

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL FIVE YEAR SUPPLY UPDATE 2023 - 2028

This report presents updated information on the current five year housing land supply position (as at the 31 March 2023) as set out in the accompanying statement.

RECOMMENDATIONS

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

Reason for Recommendation

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

Key Issues

Member’s attention is drawn to the accompanying five year housing land supply statement and its associated appendices. The purpose of this report is not to repeat the content of the supply statement, but rather to draw attention to key elements of it.

The five year housing land supply statement is a measurement of the Borough’s supply of deliverable housing sites against the Borough’s local housing need. 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 is yet to have reached a sufficient point to attach weight to the policies within or go through independent examination. Local housing need is therefore required to be calculated using the standard method set out in the Planning Practice Guidance. The Borough's annual housing requirement is 340 dwellings.

In December 2023, revisions to the National Planning Policy Framework and subsequent changes to the planning practice guidance led to the following:-

- Paragraph 77 of the revised NPPF now allows Local Planning Authorities to demonstrate a minimum of four years’ supply against their housing requirement if an emerging local plan: has been submitted for independent examination; or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations (2012) stage, including both a policies map and proposed allocations towards meeting housing need. The First Draft Local Plan was consulted upon in 2023 (at Regulation 18 stage) and included a policies map and proposed allocations to meeting an identified housing need. The Council therefore meets the criteria to identify and update annually a four-year housing land supply
- The previous version of the NPPF (September 2023) included a requirement for the addition of a 5% buffer to the supply of specific deliverable sites to ensure ‘choice and competition in the market for land’ (paragraph 74, p.21). That requirement, however, has been removed from the December 2023 version of the NPPF. On this basis, it is considered that no buffer is required to be added to the supply of specific deliverable sites in this instance. Paragraph 77 and 79 of the December 2023 NPPF requires a buffer of 20% where the Housing Delivery Test (HDT) indicates that delivery has fallen below 85% of the LPA's housing requirement over the previous three years. This does not apply to the Borough Council given past delivery performance.

To be included in the Borough’s 5 year housing land supply statement, sites have to be deliverable which means that they should be available now, offer a suitable location for

development now, and be achievable with a reasonable prospect that housing will be delivered on the site within the five year period and furthermore that development of the site is viable. Sites which are not categorised as major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example, if they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield land register should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

As at 31 March 2023, the Council is able to demonstrate 5.26 years supply of housing and therefore meets the requirement to have a 5 year or more supply.

APPENDIX

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

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

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

[Emerging Local Plan – First Draft Local Plan \(FDLP, 2023\)](#)

Other material considerations include:

[National Planning Policy Framework](#) (December 2023)

[Planning Practice Guidance](#) (2019 as updated)

Background Papers

Five Year Housing Land Supply Statement and Appendices (2023 – 2028)

Date Report Prepared

05 April 2024