



Newcastle-under-Lyme Borough Council

Five Year Housing Land Supply Statement: 2019-2024

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1. Background

- 1.1 This is the seventh 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 2019 to 2024.

2. National Policy and Guidance

2.1 The National Planning Policy Framework (NPPF) states:

2.2 "...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..."(National Planning Policy Framework, February 2019: para. 73, p20).

2.3 Local housing need is required to be calculated using the standard method set out in the Planning Practice Guidance.

2.4 The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009), and the emerging Local Plan has not yet been subject to examination. Therefore, the standard method should be used to calculate the housing requirement.

2.5 Paragraph 60 of the NPPF (February 2019) 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 guidance¹ – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

2.6 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 NPPF (February 2019) 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 guidance"², or a justified alternative approach.

2.7 Furthermore, with regard to Local Housing Need Assessment, Planning Practice Guidance³ 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.

¹ MHCLG Planning Practice Guidance Paragraph: 001 Reference ID: 2a-001-20190220

² MHCLG Planning Practice Guidance Paragraph: 002 Reference ID: 2a-002-20190220

³ MHCLG Planning Practice Guidance Paragraph: 003 Reference ID: 2a-003-20190220

2.8 The NPPF (February 2019) Annex 2: Glossary defines 'deliverable'. 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. Specifically:

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, February 2019: p66).

2.9 The NPPF (February 2019) sets out the 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 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 authorities' 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, 2017⁴. 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)⁵, the Preferred Option document (consulted 1st February to 1st March 2018)⁶. [Please note, there is a forthcoming public consultation for the Draft Local Plan].

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

⁴ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan/>

⁵ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy>

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

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, identified a recommended OAN for the housing market area, and 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 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 National Planning Policy Framework (February 2019) and updated Planning Practice Guidance (PPG) [Paragraph: 002 Reference ID: 2a-002-20190220; Revision date: 20 02 2019], the Government’s standard method for assessing local housing need is the prescribed method for calculating a five year housing land supply.

3.7 At present the Councils do not consider there to be compelling circumstances to justify an alternative approach to the Government’s standard method⁷. A departure from the Government’s method would have to be robustly justified and will be subject to examination as part of the emerging Joint Local Plan. It is accepted that there may potentially come a point prior to the adoption of the Joint Local Plan – for example 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. This matter will form the subject of a future report/more detailed consideration at the appropriate time.

3.8 Figure 1 below indicates the Borough’s local housing need according to the Government’s standard method to assess housing need:

Figure 1: Local Housing Need- Government’s Standard Approach

Step 1- Setting the baseline

Average household growth in Newcastle-under-Lyme between 2019-2029

58,567 households in 2029 and 55,437 in 2019. 3,130 household growth.

⁷ RNPPF Paragraph 60

$$313 \text{ (Annual Household Growth)} = \frac{58,567 - 55,437}{10}$$

Average annual household growth= 313

Step 2 - An adjustment to take account of affordability:

2018 median workplace-based affordability ratio for Newcastle-under-Lyme: 5.83

$$\left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

$$5.83 \text{ (local affordability ratio)} - 4 = 1.83$$

$$1.83 / 4 = 0.4575$$

$$0.4575 \times 0.25 = 0.114375$$

$$0.114375 + 1 = 1.114375$$

Adjustment factor= 1.114375

The minimum annual local housing need figure for Newcastle-under-Lyme:
 (Adjustment factor) x projected household growth 1.114375 x 313 = 348.8
 The resulting figure is **349** (rounded).

Step 3 - Capping the level of any increase

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009). A cap may therefore be applied whichever is the higher of:

285 dwellings per annum set out in the 2009 Core Strategy

313 based on average annual household growth 2019-2029 (as per Step 1)

The cap is set at 40% above the higher of the most recent average annual housing requirement figure, or average household growth. In this case, the household growth is the greatest figure:

$$\text{Cap} = 313 + (40\% \times 313) = 438.2$$

The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to this authority's minimum annual housing need figure (i.e. no cap is applicable).

The minimum annual housing need figure for Newcastle-under-Lyme is 349.

Application of an Appropriate Buffer

3.9 Paragraph 73 of the NPPF (February 2019) states that "the supply of specific deliverable sites should in addition include a buffer (moved forward from later in

the plan period)” (NPPF, February 2019, Para. 73, p20). The appropriate buffer for Newcastle-under-Lyme Borough Council is “a) 5% to ensure choice and competition in the market for land” (*Ibid.*). This is justified by the Borough’s 2019 Housing Delivery Test Result of 98% as per below calculation.

891.9 (total net additional homes delivered 2016/17⁸ to 2018/19⁹)
 911.4 (total number of net homes required 2016/17 to 2018/19)

Addressing any shortfall

- 3.10 The Planning Practice Guidance indicates that any shortfall should also be included in the requirement for the first five years. This results in a five year supply requirement in excess of the local housing need figure.
- 3.11 The 2018 NPPF introduced the Government’s standard method for calculating local housing need. Prior to this, the most up-to-date evidence was the 2017 Strategic Housing Market Assessment (SHMA) which indicated an objectively assessed housing need of 586 homes per year for Newcastle-under-Lyme. The SHMA evidence is outdated.
- 3.12 Therefore, to assess the five year housing land supply, it is relevant to assess housing delivery during the 2016/17-2018/19 period against the housing requirement. This corresponds with the results of the Housing Delivery Test: 2019 measurement published by the Ministry of Housing, Communities & Local Government (MHCLG).

| Year | Number of Homes Required | Number of Homes Delivered | Shortfall/Surplus (cumulative) |
|---|--------------------------|---------------------------|--------------------------------|
| 2016-17 | 252 | 422 | 170 |
| 2017-18 | 315 | 232 | 87 |
| 2018-19 | 344 | 236 | -21 |
| Total | 911 | 890 | -21 |
| <i>Source:</i> Housing Delivery Test: 2019 measurement, Ministry of Housing, Communities & Local Government | | | |

3.13 The table above shows that a shortfall of 21 homes should be added to the five year housing land supply requirement.

⁸ <https://www.gov.uk/government/collections/net-supply-of-housing> - published by MHCLG annually during November

⁹ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

4. Local Housing Need 2019 to 2024

4.1 Figure 1 indicates the annual Local Housing Need figure according to the Government's standard method to assessing housing need. In accordance with the NPPF (February 2019) and Planning Practice Guidance regarding housing delivery and 5 year housing land supply, the Borough's minimum housing need has been calculated using the standard method. This amounts to a local housing need of 1,852 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 (per annum) | 349 |
| Five year Local Housing Need | 1,745 |
| Shortfall | 21 |
| Five year requirement including shortfall | 1,766 |
| Five year requirement including shortfall and 5% buffer | 1,854 |
| Annual requirement including shortfall and 5% buffer | 371 |
| Total five year housing requirement | 1,854 |

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 NPPF (February 2019) 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 Methodology¹⁰. This involved engagement 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 (delivery) that can realistically be expected from each site during the 2019-2024 period.

Detailed Planning Permission

5.4 In accordance with the NPPF (February 2019), sites (including small sites) which have detailed planning permission have been considered deliverable during the

¹⁰ Joint SHLAA Methodology 2017

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

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 are 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 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

5.7 Paragraph 70 of the NPPF (February, 2019) states: “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, February 2019: para. 70, p19).

5.8 We have found compelling evidence that windfall sites provide a reliable source of supply in Newcastle-under-Lyme.

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.

Figure 3: Calculation of the windfall allowance

| Windfall Completions | | | |
|-------------------------|-------------------------------|-----------------------------------|--------------|
| Year | Change of Use/ Conversions | Sites not identified in the SHLAA | Total |
| 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 | 29 | 40 |
| 2018-19 | 12 | 47 | 59 |
| Total | 447 | 209 | 645 |
| Average per year | | | 58.64 |

5.10 Considering the monitoring data presented in Figure 3 a windfall allowance of 58.6 dwellings per year for years 2022/23 and 2023/24 of the five year period is included in the housing land supply calculation. A total windfall allowance of 117 is applied for the last two years of the five year supply period (i.e. years 2022-2024) 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, the Council has seen a rise in the number of planning applications proposing significant amounts of purpose built student accommodation. Currently, there are 7 sites with full planning consent¹¹ ranging in scale from 112 to 649 net additional student units. These total 2,578 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 describe the treatment of new student accommodation in the Council's monitoring process.

5.12 The Planning Practice Guidance states:

5.13 "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:

¹¹ Planning Application Reference: 16/01014/FUL, 16/01015/FUL, 16/01016/FUL, 18/00183/FUL, 17/00252/FUL, 16/01106/FUL & 18/00483/FUL Online application search

- 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” (Planning Practice Guidance, Revision Date 22 July 2019: Paragraph: 034 Reference ID: 68-034-20190722).

- 5.14 In accordance with the above guidance, the Council considered it appropriate to count 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.
- 5.15 However, the student housing included in this housing land supply assessment consists wholly of studio flats; thereby negating the need base calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting,
- 5.16 For reference, the following method would be applied if student accommodation other than studio flats was to be counted towards the authority’s housing land supply. The assessment centres on deriving a ratio to estimate the amount of student accommodation required to free-up a conventional self-contained home. This 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 decision¹².
- 5.17 Firstly, in accordance with the methodology to be applied by MHCLG to adjust the Housing Delivery Test to reflect the provision of student accommodation¹³, 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.

¹² Exeter City Council vs Secretary of State for Communities and Local Government (Case No: CO/5738/2014

¹³ MHCLG Housing Delivery Test Rule Book Paragraph 9 and 10

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 |

Source: CT0773_2011 Census - Number of students in student only household - national to local authority level¹⁴

5.18 From the data in Figure 4, it can be assumed that there were 2,174 students in the Borough in 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 2.537. This suggests that 2.537 units of student accommodation are required in order to assume the release of one self-contained home.

5.19 Figure 5 indicates that the University's full-time student population in 2018/19 is 675 (8.6%) higher than it was in 2013/14. 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 release a proportionate amount of market housing¹⁵.

Figure 5: Full-time Student Numbers

| Full time student numbers (Undergraduate and Postgraduate) | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|--|---------|---------|---------|---------|---------|---------|
| Keele University | 7,890 | 7,425 | 7,875 | 8,365 | 8,545 | 8,565 |

Higher Education Statistics Agency¹⁶

5.20 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 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 2.5¹⁷.

¹⁴ CT0773_2011 Census - Number of students in student only household - national to local authority level - Office for National Statistics

¹⁵ 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.

¹⁶ HESA accessed 18/03/2020

¹⁷ Paragraph 10 MHCLG Housing Delivery Test Measurement Rule Book 2018

5.21 At the time of writing this statement there are 3 sites with planning consent to provide student accommodation, for which there is considered sufficient evidence to conclude they are deliverable¹⁸. Cumulatively these permissions, contribute 822 studio flats. The ratio stated in Paragraph 5.19 (2.537:1) is not applicable as these studio flats can be counted on a one for one basis, releasing 822 residential units within the Borough, to contribute to the Council’s housing supply.

Older people’s housing

5.22 Older people’s housing also contributes to housing land supply. As explained in the Planning Practice Guidance below:

5.23 “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” (Planning Practice Guidance, 22 July 2019: Paragraph: 035 Reference ID: 68-035-20190722).

5.24 “Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data” (Planning Practice Guidance, 26 June 2019: Paragraph: 016a Reference ID: 63-016a-20190626).

5.25 The following table sets out older people’s housing in Use Class C2 which contribute 42 residential units towards the five year housing land supply.

| Older people's housing contribution to housing supply | | Number of Bedrooms |
|---|--|--------------------|
| a | Total (Reference: 18/00693/FUL) | 75 |
| b | Average number of adults per household | 1.8 |
| c | Contribution from Older people’s housing to five year supply (a/b) | 42 |

Overview of Housing Land Supply Components

5.26 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.

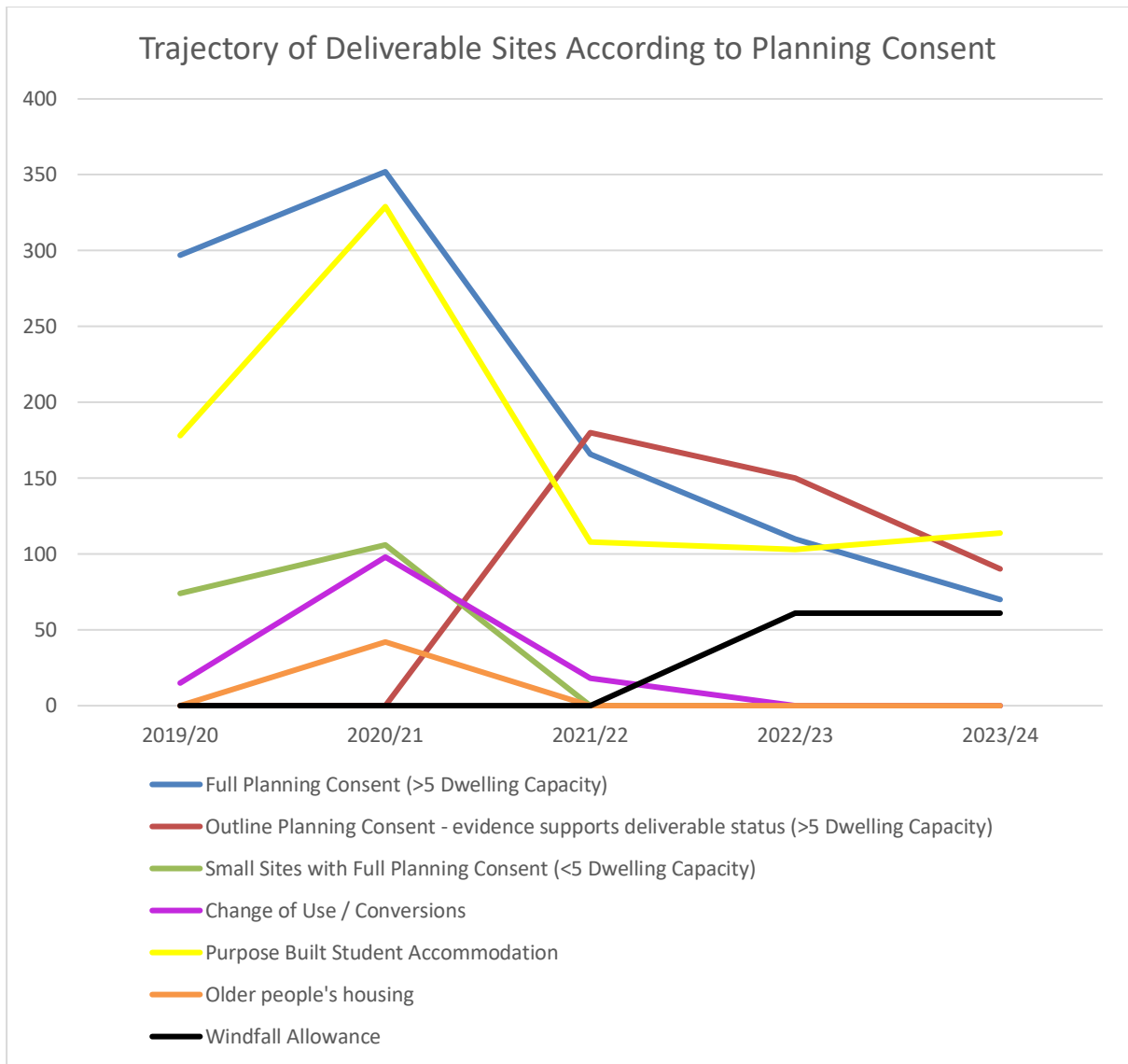
¹⁸ Planning Application Reference: 18/00183/FUL, 18/00483/FUL and 16/01106/FUL Online application search

Figure 6: Five Year Housing Supply

| Housing Supply Components | Housing Supply 2019-2024 |
|--|--------------------------|
| Full Planning Consent (>5 Dwelling Capacity) | 995 |
| Outline Planning Consent – evidence supports deliverable status (>5 Dwelling Capacity) | 420 |
| Small Sites with Full Planning Consent (<5 Dwelling Capacity) | 180 |
| Change of Use / Conversions | 131 |
| Older people’s housing (housing release onto market) | 42 |
| Student Accommodation (housing release onto market from deliverable student provision) | 822 |
| Windfall Allowance (added to years’ 4 and 5) | 117 |
| Total | 2,707 |

5.27 The below chart provides a yearly indication of housing delivery anticipated from each component (planning consent type) of the deliverable housing land supply.

5.28 As the full effects of Covid-19 are unlikely to be known for some time to come, predicating what impact this may have on future housing delivery is challenging. However, an appeal decision on 18 August 2020 (APP/A1530/W/20/3248038) noted that the Covid-19 pandemic's forecast effects on housing delivery were “not directly relevant” to five year housing land supply calculations concerned with deliverability of sites. On this basis, it is considered that Covid-19 impacts on the delivery of residential units do not require any special provisions at the time of writing.



6. Five Year Housing Land Supply Position

6.1 Figure 7 below shows the Council is able to demonstrate 5.1 years of housing land supply (excluding student accommodation) taking into account accumulated shortfall since 2016/17 and the application of a 5% buffer. If student accommodation is included in accordance with Planning Practice Guidance, the Council is able to demonstrate 7.3 years of housing land supply.

Figure 7: Five year housing land supply position

| Five Year Supply Calculation for period 2019 - 2024 (Sedgefield Method) | | |
|--|---|------------------|
| Calculating the required supply | | Dwellings |
| a | Requirement 2016/17 - 2018/19 | 911 |
| b | Completions 2016/17 - 2018/19 | 890 |
| c | Five year Local Housing Need 2019/20-2023/24 | 1,745 |
| d | Shortfall | 21 |
| e | Five year requirement including shortfall | 1,766 |
| f | Five year requirement including shortfall and 5% buffer | 1,854 |
| g | Annual requirement including shortfall and 5% buffer | 371 |
| Identified Supply | | |
| h | Supply over 5 year period 2019/20-2023/24 (including student accommodation) | 2,707 |
| i | Supply over 5 year period 2019/20-2023/24 (excluding student accommodation) | 1,885 |
| Five year land supply (expressed in years) | | |
| <i>Including student accommodation (h/g)</i> | | 7.3 |
| <i>Excluding student accommodation (i/g)</i> | | 5.1 |

7. Summary

- 7.1 This statement details the approach taken to determine the five year housing land position. The Council has prepared this in accordance the National Planning Policy Framework (NPPF, February 2019) and updated Planning Practice Guidance.
- 7.2 The Council has updated its five year housing land supply position as of 31/03/2019 and has demonstrated a **housing land supply of 7.3 years**.

Appendix A: Housing Land Supply Site Schedule

| Full Planning Consent (>5 Dwelling Capacity) | | | | | | | | | | | | |
|--|-----------------------------------|---|--|-------------------------------------|---------------------------|---------------------------------------|---------|---------|---------|---------|---------|-------|
| SHLAA Reference: | Most Recent Planning Application: | Address: | Brief Description: | Total New Dwellings Proposed (net): | Site Status at 01/04/2019 | Remaining Site Capacity at 31/03/2019 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
| HD22 | 18/00243/FUL | Former Playground Brutus Road Chesterton Newcastle Under Lyme Staffordshire | Construction of 4No 3 bed semi-detached houses and 1No 4 bed detached house | 5 | Not started | 5 | | 5 | | | | 5 |
| CH4 | 17/00281/FUL | Land Around Wilmot Drive Estate Lower Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9AX | Development of 276 dwellings, public open space and associated infrastructure works | 276 | Under construction | 273 | 50 | 50 | 50 | 50 | 50 | 250 |
| KL16 | 18/00262/REM | Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire | Application for approval of reserved matters for layout, scale, appearance and landscaping for the erection of 100 Dwellings | 100 | Not started | 100 | | 30 | 30 | 30 | 10 | 100 |

| | | | | | | | | | | | | | |
|------|--------------|--|---|----|--------------------|----|----|----|----|--|--|--|-----------|
| CT13 | 18/00559/FUL | Land Off Sandford Street Newcastle-under-Lyme Staffordshire ST5 7EB | Proposed 10 no. two bedroom self-contained flats with associated parking | 10 | Under construction | 10 | 10 | | | | | | 10 |
| KS24 | 18/00443/FUL | Land Off St Bernards Road Knutton Newcastle Under Lyme Staffordshire | The Construction of 8 houses for affordable rent | 8 | Not started | 8 | | 8 | | | | | 8 |
| LW13 | 18/00314/FUL | Land South Of Muckleston Road Loggerheads Market Drayton TF9 4ES | Erection of five residential dwellings, access and associated works | 5 | Not started | 5 | | 5 | | | | | 5 |
| LW13 | 18/00315/REM | Land South Of Muckleston Road And West Of Price Close Loggerheads Market Drayton TF9 4ES | Reserved Matters application for layout, internal access arrangements, scale, appearance and landscaping details for 73 dwellings | 73 | Under construction | 73 | 30 | 30 | 13 | | | | 73 |

| | | | | | | | | | | | | | | |
|------|--------------|--|--|----|-------------|----|--|----|--|--|--|--|--|-----------|
| LW34 | 17/01001/FUL | 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 | Erection of 22 houses and bungalows with associated access roads and drainage (Amended plans received 26.02.2018) | 22 | Not started | 22 | | 22 | | | | | | 22 |
| KG16 | 18/00686/REM | Lock Up Garages Sussex Drive Kidsgrove Stoke-On-Trent Staffordshire | Reserved matters application for the access, appearance, landscaping, layout and scale for erection of 6 town houses | 6 | Not started | 6 | | 6 | | | | | | 6 |
| NA | 18/00967/FUL | Site At Loomer Road Chesterton Newcastle Under Lyme Staffordshire ST5 7LB | Proposed residential development consisting of 5 No. 2 bed detached bungalows with new accesses | 5 | Not started | 5 | | 5 | | | | | | 5 |

| | | | | | | | | | | | | | |
|------|--------------|---|--|----|-----------------------|----|----|---|--|--|--|--|-----------|
| HM3 | 17/00968/FUL | Site Of Former Wrinehill Garage Main Road Betley Crewe Cheshire CW3 9BZ | Erection of 9 no. Dwellings, associated car parking and landscaping (amendment to approval 06/00984/FUL) | 9 | Not started | 9 | | 9 | | | | | 9 |
| TC34 | 17/00179/FUL | 2-4 Marsh Parade Newcastle Under Lyme Staffordshire ST5 1BT | Proposed demolition of existing buildings and the erection of a 4-storey apartment block with parking | 27 | Under construction | 27 | 27 | | | | | | 27 |
| RC1 | 17/00552/FUL | Corner Of Heathcote Street And Kinnersley Street Kidsgrove Staffordshire | Demolition of existing building and erection of 14 dwellinghouses | 14 | Under construction | 14 | 14 | | | | | | 14 |
| KG15 | 18/00059/REM | Former Garages Gloucester Road Kidsgrove Stoke-On-Trent Staffordshire | Reserved matters application for the access, appearance, layout and scale of residential development - 8 dwellings | 8 | Not started | 8 | | 8 | | | | | 8 |
| TK22 | 08/00014/FUL | Former Talke Social Club, Coalpit Hill, Talke | Residential development | 8 | Under construction | 5 | 5 | | | | | | 5 |
| LW36 | 16/00609/FUL | Land Adjacent The Sheet Anchor Newcastle Road Whitmore Newcastle Under Lyme Staffordshire ST5 5BU | The construction of 7 new houses | 7 | Under construction | 6 | 6 | | | | | | 6 |

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|------|------------------------------|--|---|-----|-----------------------|-----|----|----|----|----|----|--|------------|
| LW33 | 13/00426/OUT 16/00676/REM | Land At End Of Gateway Avenue Baldwins Gate Newcastle Under Lyme Staffordshire | Residential development of 109 dwellings | 109 | Under construction | 54 | 30 | 24 | | | | | 54 |
| CT3 | 18/00854/REM | Land Off Deans Lane And Moss Grove Red Street Newcastle Under Lyme Staffordshire | Outline Planning Consent for the development of up to 50 dwellings (Resubmission of 16/00634/DEEM4) | 50 | Not started | 50 | | 30 | 20 | | | | 50 |
| KL16 | 18/00262/REM | Land off Pepper Street, Keele | Residential development (maximum of 100 dwellings) | 100 | Not started | 100 | | 30 | 30 | 30 | 10 | | 100 |
| RC8 | 15/00818/FUL | Land Off Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4EH | Residential development | 8 | Not started | 8 | | 8 | | | | | 8 |
| HM24 | 15/00588/REM | Land Rear Of Boars Head High Street Halmerend | Erection of 8 dwellings | 8 | Under construction | 8 | 8 | | | | | | 8 |
| BL21 | 15/00916/REM | Land South Of West Avenue, West Of Church Street And Congleton Road, And North Of Linley Road, Butt Lane, Kidsgrove | Residential development of 171 dwellings | 171 | Under construction | 22 | 22 | | | | | | 22 |
| TK4 | 16/00874/FUL | Land West Of Barrie Gardens Talke Stoke-On-Trent Staffordshire | 10 Single storey 2 bed dwellings (Resubmission of planning application 15/00956/FUL) | 10 | Not started | 10 | | 10 | | | | | 10 |

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|------|--------------------------------|---|---|----|--------------------|----|----|----|----|--|--|--|--|-----------|
| AB11 | 16/00273/FUL 16/00727/FUL | Land West Of Ravens Close Newcastle Under Lyme Staffordshire | Erection of 6 dwellings | 6 | Under construction | 6 | 6 | | | | | | | 6 |
| HD18 | 09/00155/FUL | London Road, Chesterton (Bennett Arms) | Demolition of a public housing and erection of seven dwellings | 7 | Under Construction | 7 | 7 | | | | | | | 7 |
| TC32 | 14/00477/FUL | Newcastle Baptist Church, London Road, Newcastle | Erection of 22 residential apartments | 22 | Under Construction | 22 | 22 | | | | | | | 22 |
| WL15 | 14/00284/FUL | Priory Day Centre, Lymewood Grove, Newcastle | Demolition of day care centre and the construction of 13 new single storey dwellings | 13 | Under construction | 13 | 13 | | | | | | | 13 |
| KL17 | 15/01004/FUL & 17/00953/FUL | University Of Keele Keele Newcastle Under Lyme Staffordshire | Proposed student accommodation with carparking (Barnes, Keele Campus) and proposed residential development of 83 dwellings with school drop off point, shop and areas of greenspace (The Hawthorns, Keele Village). | 83 | Under construction | 83 | 30 | 30 | 23 | | | | | 83 |
| KG6 | 11/00494/FUL | William Road, Kidsgrove (site of the Galley PH) | 10 dwellings | 10 | Under Construction | 10 | 10 | | | | | | | 10 |
| HM3 | 08/00631/FUL | Wrinehill Garage, Main Road, Betley | 7 residential units | 7 | Under construction | 7 | 7 | | | | | | | 7 |
| TB22 | 15/00077/OUT 16/00405/REM | Land To The Rear Of Former Randles Garage Higherland Newcastle Under Lyme Staffordshire ST5 2TF | Erection of up to 12 dwellings. | 12 | Not started | 12 | | 12 | | | | | | 12 |

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|--------------|--------------|--|--|-------------|-------------|-------------|------------|------------|------------|------------|-----------|------------|----|
| CT9 | 17/01033/FUL | Land At Birch House Road, Holly Road And Whitethorne Way Chesterton Newcastle Under Lyme Staffordshire ST5 7BL | Demolition of former Community Centre and construction of 30 dwellings | 30 | Not started | 30 | | 30 | | | | | 30 |
| Total | | | | 1229 | | 1018 | 297 | 352 | 166 | 110 | 70 | 995 | |

| Outline Planning Consent - evidence supports deliverable status (>5 Dwelling Capacity) | | | | | | | | | | | | |
|--|--|---|--|--|---------------------------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| SHLAA Reference: | Most Recent Planning Application: | Address: | Brief Description: | Total New Dwellings Proposed (net): | Site Status @ 01/04/2019 | Remaining Site Capacity at 31/03/2019 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
| LW17 | 16/00866/DEEM4 | Land Off Eccleshall Road Loggerheads Staffordshire TF9 4NX | Residential development for up to 55 homes, with associated landscaping and infrastructure | 55 | Not started | 55 | | | 30 | 25 | | 55 |
| MD10 | 17/00514/OUT | Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire | Up to 35 dwellings including associated infrastructure | 35 | Not started | 35 | | | 30 | 5 | | 35 |

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|------|------------------------------|---|--|-----|-------------|-----|--|--|----|----|----|-----------|
| BW16 | 17/00515/DEEM4 | Land To The North Of Bradwell Hospital Talke Road Bradwell | Development of up to 85 dwellings and associated access arrangements | 85 | Not started | 85 | | | 30 | 30 | 25 | 85 |
| TB5 | 14/00948/OUT | Hamptons Metal Merchants And Land Adjoining Keele Road Newcastle Under Lyme Staffordshire ST5 5AA | Residential development of up to 138 dwellings | 138 | Not started | 138 | | | 30 | 30 | 30 | 90 |
| CT21 | 13/00974/OUT 18/00017/REM | Land off Watermills Road, Chesterton | Residential development of up to 65 dwellings | 65 | Not started | 65 | | | 30 | 30 | 5 | 65 |

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|--------------|--------------|--|------------------------------------|------------|-------------|------------|--|--|------------|------------|-----------|------------|
| LW12 | 15/00015/OUT | Tadgedale Quarry Mucklestone Road Loggerheads Market Drayton Shropshire TF9 4DJ | Erection of up to 128 dwellings | 128 | Not started | 128 | | | 30 | 30 | 30 | 90 |
| Total | | | | 506 | | 506 | | | 180 | 150 | 90 | 420 |

| Small Sites with Full Planning Consent (<5 Dwelling Capacity) | | | | | | | | | | | | |
|---|--|--|---|--|---|--|----------------|----------------|----------------|----------------|----------------|--------------|
| SHLAA Reference: | Most Recent Planning Application: | Address: | Brief Description: | Total New Dwellings Proposed (net): | Site Status @ 01/04/2019 | Remaining Site Capacity at 31/03/2019 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
| NA | 19/00059/PLD | 31 Southlands Avenue Wolstanton Newcastle Under Lyme Staffordshire ST5 8BZ | The development proposed is the demolition of existing bungalow and erection of four town houses (option one). | 3 | Under construction | 3 | 3 | | | | | 3 |
| NA | 15/00309/PLD | Land Adjacent 1 Highfield Avenue, Kidsgrove | Application for a proposed lawful development certificate for the erection of a detached dwelling | 1 | Under construction | 1 | 1 | | | | | 1 |

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|----|--------------|--|--|---|-------------|---|--|---|--|--|--|--|---|
| NA | 18/00619/FUL | 149 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6LR | Erection of a detached two storey dwelling in existing garden | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 17/00988/FUL | 26 Seabridge Road Newcastle Under Lyme Staffordshire ST5 2HT | Subdivision of Existing Dwelling to form 2 independent houses, excavation of front garden and installation of retaining walls to create access and parking area | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00146/FUL | 45 Stonebank Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4HQ | Construction of two storey dwelling (resubmission of 17/00531/FUL) | 1 | Not started | 1 | | 1 | | | | | 1 |

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|----|--------------|---|--|---|-----------------------|---|---|---|--|--|--|--|---|
| NA | 18/00878/FUL | 58 Abbots Way Westlands Newcastle Under Lyme Staffordshire ST5 2HF | Proposed detached house and double garage (resubmission of 17/00906/FUL) | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00774/FUL | 8 - 10 High Street Newcastle Under Lyme Staffordshire ST5 1RA | Alterations to building to form 4 no. C4 apartments and use of part of the ground floor for use classes A1, A2, A3, A4, A5 & D1 | 4 | Under construction | 4 | 4 | | | | | | 4 |
| NA | 18/00910/FUL | Garage Block Rear Cheltenham Grove Silverdale Newcastle Under Lyme Staffordshire | Three detached dwellings | 3 | Not started | 3 | | 3 | | | | | 3 |
| NA | 18/00147/FUL | Garages Vernon Avenue Audley Stoke-On-Trent Staffordshire | Construction of three dwellings | 3 | Not started | 3 | | 3 | | | | | 3 |
| NA | 19/00008/FUL | Land Adjacent 32 High Street Mow Cop Stoke On Trent Staffordshire ST7 3NZ | Proposed detached house and garage and associated access and parking | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00016/FUL | Land Adjacent 16 St Giles Road Knutton Newcastle Under Lyme Staffordshire | Construction of 4 flats for affordable rent (resubmission of 17/00602/FUL) | 4 | Not started | 4 | | 4 | | | | | 4 |

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|----|--------------|--|---|---|-------------|---|--|---|--|--|--|--|---|
| NA | 18/00461/FUL | Land Adjacent 25 Arthur Street Knutton Newcastle Under Lyme Staffordshire | Construction of two houses for affordable rent | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 18/00960/FUL | Land Adjacent Number 86 Buckmaster Avenue Newcastle Under Lyme Staffordshire | Variation of condition 2 of planning permission 18/00152/FUL (for construction of 4 dwellings) to substitute plans so as to amend roof pitches and windows on plots 3 and 4 and siting of garage on plot 4. | 4 | Not started | 4 | | 4 | | | | | 4 |
| NA | 18/00454/FUL | Land Adjacent To 125 Mow Cop Road Mow Cop Stoke On Trent Staffordshire ST7 4NE | Erection of a detached dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00829/FUL | Land Adjacent To 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT | Detached dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00725/FUL | Land Adjacent To Checkley Grange Checkley Lane Wrinehill Crewe Cheshire CW3 9DA | Proposed 3 bed detached new build dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |

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|-----|--------------------------------|---|---|---|-------------|---|--|---|--|--|--|--|---|
| CL4 | 18/00126/FUL | Land Adjacent To Falmouth Court Stafford Avenue ST5 4BJ | Residential development consisting of 4no. bungalows, with detached garages and associated access and landscaping. | 4 | Not started | 4 | | 4 | | | | | 4 |
| NA | 17/00717/FUL | Land Adjacent 261 Dimsdale Parade West Newcastle Under Lyme Staffordshire ST5 8HS | Proposed dwelling at Plot A - Change of design of previous approval 13/00868/REM | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 16/01108/DEEM4 18/00482/REM | Land At Wedgwood Avenue Whitfield Avenue Newcastle Under Lyme Staffordshire ST5 2JQ | Reserved matters application for the access, appearance, scale, layout and landscaping for two detached houses and the re-provision of car parking spaces at Whitfield Community Centre | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 18/00441/FUL | Land Between 155 And 161 Knutton Lane Newcastle Under Lyme ST5 6HD | Construction of two flats for affordable rent | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 18/00188/FUL | Land Fronting Mow Cop Road Mow Cop Stoke On Trent ST7 4NF | Detached dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |

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|----|------------------------------|--|--|---|-----------------------|---|---|---|--|--|--|--|---|
| NA | 19/00037/FUL | Land Off Boyles Hall Road Bignall End Staffordshire ST7 8QG | Erection of a detached dwelling including new site access | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 16/00462/OUT 18/00455/REM | Land To Rear Of 77 - 83 Castle Street Chesterton Newcastle Under Lyme Staffordshire ST5 7LP | Reserved matters application for the access, appearance, scale, layout and landscaping for a pair of town houses (Resubmission of 18/00199/REM) | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 18/00184/FUL | Land To The Rear Of 41 Orme Road Newcastle Under Lyme Staffordshire ST5 2ND | Proposed erection of two three bedroom dwelling houses | 2 | Under construction | 2 | 2 | | | | | | 2 |
| NA | 17/00516/FUL | Loggerheads Hotel Market Drayton Road Loggerheads Market Drayton Shropshire TF9 4NX | Erection of 3 no. 4 bedroom detached houses with garages and associated turning space and landscaping | 3 | Not started | 3 | | 3 | | | | | 3 |
| NA | 16/00639/OUT 18/00985/REM | Rear Of 38 Long Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LQ | Detached 3 bedroom bungalow with integral single garage | 1 | Not started | 1 | | 1 | | | | | 1 |

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|-------------|--------------|--|--|---|--------------------|---|---|---|--|--|--|--|---|
| LW23 / LW40 | 18/00776/FUL | Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW | Erection of a single dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00296/REM | Sunnyside Pinewood Drive Loggerheads Staffordshire TF9 4PA | Application for approval of reserved matters for appearance, landscaping, layout and scale for the erection of 2 detached dwellings relating to outline planning permission 16/00865/OUT | 2 | Under construction | 2 | 2 | | | | | | 2 |
| NA | 18/00259/FUL | T K Phillips Workshop Moss Lane Madeley Crewe Cheshire CW3 9PR | Erection of a pair of semi detached houses and a detached house | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 16/00086/REM | Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA | 4 residential dwellings | 4 | Under construction | 4 | 4 | | | | | | 4 |
| NA | 16/00388/FUL | 1 And Site Of 2 Walton Place Chesterton Newcastle Under Lyme Staffordshire ST5 7PR | Erection of 4no terraced dwellings. | 4 | Not started | 4 | | 4 | | | | | 4 |

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|----|--------------|--|---|---|-----------------------|---|---|---|--|--|--|--|---|
| NA | 15/00879/FUL | Builders Yard Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP | Erection of a 3 bedroom bungalow | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 17/00503/FUL | Cartref Rye Hills Audley Newcastle Under Lyme Staffordshire ST7 8LP | New infill dwelling between Cartref and extant bungalow (reference: 14/00322/FUL) | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 14/00020/FUL | Cherry Hill Farm, Cherry Hill Lane, Silverdale | Dismantling of former farm outbuilding and erection of 3 residential units | 3 | Under construction | 3 | 3 | | | | | | 3 |
| NA | 17/00776/FUL | Croft Farm Stone Road Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5DR | Detached dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00085/REM | Domvilles Farm Barthomley Road Audley Newcastle Under Lyme Staffordshire ST7 8HT | Application for the approval of the access, layout, scale, appearance, landscaping, materials and noise assessment as required by planning ref 17/00429/OUT for an agricultural workers dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 17/00863/FUL | Former Garage Site Stafford Avenue Newcastle-under- | Construction of 2No. 3 bed houses (1.5 storey) | 2 | Not started | 2 | | 2 | | | | | 2 |

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|----|--------------|--|--|---|-----------------------|---|---|---|--|--|--|--|---|
| | | Lyme Staffordshire | | | | | | | | | | | |
| NA | 16/01029/FUL | Former Garages Off Brick Kiln Lane Chesterton Newcastle Under Lyme Staffordshire | Proposed demolition of former garages and erection of one detached residential dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 17/00345/FUL | Garage Rear Of 55 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6NA | Proposed 2 bedroom bungalow (amendments to 16/00316FUL) | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 16/00898/FUL | Garden Of 141 Church Street Butt Lane Kingsgrove Staffordshire ST7 1NX | Proposed new detached dormer bungalow | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 16/01064/FUL | H E Butters Newcastle Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DA | Demolition of existing workshop, store and garage. Construction of two detached dwellings. | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 18/00975/FUL | Land Adj 2 Co Operative Lane Halmerend Staffordshire | Detached dormer bungalow with detached double garage. | 1 | Under construction | 1 | 1 | | | | | | 1 |

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|----|--------------|--|--------------------------------------|---|--------------------|---|---|---|--|--|--|--|--|--|---|---|
| NA | 10/00705/FUL | Land Adj 4 High Street, The Rookery, Kidsgrove | Erection of detached bungalow | 1 | Under construction | 1 | 1 | | | | | | | | 1 | |
| NA | 17/00348/FUL | Land Adj 45 Old Butt Lane Kidsgrove Staffordshire ST7 1NJ | Erection of detached dwelling | 1 | Not started | 1 | | 1 | | | | | | | | 1 |
| NA | 17/00462/REM | Land Adjacent 91 Underwood Road, Silverdale | Erection of detached dwelling | 1 | Under construction | 1 | | 1 | | | | | | | | 1 |
| NA | 16/00312/FUL | Land Adjacent 133 Smithy Lane Knighton Market Drayton Shropshire TF9 4HP | Erection of detached dwelling | 1 | Under construction | 1 | | 1 | | | | | | | | 1 |
| NA | 16/00706/FUL | Land Adjacent 51 Dimsdale View East Newcastle Under Lyme Staffordshire ST5 8EG | Erection of detached dwelling | 1 | Not started | 1 | | 1 | | | | | | | | 1 |
| NA | 16/00986/FUL | Land Adjacent Holmcroft Newcastle Road Baldwins Gate Staffordshire ST5 5DA | Erection of a single storey bungalow | 1 | Under construction | 1 | | 1 | | | | | | | | 1 |
| NA | 15/00640/FUL | Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent | Erection of 3 no. dwellings | 3 | Under construction | 2 | | 2 | | | | | | | | 2 |

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|-------------|--------------|--|--|---|--------------------|---|---|---|--|--|--|--|---|
| NA | 17/00223/FUL | Land Adjacent 8 The Crescent Silverdale Newcastle Under Lyme Staffordshire | Erection of a pair of semi-detached dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |
| LW23 / LW40 | 16/00210/FUL | Land Adjacent Braeholm Pinewood Road Ashley Market Drayton Shropshire | Erection of 2 dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 16/00470/FUL | Land Adjacent Number 86 Buckmaster Avenue Newcastle Under Lyme Staffordshire | Erection of 3 new detached houses. | 3 | Not started | 3 | | 3 | | | | | 3 |
| NA | 17/00486/FUL | Land Adjacent To Halcyon Tower Road Ashley Market Drayton Shropshire TF9 4PY | Erection of a dwelling and formation of new accesses | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 15/00926/FUL | Land Adjacent To No. 12 Goodwin Avenue, Newcastle | Detached dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |

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|------|--------------|---|--|---|--------------------|---|---|---|--|--|--|--|---|
| NA | 17/00601/FUL | Land Between 94 And 100 Moran Road Knutton Newcastle Under Lyme Staffordshire | The construction of two self contained one bedroom flats | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 16/00591/FUL | Land Off Hassell Street Newcastle Under Lyme Staffordshire ST5 1BB | Erection of two dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 12/00085/FUL | Land Rear Of 186 High Street, Off Podmore Lane, Halmerend | Erection of detached dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 18/00995/FUL | Land Rear Of 9 Brittain Avenue Chesterton Newcastle Under Lyme Staffordshire | Residential development - 3 dwellings | 3 | Not started | 3 | | 3 | | | | | 3 |
| HM24 | 17/00419/FUL | Land Rear Of High Street Halmerend Stoke-On-Trent Staffordshire | New apartment over existing underpass access | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 18/00014/FUL | Land Rear South Of Co Operative Lane Halmerend Staffordshire | Two Detached Dormer Bungalows (resubmission of 17/00829/FUL) | 2 | Not started | 2 | | 2 | | | | | 2 |

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|----|------------------------------|--|---|---|-----------------------|---|---|---|--|--|--|--|---|
| NA | 16/00462/OUT 18/00455/REM | Land To Rear Of 77 - 83 Castle Street Chesterton Newcastle Under Lyme Staffordshire ST5 7LP | Outline planning for a pair of town houses | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 16/00387/FUL | Land To Rear Of 8 9 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LL | The proposed single storey dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 15/00693/FUL | Land To The North East Of Birks Drive/North West Of Tower Road, Ashley | Erection of detached bungalow | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 17/00465/FUL | M E Pierpoint And Son New Road Bignall End Stoke On Trent Staffordshire ST7 8QF | Demolition of existing building and erection of detached 1.5 storey dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 17/00445/FUL | Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS | Erection of a new dwelling house and formation of new accesses | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 15/00039/OUT 15/00878/FUL | Red Gates, Haddon Lane, Chapel Chorlton | Erection of a detached dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |

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|--------------|--------------|---|--|------------|--------------------|------------|-----------|------------|--|--|--|--|------------|
| NA | 17/00573/FUL | Wall Farm House 99 Nantwich Road Audley Stoke On Trent Staffordshire ST7 8DL | The building of a single residential unit on the footprint of a pig sty and existing storage barns | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 15/00129/FUL | Cross Winds, Tomfields, Woodlane | Demolition of existing bungalow and erection of 3 bungalows | 2 | Under Construction | 2 | 2 | | | | | | 2 |
| Total | | | | 183 | | 180 | 74 | 106 | | | | | 180 |

| Change of Use / Conversions | | | | | | | | | | | | |
|------------------------------------|--|--|--|--|----------------------------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| SHLAA Reference: | Most Recent Planning Application: | Address: | Brief Description: | Total New Dwellings Proposed (net): | Site Status at 01/04/2019 | Remaining Site Capacity at 31/03/2019 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
| NA | 18/00162/FUL | 1 Inglewood Drive Porthill Newcastle Under Lyme Staffordshire ST5 0DY | Conversion of single house into four apartments (inc. 3no. one beds & 1no. two bed) with associated parking and landscaping (Resubmission of 17/00850/FUL) | 3 | Not started | 3 | | 3 | | | | 3 |

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|----|-----------------|--|--|----|--------------------|----|---|----|--|--|--|--|----|
| NA | 18/00615/FUL | 101 Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4EW | Change of use of shop and associated residential unit into two residential units, with the addition of a two storey side extension and minor demolition works to the rear elevations. | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00647/FUL | 2 & 2A St Johns Way Ashley Market Drayton Shropshire TF9 4LB | Conversion of existing 2 no. dwelling units into a single dwelling house together with construction of new boundary walls to the site and alterations to the elevations forming the new single dwelling unit | -1 | Not started | -1 | | -1 | | | | | -1 |
| NA | 18/00653/COUNOT | 3 Dales Green Road Rookery Kidsgrove Stoke-On-Trent Staffordshire ST7 4RH | Prior notification of change of use from agricultural buildings to two residential dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 19/00003/FUL | 60 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE | Change of use of first and second floor from retail/ancillary retail storage to 2 residential flats | 2 | Under construction | 2 | 2 | | | | | | 2 |

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|----|-----------------|--|--|---|-------------|---|--|---|--|--|--|--|---|
| NA | 18/01012/FUL | Apedale House The Drive Newcastle Under Lyme Staffordshire ST5 6BW | Proposed conversion of commercial premises to a four bedroom dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00948/FUL | Chapel Barn Shraley Brook Road Halmerend Stoke-On-Trent Staffordshire ST7 8AH | Conversion of the existing house to form two dwellings including the closure of the existing access, the creation of a new access, and the extension of the existing paved area to provide parking and turning space for the new dwelling. | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00824/COUNOT | Dales Green Farm 14 Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RJ | Prior notification for conversion of existing agricultural building to residential use | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 18/00752/COUNOT | Farm Building Off Butthouse Lane Chapel Chorlton Staffordshire ST5 5JW | Prior notification of change of use from agricultural buildings to two residential dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |

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|----|-----------------|--|---|---|-------------|---|--|---|--|--|--|--|---|
| NA | 18/00136/COUNOT | Hungerford House Farm Hungerford Lane Madeley Crewe Cheshire CW3 9PD | Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to residential | 3 | Not started | 3 | | 3 | | | | | 3 |
| | 18/00703/COUNOT | Hungerford House Farm Hungerford Lane Madeley Crewe Cheshire CW3 9PD | Prior notification of change of use from agricultural buildings to 5 no. residential dwellings | 5 | Not started | 5 | | 5 | | | | | 5 |
| NA | 19/00018/FUL | King William The Fourth Public House High Street Talke Kidsgrove Staffordshire ST7 1PY | Change of use from public house to residential dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 17/00984/FUL | Lymewood The Green Newcastle Under Lyme Staffordshire ST5 4AA | Conversion of detached garage and store to two bedroom detached dwelling including external alterations, parking provisions and installation of septic tank | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 19/00077/COUNOT | Offices 27 Marsh Parade Newcastle Under Lyme | Prior notification of a change of use of offices to dwellinghouse | 1 | Not started | 1 | | 1 | | | | | 1 |

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|----|-----------------|--|---|----|-----------------------|----|---|----|--|--|--|----|
| | | Staffordshire ST5 1BT | | | | | | | | | | |
| NA | 18/00430/COUNOT | The Mill Congleton Road Butt Lane Stoke On Trent Staffordshire ST7 1NE | Prior notification of a change of use of offices to 15 dwellings | 15 | Not started | 15 | | 15 | | | | 15 |
| NA | 17/00148/FUL | 35 Hassells Bridge Hassell Street Newcastle Under Lyme Staffordshire ST5 1BF | Conversion of single 4 bedroom flat/maisonette into 4no. self contained studio units | 3 | Not started | 3 | | 3 | | | | 3 |
| NA | 03/00800/FUL | 39 Watlands View, Porthill | Extension and change of use of former shop to 2 flats | 2 | Under construction | 2 | 2 | | | | | 2 |
| NA | 17/00192/COU | 41 Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1EA | Conversion of existing first floor flat and roof space into 2 flats | 1 | Not started | 1 | | 1 | | | | 1 |
| NA | 17/00147/FUL | 43 Hassells Bridge Hassell Street Newcastle Under Lyme | Conversion of single 4 bedroom flat/maisonette into 4no. self contained studio units | 3 | Not started | 3 | | 3 | | | | 3 |

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|----|-----------------|--|---|----|-----------------------|----|--|----|--|--|--|----|
| | | Staffordshire ST5 1BF | | | | | | | | | | |
| NA | 16/00736/COUNOT | 43A Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1EA | Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (B1(a)) to a Dwellinghouse (Class C3) | 1 | Not started | 1 | | 1 | | | | 1 |
| NA | 16/00298/COU | 46 Church Street Audley Stoke-on-Trent Staffordshire ST7 8DE | Change of use of flat 2 into a commercial office. | -1 | Not started | -1 | | -1 | | | | -1 |
| NA | 15/00609/FUL | 538 Etruria Road, Basford, Newcastle | Change of use from residential dwelling to commercial specialist laser and skin care consulting rooms with associated parking and internal roadway alterations | -1 | Under construction | -1 | | -1 | | | | -1 |

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|----|-----------------------------------|--|--|---|-----------------------|---|---|---|--|--|--|--|--|---|
| NA | 17/00800/FUL | 7 King Street Newcastle Under Lyme Staffordshire ST5 1EH | Change of Use from B1 Office to Residential Use (HMO) containing 6 en- suite rooms, communal kitchen and living area | 1 | Not started | 1 | | 1 | | | | | | 1 |
| NA | 16/00888/FUL | 9-11 King St Kidsgrove | Change of use of ground, first and second floors to provide 4no. one-bed residential flats and 3no. two-bed residential flats, subdivision of existing Class A1 shop to provide 2no. Class A1 shops, and external alterations. | 7 | Not started | 7 | | 7 | | | | | | 7 |
| NA | 15/00613/COUNOT | Barn South East Of Hollycroft Farm, Lordsley Lanes, Ashley, TF9 4EQ | Conversion of existing agricultural building to residential use | 1 | Not started | 1 | | 1 | | | | | | 1 |
| NA | 15/00098/COUNOT & 16/00099/FUL | Barn, Holly Lane, Harriseahead ST7 4LE | Rebuilding and conversion of existing agricultural building to residential use | 1 | Under construction | 1 | 1 | | | | | | | 1 |

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|----|-----------------|---|---|---|--------------------|---|---|---|--|--|--|--|---|
| NA | 16/00214/COUNOT | Brieryhurst Farm The Hollow Mow Cop Stoke On Trent Staffordshire ST7 3PX | Prior notification of change of use of agricultural building to two dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 16/00822/COUNOT | Brieryhurst Farm The Hollow Mow Cop Stoke On Trent Staffordshire ST7 3PX | Prior notification of change of use of agricultural building to a dwellinghouse | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 17/00292/COUNOT | Brieryhurst Farm The Hollow Mow Cop Stoke On Trent Staffordshire ST7 3PX | Prior notification of change of use of agricultural building to two dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |
| NA | 17/01021/FUL | Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ | Change of use of Cornwall House Clinic back into a dwelling. | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 16/00130/FUL | Finney Green Farm Finney Green Leycett Newcastle Under Lyme Staffordshire ST5 6AB | Conversion of existing farm buildings to 2 No. dwellings | 2 | Not started | 2 | | 2 | | | | | 2 |

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|----|-----------------|--|---|---|-----------------------|---|---|---|--|--|--|--|---|
| NA | 15/00974/FUL | Grange Farm, School Lane, Onneley | Change of use of brick and tile barn into an energy efficient dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 17/00073/FUL | Hazeley Paddocks Keele Road Madeley Heath Crewe Cheshire | Conversion of Barn to Create Single Family Dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 17/00070/FUL | Hey House Manor Road Baldwins Gate Staffordshire CW3 9PS | Conversion of former two-storey stable building and adjoining single- storey outbuildings into a single domestic dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| NA | 16/00962/COUNOT | Holloway Farm Aston Market Drayton Shropshire ST5 5EP | Prior notification for conversion of existing agricultural building to residential use | 1 | Not started | 1 | | 1 | | | | | 1 |
| NA | 17/00227/COU | Knowl End Farm Barthomley Road Audley Newcastle Under Lyme Staffordshire ST7 8HT | Conversion of 3 vehicle storage building with first floor accommodation into self contained dwelling | 1 | Not started | 1 | | 1 | | | | | 1 |
| | 04/01283/EXTN | Land Adjacent The Bradburys Winnington | Change of use of redundant agricultural buildings to single residential unit | 1 | Under construction | 1 | 1 | | | | | | 1 |

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|----|-----------------|--|--|----|--------------------|----|---|----|----|--|--|--|-----------|
| NA | 17/00430/COUNOT | Morston House The Midway Newcastle Under Lyme Staffordshire ST5 5SP | Prior notification of conversion of 1st, 2nd, 3rd and 4th floors from offices to form 48 no. residential units (B1 a - C3) | 48 | Not started | 48 | | 30 | 18 | | | | 48 |
| | 13/00755/FUL | Moss House Farm, Eardley End Road, Bignall End | Change of use of former barn to two residential market housing units | 2 | Not started | 2 | | 2 | | | | | 2 |
| | 16/00771/FUL | Offices 1 Nelson Place Newcastle Under Lyme Staffordshire ST5 1EA | Change of Use from Offices to 3 residential apartments | 3 | Not started | 3 | | 3 | | | | | 3 |
| | 17/00136/COUNOT | Pigeon House Farm Deans Lane Balterley Crewe Cheshire CW2 5QH | Prior notification of change of use of agricultural building to a dwellinghouse | 1 | Not started | 1 | | 1 | | | | | 1 |
| | 17/00076/FUL | The Grange Brodder Lane Peatswood Market Drayton Shropshire TF9 2PL | The conversion of outbuildings to provide a 4 Bedroom single storey dwelling. | 1 | Under construction | 1 | 1 | | | | | | 1 |

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|--------------|------------------------------|--|--|------------|-----------------------|------------|-----------|-----------|-----------|--|--|--|------------|
| | 17/00231/FUL | Wayside Farm Nantwich Road Blackbrook Staffordshire ST5 5EL | Conversion of former horse hospital to residential use | 1 | Under construction | 1 | 1 | | | | | | 1 |
| | 16/00151/FUL | White House Farm Deans Lane Balterley Crewe Cheshire CW2 5QH | Conversion of existing dairy into a single one bed dwelling | 1 | Under construction | 1 | 1 | | | | | | 1 |
| | 17/00374/FUL | Wrinehill Mill Farm Mill Lane Wrinehill Crewe Cheshire CW3 9DE | The change of use of part of a stable block to create residential accommodation, and associated building works. | 1 | Not started | 1 | | 1 | | | | | 1 |
| | 15/00569/FUL 19/00159/FUL | Former Post Office Unit Automatic Exchange, Wilbrahams Walk, Audley | Change of use from business premises to dwelling | 1 | Under Construction | 1 | 1 | | | | | | 1 |
| | 15/00750/FUL | 123 Liverpool Road, Cross Heath | Change of use including first floor flat | 1 | Under Construction | 1 | 1 | | | | | | 1 |
| | 14/00669/FUL | 181 Aston Market Drayton Shropshire TF9 4JF | Conversion of barn connected to former farmhouse to residential use | 1 | Under construction | 1 | 1 | | | | | | 1 |
| Total | | | | 131 | | 131 | 15 | 98 | 18 | | | | 131 |

| Purpose Built Student Accommodation | | | | | | | | | | | | |
|-------------------------------------|-----------------------------------|--|---|-------------------------------------|---------------------------|---------------------------------------|------------|------------|------------|------------|------------|------------|
| SHLAA Reference: | Most Recent Planning Application: | Address: | Brief Description: | Total New Dwellings Proposed (net): | Site Status at 01/04/2019 | Remaining Site Capacity at 31/03/2019 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
| TB7 | 18/00183/FUL 18/00367/LBC | The Orme Centre, Orme Road, Newcastle Under Lyme, Staffordshire, ST5 2TE | Conversion of existing building and erection of new building to provide 112 bed student accommodation | 112 | Under construction | 112 | 112 | | | | | 112 |
| TC26 | 16/01106/FUL | Former Bristol Street Ford Garage London Road Newcastle Under Lyme Staffordshire ST5 1LZ | Redevelopment of the site for 499 apartments (comprising of student accommodation) | 499 | Under construction | 499 | 66 | 108 | 108 | 103 | 114 | 499 |
| TC36 | 18/00483/FUL | Former Savoy Cinema / Metropolis Nightclub Newcastle Under Lyme Staffordshire ST5 1QQ | Demolition of the former Savoy Cinema/Metropolis Nightclub and erection of a part 9, part 12 storey building to provide 211 rooms of student accommodation. | 221 | Under construction | 211 | | 211 | | | | 211 |
| Total | | | | 822 | | 822 | 178 | 319 | 108 | 103 | 114 | 822 |

| Older people's housing | | | | | | | | | | | | |
|------------------------|-----------------------------------|---|---|-------------------------------------|---------------------------|---------------------------------------|---------|-----------|---------|---------|---------|-----------|
| SHLAA Reference: | Most Recent Planning Application: | Address: | Brief Description: | Total New Dwellings Proposed (net): | Site Status at 01/04/2019 | Remaining Site Capacity at 31/03/2019 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
| WL2 | 18/00693/FUL | Orchard House, Clayton Road, Newcastle Under Lyme, Staffordshire, ST5 3AF | Specialist accommodation for the elderly comprising of 75 Residential apartments with care, communal facilities, parking and associated private amenity space for persons aged 55 and over. | 42 (ratio applied) | Not started | 42 | | 42 | | | | 42 |
| Total | | | | 42 | | 42 | | 42 | | | | 42 |