

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL FIVE-YEAR HOUSING LAND SUPPLY UPDATE REPORT 2026 - 2031

The report presents updated information on the Council's current five-year housing land supply position (as at the 31 March 2026) as set out in the accompanying statement (in Appendix 1)

RECOMMENDATION

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

Reason for Recommendation

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

Key Issues

A five-year housing land supply report is prepared by Council's to demonstrate that there are sufficient housing land sites to meet housing needs over a five-year period. When a Council cannot demonstrate a five-year supply of housing then policies for delivering housing are deemed out of date. The National Planning Policy Framework notes that in such circumstances, applications for housing should be decided based on the presumption in favour of sustainable development.

Where a Local Plan was adopted in the last five years, or where strategic housing policies have been reviewed and found to be up to date, housing requirement figures set out in adopted policies should be used for the calculation. The housing figure in our Local Plan is 400 dwellings per annum. In other circumstances, the five-year housing land supply will be measured against the area's local housing need calculated using the standard method (which is, as of May 2026 559 dwellings per annum)

Member's attention is drawn to the accompanying five-year housing land supply statement over the five-year period from 1st April 2026 to 31st March 2031 and its associated appendices. The purpose of this report is not to repeat the content of the supply statement, but rather to draw attention to key elements of it.

As noted above, as strategic policies in the Local Plan (2020-2040) are recently adopted, then land supply should be measured against the housing requirement outlined in the adopted plan. However, for the purposes of the five-year housing land supply calculation, paragraph 78(C) of the 2024 National Planning Policy Framework requires a 20% buffer to be added to our calculated figure. This is because the Newcastle under Lyme Local Plan was examined under an earlier (2023 as opposed to the latest published in 2024) version of the NPPF. Also, as the housing requirement in the Local Plan (400 dwellings per annum) is less than 80% of the standard method figure for the Borough (currently 559 dwellings per annum) then a buffer (the 20% buffer as set out above) is required in line with the NPPF. This equates to an extra 80 dwellings per annum being added, bringing a total of 480 each year or an aggregate five-year requirement figure of 2400 from 2026-2031.

The borough's track record of housing delivery, as determined by its latest Housing Delivery Test results has also been considered in line with government guidance. The housing delivery figure was published in December 2024 and indicates that the Council has exceeded our requirements over the last three-year period. We are expecting updated figures for the housing delivery test later in 2026.

The approach taken ensures an up-to-date trajectory and robust deliverable supply having determined which sites can be brought forward and the amount of capacity/yield that can realistically be expected from each site during the 2026-2031 period. Local Plan allocations, change of uses and conversions as well as sites of varying scale with full & outline permissions have been integral to this. Aspects such as the approach to windfall development and student accommodation schemes have also been informed by the Inspector's report for the Local Plan.

As of 31 March 2026, the Council can demonstrate 7.57 year's supply of housing and therefore meets the requirement to have a 5 year or more supply.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. With regard to this proposal, it is considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

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

Newcastle-under-Lyme Local Plan 2020-2040

Other Material Considerations include:

National Planning Policy Framework (2024)

Planning Practice Guidance (2014 as updated)

Background papers

Five-Year Housing Land Supply Statement and Appendices (2026 – 2031)

Date report prepared

03 August 2026