

The application seeks outline planning permission with all matters reserved except for details of the main site access, for the construction of 3 self-build dwellings at land adjacent to the property known as 'Farcroft' on Manor Road. The application site is located within the open countryside and falls within a Landscape Maintenance Area as indicated on the Local Development Framework Proposals Map.

The application has been called in to Committee on the grounds that the development is in an unsustainable location for new housing.

The 5-week period for the determination of this application expired on 5th of December 2025 but an extension of time has been agreed to 9th January 2026.

RECOMMENDATION

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

- 1. All details save for access to be submitted under a reserved matters application**
- 2. Time limit**
- 3. Approved plans**
- 4. Limit on construction hours**
- 5. Unexpected contamination**
- 6. Works to be completed in accordance with ecological appraisal**
- 7. Limit to self-build properties**
- 8. District License Scheme for newts**

Reason for Recommendation

The development of this site is considered to be within a sustainable location, with particular reference to recent appeal decisions on sites found nearby. The scheme would not significantly impact the appearance of the area and it has been demonstrated that the proposed development would not impact highway safety, ecology or residential amenity. Subject to conditions, the development represents a sustainable form of development and should be supported.

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

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

Key Issues

The application seeks outline planning permission with all matters reserved except for details of the main site access, for the construction of 3 self-build dwellings at land adjacent to the property known as 'Farcroft' on Manor Road. The application site is located within the open countryside and falls within a Landscape Maintenance Area as indicated on the Local Development Framework Proposals Map.

The Newcastle-under-Lyme Borough Council Final Draft Local Plan (Regulation 19 version) and its supporting documents were submitted for public examination on the 20 December 2024. Following the examination hearings, the Council has consulted on main modifications to the policies in the emerging Local Plan from the 05 November 2025 until the 17 December 2025.

Policies, alongside the schedule of Main Modifications, in the emerging Local Plan are a material consideration in decision taking on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 49 of the National Planning Policy Framework, as follows:-

“49. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.*

As the Local Plan is at an advanced stage with a focused consultation on Main Modifications from the examination process then moderate to significant weight can be attributed to individual policies dependent on the extent of changes to the Local Plan. These policies and their weight shall be addressed in turn, in the relevant sections of this report.

As the proposal is seeking permission for self-build dwellings, the development is exempt from needing to demonstrate a 10% Biodiversity Net Gain. There are no trees to be removed from the site as part of the proposal. The main issues for consideration are therefore as follows;

- Is the site a sustainable location for housing development?
- Visual impacts of the proposal,
- Residential amenity,
- Highway safety,
- Ecology, and
- Planning balance.

Is the site a sustainable location for housing development?

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.”

Paragraph 12 of the NPPF states that “Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

Core Spatial Strategy (CSS) Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it

can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

Policy SP3 of the CSS seeks to maximise the accessibility of new residential development by walking, cycling and public transport.

CSS Policy ASP6 states that in the Rural Area there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

Furthermore, Policy H1 of the Newcastle Local Plan (NLP) seeks to support housing within the urban area of Newcastle or Kidsgrove or one of the village envelopes.

Policy HG1 of the CHCMAW Neighbourhood Plan states that new housing development will be supported in sustainable locations. These are;

- Within the village envelope of Baldwin's Gate
- As a replacement dwelling, or limited infill housing or within a built frontage of existing dwellings; or
- In isolated locations in the countryside only where circumstances set out in paragraph 79 of the NPPF apply.

It also goes on to state that to be in a sustainable location, development must;

- Be supported by adequate infrastructure, or provide necessary infrastructure improvements as part of the development
- Not involve the loss of best and most versatile agricultural land;
- Avoid encroaching onto or impacting on sensitive landscape and habitats;
- Not involve the loss of any important community facility

The CHCMAW Neighbourhood Plan was made on the 21st January 2020 and so the plan is more than five years old. Also, the Plan does not contain policies and allocations to meet its identified housing requirement. As a result, it does not comply with the relevant measures outlined within Paragraph 14 and so it cannot be concluded that the adverse impact of allowing development that conflicts with the neighbourhood plan is, in itself, likely to significantly and demonstrably outweigh the benefits.

As noted previously, the Council's Draft Local Plan has now reached the main modifications stage of the examination process. The policies from the emerging plan most relevant in determining this application are considered to be Policies PSD1, PSD2, PSD3 and PSD4.

Policy PSD1 (Overall Development Strategy) sets out the overall development strategy for the Borough, including housing targets. Within the policy it details at point 4 that the council will encourage efficient use of land through windfall development there the development, amongst other points *"is physically well-related to existing settlement, infrastructure and sustainable transport modes"*. This criterion is not subject to any modifications and so can be afforded significant weight.

Policy PSD2 (Settlement Hierarchy) establishes the settlement hierarchy within the Borough. The application site would be classified as *"Other settlement and rural areas"*. The nearby settlement of Baldwin's Gate is classed as a rural service centre within the emerging plan. Again this policy is not subject to any modifications and so carries significant weight. Policy PSD3 details outlines that Baldwin's Gate is expected to accommodate in the order of 250 new

homes. However, the site is located within the Open Countryside and in such an area Policy PSD3 states that *“other settlements and rural areas of the settlement hierarchy will be expected to accommodate development in line with the policy approach set out within the local plan, but is not a focus of growth for this policy.”* Whilst there are modifications set out within PSD3, these criteria have not been modified and so can be afforded significant weight.

Policy PSD4 (Development Boundaries and the Open Countryside) sets that settlement boundaries are defined on the Policies Map and that open countryside is land outside of these defined settlement boundaries. It is noted that this application site would fall within the open countryside. The policy goes on to state at criterion 3 types of development that would be supported (a-k). Criterion i is the only one subject to modification in terms of reference to Rural Exception sites, which does not apply to this application. The other types of development as listed within the policy include essential rural workers dwellings; agricultural/operational need; development associated with the conservation and enhancement of a heritage asset; proposals for self-build and custom dwellings and exceptional circumstances for isolated homes. These elements of the proposal which this application would be assessed against can be afforded significant weight.

Paragraph 11 of the NPPF states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- (Para 11(d))

It has been accepted in previous planning appeals that the housing policies contained in the adopted Core Spatial Strategy and saved policies from the Newcastle-under-Lyme Local Plan 2003 are out of date. The emerging Local Plan includes policies relevant to the consideration of housing but the emerging status of the Plan, alongside the Council not being able to demonstrate a five year supply of deliverable homes, has an impact on the weight that can be attributed to the aforementioned policies

In the absence of a required housing land supply, the tilted balance outlined within Paragraph 11(d) of the framework is considered to be engaged. Therefore an assessment of whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole is required.

In sustainability terms, the application site is within reasonable cycling distance of local facilities within Baldwins Gate, located approximately 700m to the east, which equates to a 15-20 minute walk. However, given the rural nature of the site it is likely that occupants of the properties would be reliant on the use of the private motor car to access a number of higher-level services and facilities.

There have been a number of refusals for housing on this site, the most recent of which (22/00836/OUT) was dismissed at appeal on the grounds that the site fell within the open countryside and was therefore contrary to local policy with respect to sustainability.

Unlike the position at the time of that appeal, the Council is now unable to demonstrate a 5 year housing supply. In addition, there have been several recent appeal decisions for sites

nearby - Maerfield Gate Farm, Croft Farm and Manor Road, where Inspectors have considered sites further away from the centre of Baldwin's Gate to be sustainable locations for new residential development.

In relation to the appeal decision for the site on Manor Road, the Inspector noted the previous refusals at Farcroft but concluded that those appeal decisions were not in themselves reason to refuse permission at that site. The Inspector went on further to note that they considered that the adverse impacts in terms of the sustainability of the location are significantly and demonstrably outweighed by the totality of the benefits when assessed against the policies in the Framework taken as a whole.

Given the conclusions of the Inspector for the Manor Road appeal which is approximately 750m further to the north and therefore further away from the services and facilities of Baldwin's Gate than Farcroft, it is not considered that a refusal on sustainability grounds could be sustained.

To conclude, the above site would contribute to meeting the housing need for the borough over the emerging plan period in a sustainable and accessible location which would help to boost the supply of homes in the borough. The proposal would also make a contribution to the number of self build plots within the borough.

The consideration of whether any adverse impacts exist that would outweigh the benefits of the proposed scheme shall be considered later in this report.

Visual impacts of the proposal

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

Policy CSP1 of the Core Spatial Strategy broadly reflects the requirements for good design contained within the NPPF, and the Urban Design Supplementary Planning Document provides detailed policies on design and layout of new housing development.

Policy R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R5 goes on to state that "buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line". R12 states that residential development should be designed to contribute towards improving the character and quality of the area.

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

- a. Height, scale, form and grouping;
- b. Choice of materials;
- c. External design features

- d. Massing of development
- e. Green infrastructure; and
- f. Relationship to neighbouring properties, street scene, and the wider neighbourhood

Policy SE10 of the emerging plan requires that development proposals should protect and enhance the character, quality, beauty, and tranquillity of the Borough. The policy then sets out further guidance on how proposals should be assessed in respect of their impact on landscapes. Minor amendments have been made to the policy to strengthen its requirements following the local plan examination period. Therefore, moderate weight should be applied to this policy given the volume of changes proposed.

Policy DC2 of the CHCMAW Neighbourhood Plan states that development proposals must, amongst other things, complement the local landscape in terms of urban and built form, maintain and enhance the character and appearance of the landscape and reflect local character in terms of height, scale and massing.

The site is designated as being a Landscape Maintenance Area and Policy N19 of the Local Plan states that within these areas it will be necessary to demonstrate that development will not further erode the character or quality of the landscape.

The proposed development is for outline planning permission with all matters reserved saved for access however an indicative layout plan has been submitted to demonstrate how the proposal may be arranged on site.

There are a number of scattered dwellings close to the application site which have an informal layout and are of varying scales and character. The nature and character of the surrounding area is largely rural and the site is not seen in context with the wider settlement boundary of Baldwins Gate.

In terms of landscape impacts, the topography of the site slopes gently towards the west, and the proposed properties would therefore be situated on a higher land level than Manor Road. The topography of the site, in combination with the open nature of the surrounding area would mean that the new properties would result in a clear change to the character of the application site. The visual change to the site would be most perceivable from the south and east of the site, however existing trees and hedges would help to soften some of the impacts of the development which could be further mitigated by a comprehensive landscaping plan.

It is important to note that the new buildings would fill in the areas surrounding the two properties of 'Farcroft' and 'The Laurels' and would therefore not appear as isolated properties within the countryside. The indicative layout plans also show that the proposed dwellings can sit comfortably within the site with an acceptable level of off-street parking, turning areas and private garden areas without appearing as overdevelopment. Appearance and landscaping are reserved for subsequent approval however, it is accepted that a design can be achieved that would provide a suitable level of landscaping within the site.

To conclude, it is considered that the proposal would result in only limited effects on local visual amenity, with effects limited to locations on or immediately adjacent to the site, and some limited visual effects from locations further from the site. In consideration of the above it is accepted that the proposed development is acceptable, subject to the final design being secured as part of the reserved matters application.

The proposed works are considered acceptable and in accordance with policy N19 of the local plan and policy CSP1 of the CSS.

Residential Amenity

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

SPG (Space around Dwelling) provides guidance on privacy, daylight standards and environmental considerations.

Policy SE12 of the emerging local plan notes that development proposals should demonstrate they will not result in unacceptable harm to the amenities of existing or future residents, businesses, or sensitive uses in the vicinity. Development that would have an unacceptable adverse impact on existing amenity will not be permitted. Following the local plan examination process, amendments have been made to the wording of this policy and therefore it can be given moderate weight only at this time.

Whilst a full assessment of the amenity impacts of the proposal cannot yet be completed due to the outline nature of the application, given the generous size of the plots it is considered that any new dwellings could be designed to be in accordance with the guidance outlined in the SPG and so there is not considered to be any detrimental impact on the amenity of neighbouring properties as a result of the proposal.

A good sized garden would also be available for each property and subject to the use of appropriate boundary treatments which would help to provide future occupants with a certain level of screening and privacy, the garden areas proposed are considered acceptable.

The Environmental Health Team have raised no objections to the proposal subject to a limitation on construction hours and subject to the reporting of any unexpected contamination within the site.

Subject to the recommendations set out above, the proposal is considered acceptable in respect to residential amenity and so accords with the provisions of the Framework.

Highway safety

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

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

Policy T16 of the LP states that development which provides significantly less parking than the maximum specified levels will not be permitted if this would create or aggravate a local on street or parking problem.

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

Policy IN3 of the emerging local plan states that appropriate levels of parking provision should be made in accordance with the standards contained within Appendix 3 (Parking Standards),

but the policy also recognises that a departure from these standards may be justified on a case by case basis. The policy does not require any changes following the local plan examination period and can therefore be given significant weight.

The proposals would result in the creation of 2 new access points leading onto Manor Road, one of the access roads would lead to the 2 dwellings that are to be situated on the plots behind the property known as 'Farcroft', whilst the other access road would serve the single property that is to be sited closer to the highway.

The Highway Authority have confirmed that they raise no objections to the proposal on grounds relating to parking provision but note that visibility splays should be demonstrated on the submitted plans. Notwithstanding any technical details the HA note that the site is not within a sustainable location and would increase pressure on surrounding road networks due to futures occupants' reliance on the use of private motor vehicles.

Previous applications for residential development on the site have not raised any objections from the Highway Authority, and whilst the lack of visibility splays is noted, this has not been a requirement on any previous application and to request them as part of this current proposal would therefore be unreasonable. Officers note that the site has good visibility from the proposed access point in both directions.

With respect to parking provision, each of the new plots would be large enough to accommodate at least 3 parking spaces which would be in conformity with the council's parking standards.

Although the Highway Authority have maintained their objections on sustainability grounds given the rural location of the site, for the reasons set out earlier in this report, it is not considered that a refusal on such grounds could be sustained.

Therefore in light of the above and subject to conditions, the development is considered to accord with the relevant policies of the development plan as well as the aims and objectives of the NPPF.

Ecology

Saved Policy N3 of the Local Plan states that development proposals will be expected to avoid or minimise any adverse effects and, where appropriate, to seek to enhance the natural heritage of the Borough. This includes measure to retain habitats/features of nature conservation and protect them from adverse impacts and to replace habitats/features on at least an equivalent scale where the Council agrees that the loss of wildlife habitats cannot be avoided.

Policy SE8 of the Emerging Draft Local Plan (Biodiversity and Geodiversity) states that all development should ensure the conservation, enhancement and restoration of biodiversity and geodiversity, avoiding any significant adverse impacts on condition, and where relevant recovery, of all types of nature conservation sites, habitats, species and components of ecological networks or geological interests including, amongst other points, legally protected species. This policy can be afforded significant weight.

A Preliminary Ecological Appraisal (PEA) has been submitted to establish whether or not any protected species are present within the site. The PEA concludes that subject to a series of recommendations and mitigation measures in relation to hedgehogs, reptiles, birds and invertebrates, there would be no adverse impacts on these species. These mitigation measures can be suitably secured through conditions.

With regards to amphibians, there is a moderate to high likelihood of newts being present on the site given the presence of a nearby pond. Naturespace noted this within their comments and advise that the applicant either provides further information or joins the District Level Licensing Scheme. The applicant has now submitted a certificate confirming that they have entered into the District Level Licensing Scheme and therefore subject to appropriate conditions, the development would not have any adverse impact on newts.

Planning Balance

As stated above, it is considered that the test in paragraph 11(d) of the NPPF has to be applied and an assessment of whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole, is required.

The provision of 3 houses on the site would make a modest contribution towards the Borough's housing land supply and self-build register, particularly in the context of a development plan that is not up to date in terms of housing need and where a suitable supply of housing cannot be demonstrated. This benefit must therefore be attributed substantial weight. It has also been demonstrated through the submission of technical details that the proposal would raise no issues with respect to residential amenity, visual impact, highway safety or ecology.

To conclude, it is considered that the harms do not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole and therefore, planning permission should be granted subject to the use of appropriate conditions as recommended.

Reducing Inequalities

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

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

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

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

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

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

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

APPENDIX

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

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP6:	Rural Area Spatial Policy
Policy CSP1:	Design Quality
Policy CSP3:	Sustainability and Climate Change

Newcastle-Under-Lyme Local Plan 2011

Policy H9:	Conversion of Rural Buildings for Living Accommodation
Policy E12:	The Conversion of Rural Buildings
Policy T16:	Development – General Parking Requirements
Policy N17:	Landscape Character – General Considerations
Policy N19:	Landscape Maintenance Areas

Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Area

Policy HG1:	New Housing
Policy NE1:	Natural Environment
Policy N2:	Sustainable Drainage
Policy DC2:	Sustainable Design

Other Material Considerations

Draft Emerging Newcastle-under-Lyme Local Plan 2020-2040 (at Main Modifications Stage)

Policy PSD1:	Overall Development Strategy
Policy PSD2:	Settlement Hierarchy
Policy PSD3:	Distribution of Development
Policy PSD4:	Development Boundaries and the Open Countryside
Policy PSD6:	Health and Wellbeing
Policy PSD7:	Design
Policy IN2:	Transport and accessibility
Policy IN3:	Access and Parking
Policy SE8:	Biodiversity and Geodiversity
Policy SE10:	Landscape
Policy SE11:	Trees, hedgerows and woodland
Policy SE12:	Amenity

Relevant National Policy Guidance:

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

Supplementary Planning Guidance

Planning History

01/00134/OUT - Residential development – Refused

13/00678/OUT - Outline planning permission for the erection of three detached dwellings – Refused

14/00037/OUT - Outline planning application for 3 executive Code Level 6 dwellings (resubmission of application number 13/00678/OUT) – Refused

18/00683/FUL - Demolition of existing dwelling and construction of replacement dwelling – Permitted

18/00674/OUT - Outline planning application (all matters reserved) for a detached dwelling - Refused

19/00156/FUL - Variation of condition 2 of planning permission 18/00683/FUL to revise the approved drawings to show changes to the rear bay window and living room windows – permitted

22/00836/OUT - 1no. detached self-build dwelling – Refused and dismissed at appeal

23/00252/FUL - Creation of new access & gates for the purpose of sheep grazing & hay making – Refused

Views of Consultees

The **Highway Authority** have confirmed that they raise no objections to the proposal on grounds relating to parking provision but note that visibility splays should be demonstrated on the submitted plans. Notwithstanding any technical details the HA note that the site is not within a sustainable location and would increase pressure on surrounding road networks due to future occupants reliance on the use of private motor vehicles.

Whitmore Parish Council object to the application on the basis of the previous appeals on the site, the fact that the proposal does not comply with the policies set out in the emerging local plan or Neighbourhood Plan.

The **Archaeology Team** raise no objections to the proposal.

Naturespace – note that there is a reasonable likelihood that great crested newts will be impacted by the development proposals and therefore advise that the applicant either provides further information or joins the Great Crested Newt District Licence Scheme.

The Environmental Health Team raise no objections to the proposal subject to conditions relating to a limitation on construction hours, the reporting of any unexpected contamination and an analysis of any imported soils.

No comments have been received from the **Landscaping Development Section**.

Representations

16 letters of objection, and 19 letters of support have been received.

The supporting letters note that the proposal would make a contribution to the council's housing supply and would offer a wider diversity of housing types for residents of Baldwin's Gate.

The objection letters raise the following concerns:

- Previous appeals on site have been dismissed
- Conflict with emerging local plan and neighbourhood plan policies
- Visual impact
- Lack of infrastructure to support new houses
- Flood risk
- Impact on ecology
- No local need
- Impact on highway safety

Applicant's/Agent's submission

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

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00751/OUT>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

18th December 2025