



Newcastle-under-Lyme Borough Council

Five Year Housing Land Supply Statement: 2018-2023

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1. Background

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

2. National Policy and Guidance

- 2.1 Paragraph 73 of the Revised National Planning Policy Framework (RNPPF) requires Local Planning Authorities to annually identify and update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old¹.
- 2.2 Paragraph 60 of the RNPPF also states that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance² – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 2.3 As Newcastle-under-Lyme Borough Council's existing strategic policies are more than five years old, the Borough's local housing need should be applied for the purposes of assessing the Borough's five year housing land supply. The RNPPF glossary defines local housing need as the number of homes identified as being needed through the application of the standard method set out in national planning guidance³, or a justified alternative approach.
- 2.4 Furthermore, with regards to Local Housing Need Assessment, Planning Practice Guidance⁴ provides greater detail on the approach to be adopted in prescribed circumstances. Planning Practice Guidance directs all local authorities with strategic policies older than 5 years, or where strategic housing policies have not been reviewed and found to be up-to-date, to use the Government's method as the starting point for calculating the 5 year housing land supply.
- 2.5 The RNPPF Annex 2: Glossary indicates that for sites to be considered 'deliverable', they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular the RNPPF points out that the development has to be viable in order to be considered to be deliverable. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

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

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

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

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

3. Local Housing Need

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

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

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

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

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

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

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

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

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

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

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

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

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

MHCLG: Housing need assessment Planning Practice Guidance September 2018

⁸ RNPPF Paragraph 60

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

Figure 1: Local Housing Need Government's Standard Approach

a. Adjustment to take account of market signals

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

b. Local Household Growth Average (2018-2028)

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

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

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

d. Application of Appropriate Buffer

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

$$\frac{807 \text{ (total net additional homes delivered 2015/16⁹ to 2017/18¹⁰)}}{1,109 \text{ (total number of net homes required 2015/16 to 2017/18)}}$$

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

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

Application of an Appropriate Buffer

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

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

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

4. Local Housing Need 2018 to 2023

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

Figure 2: Local Housing Need Assessment

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

5. Housing Land Supply

Assessment of Deliverable Sites

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

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

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

Detailed Planning Permission

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

¹¹ Joint SHLAA Methodology 2017

Outline Planning Permission

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

Planning Applications with Resolutions to Grant

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

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

Windfall Development and Allowance

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

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

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

Figure 3: Calculation of the windfall allowance

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

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

Student Accommodation

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

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

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

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

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

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

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

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

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

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

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

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

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

¹⁷ MHCLG Housing Delivery Test Rule Book Paragraph 9 and 10

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

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

Figure 5: Fulltime Student Numbers

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

Higher Education Statistics Agency²⁰

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

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

Overview of Housing Land Supply Components

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

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

²⁰ HESA accessed 27/07/18

²¹ Paragraph 10 MHCLG Housing Delivery Test Measurement Rule Book 2018

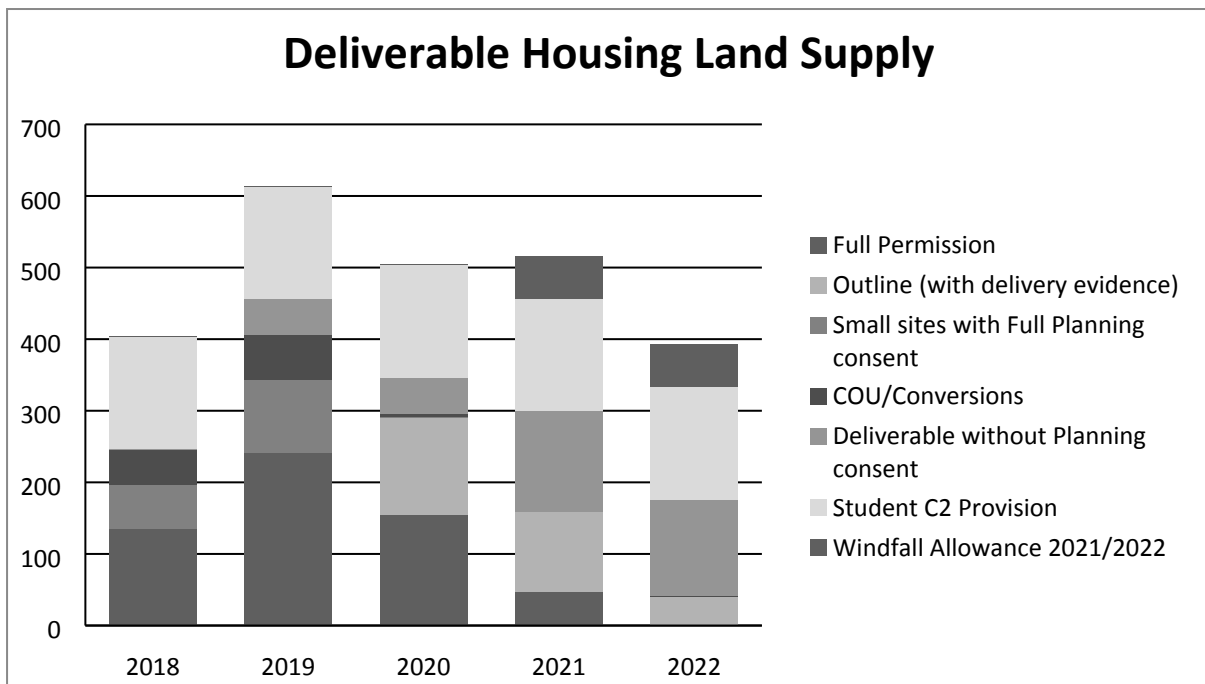
²² Planning Application Reference: 16/01016/FUL, 16/01015/FUL, 16/01014/FUL, 17/00252/FUL , 16/01106/FUL, & 16/00796/OUT Online application search

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

Figure 6: Five Year Housing Supply

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

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



6. Five Year Housing Land Supply Position

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

Figure 7: Five year housing land supply position

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

7. Summary

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

Appendix 1: Housing Land Supply Site Schedule

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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