



Newcastle-under-Lyme Borough Council

Five-Year Housing Land Supply Update Report (2026 – 2031)

Contents

1. Background
2. National Policy and Guidance
3. Local Housing Need
 - Application of an Appropriate Buffer
 - Addressing the Shortfall
4. Local Housing Need 2026 to 2031
5. Housing Land Supply
6. Five-Year Housing Land Supply Position
7. Plan Period Housing Land Position
8. Summary

1. Background

- 1.1. This statement sets out an up-to-date position regarding the availability of land in Newcastle-under-Lyme Borough Council for housing development over the five-year period from 1st April 2026 to 31st March 2031. It includes information on the expected delivery of housing sites, informed by the adopted (8 July 2026) Local Plan 2020-2040.

2. National Policy and Guidance

- 2.1. The December 2024 National Planning Policy Framework (NPPF) states in paragraph 78 that: -

“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”

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

- 2.2. The NPPF defines ‘deliverable’ and states that, 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. In particular:

- 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, Annex 2: Glossary, p.72)”.

- 2.3. The NPPF also sets out details of the Government’s 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 three-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 any under-delivery.

3. Local Housing Need 2026 to 2031

- 3.1. The December 2024 NPPF and corresponding PPG includes changes to the local housing need figure. The local housing need figure calculated using the Standard Method is a formula used by local authorities to establish minimum housing need. The standard method now uses a two-step approach to calculate housing need:
- Setting a baseline using 0.8% of existing housing stock for the area.
 - Adjusting to take account of affordability. The baseline figure is then adjusted (if the ratio >5) using an adjustment factor calculated using the five-year average affordability ratio.
- 3.2. The Borough's local housing need according to the Government's standard method to assess housing need, indicates a minimum annual local housing need of 559 dwellings per annum (as of May 2026).
- 3.3. Significantly, wherever a local plan's strategic policies are less than five years old – as is the case in Newcastle under Lyme – land supply should be measured against the housing requirement outlined in the adopted plan (rather than against the latest Local Housing Need figure derived from the Government's standard method). The Borough's Housing Requirement in the July 2026 adopted Local Plan, defined using the guidance in the PPG and NPPF, establishes a minimum annual housing requirement of 400 dwellings.

Application of an Appropriate Buffer

- 3.4. With regard to buffers, Paragraph 79 of the December 2024 NPPF states that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years the following policy consequences should apply:
- where delivery falls below 95% - the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
 - where delivery falls below 85% - the authority should include a buffer of 20% to their identified supply of specific deliverable sites in addition to the requirement for an action plan;
 - where delivery falls below 75% - the presumption in favour of sustainable development applies in addition to the requirements for an action plan and 20% buffer.
- 3.5. As set out in Table 1, the Borough Council's 2023 Housing Delivery Test Result (which remains the latest available) indicates an over-supply of housing over the three years captured through the housing delivery test.

Table 1: Housing Delivery Test 2023 measurement

Year	Number of Homes Required	Number of Homes Delivered
2020-21	236	494
2021-22	350	576
2022-23	358	245
Total	944	1315
Source: Housing Delivery Test: 2023 measurement, DLUHC, 12 December 2024		
* Note that 'Total' figures may not add up due to inclusion of decimal figures not shown		

$$\text{Shortfall / surplus} = \frac{\text{Total net homes delivered 2020-23}}{\text{Total net homes required 2020-23}} = \frac{1,315}{944} = 1.39 = \mathbf{139\%}$$

Addressing any Shortfall

- 3.6. As outlined in Table 1 (above), there is no shortfall of homes delivered. Therefore, no shortfall needs to be factored into the five-year housing land supply requirement calculation and consequently part b) of paragraph 78 of the NPPF does not apply.
- 3.7. Table 2 indicates the annual housing requirement – 400 dwellings - established within the adopted Local Plan (& for information purposes only, an equivalent calculation is presented using the latest (May 2026) standard method/local housing need figure).
- 3.8. As the Newcastle under Lyme Local Plan was examined under an earlier (2023) version of the NPPF and its housing requirement is less than 80% of the most up to date figure calculated using the standard method, Paragraph 78 c) is in effect from 1 July 2026 and a 20% buffer is required on the 5YHLS. N.B. for the purposes of the requirement calculation presented this 20% buffer has been applied from 1 April 2026.

Table 2: The need for housing over the five-year period

	Adopted Local Plan	Local Housing Need
Annual Local Housing Need	400	559
Five-Year Local Housing Need	2000	2795
Buffer	400 (20%)	140 (5%)
Shortfall	0	0
Five Year Housing Requirement	2400	2935
Annual Requirement	480	587

4. Housing Land Supply

Assessment of Deliverable Sites

- 4.1. The capacities identified in this section were derived having considered the definition of ‘deliverable’ sites as set out in the NPPF and PPG (*NPPF, Annex 2: Glossary, p72 and PPG, Paragraph: 007, Reference ID: 68-007-20190722*).
- 4.2. 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 2026-2031 period.

Detailed Planning Permission

- 4.3. In accordance with the NPPF, sites (including small sites) which have detailed planning permission have been considered deliverable during the 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

- 4.4. Sites with outline permission for major development 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

- 4.5. 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 where there is clear evidence that housing completions will begin on sites within five years. 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

- 4.6. The NPPF states that

“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, Paragraph 75, p20*).

- 3.1. Following discussion during the examination of the now adopted Local Plan, the Council prepared an action note (reference EX/NBC/34) which considered the approach to windfall development in the Plan. This note confirmed that a robust approach to windfall development would yield an allowance of 35 dwellings per annum, phased from year 4 of the housing trajectory. The Inspector affirmed this stance in her Examination Report stating (para 98) that the evidence provided suggests that windfalls will offer a reliable source of supply over the plan period at or around the 35 dpa mark and that this figure should be applied to all years beyond the 3 years of extant permissions.
- 3.2. A total windfall allowance of 70 has therefore been used in the last two years of the 5-year period. This avoids double counting of existing planning approvals which are likely to be built during the preceding three years.

Student Accommodation

- 3.3. In recent years, the Council has seen a rise in the number of planning applications proposing significant amounts of purpose-built student accommodation.
- 3.4. The PPG states:

“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:

- 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” (PPG, Paragraph: 025, Reference ID: 68-034-20190722, Revision Date: 22 July 2019).

- 3.5. In accordance with the above guidance, the Council considered it appropriate to include 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.
- 3.6. The Housing Delivery Test includes the provision of student accommodation. 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. Table 3 provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

Table 3: Number of Students in Student only Households NUL, 2021

All Student only Households		Students in Household						
		1	2	3	4	5	6	7
2011	857	273	196	138	171	67	8	4
2021	864	260	185	167	162	61	21	5

2011 Census: Number of students in student only household (national to local authority level) CT21_0398_Census 2021

- 3.7. From the data presented in Table 4 it can be assumed that there were 2,174 students living in student only households in the Borough as of 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 (2174 / 857) provides the average student household occupancy, which for the Borough is 2.5. This suggests that 2.5 units of student accommodation are required in order to assume the release of one self-contained home.
- 3.8. Table 4 indicates that Keele University’s full-time student population in 2024/25 was 2,355 (29.9%) higher than it was in 2015/16. 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 meet the test set out in the PPG by, for instance, allowing market housing to remain in such use.

Table 4: Keele and Staffordshire University Full-Time Student Numbers

Full time student numbers (Undergraduate and Postgraduate)	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Keele University	7,875	8,365	8,545	8,565	8,620	9,075	9,265	9,950	9,960	10,230
Staffordshire University	9,380	8,940	9,030	9,120	9,535	10,635	10,880	13,225	12,120	11,000

Source: Higher Education Statistics Agency

- 3.9. It is the Council’s view that the approach described results in an accurate ratio with which to estimate the release and / or maintenance 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 2.5.
- 3.10. Significantly, the Inspector in her Examination Report (para 93) states that she is satisfied that a calculation which applies this ratio to student housing is appropriate and provides a firm basis for estimating the contribution such housing can make to housing supply.

Older People / C2 Housing

- 3.11. Older people's housing and other forms of communal accommodation also contribute to housing land supply. The PPG explains:

"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" (*PPG, Paragraph: 026 Reference ID: 68-035-20190722, Revised Date: 22 July 2019*).

"Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test. Self-contained dwellings are included in the National Statistic for net additional dwellings. Communal accommodation will be accounted for in the Housing Delivery Test by applying adjustments in the form of two nationally set ratios. These are based on England Census data. The ratios for both net student and net other communal accommodation are found in the Housing Delivery Test measurement rule book" (*PPG, Paragraph: 033 Reference ID: 68-041-20190722, Revised Date: 22 July 2019*).

- 3.12. In summary, a ratio (average number of adults per household, assessed as a ratio of 1.8) is applied to determine the release of accommodation in the housing market.

Adopted Local Plan

- 4.19 Also included in this updated position statement, are site allocations within the adopted Local Plan which are anticipated to start delivering dwellings within the 2026 – 2031 5-year period. The delivery rates reflect the position reached following their review within the Local Plan Examination and the Inspector concluding (para 101) in her Inspector's report that the estimates used are based on sound evidence and take a precautionary approach to delivery over the plan period

Overview of Housing Land Supply Components

- 4.20 Having described the various components which form the Council's housing land supply, Table 5 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.

Table 5: Five-Year Housing Supply

Housing Supply Components	Housing Land Supply (rounded to nearest whole number as appropriate)
Full planning consent (10+) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites	807
Full planning consent (less than 10) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites	223
Change of use and conversions	116
Student Accommodation (housing release onto market from deliverable student provision)	450 (based on 2.5:1 ratio)
Care	1 (based on 1.8:1 ratio)
Outline planning consent (10+) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites	100
Outline planning consent (less than 10) in the five-year housing land supply (as of 31/03/2026) – excluding Local Plan Allocations and Local Plan Appendix 4 sites	36
Local Plan Allocations	1462
Local Plan Appendix 4 sites	367
Neighbourhood Plan Allocations	0
Windfall Allowance (added to Years 4 and 5)	70
Total	3,632

4. Five-Year Housing Land Supply Position

- 4.1. Table 6 below determines the Council's position in relation to 5-year housing land supply, with two separate columns making distinct the position with (the Council's stance as expressed in para 4.14 above) & without student accommodation, owing to the PPG highlighting the issue of how authorities can count student housing in its housing land supply. The subsequent Table 7 presents for information purposes only, an equivalent calculation using the latest (May 2026) standard method/local housing need figure.

Table 6: Five-year housing land supply position (400 per annum)

Five Year Supply Calculation for period 2026 – 2031: 400 dwellings per annum (with and without student accommodation included)			
Calculating the required supply		With student accommodation included	Without student accommodation included
A	Five-year Local Housing Need	2,000	2,000
B	Shortfall	0	0
C	Five-year requirement with shortfall	2,000	2,000
D	Five-year requirement including shortfall and buffer (20%)	2,400	2,400
E	Annual requirement including shortfall and buffer	480	480
Identified supply			
F	Supply over 5-year period	3,632	3,182
Five-year land supply (expressed in years)		7.57	6.63

Table 7: Five-year housing land supply position - 559 per annum standard method figure as of May 2026

Five Year Supply Calculation for period 2026 – 2031: 559 dwellings per annum (with and without student accommodation included)			
Calculating the required supply		With student accommodation included	Without student accommodation included
A	Five-year Local Housing Need	2,795	2,795
B	Shortfall	0	0
C	Five-year requirement with shortfall	2,795	2,795
D	Five-year requirement including shortfall and buffer (5%)	2,935	2,935
E	Annual requirement including shortfall and buffer	587	587
Identified supply			
F	Supply over 5-year period	3,632	3,182
Five-year land supply (expressed in years)		6.19	5.42

5. Summary

- 5.1. This statement details the approach taken to determine the five-year housing land supply position. The Council has prepared this in accordance with the National Planning Policy Framework and Planning Practice Guidance, with a 20% buffer used in the 5YHLS calculation as required under Paragraph 78 c) of the NPPF (2024).
- 5.2. The Council has updated its five-year housing land supply position as of 31/03/2026 and has demonstrated a housing land supply (exceeding 5 years) of **7.57** years.

Appendix 1: Schedule of Deliverable Sites

Full planning permission 10+ dwellings

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
17/00281/FUL	Land Around Wilmot Drive Estate Lower Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9AX	Cross Heath	16/05/2018	16/05/2021	276	Under Construction	8	8	0	0	0	0	8
20/00201/REM 15/00015/OUT 21/00536/FUL	Tadgedale Quarry Muckleston Road Loggerheads Market Drayton Shropshire TF9 4DJ	Loggerheads	04/02/2021	04/02/2023	128	Under Construction	67	25	25	17	0	0	67
20/00336/FUL 14/00477/FUL 22/00959/FUL	Newcastle Baptist Church, London Road, Newcastle Under Lyme, Staffordshire, ST5 1LN	Town	03/08/2023	03/08/2026	22	Not Started	22	10	10	2	0	0	22
24/00137/FUL	Land Off Cross Street Chesterton Newcastle Under Lyme Staffordshire ST5 7HF	Holditch & Chesterton	18/09/2024	18/09/2027	39	Under Construction	39	0	13	13	13	0	39
20/00463/FUL 22/01018/FUL	Land Off Watermills Road, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7ET	Holditch & Chesterton	18/12/2020	18/12/2023	67	Under Construction	67	30	30	7	0	0	67
21/00593/REM 17/00514/OUT	Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire	Madeley & Betley	11/01/2022	11/01/2024	34	Under Construction	22	22	0	0	0	0	22
20/01079/FUL 23/00374/FUL	Land Off Apedale Road Chesterton Newcastle Under Lyme Staffordshire ST5 6BH	Holditch & Chesterton	12/10/2023	12/10/2026	20	Under Construction	20	5	5	10	0	0	20

21/00655/FUL	Land Between Apedale Road And Palatine Drive Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	23/08/2022	23/08/2025	330	Under Construction	330	55	55	55	55	55	275
21/01175/FUL	Madeley Manor Nursing Home Heighley Castle Way Madeley Crewe Cheshire CW3 9HJ	Madeley & Betley	16/03/2023	16/03/2026	14	Not Started	14	0	0	0	14	0	14
21/00470/REM 17/00515/DEEM4	Land To The North Of Bradwell Hospital, Talke Road, Bradwell	Bradwell	23/09/2022	23/09/2024	85	Under Construction	5	5	0	0	0	0	5
22/00046/REM 18/00507/OUT 21/0069/REM	Croft Farm, Stone Road, Hill Chorlton, Newcastle Under Lyme, Staffordshire, ST5 5DR	Maer & Whitmore	29/04/2022	29/04/2024	11	Under Construction	6	4	2	0	0	0	6
23/00659/REM 19/00515/OUT	Seabridge Community Education Centre Roe Lane Newcastle Under Lyme Staffordshire ST5 3UB	Westlands	26/04/2024	26/04/2026	53	Under Construction	35	30	5	0	0	0	35
22/00094/FUL 13/00970/OUT 24/00229/FUL	Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire	Keele	20/09/2023	20/09/2026	97	Under Construction	55	30	25	0	0	0	55
22/00284/FUL 23/00512/FUL	Former Clayton Lodge Hotel Clayton Road Newcastle Under Lyme Staffordshire ST5 4AF	Westbury Park & Northwood	05/05/2023	05/05/2026	48	Under Construction	20	20	0	0	0	0	20
23/00184/FUL	Jolly Potters Inn ST5 1UP	Town	01/02/2024	01/02/2027	9	Under Construction	9	9	0	0	0	0	9
23/00784/FUL	7 Victoria Street Newcastle Under Lyme Staffordshire ST5 1NU	Town	25/04/2024	25/04/2027	12	Not Started	12	0	0	5	7	0	12
24/00795/FUL	5 - 7 York Place Newcastle Under Lyme Staffordshire ST5 2AH	Town	01/07/2025	01/07/2028	42	Under Construction	42	14	14	14	0	0	42

22/01105/FUL	Land East of Woodside, Baldwins Gate, Newcastle-under-Lyme, Staffordshire ST5 5DA	Maer & Whitmore	16/10/2025	16/10/2028	40	Not Started	40	0	20	20	0	0	40
23/00522/FUL	Lands at New Farm, Cross Lane, Audley, Newcastle-under-Lyme, Staffordshire ST7 8JQ	Audley	08/09/2025	08/09/2028	39	Not Started	39	0	19	20	0	0	39
24/00101/FUL	Land At Bath Road Silverdale Newcastle Under Lyme Staffordshire	Silverdale	30/01/2026	30/01/2029	10	Not Started	10	0	10	0	0	0	10
TOTAL							862	335	214	124	84	50	807

Full planning permission <10 dwellings

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
15/00926/FUL	Land Adjacent To No. 12 Goodwin Avenue, Newcastle	Cross Heath	16/12/2015	16/12/2018	1	Under Construction	1	1	0	0	0	0	1
17/00483/FUL	8 Barford Road, Newcastle Under Lyme, Staffordshire, ST5 3LF	Westlands	31/01/2018	31/01/2021	2	Under Construction	2	0	2	0	0	0	2
17/00798/FUL 22/00075/PLD	The Offley Arms, Poolside, Madeley, Cheshire, CW3 9DX	Madeley & Betley	21/02/2018	21/02/2021	4	Under Construction	4	0	0	0	4	0	4
18/01012/FUL	Building adjacent to Apedale House, The Drive, Newcastle Under Lyme, Staffordshire, ST5 6BW	Audley	01/03/2019	01/03/2022	1	Under Construction	1	1	0	0	0	0	1
19/00002/FUL	Talke Library, Wedgwood Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1SW	Talke & Butt Lane	03/04/2019	03/04/2022	4	Under Construction	4	4	0	0	0	0	4
19/00149/FUL	24 Greenock Close, Newcastle Under Lyme, Staffordshire, ST5 2LG	Thistleberry	26/04/2019	26/04/2022	2	Under Construction	2	1	1	0	0	0	2
19/00189/FUL	126 Milehouse Lane, Newcastle Under Lyme, Staffordshire, ST5 9JY	Cross Heath	14/08/2019	14/08/2022	1	Under Construction	1	1	0	0	0	0	1
22/00945/FUL 19/00257/FUL	Land Adjacent 17 Church Lane, Mow Cop, Staffordshire, ST7 4LR	Newchapel & Mow Cop	01/10/2019	01/10/2022	1	Under Construction	1	1	0	0	0	0	1
19/00480/FUL	Land adjacent to 20 Lincoln Road, Kidsgrove, Stoke-On-Trent, ST7 1HA	Kidsgrove & Ravenscliffe	14/08/2019	14/08/2022	2	Under Construction	2	2	0	0	0	0	2
19/00531/FUL	Greenacres Farm, Dab Green, Newcastle Under Lyme, Staffordshire, ST5 5HL	Maer & Whitmore	27/09/2019	27/09/2022	1	Under Construction	1	1	0	0	0	0	1
19/00895/FUL 23/00234/FUL 19/00896/LBC	Manor House Farm, Park Lane, Ashley, Market Drayton, Shropshire, TF9 4EH	Loggerheads	13/02/2020	13/02/2023	1	Under Construction	1	1	0	0	0	0	1
22/00377/FUL 20/00083/FUL 19/00063/FUL	Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads, Newcastle Under Lyme, TF9 4PH	Loggerheads	22/12/2022	13/04/2028	1	Not Started	1	1	0	0	0	0	1

20/00110/REM 18/00119/OUT 17/00779/OUT	Parson Pools, Brodder Lane, Peatswood, Market Drayton, TF9 2PQ.	Loggerheads	28/04/2020	28/04/2022	1	Under Construction	1	1	0	0	0	0	1
20/00160/FUL (23/00503/FUL)	Land adjacent 61 High Street, Alsagers Bank, Newcastle Under Lyme, Staffordshire	Audley	27/04/2020	27/04/2023	2	Under Construction	1	1	0	0	0	0	1
23/00759/FUL 22/00225/FUL, 20/00598/FUL resubmission of 17/00711/FUL	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	Audley	14/10/2020	14/10/2023	1	Under Construction	1	0	1	0	0	0	1
23/00898/FUL 20/00971/FUL 18/00897/OUT	2 Newcastle Road, Madeley, Newcastle Under Lyme, CW3 9JH	Madeley & Betley	09/01/2024	09/01/2027	1	Under Construction	1	1	0	0	0	0	1
21/00020/FUL	Land Adjacent 4 Calvert Grove, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 8QA	Bradwell	25/03/2021	25/03/2024	1	Under Construction	1	1	0	0	0	0	1
21/00343/FUL	103 High Street, Harriseahead, Kidsgrove, Staffordshire, ST7 4JU	Newchapel & Mow Cop	18/06/2021	18/06/2024	2	Under Construction	1	0	1	0	0	0	1
21/00360/FUL	The Railway Inn, Liverpool Road, Kidsgrove, Stoke-On- Trent, Staffordshire, ST7 1EA	Kidsgrove & Ravenscliffe	27/05/2021	27/05/2024	2	Under Construction	2	2	0	0	0	0	2
23/00695/FUL 21/00450/FUL	Farm Building Land Off Butt House Lane, Butthouse Lane, Chapel Chorlton, Staffordshire, ST5 5JW	Maer & Whitmore	07/12/2023	07/12/2026	1	Under Construction	1	1	0	0	0	0	1
21/00494/FUL	Land Adjacent To 45 Old Butt Lane, Kidsgrove, Staffordshire, ST7 1NJ	Talke & Butt Lane	04/08/2021	04/08/2024	1	Under Construction	1	1	0	0	0	0	1
22/00253/FUL 21/00499/FUL	Plum Tree Park Farm Church Lane Betley Crewe Cheshire CW3 9AY	Madeley & Betley	17/09/2021	17/09/2024	1	Under Construction	1	1	0	0	0	0	1
22/00819/FUL 21/00748/FUL 24/00228/FUL	Land Off Birks Drive, Ashley Heath, Market Drayton, Shropshire	Loggerheads	25/03/2022	25/03/2025	1	Not Started	1	0	1	0	0	0	1
21/00844/REM 18/00121/OUT	Waggon And Horses, Nantwich Road, Audley, Stoke On Trent, Staffordshire, ST7 8DY	Audley	22/10/2021	22/10/2023	3	Under Construction	3	3	0	0	0	0	3

21/00950/FUL	27 Jamage Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1QD	Talke & Butt Lane	25/02/2022	25/02/2025	1	Under Construction	1	1	0	0	0	0	1
22/00287/FUL	Land Adjacent 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT	Kidsgrove & Ravenscliffe	26/05/2022	26/05/2025	1	Under Construction	1	1	0	0	0	0	1
22/00641/FUL	51 Keele Road, Newcastle Under Lyme, Staffordshire, ST5 2JT	Thistleberry	22/11/2022	22/11/2025	1	Not Started	1	0	0	1	0	0	1
23/00087/FUL	The Dingle Boyles Hall Road Bignall End Stoke-On-Trent Staffordshire ST7 8QG	Audley	03/04/2023	03/04/2026	1	Under Construction	1	1	0	0	0	0	1
23/00914/FUL	Land Adj 43 Vernon Avenue Audley Stoke-on-trent Staffordshire ST7 8EF	Audley	21/03/2024	21/03/2027	2	Under Construction	2	2	0	0	0	0	2
23/00876/FUL	135 High Street Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BQ	Audley	26/02/2024	26/03/2027	1	Not Started	1	1	0	0	0	0	1
23/00385/FUL	Grange Farm Rye Hills Bignall End Stoke-On-Trent Staffordshire ST7 8LP	Audley	22/09/2023	22/09/2026	1	Under Construction	1	1	0	0	0	0	1
24/00003/FUL 22/00182/FUL	Land Off Audley Road Audley Road Chesterton Newcastle Under Lyme Staffordshire	Crackley & Red Street	05/03/2024	05/03/2027	1	Under Construction	1	1	0	0	0	0	1
24/00038/FUL	141 - 143 London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7JD	Holditch & Chesterton	13/03/2024	13/03/2027	3	Not Started	3	3	0	0	0	0	3
23/00174/FUL	Land Adj 125 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP	Silverdale	12/01/2024	12/01/2027	2	Under Construction	2	2	0	0	0	0	2
23/00187/FUL	Land Off Mow Cop Road Mow Cop Stoke-On-Trent Staffordshire	Newchapel & Mow Cop	15/03/2023	15/05/2026	1	Under Construction	1	1	0	0	0	0	1
19/00537/FUL	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	May Bank	08/11/2019	08/11/2022	3	Under Construction	3	2	1	0	0	0	3
23/00881/FUL	Butterton Stud And Racing Stables Park Road Butterton Newcastle Under Lyme Staffordshire	Maer & Whitmore	22/02/2024	22/02/2027	4	Not Started	4	2	2	0	0	0	4
14/00023/FUL	53 High Street Knutton ST5 6DB	Knutton	20/02/2014	20/03/2017	1	Under Construction	1	0	0	1	0	0	1

23/00266/FUL	Land Adjacent To 27 Esselie Avenue Ashley Market Drayton Shropshire TF9 4LP	Loggerheads	13/07/2023	13/07/2026	2	Under Construction	2	2	0	0	0	0	2
22/01089/FUL	Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS	Maer & Aston	18/04/2023	18/04/2023	1	Not Started	1	1	0	0	0	0	1
23/00934/FUL	6 New Row Monument View Madeley Heath Crewe Cheshire CW3 9LL	Madeley & Madeley Heath	29/01/2024	29/01/2027	2	Under Construction	2	2	0	0	0	0	2
23/00529/FUL 23/00959/FUL	Land Adj Arbour Farm Napley Road Napley Newcastle Under Lyme Staffordshire TF9 4AJ	Loggerheads	12/09/2023	12/09/2026	1	Not Started	1	1	0	0	0	0	1
23/00520/FUL 22/00736/FUL	Old Springs Hall Stoneyford Market Drayton Shropshire TF9 2PE	Loggerheads	16/08/2023	16/08/2026	1	Under Construction	1	1	0	0	0	0	1
23/00144/REM	Roeburndale Leycett Lane Leycett Newcastle Under Lyme Staffordshire CW3 9LS	Madeley & Betley	17/04/2023	17/04/2026	1	Under Construction	1	1	0	0	0	0	1
25/00524/FUL	Land South Of Honeywall Lane Honeywall Lane Newcastle Under Lyme Staffordshire CW3 9LU	Madeley & Betley	01/04/2021	01/04/2024	4	Not Started	4	2	2	0	0	0	4
22/00189/OUT 23/00932/REM 24/00794/FUL	Land At Moss Cottage Fairgreen Road Baldwins Gate Staffordshire ST5 5BZ	Maer & Whitmore	16/04/2023	16/04/2026	3	Under Construction	3	3	0	0	0	0	3
25/00055/FUL	Mullion Common Lane Baldwins Gate Staffordshire ST5 5HF	Maer & Whitmore	29/04/2024	29/04/2027	1	Under Construction	1	1	0	0	0	0	1
21/00909/OUT 23/00204/REM	Whitmore Riding School Shut Lane Head Staffordshire ST5 4DS	Maer & Whitmore	01/06/2023	01/06/2026	1	Not Started	1	1	0	0	0	0	1

19/00406/REM 17/00805/OUT	Land Adjacent 49 Vernon Avenue Audley Stoke-On-Trent Staffordshire ST7 8EG	Audley	15/07/2019	15/07/2021	1	Under Construction	1	0	1	0	0	0	1
24/00045/FUL 22/00104/FUL	5 Repton Drive Newcastle Under Lyme Staffordshire ST5 3JF	Westlands	13/03/2024	13/03/2027	1	Under Construction	1	1	0	0	0	0	1
24/00008/FUL	Parking Garages Adjacent To 12 Farmers BankSilverdaleNewcastle Under LymeST5 6NE	Silverdale	15/05/2024	15/05/2027	2	Under Construction	2	0	2	0	0	0	2
24/00117/FUL 24/00144/FUL	7 Pepper Street Newcastle Under Lyme Staffordshire ST5 1PR	Town	28/06/2024	28/06/2027	1	Not started	1	1	0	0	0	0	1
24/00210/FUL 24/00676/FUL	Land To Rear Of 18 St Anthony's Drive And 54 Emery Avenue Newcastle Under Lyme Staffordshire ST5 2JF	Thistleberry	17/05/2024	17/05/2027	1	Under Construction	1	1	0	0	0	0	1
24/00503/FUL	Land Off Shut Lane Head Newcastle Under Lyme Staffordshire ST5 4DS	Maer & Whitmore	28/08/2024	28/08/2027	1	Not started	1	0	0	1	0	0	1
24/00524/FUL	Land Rear Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire	Westlands	13/12/2024	13/12/2027	3	Under Construction	3	3	0	0	0	0	3

24/00526/FUL	Land To North East Side Of Number 44 Queen Street Kidsgrove Stoke On Trent ST7 4AH	Kidsgrove	13/12/2024	n/a	1	Not Started	1	0	0	0	1	0	1
22/00789/OUT 24/00612/REM	Manor Farm High Street Newchapel Stoke-On-Trent Staffordshire ST7 4PT	Newchapel & Mow Cop	18/10/2024	18/10/2026	1	Not Started	1	0	0	0	1	0	1
23/00617/OUT 24/00149/REM	193 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JZ	Silverdale	25/10/2023	25/10/2026	2	Under Construction	2	0	0	0	2	0	2
24/00541/FUL	The Cottage Moss Lane Madeley Crewe Cheshire CW3 9NQ	Madeley & Betley	23/01/2025	23/01/2028	1	Under Construction	1	0	0	0	1	0	1
24/00700/FUL	20 Cheltenham GroveSilverdaleNewcastle Under LymeStaffordshireST5 6QS	Silverdale	21/01/2025	21/01/2028	1	Not Started	1	0	0	0	1	0	1
24/00799/FUL	Station Stores Newcastle Road Whitmore Newcastle Under Lyme Staffordshire ST5 5BU	Maer & Whitmore	23/01/2025	23/01/2028	3	Under Construction	3	0	0	0	3	0	3

24/00803/FUL	Land Adjacent Maerfield Gate Farm Stone Road Blackbrook Newcastle Under Lyme Staffordshire ST5 5ED	Maer & Whitmore	18/03/2025	18/03/2028	1	Under Construction	1	0	0	0	1	0	1
25/00006/FUL	Betley Court Main Road Betley Crewe Cheshire	Madeley & Betley	19/03/2025	19/03/2028	1	Not Started	1	0	0	0	1	0	1
24/00269/OUT 25/00169/REM 25/00197/REM	Land Off Lordsley Lane Ashley Market Drayton Shropshire TF9 4EQ	Loggerheads	02/05/2025	02/05/2028	1	Not Started	1	0	0	0	1	0	1
25/00193/FUL	40 Long Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LQ	Newchapel & Mow Cop	04/07/2025		1	Under Construction	1	0	0	0	1	0	1
23/00170/OUT 24/00859/REM	Land At Snape Hall Road Whitmore Newcastle Under Lyme Staffordshire ST5 5JA	Maer & Whitmore	08/05/2025	08/05/2027	3	Not Started	3	3	0	0	0	0	3
23/00575/OUT 24/00854/REM	Land At Snape Hall Road Baldwins Gate Staffordshire	Maer & Whitmore	08/05/2025	08/05/2027	1	Not Started	1	0	1	0	0	0	1
22/00132/OUT 24/00853/REM	Land At Snape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire	Maer & Whitmore	06/06/2025	06/06/2027	2	Not Started	1	0	1	0	0	0	1

24/00443/OUT 21/00334/OUT 24/00855/REM	Land At Snape Hall Road Snape Hall Road Whitmore Newcastle Under Lyme Staffordshire ST5 5JA	Maer & Whitmore	08/05/2025	08/05/2027	1	Not Started	1	0	1	0	0	0	1
21/00960/OUT 24/00852/REM	Land At Snape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire	Maer & Whitmore	08/05/2025	08/05/2027	1	Not Started	1	0	1	0	0	0	1
21/01003/OUT 21/01114/OUT 25/00328/REM 25/00313/REM 25/00326/REM	Land North Of Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	15/06/2022	15/06/2025	3	Not Started	3	3	0	0	0	0	3
23/00346/OUT 25/00141/REM	The Bungalow Leycett Lane Leycett Newcastle Under Lyme Staffordshire CW3 9LS	Madeley & Betley	23/11/2023	23/11/2026	2	Not Started	2	0	2	0	0	0	2
24/00608/FUL	Moss House Barn Eardleyend Road Newcastle Under Lyme Staffordshire ST7 8NB	Audley	11/04/2025	11/04/2028	2	Not Started	2	0	2	0	0	0	2
25/00115/FUL	Hope Cottage Leycett Lane Silverdale Newcastle Under Lyme Staffordshire ST5 6AW	Audley	30/04/2025	30/04/2028	1	Not Started	1	0	0	0	1	0	1

24/00873/FUL	Stonelea 141 Eccleshall Road Loggerheads Market Drayton Shropshire TF9 4NX	Loggerheads	01/05/2025	01/05/2028	2	Under Construction	2	0	0	2	0	0	2
25/00221/FUL	266 Dimsdale Parade West Newcastle Staffordshire ST5 8HP	Bradwell	26/06/2025	26/06/2028	1	Not Started	1	0	0	0	1	0	1
24/00601/FUL	Land Adjacent Hawthorn Villa Wesleyan Road Ashley Market Drayton Shropshire	Loggerheads	26/06/2025	26/06/2028	1	Not Started	1	0	0	0	1	0	1
25/00344/FUL	Trubshaw Edge Farm Harriseahead Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4RD	Newchapel & Mow Cop	15/07/2025	15/07/2028	3	Not Started	3	0	0	0	3	0	3
25/00415/FUL	5 Co Operative Lane Stoke-On-Trent Staffordshire ST7 8BL	Audley	01/08/2025	01/08/2028	1	Not Started	1	0	0	0	1	0	1
25/00195/REM	48 Harriseahead Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4RB	Newchapel & Mow Cop	12/09/2025	12/09/2027	1	Under Construction	1	0	0	1	0	0	1
26/00226/FUL	Land Adjacent To 129 Leycett Road Newcastle Under Lyme Staffordshire	Audley	08/05/2026	08/05/2029	1	Not Started	1	0	0	1	0	0	1

18/00122/FUL	New Farm, Alsager Road, Audley, Stoke On Trent, Staffordshire, ST7 8JQ	Audley	07/06/2019	07/06/2022	7	Under Construction	7	0	0	0	7	0	7
22/00011/FUL 20/00369/FUL	Land At The Corner Of High Street And Lion Grove Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	20/07/2022	20/07/2025	8	Under Construction	8	2	3	3	0	0	8
22/00012/REM 20/00369/FUL	Land Off Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7HF	Holditch & Chesterton	18/10/2022	18/10/2024	-9	Under Construction	13	3	5	5	0	0	13
21/00594/FUL 24/00283/FUL	Safety Glass Replacements, East Of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	26/08/2021	26/08/2024	7	Under Construction	7	0	7	0	0	0	7
22/00661/REM & 21/01067/OUT	43 Lamb Street Kidsgrove Stoke-On-Trent Staffordshire ST7 4AL	Kidsgrove & Ravenscliffe	04/01/2023	04/01/2025	5	Under Construction	5	5	0	0	0	0	5
22/00621/FUL	Land Off Church Lane Knutton Newcastle Under Lyme Staffordshire	Knutton	31/03/2023	31/03/2026	6	Not Started	6	0	0	2	2	2	6
23/00231/FUL	Former Nags Head 4 High Street Harriseahead ST7 4JT	Newchapel & Mow Cop	18/03/2024	18/03/2027	8	Not Started	8	0	5	3	0	0	8
23/00367/FUL	Site Of Former Methodist Church Chapel Street	Talke & Butt Lane	20/07/2023	20/07/2026	7	Under Construction	7	7	0	0	0	0	7
16/00088/FUL	Land At Junction Of Church Street And Chapel Street Silverdale Newcastle Under Lyme Staffordshire	Silverdale	30/03/2016		6	Under Construction	6	6	0	0	0	0	6
25/00519/FUL	9 New RoadBignall EndStoke- On-TrentStaffordshireST7 8QF	Audley	12/12/2025	12/12/2028	1	Not Started	1	0	0	1	0	0	1
25/00803/FUL	Garages Knype Way Wolstanton Newcastle Under Lyme Staffordshire	Bradwell	09/12/2025	09/12/2028	3	Not Started	3	0	0	3	0	0	3

25/00021/FUL	Land Adjacent To 1 Leicester Close Clayton Newcastle Under Lyme Staffordshire ST5 3BP	Clayton	21/11/2025	21/11/2028	1	Not Started	1	0	1	0	0	0	1
25/00579/REM	Braeholm Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	17/10/2025	17/10/2027	2	Under Construction	2	0	2	0	0	0	2
25/00690/FUL	Land Adjacent To Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	26/11/2025	26/11/2028	1	Not Started	1	0	0	1	0	0	1
25/00524/FUL	Land Off Honeywall Lane Madeley Heath Madeley	Madeley & Betley	26/11/2025	26/11/2028	4	Not Started	4	0	0	4	0	0	4
25/00185/FUL	Slaters Stone Road Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5ED	Maer & Whitmore	09/10/2025	09/10/2028	6	Not Started	6	0	0	6	0	0	6
25/00521/FUL	Land Adjacent 28 Newcastle Street Silverdale Newcastle Under Lyme Staffordshire ST5 6PQ	Silverdale	26/11/2025	26/11/2028	1	Not Started	1	0	1	0	0	0	1

25/00387/FUL	The Bush Inn High StreetSilverdaleNewcastle Under LymeStaffordshireST5 6JZ	Silverdale	28/07/2025	28/07/2028	8	Not Started	8	0	0	4	4	0	8
25/00905/FUL 25/00140/OUT	Merry Tree Cottage Madeley Road Baldwins Gate Newcastle Staffordshire ST5 5FQ	Maer & Whitmore	30/01/2026	30/01/2029	1	Not Started	1	1	0	0	0	0	1
25/00485/FUL	35 Clayton Road Newcastle Under Lyme Staffordshire ST5 3AF	Westlands	11/09/2025	11/09/2028	2	Not Started	2	0	2	0	0	0	2
25/00261/OUT 25/00579/REM	Braeholme Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	15/07/2025	15/07/2028	2	Under Construction	2	2	0	0	0	0	2
TOTAL							223	97	48	39	37	2	223

Outline planning permission 10+ dwellings

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
24/00162/OUT	Land south of Eccleshall Road, Loggerheads, Staffordshire TF9 4FP	Loggerheads	02/05/2025		150	Not Started	150	0	10	30	30	30	100
TOTAL							150	0	10	30	30	30	100

Outline planning permission <10 dwellings

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
18/00965/OUT	Land Adjacent 16 Willard Close Chesterton Newcastle Under Lyme Staffordshire ST5 7NB	Holditch & Chesterton	21/03/2019	21/03/2022	2	Not Started	2	0	0	2	0	0	2
21/00617/OUT	1 Jasmine Crescent Newchapel Stoke-On-Trent Staffordshire ST7 4GZ	Newchapel & Mow Cop	27/08/2021	27/08/2024	1	Not Started	1	1	0	0	0	0	1
23/00933/OUT	Land Adjacent To 140 Knutton Lane Knutton Newcastle Under Lyme Staffordshire ST5 6ES	Knutton	04/12/2024	12/04/2027	1	Not Started	1	0	0	0	1	0	1
24/00253/OUT	Land West Of Barrie Gardens Talke Stoke-On-Trent Staffordshire	Talke & Butt Lane	24/10/2024	24/10/2027	9	Not Started	9	0	0	0	9	0	9
24/00674/OUT	29 Eleanor Crescent Newcastle Under Lyme Staffordshire ST5 3SB	Westlands	11/03/2025	11/03/2028	1	Not Started	1	0	0	1	0	0	1

25/00024/OUT	Land Off Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	17/06/2025	17/06/2028	1	Not Started	1	0	0	0	1	0	1
24/00421/OUT	Land Rear Of 5 Morningside & 16 Laverock Grove Madeley Crewe Cheshire	Madeley & Betley	20/06/2025	20/06/2028	2	Not Started	2	0	0	2	0	0	2
25/00365/OUT	21A King Street Cross Heath Newcastle Under Lyme Staffordshire ST5 9HQ	Cross Heath	18/07/2025	18/07/2028	1	Not Started	1	0	0	1	0	0	1
25/00439/OUT	Land Fronting Highway Lane Keele Newcastle Staffordshire	Keele	12/08/2025	12/08/2028	1	Not Started	1	0	0	1	0	0	1
25/00730/OUT	Alma House Newcastle Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DA	Maer & Whitmore	24/12/2025	24/12/2028	1	Not Started	1	0	0	1	0	0	1
22/00553/OUT	Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	17/10/2025	17/10/2028	3	Not Started	3	0	1	0	2	0	3

24/00833/OUT	Land Adjacent Fairgreen Road Baldwins Gate Newcastle Under Lyme Staffordshire	Maer & Whitmore	12/09/2025	12/09/2028	9	Not Started	9	0	0	3	3	3	9
26/00008/OUT	Land Off Sandy Lane Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DP	Maer & Whitmore	04/03/2026	04/03/2029	1	Not Started	1	0	0	1	0	0	1
25/00751/OUT	Land Adjacent To Farcroft Manor Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5ET	Maer & Whitmore	23/01/2026	23/01/2029	3	Not Started	3	0	1	2	0	0	3
TOTAL							36	1	2	14	16	3	36

Change of use & conversions

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
16/00962/COUNOT	Holloway Farm Aston Market Drayton Shropshire ST5 5EP	Maer & Whitmore	23/12/2016		1	Under Construction	1	0	0	0	1	0	1
18/00824/COUNOT	Dales Green Farm, 14 Dales Green Road, Mow Cop, Stoke-On-Trent, ST7 4RJ	Newchapel & Mow Cop	20/12/2018	20/12/2021	1	Under Construction	1	1	0	0	0	0	1
19/00487/COU	Wynnbank Farm, Wereton Road, Audley, Stoke On Trent, Staffordshire, ST7 8HE	Audley	30/08/2019	30/08/2022	1	Under Construction	1	1	0	0	0	0	1
20/01032/FUL	Lindop House, Newcastle Road, Madeley, Crewe, Cheshire, CW3 9JP	20/01032/FUL	02/02/2021	02/02/2024	1	Under Construction	1	1	0	0	0	0	1
21/00995/COUNOT	Hungerford House Farm, Hungerford Lane, Madeley, Crewe, Cheshire, CW3 9PD	Madeley & Betley	07/12/2021	07/12/2024	5	Under Construction	5	5	0	0	0	0	5

23/00769/FUL	Old Hall Poolside Madeley Crewe Cheshire CW3 9DX	Madeley & Betley	07/12/2023	07/12/2026	1	Not Started	1	1	0	0	0	0	1
23/00677/FUL	Barhill Farm House Bar Hill Madeley Crewe Cheshire CW3 9QE	Madeley & Betley	15/02/2024	15/02/2027	7	Not Started	7	0	5	2	0	0	7
23/00248/FUL	Red Hall Farm Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RH	Newchapel & Mow Cop	23/08/2023	23/08/2026	1	Not Started	1	1	0	0	0	0	1
23/00900/FUL	New Springs Cottage Audley Road Talke Stoke-on-trent Staffordshire ST7 1UG	Talke & Butt Lane	17/01/2024	17/01/2027	2	Not Started	2	2	0	0	0	0	2
22/00883/FUL	Kidsgrove Pentecostal ChurchThe Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AL	Talke & Butt Lane	23/08/2023	23/08/2026	12	Not Started	12	0	5	5	2	0	12
23/00780/FUL	9 The Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AE	Kidsgrove & Ravenscliffe	09/11/2023	09/11/2026	3	Under Construction	3	2	1	0	0	0	3
22/00923/FUL	Congregational Chapel Chapel Lane Ashley Market Drayton Shropshire	Loggerheads	21/07/2023	21/07/2026	1	Under Construction	1	1	0	0	0	0	1

21/01125/FUL	The Hill Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	May Bank	11/02/2022	11/02/2025	1	Under Construction	1	1	0	0	0	0	1
25/00465/PIP 26/00141/TDC	52 Alderhay Lane Harriseahead Stoke- on-trent Staffordshire ST7 4RQ	Newchapel & Mow Cop	10/01/2024	10/01/2027	1	Under Construction	1	1	0	0	0	0	1
03/00800/FUL	39 Watlands View Porthill Newcastle Staffs ST5 8AB	Wolstanton	08/10/2023	08/10/2026	2	Under Construction	2	0	2	0	0	0	2
23/00567/FUL	Butterton Grange Farm Butterton Grange Trentham Road Acton Newcastle Under Lyme Staffordshire ST5 4DY	Maer & Whitmore	30/05/2024	30/05/2027	7	Not Started	7	0	0	5	2	0	7
24/00109/FUL	72A London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7DY	Holditch & Chesterton	04/10/2024	10/04/2027	4	Not Started	4	2	2	0	0	0	4
24/00245/FUL	179 Congleton Road Butt Lane Stoke-On-Trent Staffordshire ST7 1LS	Talke & Butt Lane	25/07/2024	25/07/2027	4	Not Started	4	2	2	0	0	0	4

25/00080/OUT	Rose Cottage Woodside Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5EB	Maer & Whitmore	21/11/2024	21/11/2027	2	Not Started	4	4	0	0	0	0	4
24/00489/COU	7 Ironmarket Newcastle Under Lyme Staffordshire ST5 1RF	Town	20/08/2024	20/08/2027	1	Completed	1	1	0	0	0	0	1
24/00783/FUL 23/00943/COUNOT	New House Farm Wesleyan Road Ashley Market Drayton Shropshire TF9 4JT	Loggerheads	19/12/2024	19/12/2027	1	Not Started	1	1	0	0	0	0	1
24/00839/FUL	34 Ironmarket Newcastle Under Lyme Staffordshire ST5 1RP	Town	21/01/2025	21/01/2028	3	Under Construction	3	3	0	0	0	0	3
24/00904/FUL	Perseverance Mill Church LaneMow Cop Stoke-On-Trent Staffordshire ST7 4LS	Newchapel & Mow Cop	11/04/2025	11/04/2028	1	Under Construction	1	0	1	0	0	0	1

24/00671/FUL	Greenacres Farm Dab Green Whitmore Newcastle Under Lyme Staffordshire ST5 5HL	Maer & Whitmore	05/06/2025	05/06/2028	5	Not Started	5	0	5	0	0	0	5
25/00336/FUL	Conservative Club 154 Church Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JH	Silverdale	10/06/2025	10/06/2028	6	Not Started	6	0	0	6	0	0	6
24/00172/FUL	18 - 18A High Street Newcastle Under Lyme Staffordshire ST5 1RA	Town	24/06/2025	24/06/2028	1	Not Started	1	1	0	0	0	0	1
25/00231/COU	Old Brewery Oakley Hall Oakley Market Drayton Shropshire TF9 4AG	Loggerheads	25/06/2025	25/06/2028	1	Completed	1	1	0	0	0	0	1
25/00742/FUL	21 Higherland Newcastle Under Lyme Staffordshire ST5 2TF	Town	18/11/2025	18/11/2028	3	Under Construction	3	0	3	0	0	0	3
25/00592/FUL	2 Grove Street Knutton Newcastle Under Lyme Staffordshire ST5 6DA	Knutton	08/10/2025	08/10/2028	1	Not Started	1	0	1	0	0	0	1

24/00389/COUNOT	1A King Street Newcastle Under Lyme Staffordshire ST5 1EN	Town	29/07/2024	n/a	12	Completed	12	12	0	0	0	0	12
25/00061/FUL	7 Victoria Street Newcastle Under Lyme Staffordshire ST5 1NU	Town	30/06/2025	30/06/2028	4	Not Started	4	4	0	0	0	0	4
25/00913/FUL	Land Adjacent 99 London Road Newcastle Under Lyme Staffordshire ST5 1ND	Town	12/02/2026	12/02/2029	1	Not Started	1	0	1	0	0	0	1
25/00614/FUL	51 - 52 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PB	Town	14/01/2026	14/01/2029	4	Not Started	4	0	4	0	0	0	4
25/00763/FUL	The John O'Gaunt Pool Dam Newcastle Under Lyme Staffordshire ST5 2RR	Town	04/03/2026	04/03/2029	6	Under Construction	6	0	6	0	0	0	6
25/00877/FUL	Westfields Farm Pinewood Road Ashley Market Drayton Shropshire TF9 4PR	Loggerheads	12/03/2026	12/03/2029	1	Not Started	1	0	1	0	0	0	1

26/00031/FUL	The Free Bird Liverpool Road Newcastle Under Lyme Staffordshire ST5 2AX	Town	17/03/2026	17/03/2029	5	Not Started	5	0	5	0	0	0	5
26/00027/FUL	32 Heath Street Newcastle Under Lyme Staffordshire ST5 2BU	Town	16/03/2026	16/03/2029	1	Not Started	1	0	1	0	0	0	1
TOTAL							116	48	45	18	5	0	116

Student accommodation

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
17/00252/FUL	Former Jubilee Baths, Nelson Place, Newcastle Under Lyme, Staffordshire, ST5 1HG	Town	24/07/2017	24/07/2020	273 (208)	Under Construction	208	0	0	208	0	0	208
18/00698/FUL	Sites Of Horwood, Lindsay And Barnes Halls, Keele University, Keele, Newcastle Under Lyme, Staffordshire, ST5 5BW	Keele	22/07/2019	22/07/2022	953 (406)	Under Construction	406	0	0	168	0	0	168
24/00202/FUL	Morston House The Midway Newcastle Under Lyme Staffordshire	Town	27/01/2025	27/01/2028	126	Not Started	50	0	0	50	0	0	50
24/00006/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	26/03/2024	26/03/2027	10	Not Started	4	0	0	4	0	0	4
24/00520/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	26/09/2024	26/03/2027	12	Not Started	4	0	0	4	0	0	4

24/00786/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	14/01/2025	14/01/2028	25	Not Started	10	0	0	10	0	0	10
24/00207/OUT	Clive Beech Motors Ltd Pitgreen Lane Wolstanton Newcastle Under Lyme Staffordshire ST5 0DB	Wolstanton	31/03/2025	31/03/2028	16	Not Started	6	0	0	6	0	0	6
TOTAL							688	0	0	450	0	0	450

Care – older people/C2 housing

Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 01/04/2026:	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
22/01052/FUL	47 Liverpool Road East Kidsgrove Stoke-On-Trent Staffordshire ST7 3AD	Kidsgrove & Ravenscliffe	02/02/2023	02/02/2026	1	Under Construction	1	1	0	0	0	0	1
TOTAL							1	1	0	0	0	0	1

Adopted Local Plan Residential Site Allocations

Site Ref	Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
AB15	n/a	Land North of Vernon Avenue, Audley	Audley	n/a	n/a	33	33	0	0	0	20	13	33
BL18	n/a	Clough Hall, Talke	Talke & Butt Lane	n/a	n/a	150	150	0	0	0	30	30	60
BL32	n/a	Land at Congleton Road, Butt Lane	Talke & Butt Lane	n/a	n/a	20	20	0	0	0	0	20	20
BL8	22/01067/FUL	Land adjacent to roundabout at West Avenue, Kidsgrove	Talke & Butt Lane	18.12.2024	18.12.2027	55	55	0	0	30	25	0	55
CH14	n/a	Maryhill Day Centre, Wilmott Drive, Cross Heath	Cross Heath	n/a	n/a	30	30	0	0	0	20	10	30

KG6	n/a	William Road, Kidsgrove (site of The Galley PH)	Kidsgrove & Ravenscliffe	n/a	n/a	6	6	0	0	0	0	5	5
KL13	20/00162/REM	Keele Science Park Phase 3, University of Keele	Keele	26.06.2020	n/a	220	220	0	0	0	0	0	0
KL15	n/a	Land South of A525 between Keele University and Newcastle	Keele	n/a	n/a	260	260	0	0	0	0	0	0
KS11	24/00023/FUL	Knutton Community Centre, High Street, Knutton	Knutton	30.08.2024	30.08.2027	9	21	20	1	0	0	0	21
KS17	23/00771/FUL	Knutton Recreation Centre, Knutton Lane	Knutton	30.01.2025	30.01.2028	55	54	30	24	0	0	0	54
KS18	n/a	Land North of Lower Milehouse Lane, Knutton	Knutton	n/a	n/a	10	10	0	0	5	5	0	10
KS19	n/a	Knutton Lane, Knutton	Knutton	n/a	n/a	5	5	0	0	0	0	5	5

LW53	23/00002/OUT	Land at corner of Muckleston Wood Lane & Rock Lane, Loggerheads	Loggerheads	08.09.2025	08.09.2027	138	138	0	0	30	30	30	90
MD29	23/00979/OUT	Land North of Bar Hill, Madeley	Madeley & Betley	18.11.2025	18.11.2028	155	155	0	0	30	30	30	90
NC13	n/a	Land West of Bullockhouse Road, Harriseahead	Newchapel & Mow Cop	n/a	n/a	100	100	0	0	0	30	30	60
SP11	n/a	Former Keele Municipal Golf Course, Keele (Keele Square)	Silverdale	n/a	n/a	900	900	0	0	0	0	60	60
SP2	24/00101/FUL	Cheddar Drive, Silverdale	Silverdale	30.01.2026	30.01.2029	8	14	0	5	5	4	0	14
SP22	24/00231/FUL	Former playground off Ash Grove, Silverdale	Silverdale	11.03.2025	11.03.2028	42	42	0	20	20	2	0	42
SP23	n/a	Land at Cemetery Road / Park Drive, Silverdale	Silverdale	n/a	n/a	200	200	0	0	0	0	30	30

TB19	n/a	Land south of Newcastle Golf Club, Whitmore Road	Thistleberry	n/a	n/a	550	550	0	0	30	60	60	150
TB23	n/a	Land West of Galingale View, Thistleberry	Thistleberry	n/a	n/a	124	124	0	0	0	0	30	30
TB6	n/a	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	Thistleberry	n/a	n/a	13	13	0	0	0	0	5	5
TC19	n/a	Hassell Street Car Park	Town	n/a	n/a	5	5	0	0	0	5	0	5
TC20	n/a	King Street Car Park	Town	n/a	n/a	10	10	0	0	0	5	5	10
TC22	25/00349/FUL	Marsh Parade, Newcastle (former Zanzibar night club)	Town	16.10.2025	n/a	63	63	0	0	30	30	3	63
TC40	n/a	Car Park, Blackfriars Road, Newcastle	Town	n/a	n/a	10	10	0	0	5	5	0	10

TC50	n/a	Cherry Orchard Car Park	Town	n/a	n/a	5	5	0	0	0	0	0	0
TC52	n/a	Goose Street Car Park	Town	n/a	n/a	25	20	0	0	0	0	20	20
TC7	24/00840/FUL	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle	Town	12.12.2025	n/a	175	175	0	30	30	30	30	120
TC7	24/00792/FUL	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle	Town	16.05.2025	16.05.2028	53	29	0	0	0	0	29	29
TC71	24/00678/FUL	Midway Car Park	Town	01.07.2025	n/a	111	111	0	30	30	30	21	111
TK10	n/a	Land at Crown Bank, Talke	Talke & Butt Lane	n/a	n/a	170	170	0	0	0	30	30	60
TK17	n/a	Land off St Martins Road, Talke	Talke & Butt Lane	n/a	n/a	40	40	0	0	20	20	0	40
TK27	n/a	Land off Coppice Road, Talke	Talke & Butt Lane	n/a	n/a	90	90	0	0	30	30	30	120

TK6	n/a	Site at Coalpit Hill, Talke	Talke & Butt Lane	n/a	n/a	10	10	0	5	5	0	0	10
					TOTAL	3850	3618	50	115	300	441	526	1432

Adopted Local Plan Appendix 4 Sites

Site Ref	Planning Application:	Address:	Ward:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Remaining Site Capacity at 01/04/2026:	2026/27	2027/28	2028/29	2029/30	2030/31	Total Delivery 2026-2031
LW87	21/00677/FUL	Former Petrol Station, Eccleshall Road, Loggerheads	Loggerheads	Approved subject to S106	tbc	12	12	0	0	0	6	6	12
SB12	22/00284/FUL	Land adjacent to Clayton Lodge Hotel, Clayton	Westbury Park & Northwood	05/05/2023	05/05/2026	48	29	8	8	0	0	0	16
LW74	21/01041/OUT 24/00313/REM	Land at Baldwin's Gate	Maer & Whitmore	12/07/2023	12/07/2026	200	200	39	50	50	50	0	189
CH3	20/01078/OUT	Land at Hoon Avenue	Cross Heath	29/02/2024	29/02/2027	100	100	0	30	30	30	10	100
WS9	22/00796/FUL	Land off Lamphouse Way, Wolstanton	Wolstanton	19/12/2023	19/12/2026	43	43	20	20	3	0	0	43

RC8	22/00964/FUL	Land at Liverpool Road (part of Birchenwood), Kidsgrove (Parcel 2)	Kidsgrove & Ravenscliffe	24/11/2023	24/11/2026	7	7	5	2	0	0	0	7
					TOTAL	410	391	72	110	83	86	16	367