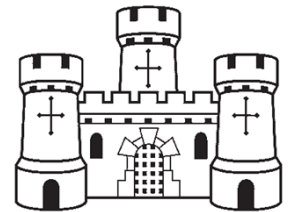


Public Document Pack

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 - 16)**
This item includes a supplementary report
- 5 APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF BAR HILL ROAD ONNELEY. OWL HOMES LIMITED. 25/00897/REM** **(Pages 17 - 30)**
This item includes a supplementary report.
- 6 APPLICATION FOR OTHER DEVELOPMENT - 25-27 WELL ST & 82 GARDEN ST, NEWCASTLE. MARSHALLSAY. 26/00051/COU** **(Pages 31 - 46)**
This item includes two supplementary reports.
- 7 FIVE-YEAR HOUSING LAND SUPPLY UPDATE REPORT 2026-31** **(Pages 47 - 98)**
This item includes a supplementary report.
- 8 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 - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S 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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TADGEDALE QUARRY, MUCKLESTONE ROAD, LOGGERHEADS
WAIN HOMES WEST MIDLANDS

24/00589/FUL

Full planning permission is sought for the variation of condition 2 (approved plans) of planning permission 21/00975/FUL which granted amendments to the reserved matters consent (internal access arrangements, layout, scale, appearance and landscaping) in respect of a residential development of 128 dwellings. Condition 2 lists the approved drawings and the variations sought are to allow changes to the approved site layout and housetype plans.

The site lies within the open countryside as indicated on the Local Plan (2020-2040) Policies Map.

The 13-week period for the determination of this application expired on 25th November 2024 but an extension of time has been agreed to 28th August 2026.

RECOMMENDATION

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

- 1. Variation of condition 2 to refer to the revised plans**
- 2. Any other conditions which are still relevant to the original decision**

Reason for Recommendation

The proposed variations would have no adverse impact on the design and layout of the site, or on highway safety or residential amenity, and the proposed landscaping and open space within the site would continue to be acceptable. There are no other relevant material considerations.

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

The proposal is a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

Full planning permission is sought for the variation of condition 2 (approved plans) of planning permission 21/00975/FUL which granted amendments to the reserved matters consent (internal access arrangements, layout, scale, appearance and landscaping) in respect of a residential development of 128 dwellings. Condition 2 lists the approved plans.

In considering an application to vary a condition, the Authority has to consider only the question of the conditions that are the subject of the application, it is not a complete reconsideration of the application. If the Authority considers that planning permission may be granted subject to different conditions, it can do so. If the Authority considers that the conditions should not be varied or removed, it should refuse the application.

The principal changes proposed are as follows:

- Reduction of total number of dwellings from 128 to 106
- Substitution of plots in the northern part of the site to comprise more detached dwellings
- Realignment of footpath in front of plots 125-128 to connect to off-site footway
- Realignment of the footpath connection to Rock Lane between plots 35 & 36
- Inclusion of new pumping station in south-western corner

There is a Grade II Listed milepost on Eccleshall Road to the south-west corner of the site, but it was concluded in relation to the outline application, that the development would not adversely affect its setting.

The revised application raises no issues of residential amenity and the number, mix and distribution of affordable units across the site is acceptable. Therefore, the issues for consideration now are:-

- Is the proposal acceptable in terms of its design and impact on the form and character of the area?
- Does the proposed amendment raise any issues of accessibility/highway safety?
- Is the impact on trees acceptable?

Is the proposal acceptable in terms of its design and impact on the form and character of the area?

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 LNPP1 of the Loggerheads Neighbourhood Plan states that to be supported, new development must demonstrate high standards of design. A number of requirements are listed, the most relevant of which are as follows:

- Complementing the established character of the surrounding context in terms of scale, density, massing, height and degree of set-back from streets and spaces.
- Creating attractive, safe and convenient environments for pedestrians.
- Providing a mix of overlooked parking provision, as an integral part of layout, so that parking does not dominate streets and space.
- Include high quality materials, to complement those used in the surrounding context.
- Designing residential garages so that they do not obscure or dominate frontages and are in or behind the building line.

The proposed layout of the site is very similar to that of the approved scheme and the proposals would provide a similar range of house types as previously approved. The dwellings would be a maximum of 2-storeys in height. The internal street layout would remain largely unchanged and the houstypes now proposed would sit roughly on the same building line and footprint as the dwellings already approved. Given the variety of dwelling size, density and style currently in Loggerheads, it is considered that the layout proposed would respect local character.

The proposed dwellings would comprise a traditional form, have gable features, and would be constructed primarily with red brick and tiled pitched roofs. The dwellings would have brick detailing to windows and door cills and lintels and some would also have bay windows. Rendered elements would be provided in part to add variety to the street scene and provide legibility across the development. The materials and details are consistent with those previously approved, and the appearance of the proposed dwellings would be broadly similar.

The layout and density of the proposed scheme and the proposed house types reflect local character, and it is considered that the proposal would be acceptable in terms of its design and impact on the form and character of the area.

Overall, therefore, the proposed changes to the scheme are considered acceptable and in accordance with policies of the Development Plan and the aims and objectives of the NPPF.

Do the proposed amendments raise any issues of accessibility/highway safety?

The proposed access arrangements into the site and layout of internal access roads would remain unaffected by the proposed changes.

Condition 18 of the original outline consent requires the provision of a pedestrian/cycle only access linking the site to the existing footway in the vicinity of the B5026 Eccleshall Road/Mucklestone Wood Lane junction, to ensure a safe and convenient walking route between the housing site and Loggerheads village centre.

Discussions have been ongoing between the developer and the Highway Authority to devise a shared footway/cycle route which is compliant with highway adoptable standards, appropriate for all non-motorised users and avoids impact on the protected trees in the area.

This scheme proposes the realignment of the shared footpath/cycleway to the south of the site to provide the link in front of plots 125-128 whilst seeking to avoid the protected trees in the vicinity. This solution is acceptable to the Highway Authority.

Although an objection has been received from a resident expressing concern about the removal of the footpath, its removal is not proposed. A safe, step-free pathway would be provided to enable pedestrian access to the village and in the absence of any objections from the Highway Authority, the amended scheme is considered acceptable.

Is the impact on trees acceptable?

Trees on this site are protected by Tree Preservation Order No. 221 which was made after the original planning permission had been granted. The Landscape Development Section (LDS) has concerns regarding impact of footpath construction on the protected trees.

The extant permission on the site permits a footpath and it is considered to be a necessary requirement to enable safe pedestrian access to the shops and services of Loggerheads.

The revised route of the footpath has been designed to limit any harm to trees and while it would result in some impact, it is accepted that some tree removal is necessary to achieve a safe and accessible development.

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 approved development plan relevant to this decision: -

Newcastle-under-Lyme Local Plan 2020-2040

Policy PSD7: Design
Policy HOU1: Affordable Housing
Policy HOU2: Housing Mix and Density
Policy IN2: Transport and accessibility
Policy IN3: Access and Parking
Policy SE9: Historic Environment
Policy SE10: Landscape
Policy SE11: Trees, hedgerows and woodland
Policy SE12: Amenity

Loggerheads Neighbourhood Plan

Policy LNPG2: Housing Mix
Policy LNPP1: Urban Design and Environment
Policy LNPP2: Local Character & Heritage
Policy LNPT1: Sustainable Transport
Policy LNPS1: Community Infrastructure

Other Material Considerations include:

National Planning Policy Framework (2024)

Planning Practice Guidance (2014 as updated)

Relevant Planning History

15/00015/OUT Outline planning application for the erection of up to 128 dwellings (including details of access) - Allowed at appeal

20/00201/REM Approval of appearance, landscaping, scale and layout for the erection of up to 128 dwellings as approved under planning application 15/00015/OUT – Approved

21/00975/FUL Application for variation of condition 2 of planning permission 20/00201/REM – Amended house types – Approved

21/00975/NMA Non-material amendment to internal road layout affecting the cul-de-sac/shared private serving plots 11 and 12 and a parking court that serves apartment plots 13-18 – Approved

Views of Consultees

The **Landscape Development Section** has concerns regarding the impact of the footpath construction on protected trees.

The **Highway Authority** has no objections subject to conditions.

No comments have been received from **Loggerheads Parish Council**.

Representations

One letter of objection has been received regarding the removal of the second footpath to the south-east of the site stating that it is important that the residents have safe, step free access to Loggerheads for pushchairs and to avoid having to walk along the carriage way of the main road. The grass verge is currently used by residents, but it is narrow in places and requires pedestrians to step

onto the road. A safe step free pathway from the development is essential to allow pedestrian access to the village.

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00589/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

11 August 2026

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 4

Application Ref. 24/00589/FUL

Tadgedale Quarry, Muckleston Road, Loggerheads

Since the publication of the main agenda report, the Government have published a revised version of the National Planning Policy Framework (NPPF). This version was published on the 17th August 2026 and is therefore a material consideration in the determination of the application. This supplementary report sets out whether the changes to the NPPF have any impact on the proposed development.

Officers' response

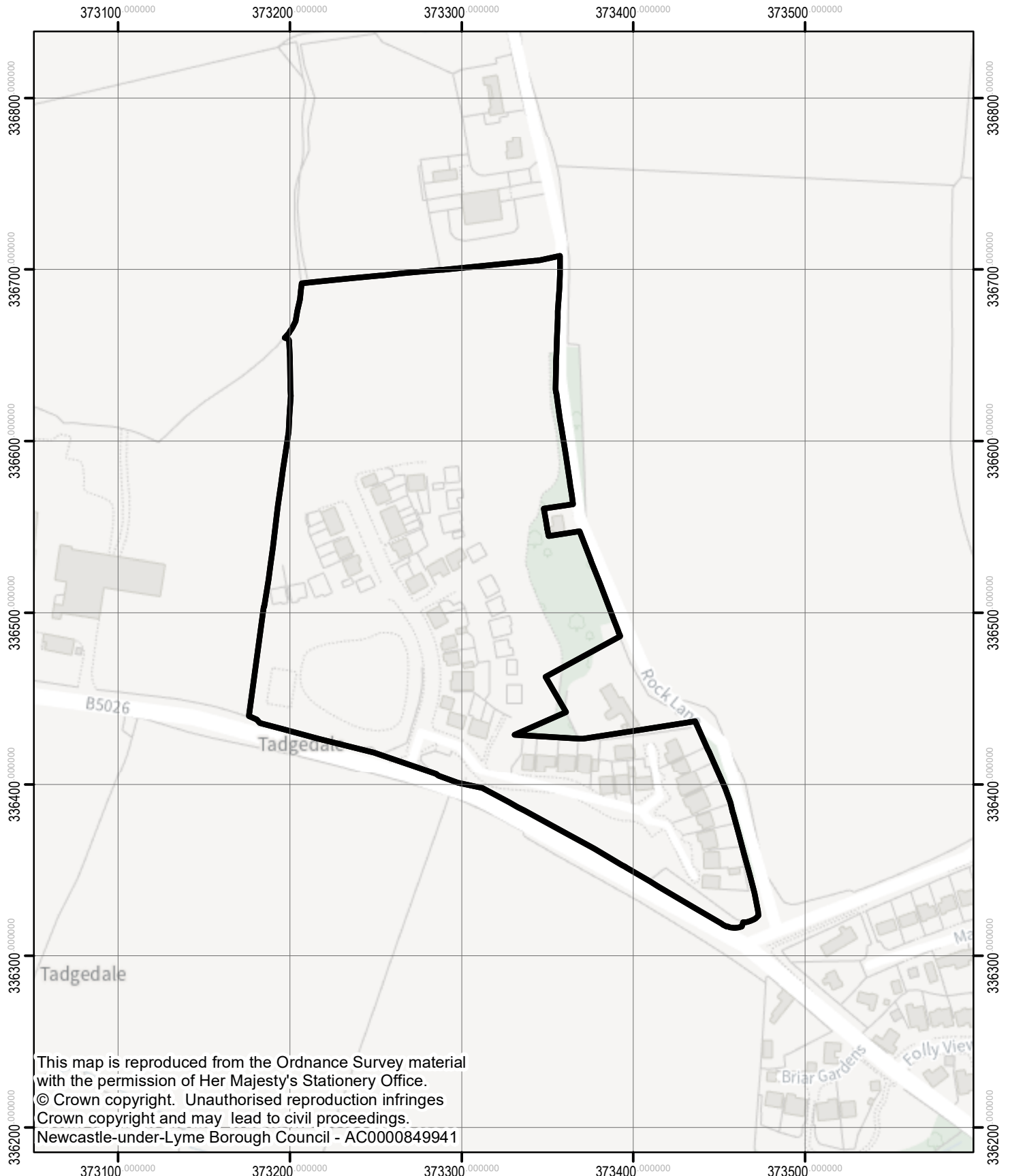
Within the Officers report reference is made to Paragraphs 131 and 135 of the previous version of the NPPF which relates to good design. The updated NPPF now identifies National decision-making policies for achieving well-designed places within Chapter 14.

Decision-making Policy DP3 details that to create well-designed places development proposals should reflect a number of key principles, including built form and identity to create visually attractive, distinctive and characterful development. For the reasons your Officer set out within the main agenda report, it is still considered that the layout, density and design of the amended scheme would allow compliance with the updated policies of the NPPF. Despite the amendments to the wording and layout of the policy, the overall principle in achieving good design remains largely similar and the publication of the updated NPPF would have no material impact on the consideration of the application.

Recommendation

The recommendation remains as set out in the main agenda report.

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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 27th February 2026 but an extension of time has been agreed to 26th 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

4th August 2026

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 5

Application Ref. 25/00897/REM

Land off Bar Hill Road Onneley

Since the publication of the main agenda report, a revised version of the National Planning Policy Framework (NPPF) has been published. This supplementary report sets out whether the changes to the NPPF have any impact on the proposed development.

Officers' response

Within the Officers report reference is made to Paragraphs 131 and 135 of the previous version of the NPPF which relates to good design. The updated NPPF now identifies National decision-making policies for achieving well-designed places within Chapter 14. Policy DP3 details that to create well-designed places development proposals should reflect, amongst other things, principles of built form (e) and identity (g) which includes use the pattern of buildings to define the arrangement of streets, squares and other spaces; create focal points and create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

Reference is also made to paragraph 115 and 116 of the previous NPPF, which relates to developments impact on parking and highway safety. The updated NPPF now identifies National decision-making policies for considering highways and parking matters within Chapter 15. Policy TR6 of the revised NPPF (2026) states that in assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself.

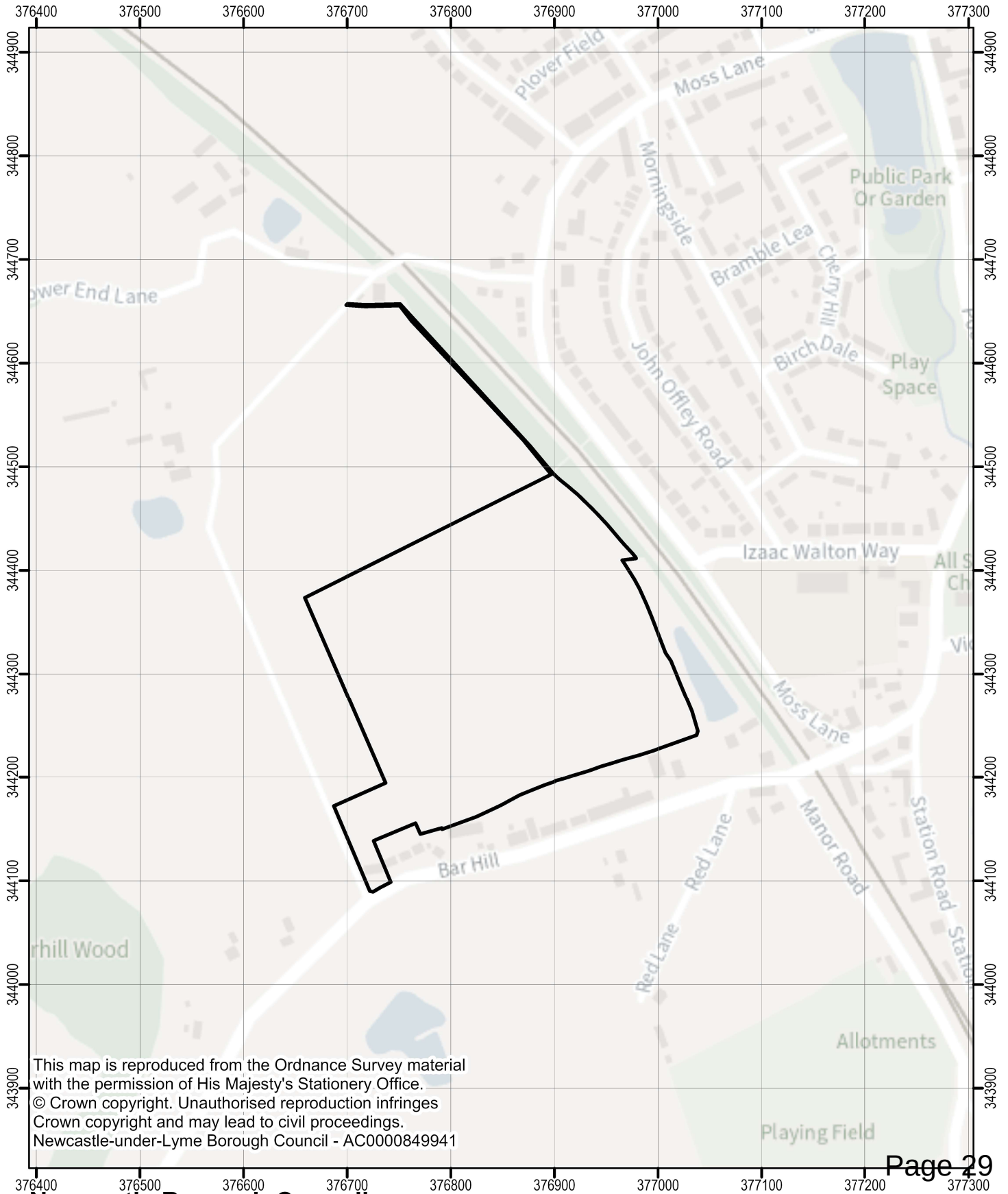
Reference is also made to paragraph 135 of the previous NPPF, which relates to developments impact on amenity. The updated NPPF now identifies National decision-making policies for considering the impact on amenity within Chapter 14. Policy TR4 of the revised NPPF (2026) states that Development should ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users.

Reference is also made to paragraph 173 of the previous NPPF, which relates to drainage and flood risk. The updated NPPF now identifies National decision-making policies for considering the impact on flood risk and drainage within Chapter 18. Policy F8 of the revised NPPF (2026) states that Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should

provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.

Recommendation

For the reasons your Officer set out within the main agenda report, it is still considered that the design, impact on amenity drainage and impact on parking would allow compliance with the updated policies of the NPPF. The overall aims and principles of the relevant sections of the updated NPPF remains largely the same as previously outlined and would have no material impact on the consideration of the application.



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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 1st June 2026, however an extension of time has been agreed until 25th 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 15m², with the emerging parking standards requiring 1 space per 30m². As the property has an approximate floor space of 230m², 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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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 6

Application Ref. 26/00051/COU

25-27, Well St & 82, Garden St, Newcastle

Since the publication of the main agenda report, 3 further letters of representation have been received, one of which is from Cllr Casey-Hulme.

Cllr Casey-Hulme questions whether the assessment has been undertaken in accordance with paragraphs 6.54 and 6.55 of Local Plan Policy HOU7. The Committee should be provided with sufficient evidence to understand how the assessment has identified and treated smaller and/or unlicensed HMOs. This should include full details of dwellings within a 100m radius and the number and addresses of all HMO properties within the 100m radius. Cllr Casey-Hulme also requests that the definition of a 'frontage' should be addressed within the revised officers report and that an up-to-date plan is shown which reflects all matters set out above. Finally, Members should consider the cumulative impact of the proposal on residential character.

Other representations have provided updated and detailed information on the number of HMOs within a 100m radius of the site which seeks to demonstrate that the current proportion of HMOs is 16% which will rise to nearly 22% if permission is granted. Concerns have been raised with regards to the time frame for residents to make further comments following the decision at the June committee to defer the application.

Officers' response

The matters raised above are considered in the main agenda report. As stated, Policy HOU7 requires that the LPA identifies HMOs using the Council's licensing data, planning records and council tax records, and an assessment has been made by officers using such information. The legal advice received states that 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.

Legal advice regarding the issue of 'frontage' is included in the main agenda report.

An up-to-date plan showing HMOs as evidenced using the Council's records will be displayed to Members.

With regard to the timeframe for the submission of further comments by residents, publicity has been carried out in full accordance with the requirements of the Council's adopted Statement of Community Involvement document and the agenda for the meeting of the Planning Committee was published in accordance with standard timescales.

Recommendation

The recommendation remains as set out in the main agenda report.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 6

Application Ref. 26/00051/COU

25-27, Well St & 82, Garden St, Newcastle

Since the publication of the main agenda report, a revised version of the National Planning Policy Framework (NPPF) has been published. This supplementary report sets out whether the changes to the NPPF have any impact on the proposed development.

Officers' response

The NPPF (policy S4, Principle of development within settlements) notes that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.

Policy S4 goes on to state that in applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
- b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

Within the Officers report reference is made to Paragraphs 212 of the previous version of the NPPF which relates to the impact on conservation areas. The updated NPPF now identifies National decision-making policies for conserving and enhancing the historic environment within Chapter 20. Policy HE4 of the revised NPPF (2026) states that Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance.

Reference is also made to paragraph 135 of the previous NPPF, which relates to developments impact on amenity. The updated NPPF now identifies National decision-making policies for considering the impact on amenity within Chapter 14. Policy TR4 of the revised NPPF (2026) states that Development should ensure that the

arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users.

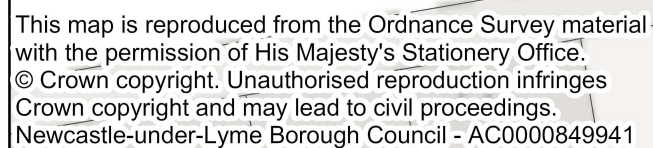
Reference is also made to paragraph 115 of the previous NPPF, which relates to developments impact on parking and highway safety. The updated NPPF now identifies National decision-making policies for considering highways and parking matters within Chapter 15. Policy TR6 of the revised NPPF (2026) states that in assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself.

Recommendation

For the reasons your Officer set out within the main agenda report, it is still considered that the design, impact on amenity and impact on parking would allow compliance with the updated policies of the NPPF. The overall aims and principles of the relevant sections of the updated NPPF remains largely the same as previously outlined and would have no material impact on the consideration of the application.



NEWCASTLE
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Page 45

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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 1st April 2026 to 31st 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 1st April 2026 to 31st 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
Total	944	1315
Source: Housing Delivery Test: 2023 measurement, DLUHC, 12 December 2024		
* 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
Five-Year Local Housing Need	2000	2795
Buffer	400 (20%)	140 (5%)
Shortfall	0	0
Five Year Housing Requirement	2400	2935
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
Total	3,632

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
Identified supply			
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
Identified supply			
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 Lower Milehouse Lane Newcastle 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 15/00015/OUT 21/00536/FUL	Tadgedale Quarry Muckleston Road Loggerheads Market Drayton Shropshire TF9 4DJ	Loggerheads	04/02/2021	04/02/2023	128	Under Construction	67	25	25	17	0	0	67
20/00336/FUL 14/00477/FUL 22/00959/FUL	Newcastle Baptist Church, London Road, Newcastle Under 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 Chesterton Newcastle Under Lyme Staffordshire ST5 7HF	Holditch & Chesterton	18/09/2024	18/09/2027	39	Under Construction	39	0	13	13	13	0	39
20/00463/FUL 22/01018/FUL	Land Off Watermills Road, Chesterton, Newcastle Under 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 17/00514/OUT	Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire	Madeley & Betley	11/01/2022	11/01/2024	34	Under Construction	22	22	0	0	0	0	22
20/01079/FUL 23/00374/FUL	Land Off Apedale Road Chesterton Newcastle Under Lyme Staffordshire ST5 6BH	Holditch & Chesterton	12/10/2023	12/10/2026	20	Under Construction	20	5	5	10	0	0	20

Page 60

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 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 18/00507/OUT 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 19/00515/OUT	Seabridge Community Education Centre Roe Lane Newcastle Under Lyme Staffordshire ST5 3UB	Westlands	26/04/2024	26/04/2026	53	Under Construction	35	30	5	0	0	0	35
22/00094/FUL 13/00970/OUT 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 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

Page 62

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 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 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 23/00234/FUL 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 20/00083/FUL 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 18/00119/OUT 17/00779/OUT	Parson Pools, Brodder Lane, Peatswood, Market Drayton, TF9 2PQ.	Loggerheads	28/04/2020	28/04/2022	1	Under Construction	1	1	0	0	0	0	1
20/00160/FUL (23/00503/FUL)	Land adjacent 61 High Street, Alsagers Bank, Newcastle Under Lyme, Staffordshire	Audley	27/04/2020	27/04/2023	2	Under Construction	1	1	0	0	0	0	1
23/00759/FUL 22/00225/FUL, 20/00598/FUL resubmission of 17/00711/FUL	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	Audley	14/10/2020	14/10/2023	1	Under Construction	1	0	1	0	0	0	1
23/00898/FUL 20/00971/FUL 18/00897/OUT	2 Newcastle Road, Madeley, Newcastle Under Lyme, CW3 9JH	Madeley & Betley	09/01/2024	09/01/2027	1	Under Construction	1	1	0	0	0	0	1
21/00020/FUL	Land Adjacent 4 Calvert Grove, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 8QA	Bradwell	25/03/2021	25/03/2024	1	Under Construction	1	1	0	0	0	0	1
21/00343/FUL	103 High Street, Harriseahead, Kidsgrove, Staffordshire, ST7 4JU	Newchapel & Mow Cop	18/06/2021	18/06/2024	2	Under Construction	1	0	1	0	0	0	1
21/00360/FUL	The Railway Inn, Liverpool Road, Kidsgrove, Stoke-On- Trent, Staffordshire, ST7 1EA	Kidsgrove & Ravenscliffe	27/05/2021	27/05/2024	2	Under Construction	2	2	0	0	0	0	2
23/00695/FUL 21/00450/FUL	Farm Building Land Off Butt House Lane, Butthouse Lane, Chapel Chorlton, Staffordshire, ST5 5JW	Maer & Whitmore	07/12/2023	07/12/2026	1	Under Construction	1	1	0	0	0	0	1
21/00494/FUL	Land Adjacent To 45 Old Butt Lane, Kidsgrove, Staffordshire, ST7 1NJ	Talke & Butt Lane	04/08/2021	04/08/2024	1	Under Construction	1	1	0	0	0	0	1
22/00253/FUL 21/00499/FUL	Plum Tree Park Farm Church Lane Betley Crewe Cheshire CW3 9AY	Madeley & Betley	17/09/2021	17/09/2024	1	Under Construction	1	1	0	0	0	0	1
22/00819/FUL 21/00748/FUL 24/00228/FUL	Land Off Birks Drive, Ashley Heath, Market Drayton, Shropshire	Loggerheads	25/03/2022	25/03/2025	1	Not Started	1	0	1	0	0	0	1
21/00844/REM 18/00121/OUT	Waggon And Horses, Nantwich Road, Audley, Stoke On Trent, Staffordshire, ST7 8DY	Audley	22/10/2021	22/10/2023	3	Under Construction	3	3	0	0	0	0	3

Page 64

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 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 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 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 23/00932/REM 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 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 17/00805/OUT	Land Adjacent 49 Vernon Avenue Audley Stoke-On-Trent Staffordshire ST7 8EG	Audley	15/07/2019	15/07/2021	1	Under Construction	1	0	1	0	0	0	1
24/00045/FUL 22/00104/FUL	5 Repton Drive Newcastle Under Lyme Staffordshire ST5 3JF	Westlands	13/03/2024	13/03/2027	1	Under Construction	1	1	0	0	0	0	1
24/00008/FUL	Parking Garages Adjacent To 12 Farmers BankSilverdaleNewcastle Under LymeST5 6NE	Silverdale	15/05/2024	15/05/2027	2	Under Construction	2	0	2	0	0	0	2
24/00117/FUL 24/00144/FUL	7 Pepper Street Newcastle Under Lyme Staffordshire ST5 1PR	Town	28/06/2024	28/06/2027	1	Not started	1	1	0	0	0	0	1
24/00210/FUL 24/00676/FUL	Land To Rear Of 18 St Anthony's Drive And 54 Emery Avenue Newcastle Under Lyme Staffordshire ST5 2JF	Thistleberry	17/05/2024	17/05/2027	1	Under Construction	1	1	0	0	0	0	1
24/00503/FUL	Land Off Shut Lane Head Newcastle Under Lyme Staffordshire ST5 4DS	Maer & 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 Seabridge Lane Newcastle Under Lyme Staffordshire	Westlands	13/12/2024	13/12/2027	3	Under Construction	3	3	0	0	0	0	3

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

Page 68	24/00803/FUL	Land Adjacent Maerfield Gate Farm Stone Road Blackbrook Newcastle Under Lyme Staffordshire 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 Main Road Betley Crewe Cheshire	Madeley & Betley	19/03/2025	19/03/2028	1	Not Started	1	0	0	0	1	0	1
	24/00269/OUT 25/00169/REM 25/00197/REM	Land Off Lordsley Lane Ashley Market Drayton Shropshire 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 Harriseahead Stoke-On-Trent Staffordshire ST7 4LQ	Newchapel & Mow Cop	04/07/2025		1	Under Construction	1	0	0	0	1	0	1
	23/00170/OUT 24/00859/REM	Land At Snape Hall Road Whitmore Newcastle Under Lyme Staffordshire ST5 5JA	Maer & Whitmore	08/05/2025	08/05/2027	3	Not Started	3	3	0	0	0	0	3
	23/00575/OUT 24/00854/REM	Land At Snape Hall Road Baldwins Gate Staffordshire	Maer & Whitmore	08/05/2025	08/05/2027	1	Not Started	1	0	1	0	0	0	1
	22/00132/OUT 24/00853/REM	Land At Snape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire	Maer & Whitmore	06/06/2025	06/06/2027	2	Not Started	1	0	1	0	0	0	1

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

24/00873/FUL	Stonelea 141 Eccleshall Road Loggerheads Market Drayton Shropshire 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 Newcastle Staffordshire 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 Wesleyan Road Ashley Market Drayton Shropshire	Loggerheads	26/06/2025	26/06/2028	1	Not Started	1	0	0	0	1	0	1
25/00344/FUL	Trubshaw Edge Farm Harriseahead Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4RD	Newchapel & 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 Stoke-On-Trent Staffordshire 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 Harriseahead Stoke-On-Trent Staffordshire ST7 4RB	Newchapel & 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 Leycett Road Newcastle Under Lyme 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, Audley, Stoke On Trent, Staffordshire, ST7 8JQ	Audley	07/06/2019	07/06/2022	7	Under Construction	7	0	0	0	7	0	7
22/00011/FUL 20/00369/FUL	Land At The Corner Of High Street And Lion Grove Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	20/07/2022	20/07/2025	8	Under Construction	8	2	3	3	0	0	8
22/00012/REM 20/00369/FUL	Land Off Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7HF	Holditch & Chesterton	18/10/2022	18/10/2024	-9	Under Construction	13	3	5	5	0	0	13
21/00594/FUL 24/00283/FUL	Safety Glass Replacements, East Of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	26/08/2021	26/08/2024	7	Under Construction	7	0	7	0	0	0	7
22/00661/REM & 21/01067/OUT	43 Lamb Street Kidsgrove Stoke-On-Trent Staffordshire ST7 4AL	Kidsgrove & Ravenscliffe	04/01/2023	04/01/2025	5	Under Construction	5	5	0	0	0	0	5
22/00621/FUL	Land Off Church Lane Knutton Newcastle Under Lyme 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 Street Harriseahead ST7 4JT	Newchapel & 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 Church Chapel Street	Talke & Butt Lane	20/07/2023	20/07/2026	7	Under Construction	7	7	0	0	0	0	7
16/00088/FUL	Land At Junction Of Church Street And Chapel Street Silverdale Newcastle Under Lyme Staffordshire	Silverdale	30/03/2016		6	Under Construction	6	6	0	0	0	0	6
25/00519/FUL	9 New RoadBignall EndStoke- On-TrentStaffordshireST7 8QF	Audley	12/12/2025	12/12/2028	1	Not Started	1	0	0	1	0	0	1
25/00803/FUL	Garages Knype Way Wolstanton Newcastle Under Lyme Staffordshire	Bradwell	09/12/2025	09/12/2028	3	Not Started	3	0	0	3	0	0	3

25/00021/FUL	Land Adjacent To 1 Leicester Close Clayton Newcastle Under Lyme Staffordshire ST5 3BP	Clayton	21/11/2025	21/11/2028	1	Not Started	1	0	1	0	0	0	1
25/00579/REM	Braeholm Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	17/10/2025	17/10/2027	2	Under Construction	2	0	2	0	0	0	2
25/00690/FUL	Land Adjacent To Selbourne Pinewood Road Ashley Market Drayton Shropshire 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 Madeley Heath Madeley	Madeley & Betley	26/11/2025	26/11/2028	4	Not Started	4	0	0	4	0	0	4
25/00185/FUL	Slaters Stone Road Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5ED	Maer & Whitmore	09/10/2025	09/10/2028	6	Not Started	6	0	0	6	0	0	6
25/00521/FUL	Land Adjacent 28 Newcastle Street Silverdale Newcastle Under Lyme Staffordshire 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 StreetSilverdaleNewcastle Under LymeStaffordshireST5 6JZ	Silverdale	28/07/2025	28/07/2028	8	Not Started	8	0	0	4	4	0	8
25/00905/FUL 25/00140/OUT	Merry Tree Cottage Madeley Road Baldwins Gate Newcastle Staffordshire ST5 5FQ	Maer & Whitmore	30/01/2026	30/01/2029	1	Not Started	1	1	0	0	0	0	1
25/00485/FUL	35 Clayton Road Newcastle Under Lyme Staffordshire ST5 3AF	Westlands	11/09/2025	11/09/2028	2	Not Started	2	0	2	0	0	0	2
25/00261/OUT 25/00579/REM	Braeholme Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	15/07/2025	15/07/2028	2	Under Construction	2	2	0	0	0	0	2
TOTAL							223	97	48	39	37	2	223

Outline planning permission 10+ dwellings

Page 74

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 16 Willard Close Chesterton Newcastle Under Lyme Staffordshire 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 Newchapel Stoke-On-Trent Staffordshire 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 140 Knutton Lane Knutton Newcastle Under Lyme Staffordshire 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 Barrie Gardens Talke Stoke-On-Trent 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 Newcastle Under Lyme Staffordshire ST5 3SB	Westlands	11/03/2025	11/03/2028	1	Not Started	1	0	0	1	0	0	1

Page 76 25/00024/OUT	Land Off Selbourne Pinewood Road Ashley Market Drayton Shropshire 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 & 16 Laverock Grove Madeley Crewe Cheshire	Madeley & Betley	20/06/2025	20/06/2028	2	Not Started	2	0	0	2	0	0	2
25/00365/OUT	21A King Street Cross Heath Newcastle Under Lyme Staffordshire 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 Highway Lane Keele Newcastle 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 Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DA	Maer & Whitmore	24/12/2025	24/12/2028	1	Not Started	1	0	0	1	0	0	1
22/00553/OUT	Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	17/10/2025	17/10/2028	3	Not Started	3	0	1	0	2	0	3

24/00833/OUT	Land Adjacent Fairgreen Road Baldwins Gate Newcastle Under Lyme Staffordshire	Maer & Whitmore	12/09/2025	12/09/2028	9	Not Started	9	0	0	3	3	3	9
26/00008/OUT	Land Off Sandy Lane Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DP	Maer & Whitmore	04/03/2026	04/03/2029	1	Not Started	1	0	0	1	0	0	1
25/00751/OUT	Land Adjacent To Farcroft Manor Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5ET	Maer & 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 Aston Market Drayton Shropshire ST5 5EP	Maer & Whitmore	23/12/2016		1	Under Construction	1	0	0	0	1	0	1
18/00824/COUNOT	Dales Green Farm, 14 Dales Green Road, Mow Cop, Stoke-On-Trent, ST7 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, Wereton Road, Audley, Stoke On Trent, Staffordshire, ST7 8HE	Audley	30/08/2019	30/08/2022	1	Under Construction	1	1	0	0	0	0	1
20/01032/FUL	Lindop House, Newcastle Road, Madeley, Crewe, 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 Farm, Hungerford Lane, Madeley, Crewe, Cheshire, 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 Madeley Crewe Cheshire CW3 9DX	Madeley & Betley	07/12/2023	07/12/2026	1	Not Started	1	1	0	0	0	0	1
23/00677/FUL	Barhill Farm House Bar Hill Madeley Crewe Cheshire CW3 9QE	Madeley & Betley	15/02/2024	15/02/2027	7	Not Started	7	0	5	2	0	0	7
23/00248/FUL	Red Hall Farm Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RH	Newchapel & Mow Cop	23/08/2023	23/08/2026	1	Not Started	1	1	0	0	0	0	1
23/00900/FUL	New Springs Cottage Audley Road Talke Stoke-on-trent Staffordshire ST7 1UG	Talke & Butt Lane	17/01/2024	17/01/2027	2	Not Started	2	2	0	0	0	0	2
22/00883/FUL	Kidsgrove Pentecostal ChurchThe Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AL	Talke & Butt Lane	23/08/2023	23/08/2026	12	Not Started	12	0	5	5	2	0	12
23/00780/FUL	9 The Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AE	Kidsgrove & Ravenscliffe	09/11/2023	09/11/2026	3	Under Construction	3	2	1	0	0	0	3
22/00923/FUL	Congregational Chapel Chapel Lane Ashley Market Drayton Shropshire	Loggerheads	21/07/2023	21/07/2026	1	Under Construction	1	1	0	0	0	0	1

Page 80	21/01125/FUL	The Hill Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	May Bank	11/02/2022	11/02/2025	1	Under Construction	1	1	0	0	0	0	1
	25/00465/PIP 26/00141/TDC	52 Alderhay Lane Harriseahead Stoke- on-trent Staffordshire ST7 4RQ	Newchapel & Mow Cop	10/01/2024	10/01/2027	1	Under Construction	1	1	0	0	0	0	1
	03/00800/FUL	39 Watlands View Porthill Newcastle Staffs ST5 8AB	Wolstanton	08/10/2023	08/10/2026	2	Under Construction	2	0	2	0	0	0	2
	23/00567/FUL	Butterton Grange Farm Butterton Grange Trentham Road Acton Newcastle Under Lyme Staffordshire ST5 4DY	Maer & Whitmore	30/05/2024	30/05/2027	7	Not Started	7	0	0	5	2	0	7
	24/00109/FUL	72A London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7DY	Holditch & Chesterton	04/10/2024	10/04/2027	4	Not Started	4	2	2	0	0	0	4
	24/00245/FUL	179 Congleton Road Butt Lane Stoke-On-Trent Staffordshire ST7 1LS	Talke & Butt Lane	25/07/2024	25/07/2027	4	Not Started	4	2	2	0	0	0	4

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

24/00671/FUL	Greenacres Farm Dab Green Whitmore Newcastle Under Lyme Staffordshire ST5 5HL	Maer & Whitmore	05/06/2025	05/06/2028	5	Not Started	5	0	5	0	0	0	5
25/00336/FUL	Conservative Club 154 Church Street Silverdale Newcastle Under Lyme Staffordshire 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 Newcastle Under Lyme Staffordshire ST5 1RA	Town	24/06/2025	24/06/2028	1	Not Started	1	1	0	0	0	0	1
25/00231/COU	Old Brewery Oakley Hall Oakley Market Drayton Shropshire TF9 4AG	Loggerheads	25/06/2025	25/06/2028	1	Completed	1	1	0	0	0	0	1
25/00742/FUL	21 Higherland Newcastle Under Lyme Staffordshire ST5 2TF	Town	18/11/2025	18/11/2028	3	Under Construction	3	0	3	0	0	0	3
25/00592/FUL	2 Grove Street Knutton Newcastle Under Lyme Staffordshire 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 Newcastle Under Lyme Staffordshire ST5 1EN	Town	29/07/2024	n/a	12	Completed	12	12	0	0	0	0	12
25/00061/FUL	7 Victoria Street Newcastle Under Lyme Staffordshire ST5 1NU	Town	30/06/2025	30/06/2028	4	Not Started	4	4	0	0	0	0	4
25/00913/FUL	Land Adjacent 99 London Road Newcastle Under Lyme Staffordshire 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 Newcastle Under Lyme Staffordshire 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 Pool Dam Newcastle Under Lyme Staffordshire ST5 2RR	Town	04/03/2026	04/03/2029	6	Under Construction	6	0	6	0	0	0	6
25/00877/FUL	Westfields Farm Pinewood Road Ashley Market Drayton Shropshire 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 Liverpool Road Newcastle Under Lyme Staffordshire 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 Newcastle Under Lyme Staffordshire 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 The Midway Newcastle Under Lyme Staffordshire	Town	27/01/2025	27/01/2028	126	Not Started	50	0	0	50	0	0	50
24/00006/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	26/03/2024	26/03/2027	10	Not Started	4	0	0	4	0	0	4
24/00520/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	26/09/2024	26/03/2027	12	Not Started	4	0	0	4	0	0	4

Page 86	24/00786/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire 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 Lane Wolstanton Newcastle Under Lyme Staffordshire ST5 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 Kidsgrove Stoke-On-Trent Staffordshire 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

Page 88

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

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

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

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

Page 92

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

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

Page 94

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 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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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 7

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

Since the publication of the main agenda report, the Government has published a revised version of the National Planning Policy Framework (NPPF). This version was published on the 17th of August 2026

Alongside the NPPF, Government also published the Housing Delivery Test (HDT) results for both 2024 and 2025. The HDT represents the annual measurement of housing delivery in the Borough and each of the other relevant plan-making authorities in England. Both the 2024 and 2025 HDT test results were published and for the 2025 results, covered the years 2022/23, 2023/24 and 2024/25.

Prior to this, the most recent test results were for 2023 (published in December 2024) and these were reflected accordingly in the Five-Year Housing Supply Update Report 2026-2031 (specifically Table 1 & accompanying para's 3.4 & 3.5).

For the avoidance of doubt, it's important to recognise that the 2025 Housing Delivery Test results represent the most up-to-date assessment of housing delivery and should be used for decision-making purposes (as set out in Annex D of the new NPPF). The 2025 measurement therefore supersedes the 2024 measurement.

The 2025 result indicates that a shift from previous year's test results has occurred in Newcastle under Lyme – where delivery over the 3-year timespan has now fallen below requirements at 94% (compared to 109% in 2024 and 139% in 2023).

All councils that score under 95 per cent (Newcastle under Lyme now falling into this category) in the test must produce a housing delivery action plan explaining how they intend to boost homebuilding in their area. This action plan should be produced within 6 months of the test results being published, setting out how the council will positively respond to the challenge of improving housing delivery in the borough e.g. examining issues such as market slowdown, infrastructure challenges, site-specific planning constraints. Once complete, it is then made available to view on the Council's website. It should be noted that the HDT results have taken place in a period where an up-to-date Local Plan was not in place to support the sustainable delivery of housing in the Borough. The delivery of allocated sites in the Local Plan will be a key part of the action plan going forward.

The Council's HDT results, however, are above 75% which means that the presumption in favour of sustainable development does not apply through the HDT route.

Recommendation

No change to overall recommendation. Committee to note the need to prepare an action plan that will consider how the Council will positively respond to challenges in housing delivery in the Borough.

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