should be applied in this case.

The **Public Rights of Way Officer** notes that if any public right of way needs diverting as part of these proposals the developer must apply to divert the public rights of way to allow the development to commence.

The **County Archaeologist** notes that the relevant condition of the outline permission can be partially discharged insofar as it relates to the Written Scheme of Archaeological investigation. The remaining elements of the condition, which relate to the satisfactory undertaking of the archaeological fieldwork, reporting and archive deposition, necessarily remain outstanding at this stage.

### **Representations**

Two (2) letters of objections have been received from local residents, who have raised the following concerns:

- Flood Risk
- Tree protection
- Loss of agricultural land
- Parking and traffic
- Lack of local facilities

### **Applicant's/Agent's submission**

The submitted documents and plans are available for inspection on the Council's website via the following link: -

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00897/REM>

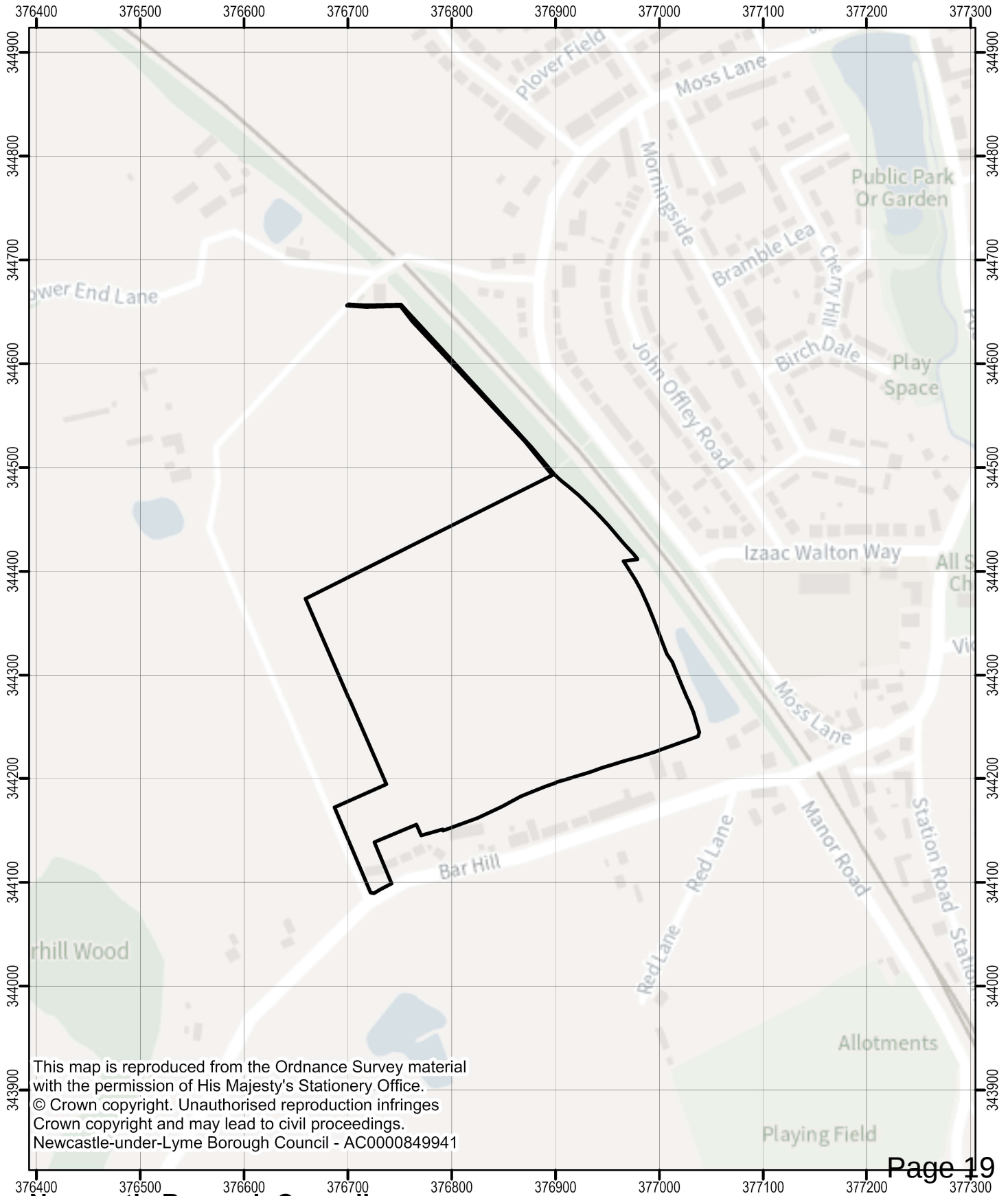
### **Background papers**

Planning files referred to  
Planning Documents referred to

### **Date report prepared**

4<sup>th</sup> August 2026

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**25 - 27 WELL STREET AND 82 GARDEN STREET, NEWCASTLE  
MARSHALLSAY**

**26/00051/COU**

Full planning permission is sought for a change of use of an existing office (Use Class E) to provide two houses in multiple occupancy (Use Class C4) at 25-27 Well Street and 82 Garden Street. The application site is located within Newcastle town centre and within the Newcastle Town Centre Conservation Area as indicated on the Local Plan (2020-2040) Policies Map.

The application has been called in to committee for determination due to concerns around the number of HMOs in the area, anti-social behaviour and fly-tipping.

The application was deferred at the June meeting of the Committee to enable officers to obtain information on the number of HMOs of any size on Well Street/Garden St, the definition of 'frontage' and a definition of the emerging local plan policy HOU7.

**The statutory 8-week determination period for this application expired on the 1<sup>st</sup> June 2026, however an extension of time has been agreed until 25<sup>th</sup> August.**

**RECOMMENDATION**

**PERMIT subject to conditions relating to the following matters: -**

- 1. Time Limit**
- 2. Approved Plans**
- 3. Glazing on lower section of ground floor bedroom windows facing onto Garden Street and Well Street**
- 4. Construction hours**
- 5. Construction and Environmental Management Plan**
- 6. Bin storage**
- 7. Cycle storage**

**Reason for recommendation**

There are no objections in principle to the proposal, and the plans demonstrate that there would be no adverse impact on residential amenity or on the character and appearance of the Conservation Area. In the absence of any objections from the Highway Authority and given the highly sustainable location of the application site, it is not considered that a refusal on highway safety grounds could be sustained. Furthermore, there is no evidence to suggest that the proposal would result in an adverse impact on the residential amenity of neighbouring properties.

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

The proposed development is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework and therefore no amendments were requested.

**KEY ISSUES**

Full planning permission is sought for a change of use of an existing office (Use Class E) to provide two houses in multiple occupancy (Use Class C4) at 25-27 Well Street and 82 Garden Street. The application site is located within Newcastle town centre and falls within the

Newcastle Town Centre Conservation Area as indicated on the Local Development Framework Proposals Map.

The application was deferred at the June meeting of the Committee to enable officers to obtain information on the number of HMOs of any size on Well Street/Garden St, the definition of 'frontage' and a definition of the emerging local plan policy HOU7.

Since the June Committee meeting, the Borough Council's Local Plan 2020-2040 was formally adopted on 08 July 2026. The Plan forms part of the statutory Development Plan for the Borough and its policies carry full weight in the determination of planning applications in the Borough.

The key issues to consider in the determination of the application are;

- Is the principle of development acceptable?
- Design and impact on the Conservation Area
- Impact on neighbouring properties,
- Parking and highway safety.

Is the principle of development acceptable?

Policy HOU7 (Homes in Multiple Occupation) from the emerging Local Plan states that the change of use from other uses to a HMO should meet the following criteria to be supported;

- i. Not result in more than 10% of residential properties within a 100m radius being in use as an HMO;
- ii. Not result in a Use Class C3 dwelling being 'sandwiched' between two other HMO properties or other non-family residential uses;
- iii. Not result in a continuous frontage of three or more HMOs or other non-family residential uses;
- iv. Be located within a sustainable neighbourhood, where they are close to facilities and served by high frequency bus routes;
- v. not result in an adverse impact on the amenities of neighbouring residents in terms of overlooking, or levels of noise and disturbance;
- vi. provide a good standard of living accommodation for future occupiers including communal living rooms, kitchens, laundry facilities;
- vii. provide an area of outdoor amenity space of sufficient size to accommodate activities such as clothes drying and space to sit outside, suitable for the number of residents at the property and accessible to all residents;
- viii. provide suitable car and cycle parking facilities, in accordance with the Council's Parking Standards; and
- ix. provide suitable waste and recycling storage and collection solutions

In relation to criterion (i) above, although residents claim that there are more HMOs in the vicinity, the Council's evidence indicates that 2 licensed HMOs are in operation along Well Street with a further one to the rear of the site on Barracks Road. Officers' advice at the June meeting of the Planning Committee, was that while there may be other smaller and/or unlicensed HMOs in the vicinity, no evidence is available to confirm the location of such properties and given that they do not require planning permission, these cannot be considered. On the basis of the available evidence, they concluded that as there are less than 10% of houses used as HMOs within 100m of the site, then the proposal is considered to be in compliance with the requirements of criteria (i) – (iii) of Policy HOU7.

Members deferred consideration of the application, requesting that officers obtain information on the number of HMOs of any size on Well Street/Garden St. They also requested that legal advice be sought on the interpretation of Policy HOU7 of the Local Plan.

Legal advice has been received and is set out below:

- Policy HOU7 must be interpreted objectively, having regard to both the policy wording and its supporting text, whilst recognising that its application to individual proposals involves the exercise of planning judgment by the authority.
- The policy must be read alongside paragraphs 6.54 and 6.55 of the Local Plan which explain that the Council has established an HMO database using information derived from licensing records, planning records and council tax data identifying student accommodation, and that the database will be used to map HMOs and inform policy assessments.
- This expressly identifies the evidence base through which Policy HOU7 is intended to operate. The Local Plan envisages that applications will be assessed against the Council's mapped HMO evidence rather than requiring the Council to prove the existence or absence of every HMO within the relevant area.
- Importantly, however, the policy does not state that the Council's database is the only evidence capable of being considered. Rather, the database appears to be intended as the primary evidence source against which HMO concentrations can be measured.
- Accordingly, Members are entitled to rely principally upon the Council's HMO database and mapped evidence when assessing compliance with Policy HOU7, whilst also considering any other reliable evidence that may be available.
- Residents' representations are material planning considerations and should be taken into account as part of the decision-making process. However, the weight to be attached to these material considerations will be a matter for the decision-maker.
- The position is strengthened by the fact that planning and licensing records are separate systems and not every HMO will necessarily be identifiable through a single source alone. The existence of an allegation is therefore not, of itself, evidence that a property should be counted as an HMO for the purposes of Policy HOU7.
- Accordingly, it is considered that officers are entitled to assess compliance with Policy HOU7 on the basis of the evidence available to the Council at the time of determination.

The legal advice concludes that the stronger interpretation of Policy HOU7 is that the policy should be applied using the Council's HMO database and mapped evidence, as expressly contemplated by paragraphs 6.54 and 6.55 of the Local Plan. Residents' representations are material considerations and should be taken into account, however, where allegations regarding further HMOs cannot be substantiated through the evidential sources identified in the Local Plan, Members are entitled to attach limited weight to those assertions. The Council is not required to treat unverified allegations as established fact.

Members also requested legal advice on the definition of 'frontage' in relation to criterion iii of Policy HOU7. The advice received is that "continuous frontage" should be interpreted by reference to the sequence of existing and proposed uses along the street frontage. There is no evident basis within the policy for assessing frontage by reference to historic postal numbering arrangements. Therefore, on the information provided, the proposal should be assessed as creating two HMOs rather than three, with compliance under criterion iii turning on whether the resulting development would form part of a continuous frontage of three or more HMOs or other non-family residential uses.

On the basis of the legal advice received, officers maintain their views as set out previously. The application site is located within a highly sustainable location within the town centre and

would make use of an existing building. Therefore, despite concerns raised by local residents regarding the provision of new HMOs in this area, officers must conclude that the proposed development is acceptable in principle.

#### Design and impact on the Conservation Area

Paragraph 212 of the NPPF states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Policy SE9 of the Local Plan states that:

1. *“Proposals will be supported where they conserve and, where appropriate, enhance the significance of the Borough’s heritage assets and their settings. Great weight will be given to the conservation of designated heritage assets.*
2. *Proposals that will lead to harm to, or loss of the significance of, a designated heritage asset will require clear and convincing justification.*
3. *Where a proposal will result in less than substantial harm to a designated heritage asset, this harm will be weighed against the public benefits of the proposal. Substantial harm to, or the total loss of significance of, a designated heritage asset will be refused unless this harm or loss is outweighed by substantial public benefits, or the specific criteria in NPPF paragraph 207 apply.*
4. *The effect of a proposal on the significance of non-designated heritage assets will be considered. In weighing applications, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.”*

The application property is a two storey traditionally designed and attractive part brick/part rendered terraced building which sits at the corner of Well Street and Garden Street. A private access road runs under the property which leads to a private parking area to the rear of the site that serves other nearby properties. The property, along with those on either side provide a strong active frontage on nearby highways which is a defining feature of the Conservation Area. Properties 1 to 27 of Well Street are also locally listed.

The proposal does not involve any changes to the principal elevations facing Well Street or Garden Street and the only external alteration of substance is the proposed removal of a small rear extension to the Garden Street property. The extension to be removed is a modern addition to the property with no architectural or historic value and its removal is considered to be a benefit in visual terms. The Conservation Officer has confirmed that they have no objections to the proposal.

Whilst residents have objected to the proposal on the grounds that the site lies within the conservation area, for the reasons set out above, the proposal is considered acceptable from a design perspective and the development accords with the policies set out in the current and emerging development plans and the requirements of the NPPF, and a refusal on such grounds cannot therefore be sustained.

#### Residential amenity

Criterion f) within Paragraph 135 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

Policy PSD6 (Health and Wellbeing) of the Local Plan notes that the council will support development that fosters safe, healthy and active lifestyles and that new housing should provide opportunities for healthy living and maintained independence and promote mental wellbeing through the encouragement of safe and accessible walking and cycling, access to services.

Policy HOU3 (Housing Standards) requires that all new residential homes (including conversions) will be provided to Part 4(2) standard (Accessible Adaptable Dwellings) set out in Building Regulations and the Nationally Described Space Standards (NDSS) (size) or the Building Control space standard relevant at the time of determining the application.

Policy HOU7 (Homes in Multiple Occupation) sets out a number of criteria which new HMOs must adhere to such as the requirement for them to provide appropriate space standards, amenity areas and parking cycle facilities.

Policy SE12 (Amenity) notes that development proposals should demonstrate they will not result in unacceptable harm to the amenities of existing or future residents, businesses, or sensitive uses in the vicinity. Development that would have an unacceptable adverse impact on existing amenity will not be permitted.

The proposed kitchen and bedrooms would be of an appropriate size in terms of floor space and would exceed the minimum size requirements per unit as required by national standards. All bedrooms would also have an acceptable level of daylight and those positioned on the rear elevations would have an acceptable level of outlook onto the rear parking yard and rear garden, which is comparable to the outlook available from the windows of neighbouring properties.

With regards to privacy, all bedroom windows on the first-floor level would not be at risk of overlooking from nearby properties. Whilst the ground floor bedrooms would have a lesser level of privacy due to the adjacent highways, a condition can be used to ensure that the lower halves of the windows are obscure glazed, which would offset any disturbance from pedestrian movements.

The HMO would only benefit from a small private outdoor amenity area, however the site is located within close proximity to a number of public amenity areas such as Stubbs Walk Park.

Staffordshire Police (SP) object to the proposal on the basis that there are a high number of care homes and HMOs in the area which is creating pressure on the police and partner services. Whilst fear of crime is a material planning consideration, planning law is clear in that anti-social behaviour and the potential for crime are not inherent traits with the type of use proposed, and no evidence has been provided to demonstrate why the proposal would generate adverse levels of noise or cause issues relating to anti-social behaviour in the area. Although SP have raised concerns with other HMO uses in the area, each case must ultimately be assessed on its own merits, and there are other forms of legislation beyond that of planning control which will be applicable to the running of the site.

Members' attention is also brought to an appeal against an 8 bedroomed HMO on Underwood Road in Silverdale (reference 22/01023/COU) which was refused in 2023 on the grounds of impact of noise nuisance and general disturbance. The appeal was allowed with an associated costs award on the grounds that the Inspector considered that the LPA had failed to provide any evidence to demonstrate why an HMO would cause issues of noise or other forms of nuisance simply due to the nature of the use.

The concerns raised by local residents are acknowledged, however for the reasons set out above, and in the absence of any objections from the council's Environmental Health Team, it is not considered that a refusal on amenity grounds can be sustained.

Bin storage details have been submitted with the application, however for the avoidance of doubt a condition is proposed to ensure that the storage area be retained for the lifetime of the development and be provided prior to the first occupation of the scheme.

#### Parking and highway safety

At paragraph 115 the NPPF indicates that development should only be prevented or refused on highway safety grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy IN2 (Transport and Accessibility) of the Local Plan sets out that new development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network and the Council will work with developers to ensure that development proposals which contribute towards an accessible, efficient and safe transport network that offers a range of transport choices and improves accessibility through sustainable modes of travel will be supported.

Policy IN3 (Access and Parking) states that appropriate levels of parking provision should be made in accordance with the standards contained within Appendix 3 (Parking Standards), but the policy also recognises that a departure from these standards may be justified on a case by case basis.

The Council's current parking standards require that for HMO use, 0.5 spaces should be provided per bedroom, meaning that the proposals should provide 5 off street parking spaces. Whilst the site has no dedicated parking, it is important to note that the use of the site as an office also had no parking provision and that the current parking standards for offices are set as 1 space per 15m<sup>2</sup>, with the emerging parking standards requiring 1 space per 30m<sup>2</sup>. As the property has an approximate floor space of 230m<sup>2</sup>, the current parking standards would require the property in its current use to have 15 spaces, and under the emerging standards it would require 7 or 8 spaces. It is clear therefore that these standards would equate to a higher parking requirement than the 5 needed for this proposal. Furthermore, the site is in a highly sustainable location, with good access to local transport nodes such as the Bus Station.

The Highway Authority have noted that they cannot reasonably resist the application on highways grounds given the sustainable location of the site. They have recommended the imposition of conditions.

The concerns raised by local residents with respect to parking and highways matters are acknowledged, however in the absence of any objections from the Highway Authority, it is not considered that a refusal on highway grounds could reasonably be sustained.

#### Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

## **APPENDIX**

### **Policies and proposals in the Development Plan relevant to this decision:**

#### Newcastle-under-Lyme Local Plan 2020-2040

Policy PSD1: Overall Development Strategy  
Policy PSD2: Settlement Hierarchy  
Policy PSD3: Distribution of Development  
Policy PSD6: Health and Wellbeing  
Policy PSD7: Design  
Policy HOU3: Housing Standards  
Policy HOU7: Homes in Multiple Occupation  
Policy IN2: Transport and accessibility  
Policy IN3: Access and Parking  
Policy SE9: Historic Environment  
Policy SE12: Amenity

#### Other Material Considerations include:

National Planning Policy Framework (2024)  
National Planning Practice Guidance (2024)

#### Relevant Planning History

11/00670/FUL - Widening of existing door and internal alterations for improved disabled access, with new upvc windows – permitted

#### Views of Consultees

The **Conservation Officer** raises no objections to the proposal.

The **Highway Authority** have no objections given the sustainable location of the site. They have however requested that conditions be secured requiring the provision of cycle parking and the submission of a Construction and Environmental Management Plan.

The **Environmental Health Team** request that a condition is added to any permission to limit construction hours to the following times:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturday
- Construction shall not be undertaken on a Sunday or a public holiday.

**Staffordshire Police** object to the proposal on the basis that there is a high crime rate in the surrounding area and that another HMO would exacerbate the existing problems.

#### Representations

Thirty five (35) objections have been received. The concerns raised are summarised below:

- Impact on the Conservation Area
- Accumulation of waste and potential for fly tipping
- Cumulative impact of HMOs on the area

- Anti-social behaviour
- Highway safety and parking issues
- Impact on character of the area and social cohesion
- Increased noise and disturbance
- Sewage and waste disposal

Applicant/agent's submission

All of the application documents can be viewed on the Council's website using the following link.

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00051/COU>

Background Papers

Planning File  
Development Plan

Date report prepared

7 August 2026

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## **NEWCASTLE-UNDER-LYME BOROUGH COUNCIL FIVE-YEAR HOUSING LAND SUPPLY UPDATE REPORT 2026 - 2031**

The report presents updated information on the Council's current five-year housing land supply position (as at the 31 March 2026) as set out in the accompanying statement (in Appendix 1)

### **RECOMMENDATION**

- 1. That Members note the content of the five-year housing land supply position statement (appendix 1) and agree that it represents the current housing land supply position and can be used as a material consideration for development management decision taking.**

### **Reason for Recommendation**

To ensure the Council calculates its five-year housing land supply statement in accordance with the National Planning Policy Framework ("NPPF"), Planning Practice Guidance ("PPG") and reflects the most up-to-date position regarding the supply of deliverable sites in the Borough.

### **Key Issues**

A five-year housing land supply report is prepared by Council's to demonstrate that there are sufficient housing land sites to meet housing needs over a five-year period. When a Council cannot demonstrate a five-year supply of housing then policies for delivering housing are deemed out of date. The National Planning Policy Framework notes that in such circumstances, applications for housing should be decided based on the presumption in favour of sustainable development.

Where a Local Plan was adopted in the last five years, or where strategic housing policies have been reviewed and found to be up to date, housing requirement figures set out in adopted policies should be used for the calculation. The housing figure in our Local Plan is 400 dwellings per annum. In other circumstances, the five-year housing land supply will be measured against the area's local housing need calculated using the standard method (which is, as of May 2026 559 dwellings per annum)

Member's attention is drawn to the accompanying five-year housing land supply statement over the five-year period from 1<sup>st</sup> April 2026 to 31<sup>st</sup> March 2031 and its associated appendices. The purpose of this report is not to repeat the content of the supply statement, but rather to draw attention to key elements of it.

As noted above, as strategic policies in the Local Plan (2020-2040) are recently adopted, then land supply should be measured against the housing requirement outlined in the adopted plan. However, for the purposes of the five-year housing land supply calculation, paragraph 78(C) of the 2024 National Planning Policy Framework requires a 20% buffer to be added to our calculated figure. This is because the Newcastle under Lyme Local Plan was examined under an earlier (2023 as opposed to the latest published in 2024) version of the NPPF. Also, as the housing requirement in the Local Plan (400 dwellings per annum) is less than 80% of the standard method figure for the Borough (currently 559 dwellings per annum) then a buffer (the 20% buffer as set out above) is required in line with the NPPF. This equates to an extra 80 dwellings per annum being added, bringing a total of 480 each year or an aggregate five-year requirement figure of 2400 from 2026-2031.

The borough's track record of housing delivery, as determined by its latest Housing Delivery Test results has also been considered in line with government guidance. The housing delivery figure was published in December 2024 and indicates that the Council has exceeded our requirements over the last three-year period. We are expecting updated figures for the housing delivery test later in 2026.

The approach taken ensures an up-to-date trajectory and robust deliverable supply having determined which sites can be brought forward and the amount of capacity/yield that can realistically be expected from each site during the 2026-2031 period. Local Plan allocations, change of uses and conversions as well as sites of varying scale with full & outline permissions have been integral to this. Aspects such as the approach to windfall development and student accommodation schemes have also been informed by the Inspector's report for the Local Plan.

As of 31 March 2026, the Council can demonstrate 7.57 year's supply of housing and therefore meets the requirement to have a 5 year or more supply.

### **Reducing Inequalities**

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. With regard to this proposal, it is considered that it will not have a differential impact on those with protected characteristics.

### **APPENDIX**

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

Newcastle-under-Lyme Local Plan 2020-2040

#### **Other Material Considerations include:**

National Planning Policy Framework (2024)

Planning Practice Guidance (2014 as updated)

#### **Background papers**

Five-Year Housing Land Supply Statement and Appendices (2026 – 2031)

#### **Date report prepared**

03 August 2026



# **Newcastle-under-Lyme Borough Council**

## **Five-Year Housing Land Supply Update Report (2026 – 2031)**

### **Contents**

1. Background
2. National Policy and Guidance
3. Local Housing Need
  - Application of an Appropriate Buffer
  - Addressing the Shortfall
4. Local Housing Need 2026 to 2031
5. Housing Land Supply
6. Five-Year Housing Land Supply Position
7. Plan Period Housing Land Position
8. Summary

# 1. Background

- 1.1. This statement sets out an up-to-date position regarding the availability of land in Newcastle-under-Lyme Borough Council for housing development over the five-year period from 1<sup>st</sup> April 2026 to 31<sup>st</sup> March 2031. It includes information on the expected delivery of housing sites, informed by the adopted (8 July 2026) Local Plan 2020-2040.

# 2. National Policy and Guidance

- 2.1. The December 2024 National Planning Policy Framework (NPPF) states in paragraph 78 that: -

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

- 2.2. The NPPF defines ‘deliverable’ and states that, to be considered deliverable

“...sites for housing 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:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years” (NPPF, Annex 2: Glossary, p.72)”.

- 2.3. The NPPF also sets out details of the Government’s Housing Delivery Test (HDT). Fundamentally, 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 three-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 any under-delivery.

### 3. Local Housing Need 2026 to 2031

- 3.1. The December 2024 NPPF and corresponding PPG includes changes to the local housing need figure. The local housing need figure calculated using the Standard Method is a formula used by local authorities to establish minimum housing need. The standard method now uses a two-step approach to calculate housing need:
- Setting a baseline using 0.8% of existing housing stock for the area.
  - Adjusting to take account of affordability. The baseline figure is then adjusted (if the ratio >5) using an adjustment factor calculated using the five-year average affordability ratio.
- 3.2. The Borough's local housing need according to the Government's standard method to assess housing need, indicates a minimum annual local housing need of 559 dwellings per annum (as of May 2026).
- 3.3. Significantly, wherever a local plan's strategic policies are less than five years old – as is the case in Newcastle under Lyme – land supply should be measured against the housing requirement outlined in the adopted plan (rather than against the latest Local Housing Need figure derived from the Government's standard method). The Borough's Housing Requirement in the July 2026 adopted Local Plan, defined using the guidance in the PPG and NPPF, establishes a minimum annual housing requirement of 400 dwellings.

#### Application of an Appropriate Buffer

- 3.4. With regard to buffers, Paragraph 79 of the December 2024 NPPF states that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years the following policy consequences should apply:
- where delivery falls below 95% - the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
  - where delivery falls below 85% - the authority should include a buffer of 20% to their identified supply of specific deliverable sites in addition to the requirement for an action plan;
  - where delivery falls below 75% - the presumption in favour of sustainable development applies in addition to the requirements for an action plan and 20% buffer.
- 3.5. As set out in Table 1, the Borough Council's 2023 Housing Delivery Test Result (which remains the latest available) indicates an over-supply of housing over the three years captured through the housing delivery test.

*Table 1: Housing Delivery Test 2023 measurement*

| Year                                                                                     | Number of Homes Required | Number of Homes Delivered |
|------------------------------------------------------------------------------------------|--------------------------|---------------------------|
| 2020-21                                                                                  | 236                      | 494                       |
| 2021-22                                                                                  | 350                      | 576                       |
| 2022-23                                                                                  | 358                      | 245                       |
| <b>Total</b>                                                                             | <b>944</b>               | <b>1315</b>               |
| Source: <i>Housing Delivery Test: 2023 measurement, DLUHC, 12 December 2024</i>          |                          |                           |
| * Note that 'Total' figures may not add up due to inclusion of decimal figures not shown |                          |                           |

$$\text{Shortfall / surplus} = \frac{\text{Total net homes delivered 2020-23}}{\text{Total net homes required 2020-23}} = \frac{1,315}{944} = 1.39 = \mathbf{139\%}$$

#### Addressing any Shortfall

- 3.6. As outlined in Table 1 (above), there is no shortfall of homes delivered. Therefore, no shortfall needs to be factored into the five-year housing land supply requirement calculation and consequently part b) of paragraph 78 of the NPPF does not apply.
- 3.7. Table 2 indicates the annual housing requirement – 400 dwellings - established within the adopted Local Plan (& for information purposes only, an equivalent calculation is presented using the latest (May 2026) standard method/local housing need figure).
- 3.8. As the Newcastle under Lyme Local Plan was examined under an earlier (2023) version of the NPPF and its housing requirement is less than 80% of the most up to date figure calculated using the standard method, Paragraph 78 c) is in effect from 1 July 2026 and a 20% buffer is required on the 5YHLS. N.B. for the purposes of the requirement calculation presented this 20% buffer has been applied from 1 April 2026.

Table 2: The need for housing over the five-year period

|                                      | Adopted Local Plan | Local Housing Need |
|--------------------------------------|--------------------|--------------------|
| Annual Local Housing Need            | 400                | 559                |
| <b>Five-Year Local Housing Need</b>  | <b>2000</b>        | <b>2795</b>        |
| Buffer                               | 400 (20%)          | 140 (5%)           |
| Shortfall                            | 0                  | 0                  |
| <b>Five Year Housing Requirement</b> | <b>2400</b>        | <b>2935</b>        |
| Annual Requirement                   | 480                | 587                |

## 4. Housing Land Supply

#### Assessment of Deliverable Sites

- 4.1. The capacities identified in this section were derived having considered the definition of ‘deliverable’ sites as set out in the NPPF and PPG (*NPPF, Annex 2: Glossary, p72 and PPG, Paragraph: 007, Reference ID: 68-007-20190722*).
- 4.2. The approach adopted ensures an up-to-date trajectory and robust deliverable supply having determined which sites are deliverable and the amount of capacity (delivery) that can realistically be expected from each site during the 2026-2031 period.

#### Detailed Planning Permission

- 4.3. In accordance with the NPPF, sites (including small sites) which have detailed planning permission have been considered deliverable during the period their permission remains extant, unless there was clear evidence that the site will not be implemented or commence delivery within the five-year period.

#### Outline Planning Permission

- 4.4. Sites with outline permission for major development 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

- 4.5. Sites with planning applications with resolutions to grant (outline or full) planning permission subject to a Section 106 agreement or Unilateral Undertaking being completed are considered deliverable where there is clear evidence that housing completions will begin on sites within five years. These applications have progressed positively through the development management process with the proposal generally being considered acceptable by the Council and are ready to receive planning permission, subject to the detail of planning requirements being secured in a Section 106 legal agreement or unilateral undertaking.

## Windfall Development and Allowance

- 4.6. The NPPF states that

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be 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. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area” (*NPPF, Paragraph 75, p20*).

- 3.1. Following discussion during the examination of the now adopted Local Plan, the Council prepared an action note (reference EX/NBC/34) which considered the approach to windfall development in the Plan. This note confirmed that a robust approach to windfall development would yield an allowance of 35 dwellings per annum, phased from year 4 of the housing trajectory. The Inspector affirmed this stance in her Examination Report stating (para 98) that the evidence provided suggests that windfalls will offer a reliable source of supply over the plan period at or around the 35 dpa mark and that this figure should be applied to all years beyond the 3 years of extant permissions.
- 3.2. A total windfall allowance of 70 has therefore been used in the last two years of the 5-year period. This avoids double counting of existing planning approvals which are likely to be built during the preceding three years.

## Student Accommodation

- 3.3. In recent years, the Council has seen a rise in the number of planning applications proposing significant amounts of purpose-built student accommodation.
- 3.4. The PPG states:

“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment

with kitchen facilities and a separate bathroom that fully functions as an independent dwelling” (PPG, Paragraph: 025, Reference ID: 68-034-20190722, Revision Date: 22 July 2019).

- 3.5. In accordance with the above guidance, the Council considered it appropriate to include student housing in the housing land supply. This assessment usually involves calculating a ratio to estimate the amount of student accommodation required to free-up or release a conventional self-contained home.
- 3.6. The Housing Delivery Test includes the provision of student accommodation. 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. Table 3 provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

Table 3: Number of Students in Student only Households NUL, 2021

| All Student only Households |     | Students in Household |     |     |     |    |    |   |
|-----------------------------|-----|-----------------------|-----|-----|-----|----|----|---|
|                             |     | 1                     | 2   | 3   | 4   | 5  | 6  | 7 |
| 2011                        | 857 | 273                   | 196 | 138 | 171 | 67 | 8  | 4 |
| 2021                        | 864 | 260                   | 185 | 167 | 162 | 61 | 21 | 5 |

2011 Census: Number of students in student only household (national to local authority level) CT21\_0398\_Census 2021

- 3.7. From the data presented in Table 4 it can be assumed that there were 2,174 students living in student only households in the Borough as of 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 (2174 / 857) provides the average student household occupancy, which for the Borough is 2.5. This suggests that 2.5 units of student accommodation are required in order to assume the release of one self-contained home.
- 3.8. Table 4 indicates that Keele University’s full-time student population in 2024/25 was 2,355 (29.9%) higher than it was in 2015/16. Therefore, it is considered reasonable to assume that a net increase of student accommodation provision (i.e. halls of residence or self-contained student accommodation) will meet the test set out in the PPG by, for instance, allowing market housing to remain in such use.

Table 4: Keele and Staffordshire University Full-Time Student Numbers

| Full time student numbers (Undergraduate and Postgraduate) | 2015/2016 | 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | 2020/2021 | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 |
|------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Keele University                                           | 7,875     | 8,365     | 8,545     | 8,565     | 8,620     | 9,075     | 9,265     | 9,950     | 9,960     | 10,230    |
| Staffordshire University                                   | 9,380     | 8,940     | 9,030     | 9,120     | 9,535     | 10,635    | 10,880    | 13,225    | 12,120    | 11,000    |

Source: Higher Education Statistics Agency

- 3.9. It is the Council’s view that the approach described results in an accurate ratio with which to estimate the release and / or maintenance of market housing through the supply 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 2.5.
- 3.10. Significantly, the Inspector in her Examination Report (para 93) states that she is satisfied that a calculation which applies this ratio to student housing is appropriate and provides a firm basis for estimating the contribution such housing can make to housing supply.

### Older People / C2 Housing

- 3.11. Older people's housing and other forms of communal accommodation also contribute to housing land supply. The PPG explains:

"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market" (*PPG, Paragraph: 026 Reference ID: 68-035-20190722, Revised Date: 22 July 2019*).

"Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test. Self-contained dwellings are included in the National Statistic for net additional dwellings. Communal accommodation will be accounted for in the Housing Delivery Test by applying adjustments in the form of two nationally set ratios. These are based on England Census data. The ratios for both net student and net other communal accommodation are found in the Housing Delivery Test measurement rule book" (*PPG, Paragraph: 033 Reference ID: 68-041-20190722, Revised Date: 22 July 2019*).

- 3.12. In summary, a ratio (average number of adults per household, assessed as a ratio of 1.8) is applied to determine the release of accommodation in the housing market.

### Adopted Local Plan

- 4.19 Also included in this updated position statement, are site allocations within the adopted Local Plan which are anticipated to start delivering dwellings within the 2026 – 2031 5-year period. The delivery rates reflect the position reached following their review within the Local Plan Examination and the Inspector concluding (para 101) in her Inspector's report that the estimates used are based on sound evidence and take a precautionary approach to delivery over the plan period

### Overview of Housing Land Supply Components

- 4.20 Having described the various components which form the Council's housing land supply, Table 5 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.

Table 5: Five-Year Housing Supply

| Housing Supply Components                                                                                                                                          | Housing Land Supply (rounded to nearest whole number as appropriate) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Full planning consent (10+) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites             | 807                                                                  |
| Full planning consent (less than 10) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites    | 223                                                                  |
| Change of use and conversions                                                                                                                                      | 116                                                                  |
| Student Accommodation (housing release onto market from deliverable student provision)                                                                             | 450 (based on 2.5:1 ratio)                                           |
| Care                                                                                                                                                               | 1 (based on 1.8:1 ratio)                                             |
| Outline planning consent (10+) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites          | 100                                                                  |
| Outline planning consent (less than 10) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites | 36                                                                   |
| Local Plan Allocations                                                                                                                                             | 1462                                                                 |
| Local Plan Appendix 4 sites                                                                                                                                        | 367                                                                  |
| Neighbourhood Plan Allocations                                                                                                                                     | 0                                                                    |
| Windfall Allowance (added to Years 4 and 5)                                                                                                                        | 70                                                                   |
| <b>Total</b>                                                                                                                                                       | <b>3,632</b>                                                         |

## 4. Five-Year Housing Land Supply Position

- 4.1. Table 6 below determines the Council's position in relation to 5-year housing land supply, with two separate columns making distinct the position with (the Council's stance as expressed in para 4.14 above) & without student accommodation, owing to the PPG highlighting the issue of how authorities can count student housing in its housing land supply. The subsequent Table 7 presents for information purposes only, an equivalent calculation using the latest (May 2026) standard method/local housing need figure.

Table 6: Five-year housing land supply position (400 per annum)

| Five Year Supply Calculation for period 2026 – 2031: 400 dwellings per annum (with and without student accommodation included) |                                                            |                                     |                                        |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------|----------------------------------------|
| Calculating the required supply                                                                                                |                                                            | With student accommodation included | Without student accommodation included |
| A                                                                                                                              | Five-year Local Housing Need                               | 2,000                               | 2,000                                  |
| B                                                                                                                              | Shortfall                                                  | 0                                   | 0                                      |
| C                                                                                                                              | Five-year requirement with shortfall                       | 2,000                               | 2,000                                  |
| D                                                                                                                              | Five-year requirement including shortfall and buffer (20%) | 2,400                               | 2,400                                  |
| E                                                                                                                              | Annual requirement including shortfall and buffer          | 480                                 | 480                                    |
| <b>Identified supply</b>                                                                                                       |                                                            |                                     |                                        |
| F                                                                                                                              | Supply over 5-year period                                  | 3,632                               | 3,182                                  |
| Five-year land supply (expressed in years)                                                                                     |                                                            | 7.57                                | 6.63                                   |

Table 7: Five-year housing land supply position - 559 per annum standard method figure as of May 2026

| Five Year Supply Calculation for period 2026 – 2031: 559 dwellings per annum (with and without student accommodation included) |                                                           |                                     |                                        |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------|----------------------------------------|
| Calculating the required supply                                                                                                |                                                           | With student accommodation included | Without student accommodation included |
| A                                                                                                                              | Five-year Local Housing Need                              | 2,795                               | 2,795                                  |
| B                                                                                                                              | Shortfall                                                 | 0                                   | 0                                      |
| C                                                                                                                              | Five-year requirement with shortfall                      | 2,795                               | 2,795                                  |
| D                                                                                                                              | Five-year requirement including shortfall and buffer (5%) | 2,935                               | 2,935                                  |
| E                                                                                                                              | Annual requirement including shortfall and buffer         | 587                                 | 587                                    |
| <b>Identified supply</b>                                                                                                       |                                                           |                                     |                                        |
| F                                                                                                                              | Supply over 5-year period                                 | 3,632                               | 3,182                                  |
| Five-year land supply (expressed in years)                                                                                     |                                                           | 6.19                                | 5.42                                   |

## 5. Summary

- 5.1. This statement details the approach taken to determine the five-year housing land supply position. The Council has prepared this in accordance with the National Planning Policy Framework and Planning Practice Guidance, with a 20% buffer used in the 5YHLS calculation as required under Paragraph 78 c) of the NPPF (2024).
- 5.2. The Council has updated its five-year housing land supply position as of 31/03/2026 and has demonstrated a housing land supply (exceeding 5 years) of **7.57** years.

## Appendix 1: Schedule of Deliverable Sites

Full planning permission 10+ dwellings

| Planning Application:                        | Address:                                                                                              | Ward:                 | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 17/00281/FUL                                 | Land Around Wilmot Drive Estate<br>Lower Milehouse Lane Newcastle<br>Under Lyme Staffordshire ST5 9AX | Cross Heath           | 16/05/2018     | 16/05/2021   | 276                                 | Under Construction         | 8                                      | 8       | 0       | 0       | 0       | 0       | 8                        |
| 20/00201/REM<br>15/00015/OUT<br>21/00536/FUL | Tadgedale Quarry Muckleston<br>Road Loggerheads Market<br>Drayton Shropshire TF9 4DJ                  | Loggerheads           | 04/02/2021     | 04/02/2023   | 128                                 | Under Construction         | 67                                     | 25      | 25      | 17      | 0       | 0       | 67                       |
| 20/00336/FUL<br>14/00477/FUL<br>22/00959/FUL | Newcastle Baptist Church,<br>London Road, Newcastle Under<br>Lyme, Staffordshire, ST5 1LN             | Town                  | 03/08/2023     | 03/08/2026   | 22                                  | Not Started                | 22                                     | 10      | 10      | 2       | 0       | 0       | 22                       |
| 24/00137/FUL                                 | Land Off Cross Street<br>Chesterton<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 7HF               | Holditch & Chesterton | 18/09/2024     | 18/09/2027   | 39                                  | Under Construction         | 39                                     | 0       | 13      | 13      | 13      | 0       | 39                       |
| 20/00463/FUL<br>22/01018/FUL                 | Land Off Watermills Road,<br>Chesterton, Newcastle Under<br>Lyme, Staffordshire, ST5 7ET              | Holditch & Chesterton | 18/12/2020     | 18/12/2023   | 67                                  | Under Construction         | 67                                     | 30      | 30      | 7       | 0       | 0       | 67                       |
| 21/00593/REM<br>17/00514/OUT                 | Land South Of Honeywall Lane<br>Newcastle Under Lyme<br>Staffordshire                                 | Madeley & Betley      | 11/01/2022     | 11/01/2024   | 34                                  | Under Construction         | 22                                     | 22      | 0       | 0       | 0       | 0       | 22                       |
| 20/01079/FUL<br>23/00374/FUL                 | Land Off Apedale Road<br>Chesterton Newcastle Under<br>Lyme Staffordshire ST5 6BH                     | Holditch & Chesterton | 12/10/2023     | 12/10/2026   | 20                                  | Under Construction         | 20                                     | 5       | 5       | 10      | 0       | 0       | 20                       |

|         |                                              |                                                                                                      |                           |            |            |     |                    |     |    |    |    |    |    |     |
|---------|----------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------|------------|------------|-----|--------------------|-----|----|----|----|----|----|-----|
| Page 46 | 21/00655/FUL                                 | Land Between Apedale Road And Palatine Drive Chesterton Newcastle Under Lyme Staffordshire           | Holditch & Chesterton     | 23/08/2022 | 23/08/2025 | 330 | Under Construction | 330 | 55 | 55 | 55 | 55 | 55 | 275 |
|         | 21/01175/FUL                                 | Madeley Manor Nursing Home Heighley Castle Way Madeley Crewe Cheshire CW3 9HJ                        | Madeley & Betley          | 16/03/2023 | 16/03/2026 | 14  | Not Started        | 14  | 0  | 0  | 0  | 14 | 0  | 14  |
|         | 21/00470/REM<br>17/00515/DEEM4               | Land To The North Of Bradwell Hospital, Talke Road, Bradwell                                         | Bradwell                  | 23/09/2022 | 23/09/2024 | 85  | Under Construction | 5   | 5  | 0  | 0  | 0  | 0  | 5   |
|         | 22/00046/REM<br>18/00507/OUT<br>21/0069/REM  | Croft Farm, Stone Road, Hill Chorlton, Newcastle Under Lyme, Staffordshire, ST5 5DR                  | Maer & Whitmore           | 29/04/2022 | 29/04/2024 | 11  | Under Construction | 6   | 4  | 2  | 0  | 0  | 0  | 6   |
|         | 23/00659/REM<br>19/00515/OUT                 | Seabridge Community Education Centre<br>Roe Lane<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 3UB | Westlands                 | 26/04/2024 | 26/04/2026 | 53  | Under Construction | 35  | 30 | 5  | 0  | 0  | 0  | 35  |
|         | 22/00094/FUL<br>13/00970/OUT<br>24/00229/FUL | Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire                                 | Keele                     | 20/09/2023 | 20/09/2026 | 97  | Under Construction | 55  | 30 | 25 | 0  | 0  | 0  | 55  |
|         | 22/00284/FUL<br>23/00512/FUL                 | Former Clayton Lodge Hotel Clayton Road Newcastle Under Lyme Staffordshire ST5 4AF                   | Westbury Park & Northwood | 05/05/2023 | 05/05/2026 | 48  | Under Construction | 20  | 20 | 0  | 0  | 0  | 0  | 20  |
|         | 23/00184/FUL                                 | Jolly Potters Inn ST5 1UP                                                                            | Town                      | 01/02/2024 | 01/02/2027 | 9   | Under Construction | 9   | 9  | 0  | 0  | 0  | 0  | 9   |
|         | 23/00784/FUL                                 | 7 Victoria Street Newcastle Under Lyme Staffordshire ST5 1NU                                         | Town                      | 25/04/2024 | 25/04/2027 | 12  | Not Started        | 12  | 0  | 0  | 5  | 7  | 0  | 12  |
|         | 24/00795/FUL                                 | 5 - 7 York Place Newcastle Under Lyme Staffordshire ST5 2AH                                          | Town                      | 01/07/2025 | 01/07/2028 | 42  | Under Construction | 42  | 14 | 14 | 14 | 0  | 0  | 42  |

|              |                                                                                    |                 |            |            |    |             |     |     |     |     |    |    |     |
|--------------|------------------------------------------------------------------------------------|-----------------|------------|------------|----|-------------|-----|-----|-----|-----|----|----|-----|
| 22/01105/FUL | Land East of Woodside, Baldwins Gate, Newcastle-under-Lyme, Staffordshire ST5 5DA  | Maer & Whitmore | 16/10/2025 | 16/10/2028 | 40 | Not Started | 40  | 0   | 20  | 20  | 0  | 0  | 40  |
| 23/00522/FUL | Lands at New Farm, Cross Lane, Audley, Newcastle-under-Lyme, Staffordshire ST7 8JQ | Audley          | 08/09/2025 | 08/09/2028 | 39 | Not Started | 39  | 0   | 19  | 20  | 0  | 0  | 39  |
| 24/00101/FUL | Land At Bath Road Silverdale Newcastle Under Lyme Staffordshire                    | Silverdale      | 30/01/2026 | 30/01/2029 | 10 | Not Started | 10  | 0   | 10  | 0   | 0  | 0  | 10  |
| TOTAL        |                                                                                    |                 |            |            |    |             | 862 | 335 | 214 | 124 | 84 | 50 | 807 |

Full planning permission <10 dwellings

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| Planning Application:                        | Address:                                                                                     | Ward:                    | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|----------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 15/00926/FUL                                 | Land Adjacent To No. 12 Goodwin Avenue, Newcastle                                            | Cross Heath              | 16/12/2015     | 16/12/2018   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 17/00483/FUL                                 | 8 Barford Road, Newcastle Under Lyme, Staffordshire, ST5 3LF                                 | Westlands                | 31/01/2018     | 31/01/2021   | 2                                   | Under Construction         | 2                                      | 0       | 2       | 0       | 0       | 0       | 2                        |
| 17/00798/FUL<br>22/00075/PLD                 | The Offley Arms, Poolside, Madeley, Cheshire, CW3 9DX                                        | Madeley & Betley         | 21/02/2018     | 21/02/2021   | 4                                   | Under Construction         | 4                                      | 0       | 0       | 0       | 4       | 0       | 4                        |
| 18/01012/FUL                                 | Building adjacent to Apedale House, The Drive, Newcastle Under Lyme, Staffordshire, ST5 6BW  | Audley                   | 01/03/2019     | 01/03/2022   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 19/00002/FUL                                 | Talke Library, Wedgwood Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1SW             | Talke & Butt Lane        | 03/04/2019     | 03/04/2022   | 4                                   | Under Construction         | 4                                      | 4       | 0       | 0       | 0       | 0       | 4                        |
| 19/00149/FUL                                 | 24 Greenock Close, Newcastle Under Lyme, Staffordshire, ST5 2LG                              | Thistleberry             | 26/04/2019     | 26/04/2022   | 2                                   | Under Construction         | 2                                      | 1       | 1       | 0       | 0       | 0       | 2                        |
| 19/00189/FUL                                 | 126 Milehouse Lane, Newcastle Under Lyme, Staffordshire, ST5 9JY                             | Cross Heath              | 14/08/2019     | 14/08/2022   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 22/00945/FUL<br>19/00257/FUL                 | Land Adjacent 17 Church Lane, Mow Cop, Staffordshire, ST7 4LR                                | Newchapel & Mow Cop      | 01/10/2019     | 01/10/2022   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 19/00480/FUL                                 | Land adjacent to 20 Lincoln Road, Kidsgrove, Stoke-On-Trent, ST7 1HA                         | Kidsgrove & Ravenscliffe | 14/08/2019     | 14/08/2022   | 2                                   | Under Construction         | 2                                      | 2       | 0       | 0       | 0       | 0       | 2                        |
| 19/00531/FUL                                 | Greenacres Farm, Dab Green, Newcastle Under Lyme, Staffordshire, ST5 5HL                     | Maer & Whitmore          | 27/09/2019     | 27/09/2022   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 19/00895/FUL<br>23/00234/FUL<br>19/00896/LBC | Manor House Farm, Park Lane, Ashley, Market Drayton, Shropshire, TF9 4EH                     | Loggerheads              | 13/02/2020     | 13/02/2023   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 22/00377/FUL<br>20/00083/FUL<br>19/00063/FUL | Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads, Newcastle Under Lyme, TF9 4PH | Loggerheads              | 22/12/2022     | 13/04/2028   | 1                                   | Not Started                | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |

|                                                                                  |                                                                                                          |                             |            |            |   |                       |   |   |   |   |   |   |   |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| 20/00110/REM<br>18/00119/OUT<br>17/00779/OUT                                     | Parson Pools, Brodder Lane,<br>Peatswood, Market Drayton,<br>TF9 2PQ.                                    | Loggerheads                 | 28/04/2020 | 28/04/2022 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 20/00160/FUL<br>(23/00503/FUL)                                                   | Land adjacent 61 High Street,<br>Alsagers Bank, Newcastle<br>Under Lyme, Staffordshire                   | Audley                      | 27/04/2020 | 27/04/2023 | 2 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 23/00759/FUL<br>22/00225/FUL,<br>20/00598/FUL<br>resubmission of<br>17/00711/FUL | Land Adjacent 190 Old Road<br>Bignall End Stoke On Trent<br>Staffordshire ST7 8QH                        | Audley                      | 14/10/2020 | 14/10/2023 | 1 | Under<br>Construction | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 23/00898/FUL<br>20/00971/FUL<br>18/00897/OUT                                     | 2 Newcastle Road, Madeley,<br>Newcastle Under Lyme, CW3<br>9JH                                           | Madeley &<br>Betley         | 09/01/2024 | 09/01/2027 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 21/00020/FUL                                                                     | Land Adjacent 4 Calvert Grove,<br>Wolstanton, Newcastle Under<br>Lyme, Staffordshire, ST5 8QA            | Bradwell                    | 25/03/2021 | 25/03/2024 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 21/00343/FUL                                                                     | 103 High Street, Harriseahead,<br>Kidsgrove, Staffordshire, ST7<br>4JU                                   | Newchapel &<br>Mow Cop      | 18/06/2021 | 18/06/2024 | 2 | Under<br>Construction | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 21/00360/FUL                                                                     | The Railway Inn, Liverpool<br>Road, Kidsgrove, Stoke-On-<br>Trent, Staffordshire, ST7 1EA                | Kidsgrove &<br>Ravenscliffe | 27/05/2021 | 27/05/2024 | 2 | Under<br>Construction | 2 | 2 | 0 | 0 | 0 | 0 | 2 |
| 23/00695/FUL<br>21/00450/FUL                                                     | Farm Building Land Off Butt<br>House Lane, Butthouse Lane,<br>Chapel Chorlton, Staffordshire,<br>ST5 5JW | Maer &<br>Whitmore          | 07/12/2023 | 07/12/2026 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 21/00494/FUL                                                                     | Land Adjacent To 45 Old Butt<br>Lane, Kidsgrove, Staffordshire,<br>ST7 1NJ                               | Talke & Butt<br>Lane        | 04/08/2021 | 04/08/2024 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 22/00253/FUL<br>21/00499/FUL                                                     | Plum Tree Park Farm Church<br>Lane Betley Crewe Cheshire<br>CW3 9AY                                      | Madeley &<br>Betley         | 17/09/2021 | 17/09/2024 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 22/00819/FUL<br>21/00748/FUL<br>24/00228/FUL                                     | Land Off Birks Drive, Ashley<br>Heath, Market Drayton,<br>Shropshire                                     | Loggerheads                 | 25/03/2022 | 25/03/2025 | 1 | Not Started           | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 1/00844/REM<br>8/00121/OUT                                                       | Waggon And Horses, Nantwich<br>Road, Audley, Stoke On Trent,<br>Staffordshire, ST7 8DY                   | Audley                      | 22/10/2021 | 22/10/2023 | 3 | Under<br>Construction | 3 | 3 | 0 | 0 | 0 | 0 | 3 |

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|                              |                                                                                          |                          |            |            |   |                    |   |   |   |   |   |   |   |
|------------------------------|------------------------------------------------------------------------------------------|--------------------------|------------|------------|---|--------------------|---|---|---|---|---|---|---|
| 11/00950/FUL                 | 27 Jamage Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1QD                       | Talke & Butt Lane        | 25/02/2022 | 25/02/2025 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 22/00287/FUL                 | Land Adjacent 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT          | Kidsgrove & Ravenscliffe | 26/05/2022 | 26/05/2025 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 22/00641/FUL                 | 51 Keele Road, Newcastle Under Lyme, Staffordshire, ST5 2JT                              | Thistleberry             | 22/11/2022 | 22/11/2025 | 1 | Not Started        | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 23/00087/FUL                 | The Dingle Boyles Hall Road Bignall End Stoke-On-Trent Staffordshire ST7 8QG             | Audley                   | 03/04/2023 | 03/04/2026 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 23/00914/FUL                 | Land Adj 43 Vernon Avenue Audley Stoke-on-trent Staffordshire ST7 8EF                    | Audley                   | 21/03/2024 | 21/03/2027 | 2 | Under Construction | 2 | 2 | 0 | 0 | 0 | 0 | 2 |
| 23/00876/FUL                 | 135 High Street Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BQ                 | Audley                   | 26/02/2024 | 26/03/2027 | 1 | Not Started        | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 23/00385/FUL                 | Grange Farm Rye Hills Bignall End Stoke-On-Trent Staffordshire ST7 8LP                   | Audley                   | 22/09/2023 | 22/09/2026 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00003/FUL<br>22/00182/FUL | Land Off Audley Road Audley Road Chesterton Newcastle Under Lyme Staffordshire           | Crackley & Red Street    | 05/03/2024 | 05/03/2027 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00038/FUL                 | 141 - 143 London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7JD              | Holditch & Chesterton    | 13/03/2024 | 13/03/2027 | 3 | Not Started        | 3 | 3 | 0 | 0 | 0 | 0 | 3 |
| 23/00174/FUL                 | Land Adj 125 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP             | Silverdale               | 12/01/2024 | 12/01/2027 | 2 | Under Construction | 2 | 2 | 0 | 0 | 0 | 0 | 2 |
| 23/00187/FUL                 | Land Off Mow Cop Road Mow Cop Stoke-On-Trent Staffordshire                               | Newchapel & Mow Cop      | 15/03/2023 | 15/05/2026 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 19/00537/FUL                 | Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ                     | May Bank                 | 08/11/2019 | 08/11/2022 | 3 | Under Construction | 3 | 2 | 1 | 0 | 0 | 0 | 3 |
| 23/00881/FUL                 | Butterton Stud And Racing Stables Park Road Butterton Newcastle Under Lyme Staffordshire | Maer & Whitmore          | 22/02/2024 | 22/02/2027 | 4 | Not Started        | 4 | 2 | 2 | 0 | 0 | 0 | 4 |
| 14/00023/FUL                 | 53 High Street Knutton ST5 6DB                                                           | Knutton                  | 20/02/2014 | 20/03/2017 | 1 | Under Construction | 1 | 0 | 0 | 1 | 0 | 0 | 1 |

|                                              |                                                                                        |                         |            |            |   |                    |   |   |   |   |   |   |   |
|----------------------------------------------|----------------------------------------------------------------------------------------|-------------------------|------------|------------|---|--------------------|---|---|---|---|---|---|---|
| 23/00266/FUL                                 | Land Adjacent To 27 Esselie Avenue Ashley Market Drayton Shropshire TF9 4LP            | Loggerheads             | 13/07/2023 | 13/07/2026 | 2 | Under Construction | 2 | 2 | 0 | 0 | 0 | 0 | 2 |
| 22/01089/FUL                                 | Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS            | Maer & Aston            | 18/04/2023 | 18/04/2023 | 1 | Not Started        | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 23/00934/FUL                                 | 6 New Row Monument View Madeley Heath Crewe Cheshire CW3 9LL                           | Madeley & Madeley Heath | 29/01/2024 | 29/01/2027 | 2 | Under Construction | 2 | 2 | 0 | 0 | 0 | 0 | 2 |
| 23/00529/FUL<br>23/00959/FUL                 | Land Adj Arbour Farm Napley Road Napley Newcastle Under Lyme Staffordshire TF9 4AJ     | Loggerheads             | 12/09/2023 | 12/09/2026 | 1 | Not Started        | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 23/00520/FUL<br>22/00736/FUL                 | Old Springs Hall Stoneyford Market Drayton Shropshire TF9 2PE                          | Loggerheads             | 16/08/2023 | 16/08/2026 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 23/00144/REM                                 | Roeburndale Leycett Lane Leycett Newcastle Under Lyme Staffordshire CW3 9LS            | Madeley & Betley        | 17/04/2023 | 17/04/2026 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 25/00524/FUL                                 | Land South Of Honeywall Lane Honeywall Lane Newcastle Under Lyme Staffordshire CW3 9LU | Madeley & Betley        | 01/04/2021 | 01/04/2024 | 4 | Not Started        | 4 | 2 | 2 | 0 | 0 | 0 | 4 |
| 22/00189/OUT<br>23/00932/REM<br>24/00794/FUL | Land At Moss Cottage Fairgreen Road Baldwins Gate Staffordshire ST5 5BZ                | Maer & Whitmore         | 16/04/2023 | 16/04/2026 | 3 | Under Construction | 3 | 3 | 0 | 0 | 0 | 0 | 3 |
| 25/00055/FUL                                 | Mullion Common Lane Baldwins Gate Staffordshire ST5 5HF                                | Maer & Whitmore         | 29/04/2024 | 29/04/2027 | 1 | Under Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 21/00909/OUT<br>23/00204/REM                 | Whitmore Riding School Shut Lane Head Staffordshire ST5 4DS                            | Maer & Whitmore         | 01/06/2023 | 01/06/2026 | 1 | Not Started        | 1 | 1 | 0 | 0 | 0 | 0 | 1 |

|                              |                                                                                                                     |                    |            |            |   |                       |   |   |   |   |   |   |   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| 9/00406/REM<br>17/00805/OUT  | Land Adjacent<br>49 Vernon Avenue<br>Audley<br>Stoke-On-Trent<br>Staffordshire<br>ST7 8EG                           | Audley             | 15/07/2019 | 15/07/2021 | 1 | Under<br>Construction | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 24/00045/FUL<br>22/00104/FUL | 5 Repton Drive<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 3JF                                                  | Westlands          | 13/03/2024 | 13/03/2027 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00008/FUL                 | Parking Garages Adjacent To 12<br>Farmers<br>BankSilverdaleNewcastle Under<br>LymeST5 6NE                           | Silverdale         | 15/05/2024 | 15/05/2027 | 2 | Under<br>Construction | 2 | 0 | 2 | 0 | 0 | 0 | 2 |
| 24/00117/FUL<br>24/00144/FUL | 7 Pepper Street<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 1PR                                                 | Town               | 28/06/2024 | 28/06/2027 | 1 | Not started           | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00210/FUL<br>24/00676/FUL | Land To Rear Of 18 St<br>Anthony's Drive And<br>54 Emery Avenue<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 2JF | Thistleberry       | 17/05/2024 | 17/05/2027 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00503/FUL                 | Land Off<br>Shut Lane Head<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 4DS                                      | Maer &<br>Whitmore | 28/08/2024 | 28/08/2027 | 1 | Not started           | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 24/00524/FUL                 | Land Rear Of Seabridge Hall<br>Seabridge Lane<br>Newcastle Under Lyme<br>Staffordshire                              | Westlands          | 13/12/2024 | 13/12/2027 | 3 | Under<br>Construction | 3 | 3 | 0 | 0 | 0 | 0 | 3 |

|                              |                                                                                                   |                        |            |            |   |                       |   |   |   |   |   |   |   |
|------------------------------|---------------------------------------------------------------------------------------------------|------------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| 24/00526/FUL                 | Land To North East Side Of<br>Number 44<br>Queen Street<br>Kidsgrove<br>Stoke On Trent<br>ST7 4AH | Kidsgrove              | 13/12/2024 | n/a        | 1 | Not Started           | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 22/00789/OUT<br>24/00612/REM | Manor Farm<br>High Street<br>Newchapel<br>Stoke-On-Trent<br>Staffordshire<br>ST7 4PT              | Newchapel &<br>Mow Cop | 18/10/2024 | 18/10/2026 | 1 | Not Started           | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 23/00617/OUT<br>24/00149/REM | 193 High Street Silverdale<br>Newcastle Under Lyme<br>Staffordshire ST5 6JZ                       | Silverdale             | 25/10/2023 | 25/10/2026 | 2 | Under<br>Construction | 2 | 0 | 0 | 0 | 2 | 0 | 2 |
| 24/00541/FUL                 | The Cottage<br>Moss Lane<br>Madeley<br>Crewe<br>Cheshire<br>CW3 9NQ                               | Madeley &<br>Betley    | 23/01/2025 | 23/01/2028 | 1 | Under<br>Construction | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 24/00700/FUL                 | 20 Cheltenham<br>GroveSilverdaleNewcastle<br>Under LymeStaffordshireST5<br>6QS                    | Silverdale             | 21/01/2025 | 21/01/2028 | 1 | Not Started           | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 24/00799/FUL                 | Station Stores<br>Newcastle Road<br>Whitmore<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 5BU  | Maer &<br>Whitmore     | 23/01/2025 | 23/01/2028 | 3 | Under<br>Construction | 3 | 0 | 0 | 0 | 3 | 0 | 3 |

|                                              |                                                                                                                   |                     |            |            |   |                    |   |   |   |   |   |   |   |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------|------------|------------|---|--------------------|---|---|---|---|---|---|---|
| 24/00803/FUL                                 | Land Adjacent Maerfield Gate Farm<br>Stone Road<br>Blackbrook<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 5ED | Maer & Whitmore     | 18/03/2025 | 18/03/2028 | 1 | Under Construction | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 25/00006/FUL                                 | Betley Court<br>Main Road<br>Betley<br>Crewe<br>Cheshire                                                          | Madeley & Betley    | 19/03/2025 | 19/03/2028 | 1 | Not Started        | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 24/00269/OUT<br>25/00169/REM<br>25/00197/REM | Land Off<br>Lordsley Lane<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4EQ                                    | Loggerheads         | 02/05/2025 | 02/05/2028 | 1 | Not Started        | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 25/00193/FUL                                 | 40 Long Lane<br>Harriseahead<br>Stoke-On-Trent<br>Staffordshire<br>ST7 4LQ                                        | Newchapel & Mow Cop | 04/07/2025 |            | 1 | Under Construction | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 23/00170/OUT<br>24/00859/REM                 | Land At Snape Hall Road<br>Whitmore Newcastle Under Lyme<br>Staffordshire ST5 5JA                                 | Maer & Whitmore     | 08/05/2025 | 08/05/2027 | 3 | Not Started        | 3 | 3 | 0 | 0 | 0 | 0 | 3 |
| 23/00575/OUT<br>24/00854/REM                 | Land At Snape Hall Road<br>Baldwins Gate Staffordshire                                                            | Maer & Whitmore     | 08/05/2025 | 08/05/2027 | 1 | Not Started        | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 22/00132/OUT<br>24/00853/REM                 | Land At<br>Snape Hall Road<br>Baldwins Gate<br>Newcastle Under Lyme<br>Staffordshire                              | Maer & Whitmore     | 06/06/2025 | 06/06/2027 | 2 | Not Started        | 1 | 0 | 1 | 0 | 0 | 0 | 1 |

|                                                                              |                                                                                                      |                  |            |            |   |             |   |   |   |   |   |   |   |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------|------------|------------|---|-------------|---|---|---|---|---|---|---|
| 24/00443/OUT<br>21/00334/OUT<br>24/00855/REM                                 | Land At Snape Hall Road<br>Snape Hall Road<br>Whitmore Newcastle Under Lyme<br>Staffordshire ST5 5JA | Maer & Whitmore  | 08/05/2025 | 08/05/2027 | 1 | Not Started | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 21/00960/OUT<br>24/00852/REM                                                 | Land At Snape Hall Road<br>Baldwins Gate<br>Newcastle Under Lyme<br>Staffordshire                    | Maer & Whitmore  | 08/05/2025 | 08/05/2027 | 1 | Not Started | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 21/01003/OUT<br>21/01114/OUT<br>25/00328/REM<br>25/00313/REM<br>25/00326/REM | Land North Of Selbourne<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PW        | Loggerheads      | 15/06/2022 | 15/06/2025 | 3 | Not Started | 3 | 3 | 0 | 0 | 0 | 0 | 3 |
| 23/00346/OUT<br>25/00141/REM                                                 | The Bungalow Leycett Lane<br>Leycett Newcastle Under Lyme<br>Staffordshire CW3 9LS                   | Madeley & Betley | 23/11/2023 | 23/11/2026 | 2 | Not Started | 2 | 0 | 2 | 0 | 0 | 0 | 2 |
| 24/00608/FUL                                                                 | Moss House Barn<br>Eardleyend Road<br>Newcastle Under Lyme<br>Staffordshire<br>ST7 8NB               | Audley           | 11/04/2025 | 11/04/2028 | 2 | Not Started | 2 | 0 | 2 | 0 | 0 | 0 | 2 |
| 25/00115/FUL                                                                 | Hope Cottage<br>Leycett Lane<br>Silverdale<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 6AW       | Audley           | 30/04/2025 | 30/04/2028 | 1 | Not Started | 1 | 0 | 0 | 0 | 1 | 0 | 1 |

|              |                                                                                                 |                        |            |            |   |                    |   |   |   |   |   |   |   |
|--------------|-------------------------------------------------------------------------------------------------|------------------------|------------|------------|---|--------------------|---|---|---|---|---|---|---|
| 24/00873/FUL | Stonelea<br>141 Eccleshall Road<br>Loggerheads<br>Market Drayton<br>Shropshire<br>TF9 4NX       | Loggerheads            | 01/05/2025 | 01/05/2028 | 2 | Under Construction | 2 | 0 | 0 | 2 | 0 | 0 | 2 |
| 25/00221/FUL | 266 Dimsdale Parade West<br>Newcastle<br>Staffordshire<br>ST5 8HP                               | Bradwell               | 26/06/2025 | 26/06/2028 | 1 | Not Started        | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 24/00601/FUL | Land Adjacent Hawthorn Villa<br>Wesleyan Road<br>Ashley<br>Market Drayton<br>Shropshire         | Loggerheads            | 26/06/2025 | 26/06/2028 | 1 | Not Started        | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 25/00344/FUL | Trubshaw Edge Farm<br>Harriseahead Lane<br>Harriseahead Stoke-On-Trent<br>Staffordshire ST7 4RD | Newchapel &<br>Mow Cop | 15/07/2025 | 15/07/2028 | 3 | Not Started        | 3 | 0 | 0 | 0 | 3 | 0 | 3 |
| 25/00415/FUL | 5 Co Operative Lane<br>Stoke-On-Trent<br>Staffordshire<br>ST7 8BL                               | Audley                 | 01/08/2025 | 01/08/2028 | 1 | Not Started        | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 25/00195/REM | 48 Harriseahead Lane<br>Harriseahead<br>Stoke-On-Trent<br>Staffordshire<br>ST7 4RB              | Newchapel &<br>Mow Cop | 12/09/2025 | 12/09/2027 | 1 | Under Construction | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 26/00226/FUL | Land Adjacent To 129<br>Leycey Road<br>Newcastle Under Lyme<br>Staffordshire                    | Audley                 | 08/05/2026 | 08/05/2029 | 1 | Not Started        | 1 | 0 | 0 | 1 | 0 | 0 | 1 |

|                                   |                                                                                                                  |                             |            |            |    |                       |    |   |   |   |   |   |    |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------|------------|------------|----|-----------------------|----|---|---|---|---|---|----|
| 18/00122/FUL                      | New Farm, Alsager Road,<br>Audley, Stoke On Trent,<br>Staffordshire, ST7 8JQ                                     | Audley                      | 07/06/2019 | 07/06/2022 | 7  | Under<br>Construction | 7  | 0 | 0 | 0 | 7 | 0 | 7  |
| 22/00011/FUL<br>20/00369/FUL      | Land At The Corner Of High<br>Street And Lion Grove<br>Chesterton Newcastle Under<br>Lyme Staffordshire          | Holditch &<br>Chesterton    | 20/07/2022 | 20/07/2025 | 8  | Under<br>Construction | 8  | 2 | 3 | 3 | 0 | 0 | 8  |
| 22/00012/REM<br>20/00369/FUL      | Land Off Cross Street,<br>Chesterton, Newcastle Under<br>Lyme, Staffordshire, ST5 7HF                            | Holditch &<br>Chesterton    | 18/10/2022 | 18/10/2024 | -9 | Under<br>Construction | 13 | 3 | 5 | 5 | 0 | 0 | 13 |
| 21/00594/FUL<br>24/00283/FUL      | Safety Glass Replacements,<br>East Of Garden Street,<br>Newcastle Under Lyme,<br>Staffordshire, ST5 1BW          | Town                        | 26/08/2021 | 26/08/2024 | 7  | Under<br>Construction | 7  | 0 | 7 | 0 | 0 | 0 | 7  |
| 22/00661/REM<br>&<br>21/01067/OUT | 43 Lamb Street Kidsgrove<br>Stoke-On-Trent Staffordshire<br>ST7 4AL                                              | Kidsgrove &<br>Ravenscliffe | 04/01/2023 | 04/01/2025 | 5  | Under<br>Construction | 5  | 5 | 0 | 0 | 0 | 0 | 5  |
| 22/00621/FUL                      | Land Off Church Lane Knutton<br>Newcastle Under Lyme<br>Staffordshire                                            | Knutton                     | 31/03/2023 | 31/03/2026 | 6  | Not Started           | 6  | 0 | 0 | 2 | 2 | 2 | 6  |
| 23/00231/FUL                      | Former Nags Head 4 High<br>Street Harriseahead ST7 4JT                                                           | Newchapel &<br>Mow Cop      | 18/03/2024 | 18/03/2027 | 8  | Not Started           | 8  | 0 | 5 | 3 | 0 | 0 | 8  |
| 23/00367/FUL                      | Site Of Former Methodist<br>Church Chapel Street                                                                 | Talke & Butt<br>Lane        | 20/07/2023 | 20/07/2026 | 7  | Under<br>Construction | 7  | 7 | 0 | 0 | 0 | 0 | 7  |
| 16/00088/FUL                      | Land At Junction Of Church<br>Street And<br>Chapel Street<br>Silverdale<br>Newcastle Under Lyme<br>Staffordshire | Silverdale                  | 30/03/2016 |            | 6  | Under<br>Construction | 6  | 6 | 0 | 0 | 0 | 0 | 6  |
| 25/00519/FUL                      | 9 New RoadBignall EndStoke-<br>On-TrentStaffordshireST7 8QF                                                      | Audley                      | 12/12/2025 | 12/12/2028 | 1  | Not Started           | 1  | 0 | 0 | 1 | 0 | 0 | 1  |
| 25/00803/FUL                      | Garages<br>Knype Way<br>Wolstanton<br>Newcastle Under Lyme<br>Staffordshire                                      | Bradwell                    | 09/12/2025 | 09/12/2028 | 3  | Not Started           | 3  | 0 | 0 | 3 | 0 | 0 | 3  |

|              |                                                                                                        |                     |            |            |   |                       |   |   |   |   |   |   |   |
|--------------|--------------------------------------------------------------------------------------------------------|---------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| 25/00021/FUL | Land Adjacent To<br>1 Leicester Close<br>Clayton<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 3BP   | Clayton             | 21/11/2025 | 21/11/2028 | 1 | Not Started           | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| 25/00579/REM | Braeholm<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PW                         | Loggerheads         | 17/10/2025 | 17/10/2027 | 2 | Under<br>Construction | 2 | 0 | 2 | 0 | 0 | 0 | 2 |
| 25/00690/FUL | Land Adjacent To<br>Selbourne<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PW    | Loggerheads         | 26/11/2025 | 26/11/2028 | 1 | Not Started           | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 25/00524/FUL | Land Off Honeywall Lane<br>Madeley Heath<br>Madeley                                                    | Madeley &<br>Betley | 26/11/2025 | 26/11/2028 | 4 | Not Started           | 4 | 0 | 0 | 4 | 0 | 0 | 4 |
| 25/00185/FUL | Slaters<br>Stone Road<br>Hill Chorlton<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 5ED             | Maer &<br>Whitmore  | 09/10/2025 | 09/10/2028 | 6 | Not Started           | 6 | 0 | 0 | 6 | 0 | 0 | 6 |
| 25/00521/FUL | Land Adjacent<br>28 Newcastle Street<br>Silverdale<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 6PQ | Silverdale          | 26/11/2025 | 26/11/2028 | 1 | Not Started           | 1 | 0 | 1 | 0 | 0 | 0 | 1 |

|                              |                                                                                              |                    |            |            |   |                       |     |    |    |    |    |   |     |
|------------------------------|----------------------------------------------------------------------------------------------|--------------------|------------|------------|---|-----------------------|-----|----|----|----|----|---|-----|
| 25/00387/FUL                 | The Bush Inn High<br>StreetSilverdaleNewcastle<br>Under LymeStaffordshireST5<br>6JZ          | Silverdale         | 28/07/2025 | 28/07/2028 | 8 | Not Started           | 8   | 0  | 0  | 4  | 4  | 0 | 8   |
| 25/00905/FUL<br>25/00140/OUT | Merry Tree Cottage<br>Madeley Road<br>Baldwins Gate<br>Newcastle<br>Staffordshire<br>ST5 5FQ | Maer &<br>Whitmore | 30/01/2026 | 30/01/2029 | 1 | Not Started           | 1   | 1  | 0  | 0  | 0  | 0 | 1   |
| 25/00485/FUL                 | 35 Clayton Road<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 3AF                          | Westlands          | 11/09/2025 | 11/09/2028 | 2 | Not Started           | 2   | 0  | 2  | 0  | 0  | 0 | 2   |
| 25/00261/OUT<br>25/00579/REM | Braeholme<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PW              | Loggerheads        | 15/07/2025 | 15/07/2028 | 2 | Under<br>Construction | 2   | 2  | 0  | 0  | 0  | 0 | 2   |
| TOTAL                        |                                                                                              |                    |            |            |   |                       | 223 | 97 | 48 | 39 | 37 | 2 | 223 |

Outline planning permission 10+ dwellings

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| Planning Application: | Address:                                                          | Ward:       | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|-----------------------|-------------------------------------------------------------------|-------------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 24/00162/OUT          | Land south of Eccleshall Road, Loggerheads, Staffordshire TF9 4FP | Loggerheads | 02/05/2025     |              | 150                                 | Not Started                | 150                                    | 0       | 10      | 30      | 30      | 30      | 100                      |
| TOTAL                 |                                                                   |             |                |              |                                     |                            | 150                                    | 0       | 10      | 30      | 30      | 30      | 100                      |

# Outline planning permission <10 dwellings

| Planning Application: | Address:                                                                                            | Ward:                 | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|-----------------------|-----------------------------------------------------------------------------------------------------|-----------------------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 18/00965/OUT          | Land Adjacent<br>16 Willard Close<br>Chesterton<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 7NB | Holditch & Chesterton | 21/03/2019     | 21/03/2022   | 2                                   | Not Started                | 2                                      | 0       | 0       | 2       | 0       | 0       | 2                        |
| 21/00617/OUT          | 1 Jasmine Crescent<br>Newchapel<br>Stoke-On-Trent<br>Staffordshire<br>ST7 4GZ                       | Newchapel & Mow Cop   | 27/08/2021     | 27/08/2024   | 1                                   | Not Started                | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 23/00933/OUT          | Land Adjacent To<br>140 Knutton Lane<br>Knutton<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 6ES | Knutton               | 04/12/2024     | 12/04/2027   | 1                                   | Not Started                | 1                                      | 0       | 0       | 0       | 1       | 0       | 1                        |
| 24/00253/OUT          | Land West Of<br>Barrie Gardens<br>Talke<br>Stoke-On-Trent<br>Staffordshire                          | Talke & Butt Lane     | 24/10/2024     | 24/10/2027   | 9                                   | Not Started                | 9                                      | 0       | 0       | 0       | 9       | 0       | 9                        |
| 24/00674/OUT          | 29 Eleanor Crescent<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 3SB                             | Westlands             | 11/03/2025     | 11/03/2028   | 1                                   | Not Started                | 1                                      | 0       | 0       | 1       | 0       | 0       | 1                        |

|              |                                                                                             |                     |            |            |   |             |   |   |   |   |   |   |   |
|--------------|---------------------------------------------------------------------------------------------|---------------------|------------|------------|---|-------------|---|---|---|---|---|---|---|
| 25/00024/OUT | Land Off Selbourne<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PW    | Loggerheads         | 17/06/2025 | 17/06/2028 | 1 | Not Started | 1 | 0 | 0 | 0 | 1 | 0 | 1 |
| 24/00421/OUT | Land Rear Of 5 Morningside &<br>16 Laverock Grove<br>Madeley<br>Crewe<br>Cheshire           | Madeley &<br>Betley | 20/06/2025 | 20/06/2028 | 2 | Not Started | 2 | 0 | 0 | 2 | 0 | 0 | 2 |
| 25/00365/OUT | 21A King Street<br>Cross Heath<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 9HQ          | Cross Heath         | 18/07/2025 | 18/07/2028 | 1 | Not Started | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 25/00439/OUT | Land Fronting<br>Highway Lane<br>Keele<br>Newcastle<br>Staffordshire                        | Keele               | 12/08/2025 | 12/08/2028 | 1 | Not Started | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 25/00730/OUT | Alma House Newcastle Road<br>Baldwins Gate Newcastle<br>Under Lyme Staffordshire ST5<br>5DA | Maer &<br>Whitmore  | 24/12/2025 | 24/12/2028 | 1 | Not Started | 1 | 0 | 0 | 1 | 0 | 0 | 1 |
| 22/00553/OUT | Selbourne<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PW             | Loggerheads         | 17/10/2025 | 17/10/2028 | 3 | Not Started | 3 | 0 | 1 | 0 | 2 | 0 | 3 |

|              |                                                                                                              |                    |            |            |   |             |    |   |   |    |    |   |    |
|--------------|--------------------------------------------------------------------------------------------------------------|--------------------|------------|------------|---|-------------|----|---|---|----|----|---|----|
| 24/00833/OUT | Land Adjacent<br>Fairgreen Road<br>Baldwins Gate<br>Newcastle Under Lyme<br>Staffordshire                    | Maer &<br>Whitmore | 12/09/2025 | 12/09/2028 | 9 | Not Started | 9  | 0 | 0 | 3  | 3  | 3 | 9  |
| 26/00008/OUT | Land Off<br>Sandy Lane<br>Baldwins Gate<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 5DP                  | Maer &<br>Whitmore | 04/03/2026 | 04/03/2029 | 1 | Not Started | 1  | 0 | 0 | 1  | 0  | 0 | 1  |
| 25/00751/OUT | Land Adjacent To Farcroft<br>Manor Road<br>Baldwins Gate<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 5ET | Maer &<br>Whitmore | 23/01/2026 | 23/01/2029 | 3 | Not Started | 3  | 0 | 1 | 2  | 0  | 0 | 3  |
| TOTAL        |                                                                                                              |                    |            |            |   |             | 36 | 1 | 2 | 14 | 16 | 3 | 36 |

| Planning Application: | Address:                                                                                | Ward:               | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|-----------------------|-----------------------------------------------------------------------------------------|---------------------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 16/00962/COUNOT       | Holloway Farm<br>Aston<br>Market Drayton<br>Shropshire<br>ST5 5EP                       | Maer & Whitmore     | 23/12/2016     |              | 1                                   | Under Construction         | 1                                      | 0       | 0       | 0       | 1       | 0       | 1                        |
| 18/00824/COUNOT       | Dales Green Farm,<br>14 Dales Green<br>Road, Mow Cop,<br>Stoke-On-Trent, ST7<br>4RJ     | Newchapel & Mow Cop | 20/12/2018     | 20/12/2021   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 19/00487/COU          | Wynnbank Farm,<br>Wereton Road,<br>Audley, Stoke On<br>Trent, Staffordshire,<br>ST7 8HE | Audley              | 30/08/2019     | 30/08/2022   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 20/01032/FUL          | Lindop House,<br>Newcastle Road,<br>Madeley, Crewe,<br>Cheshire, CW3 9JP                | 20/01032/FUL        | 02/02/2021     | 02/02/2024   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| 21/00995/COUNOT       | Hungerford House<br>Farm, Hungerford<br>Lane, Madeley,<br>Crewe, Cheshire,<br>CW3 9PD   | Madeley & Betley    | 07/12/2021     | 07/12/2024   | 5                                   | Under Construction         | 5                                      | 5       | 0       | 0       | 0       | 0       | 5                        |

|              |                                                                                                       |                             |            |            |    |                       |    |   |   |   |   |   |    |
|--------------|-------------------------------------------------------------------------------------------------------|-----------------------------|------------|------------|----|-----------------------|----|---|---|---|---|---|----|
| 23/00769/FUL | Old Hall Poolside<br>Madeley Crewe<br>Cheshire CW3 9DX                                                | Madeley &<br>Betley         | 07/12/2023 | 07/12/2026 | 1  | Not Started           | 1  | 1 | 0 | 0 | 0 | 0 | 1  |
| 23/00677/FUL | Barhill Farm House<br>Bar Hill<br>Madeley<br>Crewe<br>Cheshire<br>CW3 9QE                             | Madeley &<br>Betley         | 15/02/2024 | 15/02/2027 | 7  | Not Started           | 7  | 0 | 5 | 2 | 0 | 0 | 7  |
| 23/00248/FUL | Red Hall Farm Dales<br>Green Road Mow<br>Cop Stoke-On-Trent<br>Staffordshire ST7<br>4RH               | Newchapel &<br>Mow Cop      | 23/08/2023 | 23/08/2026 | 1  | Not Started           | 1  | 1 | 0 | 0 | 0 | 0 | 1  |
| 23/00900/FUL | New Springs Cottage<br>Audley Road Talke<br>Stoke-on-trent<br>Staffordshire ST7<br>1UG                | Talke & Butt<br>Lane        | 17/01/2024 | 17/01/2027 | 2  | Not Started           | 2  | 2 | 0 | 0 | 0 | 0 | 2  |
| 22/00883/FUL | Kidsgrove<br>Pentecostal<br>ChurchThe Avenue<br>Kidsgrove Stoke-On-<br>Trent Staffordshire<br>ST7 1AL | Talke & Butt<br>Lane        | 23/08/2023 | 23/08/2026 | 12 | Not Started           | 12 | 0 | 5 | 5 | 2 | 0 | 12 |
| 23/00780/FUL | 9 The Avenue<br>Kidsgrove Stoke-On-<br>Trent Staffordshire<br>ST7 1AE                                 | Kidsgrove &<br>Ravenscliffe | 09/11/2023 | 09/11/2026 | 3  | Under<br>Construction | 3  | 2 | 1 | 0 | 0 | 0 | 3  |
| 22/00923/FUL | Congregational<br>Chapel Chapel Lane<br>Ashley Market<br>Drayton Shropshire                           | Loggerheads                 | 21/07/2023 | 21/07/2026 | 1  | Under<br>Construction | 1  | 1 | 0 | 0 | 0 | 0 | 1  |

|         |                              |                                                                                                                         |                          |            |            |   |                       |   |   |   |   |   |   |   |
|---------|------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| Page 66 | 21/01125/FUL                 | The Hill<br>Sandy Lane<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 0LZ                                           | May Bank                 | 11/02/2022 | 11/02/2025 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
|         | 25/00465/PIP<br>26/00141/TDC | 52 Alderhay Lane<br>Harriseahead Stoke-<br>on-trent Staffordshire<br>ST7 4RQ                                            | Newchapel &<br>Mow Cop   | 10/01/2024 | 10/01/2027 | 1 | Under<br>Construction | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
|         | 03/00800/FUL                 | 39 Watlands View<br>Porthill<br>Newcastle<br>Staffs<br>ST5 8AB                                                          | Wolstanton               | 08/10/2023 | 08/10/2026 | 2 | Under<br>Construction | 2 | 0 | 2 | 0 | 0 | 0 | 2 |
|         | 23/00567/FUL                 | Butterton Grange<br>Farm Butterton<br>Grange Trentham<br>Road Acton<br>Newcastle Under<br>Lyme Staffordshire<br>ST5 4DY | Maer &<br>Whitmore       | 30/05/2024 | 30/05/2027 | 7 | Not Started           | 7 | 0 | 0 | 5 | 2 | 0 | 7 |
|         | 24/00109/FUL                 | 72A London Road<br>Chesterton<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 7DY                                    | Holditch &<br>Chesterton | 04/10/2024 | 10/04/2027 | 4 | Not Started           | 4 | 2 | 2 | 0 | 0 | 0 | 4 |
|         | 24/00245/FUL                 | 179 Congleton Road<br>Butt Lane<br>Stoke-On-Trent<br>Staffordshire<br>ST7 1LS                                           | Talke & Butt<br>Lane     | 25/07/2024 | 25/07/2027 | 4 | Not Started           | 4 | 2 | 2 | 0 | 0 | 0 | 4 |

|                                 |                                                                                                  |                        |            |            |   |                       |   |   |   |   |   |   |   |
|---------------------------------|--------------------------------------------------------------------------------------------------|------------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| 25/00080/OUT                    | Rose Cottage<br>Woodside<br>Hill Chorlton<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 5EB | Maer &<br>Whitmore     | 21/11/2024 | 21/11/2027 | 2 | Not Started           | 4 | 4 | 0 | 0 | 0 | 0 | 4 |
| 24/00489/COU                    | 7 Ironmarket<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 1RF                              | Town                   | 20/08/2024 | 20/08/2027 | 1 | Completed             | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00783/FUL<br>23/00943/COUNOT | New House Farm<br>Wesleyan Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4JT             | Loggerheads            | 19/12/2024 | 19/12/2027 | 1 | Not Started           | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 24/00839/FUL                    | 34 Ironmarket<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 1RP                             | Town                   | 21/01/2025 | 21/01/2028 | 3 | Under<br>Construction | 3 | 3 | 0 | 0 | 0 | 0 | 3 |
| 24/00904/FUL                    | Perseverance Mill<br>Church LaneMow<br>Cop Stoke-On-Trent<br>Staffordshire ST7<br>4LS            | Newchapel &<br>Mow Cop | 11/04/2025 | 11/04/2028 | 1 | Under<br>Construction | 1 | 0 | 1 | 0 | 0 | 0 | 1 |

|         |              |                                                                                                             |                    |            |            |   |                       |   |   |   |   |   |   |   |
|---------|--------------|-------------------------------------------------------------------------------------------------------------|--------------------|------------|------------|---|-----------------------|---|---|---|---|---|---|---|
| Page 68 | 24/00671/FUL | Greenacres Farm<br>Dab Green<br>Whitmore<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 5HL             | Maer &<br>Whitmore | 05/06/2025 | 05/06/2028 | 5 | Not Started           | 5 | 0 | 5 | 0 | 0 | 0 | 5 |
|         | 25/00336/FUL | Conservative Club<br>154 Church Street<br>Silverdale<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 6JH | Silverdale         | 10/06/2025 | 10/06/2028 | 6 | Not Started           | 6 | 0 | 0 | 6 | 0 | 0 | 6 |
|         | 24/00172/FUL | 18 - 18A High Street<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 1RA                                 | Town               | 24/06/2025 | 24/06/2028 | 1 | Not Started           | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
|         | 25/00231/COU | Old Brewery<br>Oakley Hall<br>Oakley<br>Market Drayton<br>Shropshire<br>TF9 4AG                             | Loggerheads        | 25/06/2025 | 25/06/2028 | 1 | Completed             | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
|         | 25/00742/FUL | 21 Higherland<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 2TF                                        | Town               | 18/11/2025 | 18/11/2028 | 3 | Under<br>Construction | 3 | 0 | 3 | 0 | 0 | 0 | 3 |
|         | 25/00592/FUL | 2 Grove Street<br>Knutton<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 6DA                            | Knutton            | 08/10/2025 | 08/10/2028 | 1 | Not Started           | 1 | 0 | 1 | 0 | 0 | 0 | 1 |

|                 |                                                                                        |             |            |            |    |                       |    |    |   |   |   |   |    |
|-----------------|----------------------------------------------------------------------------------------|-------------|------------|------------|----|-----------------------|----|----|---|---|---|---|----|
| 24/00389/COUNOT | 1A King Street<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 1EN                  | Town        | 29/07/2024 | n/a        | 12 | Completed             | 12 | 12 | 0 | 0 | 0 | 0 | 12 |
| 25/00061/FUL    | 7 Victoria Street<br>Newcastle Under<br>Lyme Staffordshire<br>ST5 1NU                  | Town        | 30/06/2025 | 30/06/2028 | 4  | Not Started           | 4  | 4  | 0 | 0 | 0 | 0 | 4  |
| 25/00913/FUL    | Land Adjacent<br>99 London Road<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 1ND | Town        | 12/02/2026 | 12/02/2029 | 1  | Not Started           | 1  | 0  | 1 | 0 | 0 | 0 | 1  |
| 25/00614/FUL    | 51 - 52 Ironmarket<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 1PB              | Town        | 14/01/2026 | 14/01/2029 | 4  | Not Started           | 4  | 0  | 4 | 0 | 0 | 0 | 4  |
| 25/00763/FUL    | The John O'Gaunt<br>Pool Dam<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 2RR    | Town        | 04/03/2026 | 04/03/2029 | 6  | Under<br>Construction | 6  | 0  | 6 | 0 | 0 | 0 | 6  |
| 25/00877/FUL    | Westfields Farm<br>Pinewood Road<br>Ashley<br>Market Drayton<br>Shropshire<br>TF9 4PR  | Loggerheads | 12/03/2026 | 12/03/2029 | 1  | Not Started           | 1  | 0  | 1 | 0 | 0 | 0 | 1  |

|              |                                                                                        |      |            |            |   |             |     |    |    |    |   |   |     |
|--------------|----------------------------------------------------------------------------------------|------|------------|------------|---|-------------|-----|----|----|----|---|---|-----|
| 26/00031/FUL | The Free Bird<br>Liverpool Road<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 2AX | Town | 17/03/2026 | 17/03/2029 | 5 | Not Started | 5   | 0  | 5  | 0  | 0 | 0 | 5   |
| 26/00027/FUL | 32 Heath Street<br>Newcastle Under<br>Lyme<br>Staffordshire<br>ST5 2BU                 | Town | 16/03/2026 | 16/03/2029 | 1 | Not Started | 1   | 0  | 1  | 0  | 0 | 0 | 1   |
| TOTAL        |                                                                                        |      |            |            |   |             | 116 | 48 | 45 | 18 | 5 | 0 | 116 |

## Student accommodation

| Planning Application: | Address:                                                                                                          | Ward: | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|-------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 17/00252/FUL          | Former Jubilee Baths, Nelson Place, Newcastle Under Lyme, Staffordshire, ST5 1HG                                  | Town  | 24/07/2017     | 24/07/2020   | 273 (208)                           | Under Construction         | 208                                    | 0       | 0       | 208     | 0       | 0       | 208                      |
| 18/00698/FUL          | Sites Of Horwood, Lindsay And Barnes Halls, Keele University, Keele, Newcastle Under Lyme, Staffordshire, ST5 5BW | Keele | 22/07/2019     | 22/07/2022   | 953 (406)                           | Under Construction         | 406                                    | 0       | 0       | 168     | 0       | 0       | 168                      |
| 24/00202/FUL          | Morston House<br>The Midway<br>Newcastle Under Lyme<br>Staffordshire                                              | Town  | 27/01/2025     | 27/01/2028   | 126                                 | Not Started                | 50                                     | 0       | 0       | 50      | 0       | 0       | 50                       |
| 24/00006/FUL          | Roebuck Centre<br>High Street<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 1SW                                 | Town  | 26/03/2024     | 26/03/2027   | 10                                  | Not Started                | 4                                      | 0       | 0       | 4       | 0       | 0       | 4                        |
| 24/00520/FUL          | Roebuck Centre<br>High Street<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 1SW                                 | Town  | 26/09/2024     | 26/03/2027   | 12                                  | Not Started                | 4                                      | 0       | 0       | 4       | 0       | 0       | 4                        |

|         |              |                                                                                                     |            |            |            |    |             |     |   |   |     |   |   |     |
|---------|--------------|-----------------------------------------------------------------------------------------------------|------------|------------|------------|----|-------------|-----|---|---|-----|---|---|-----|
| Page 72 | 24/00786/FUL | Roebuck Centre<br>High Street<br>Newcastle Under Lyme<br>Staffordshire<br>ST5 1SW                   | Town       | 14/01/2025 | 14/01/2028 | 25 | Not Started | 10  | 0 | 0 | 10  | 0 | 0 | 10  |
|         | 24/00207/OUT | Clive Beech Motors Ltd Pitgreen<br>Lane Wolstanton Newcastle<br>Under Lyme Staffordshire ST5<br>0DB | Wolstanton | 31/03/2025 | 31/03/2028 | 16 | Not Started | 6   | 0 | 0 | 6   | 0 | 0 | 6   |
| TOTAL   |              |                                                                                                     |            |            |            |    |             | 688 | 0 | 0 | 450 | 0 | 0 | 450 |

Care – older people/C2 housing

| Planning Application: | Address:                                                                          | Ward:                    | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Site status at 01/04/2026: | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|-----------------------|-----------------------------------------------------------------------------------|--------------------------|----------------|--------------|-------------------------------------|----------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| 22/01052/FUL          | 47 Liverpool Road East<br>Kidsgrove<br>Stoke-On-Trent<br>Staffordshire<br>ST7 3AD | Kidsgrove & Ravenscliffe | 02/02/2023     | 02/02/2026   | 1                                   | Under Construction         | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |
| TOTAL                 |                                                                                   |                          |                |              |                                     |                            | 1                                      | 1       | 0       | 0       | 0       | 0       | 1                        |

# Adopted Local Plan Residential Site Allocations

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| Site Ref | Planning Application: | Address:                                              | Ward:             | Decision Date: | Expiry Date: | Total New Dwellings Proposed (net): | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|----------|-----------------------|-------------------------------------------------------|-------------------|----------------|--------------|-------------------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| AB15     | n/a                   | Land North of Vernon Avenue, Audley                   | Audley            | n/a            | n/a          | 33                                  | 33                                     | 0       | 0       | 0       | 20      | 13      | 33                       |
| BL18     | n/a                   | Clough Hall, Talke                                    | Talke & Butt Lane | n/a            | n/a          | 150                                 | 150                                    | 0       | 0       | 0       | 30      | 30      | 60                       |
| BL32     | n/a                   | Land at Congleton Road, Butt Lane                     | Talke & Butt Lane | n/a            | n/a          | 20                                  | 20                                     | 0       | 0       | 0       | 0       | 20      | 20                       |
| BL8      | 22/01067/FUL          | Land adjacent to roundabout at West Avenue, Kidsgrove | Talke & Butt Lane | 18.12.2024     | 18.12.2027   | 55                                  | 55                                     | 0       | 0       | 30      | 25      | 0       | 55                       |
| CH14     | n/a                   | Maryhill Day Centre, Wilmott Drive, Cross Heath       | Cross Heath       | n/a            | n/a          | 30                                  | 30                                     | 0       | 0       | 0       | 20      | 10      | 30                       |

|             |              |                                                                    |                             |            |            |            |            |    |    |   |   |   |           |
|-------------|--------------|--------------------------------------------------------------------|-----------------------------|------------|------------|------------|------------|----|----|---|---|---|-----------|
| <b>KG6</b>  | n/a          | William Road,<br>Kidsgrove (site of<br>The Galley PH)              | Kidsgrove &<br>Ravenscliffe | n/a        | n/a        | <b>6</b>   | <b>6</b>   | 0  | 0  | 0 | 0 | 5 | <b>5</b>  |
| <b>KL13</b> | 20/00162/REM | Keele Science<br>Park Phase 3,<br>University of Keele              | Keele                       | 26.06.2020 | n/a        | <b>220</b> | <b>220</b> | 0  | 0  | 0 | 0 | 0 | <b>0</b>  |
| <b>KL15</b> | n/a          | Land South of<br>A525 between<br>Keele University<br>and Newcastle | Keele                       | n/a        | n/a        | <b>260</b> | <b>260</b> | 0  | 0  | 0 | 0 | 0 | <b>0</b>  |
| <b>KS11</b> | 24/00023/FUL | Knutton<br>Community<br>Centre, High<br>Street, Knutton            | Knutton                     | 30.08.2024 | 30.08.2027 | <b>9</b>   | <b>21</b>  | 20 | 1  | 0 | 0 | 0 | <b>21</b> |
| <b>KS17</b> | 23/00771/FUL | Knutton<br>Recreation Centre,<br>Knutton Lane                      | Knutton                     | 30.01.2025 | 30.01.2028 | <b>55</b>  | <b>54</b>  | 30 | 24 | 0 | 0 | 0 | <b>54</b> |
| <b>KS18</b> | n/a          | Land North of<br>Lower Milehouse<br>Lane, Knutton                  | Knutton                     | n/a        | n/a        | <b>10</b>  | <b>10</b>  | 0  | 0  | 5 | 5 | 0 | <b>10</b> |
| <b>KS19</b> | n/a          | Knutton Lane,<br>Knutton                                           | Knutton                     | n/a        | n/a        | <b>5</b>   | <b>5</b>   | 0  | 0  | 0 | 0 | 5 | <b>5</b>  |

|         |             |              |                                                                 |                     |            |            |            |            |   |    |    |    |    |           |
|---------|-------------|--------------|-----------------------------------------------------------------|---------------------|------------|------------|------------|------------|---|----|----|----|----|-----------|
| Page 76 | <b>W53</b>  | 23/00002/OUT | Land at corner of Muckleston Wood Lane & Rock Lane, Loggerheads | Loggerheads         | 08.09.2025 | 08.09.2027 | <b>138</b> | <b>138</b> | 0 | 0  | 30 | 30 | 30 | <b>90</b> |
|         | <b>MD29</b> | 23/00979/OUT | Land North of Bar Hill, Madeley                                 | Madeley & Betley    | 18.11.2025 | 18.11.2028 | <b>155</b> | <b>155</b> | 0 | 0  | 30 | 30 | 30 | <b>90</b> |
|         | <b>NC13</b> | n/a          | Land West of Bullockhouse Road, Harriseahead                    | Newchapel & Mow Cop | n/a        | n/a        | <b>100</b> | <b>100</b> | 0 | 0  | 0  | 30 | 30 | <b>60</b> |
|         | <b>SP11</b> | n/a          | Former Keele Municipal Golf Course, Keele (Keele Square)        | Silverdale          | n/a        | n/a        | <b>900</b> | <b>900</b> | 0 | 0  | 0  | 0  | 60 | <b>60</b> |
|         | <b>SP2</b>  | 24/00101/FUL | Cheddar Drive, Silverdale                                       | Silverdale          | 30.01.2026 | 30.01.2029 | <b>8</b>   | <b>14</b>  | 0 | 5  | 5  | 4  | 0  | <b>14</b> |
|         | <b>SP22</b> | 24/00231/FUL | Former playground off Ash Grove, Silverdale                     | Silverdale          | 11.03.2025 | 11.03.2028 | <b>42</b>  | <b>42</b>  | 0 | 20 | 20 | 2  | 0  | <b>42</b> |
|         | <b>SP23</b> | n/a          | Land at Cemetery Road / Park Drive, Silverdale                  | Silverdale          | n/a        | n/a        | <b>200</b> | <b>200</b> | 0 | 0  | 0  | 0  | 30 | <b>30</b> |

|             |              |                                                            |              |            |     |            |            |   |   |    |    |    |            |
|-------------|--------------|------------------------------------------------------------|--------------|------------|-----|------------|------------|---|---|----|----|----|------------|
| <b>TB19</b> | n/a          | Land south of Newcastle Golf Club, Whitmore Road           | Thistleberry | n/a        | n/a | <b>550</b> | <b>550</b> | 0 | 0 | 30 | 60 | 60 | <b>150</b> |
| <b>TB23</b> | n/a          | Land West of Galingale View, Thistleberry                  | Thistleberry | n/a        | n/a | <b>124</b> | <b>124</b> | 0 | 0 | 0  | 0  | 30 | <b>30</b>  |
| <b>TB6</b>  | n/a          | Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle | Thistleberry | n/a        | n/a | <b>13</b>  | <b>13</b>  | 0 | 0 | 0  | 0  | 5  | <b>5</b>   |
| <b>TC19</b> | n/a          | Hassell Street Car Park                                    | Town         | n/a        | n/a | <b>5</b>   | <b>5</b>   | 0 | 0 | 0  | 5  | 0  | <b>5</b>   |
| <b>TC20</b> | n/a          | King Street Car Park                                       | Town         | n/a        | n/a | <b>10</b>  | <b>10</b>  | 0 | 0 | 0  | 5  | 5  | <b>10</b>  |
| <b>TC22</b> | 25/00349/FUL | Marsh Parade, Newcastle (former Zanzibar night club)       | Town         | 16.10.2025 | n/a | <b>63</b>  | <b>63</b>  | 0 | 0 | 30 | 30 | 3  | <b>63</b>  |
| <b>TC40</b> | n/a          | Car Park, Blackfriars Road, Newcastle                      | Town         | n/a        | n/a | <b>10</b>  | <b>10</b>  | 0 | 0 | 5  | 5  | 0  | <b>10</b>  |

|         |             |              |                                                                                                   |                   |            |            |            |            |   |    |    |    |    |            |
|---------|-------------|--------------|---------------------------------------------------------------------------------------------------|-------------------|------------|------------|------------|------------|---|----|----|----|----|------------|
| Page 78 | <b>C50</b>  | n/a          | Cherry Orchard Car Park                                                                           | Town              | n/a        | n/a        | <b>5</b>   | <b>5</b>   | 0 | 0  | 0  | 0  | 0  | <b>0</b>   |
|         | <b>TC52</b> | n/a          | Goose Street Car Park                                                                             | Town              | n/a        | n/a        | <b>25</b>  | <b>20</b>  | 0 | 0  | 0  | 0  | 20 | <b>20</b>  |
|         | <b>TC7</b>  | 24/00840/FUL | Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle | Town              | 12.12.2025 | n/a        | <b>175</b> | <b>175</b> | 0 | 30 | 30 | 30 | 30 | <b>120</b> |
|         | <b>TC7</b>  | 24/00792/FUL | Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle | Town              | 16.05.2025 | 16.05.2028 | <b>53</b>  | <b>29</b>  | 0 | 0  | 0  | 0  | 29 | <b>29</b>  |
|         | <b>TC71</b> | 24/00678/FUL | Midway Car Park                                                                                   | Town              | 01.07.2025 | n/a        | <b>111</b> | <b>111</b> | 0 | 30 | 30 | 30 | 21 | <b>111</b> |
|         | <b>TK10</b> | n/a          | Land at Crown Bank, Talke                                                                         | Talke & Butt Lane | n/a        | n/a        | <b>170</b> | <b>170</b> | 0 | 0  | 0  | 30 | 30 | <b>60</b>  |
|         | <b>TK17</b> | n/a          | Land off St Martins Road, Talke                                                                   | Talke & Butt Lane | n/a        | n/a        | <b>40</b>  | <b>40</b>  | 0 | 0  | 20 | 20 | 0  | <b>40</b>  |
|         | <b>TK27</b> | n/a          | Land off Coppice Road, Talke                                                                      | Talke & Butt Lane | n/a        | n/a        | <b>90</b>  | <b>90</b>  | 0 | 0  | 30 | 30 | 30 | <b>120</b> |

|     |     |                                |                      |     |       |      |      |    |     |     |     |     |      |
|-----|-----|--------------------------------|----------------------|-----|-------|------|------|----|-----|-----|-----|-----|------|
| TK6 | n/a | Site at Coalpit Hill,<br>Talke | Talke & Butt<br>Lane | n/a | n/a   | 10   | 10   | 0  | 5   | 5   | 0   | 0   | 10   |
|     |     |                                |                      |     | TOTAL | 3850 | 3618 | 50 | 115 | 300 | 441 | 526 | 1432 |

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| Site Ref | Planning Application:        | Address:                                            | Ward:                     | Decision Date:           | Expiry Date: | Total New Dwellings Proposed (net): | Remaining Site Capacity at 01/04/2026: | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Delivery 2026-2031 |
|----------|------------------------------|-----------------------------------------------------|---------------------------|--------------------------|--------------|-------------------------------------|----------------------------------------|---------|---------|---------|---------|---------|--------------------------|
| LW87     | 21/00677/FUL                 | Former Petrol Station, Eccleshall Road, Loggerheads | Loggerheads               | Approved subject to S106 | tbc          | 12                                  | 12                                     | 0       | 0       | 0       | 6       | 6       | 12                       |
| SB12     | 22/00284/FUL                 | Land adjacent to Clayton Lodge Hotel, Clayton       | Westbury Park & Northwood | 05/05/2023               | 05/05/2026   | 48                                  | 29                                     | 8       | 8       | 0       | 0       | 0       | 16                       |
| LW74     | 21/01041/OUT<br>24/00313/REM | Land at Baldwin's Gate                              | Maer & Whitmore           | 12/07/2023               | 12/07/2026   | 200                                 | 200                                    | 39      | 50      | 50      | 50      | 0       | 189                      |
| CH3      | 20/01078/OUT                 | Land at Hoon Avenue                                 | Cross Heath               | 29/02/2024               | 29/02/2027   | 100                                 | 100                                    | 0       | 30      | 30      | 30      | 10      | 100                      |
| WS9      | 22/00796/FUL                 | Land off Lamphouse Way, Wolstanton                  | Wolstanton                | 19/12/2023               | 19/12/2026   | 43                                  | 43                                     | 20      | 20      | 3       | 0       | 0       | 43                       |

|     |              |                                                                    |                          |            |            |     |     |    |     |    |    |    |     |
|-----|--------------|--------------------------------------------------------------------|--------------------------|------------|------------|-----|-----|----|-----|----|----|----|-----|
| RC8 | 22/00964/FUL | Land at Liverpool Road (part of Birchenwood), Kidsgrove (Parcel 2) | Kidsgrove & Ravenscliffe | 24/11/2023 | 24/11/2026 | 7   | 7   | 5  | 2   | 0  | 0  | 0  | 7   |
|     |              |                                                                    |                          |            | TOTAL      | 410 | 391 | 72 | 110 | 83 | 86 | 16 | 367 |

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