



# **Newcastle-under-Lyme Borough Council**

## **Strategic Housing & Employment Land Availability Assessment (SHELAA)**

**Report September 2022**

## Contents

1. Introduction .....	2
2. Previous Assessments .....	4
3. Planning Policy Context .....	5
4. Local Planning Context .....	9
5. Assessment Findings for Housing .....	12
6. Assessment Findings for Employment .....	15
7. Evidence Base and Next Steps .....	18

## 1. Introduction

- 1.1 Newcastle-under-Lyme Borough Council is currently preparing the development of its own local plan. The Newcastle-under-Lyme Local Plan will replace the existing Core Spatial Strategy adopted in 2009. Once the new plan is adopted, it will identify how much additional land is required to meet the development needs across the borough up to 2040.
- 1.2 It is a requirement of national planning policy that Strategic Housing Land Availability Assessments (SHLAAs), or Strategic Housing and Employment Land Availability Assessments (SHELAAAs), are prepared by local planning authorities to provide evidence of all potential sources of housing and employment land supply that are a combination of the following: suitable or potentially suitable, available or likely to become available, and achievable. This forms the key evidence to identify if there is sufficient potential land for meeting the local authority's development needs over the plan period.
- 1.3 The SHELAA is a theoretical, evidence based assessment. Inclusion of any site in the document does not indicate its status or whether planning permission would be granted. This is highlighted in the disclaimer.
- 1.4 The SHELAA will be reviewed on a periodical basis, and sites can be nominated for inclusion at any time through the Call for Sites exercise during the course of the local plan's production. This version of the SHELAA presents a current snapshot of the potential housing and employment land supply across the borough of Newcastle under Lyme.
- 1.5 The Borough Council identifies sites through proactive searches, existing data as well as conducting a 'Call for Sites' exercise where sites are able to be submitted for consideration of future development in the local plan. Only sites that are over 0.25 hectares, or able to accommodate 5 or more dwellings are only taken into consideration for the purpose of this assessment.
- 1.6 The assessment of sites included in this study are based on the best information available to the Borough Council at the time. This includes information submitted by landowners, agents and other parties, which is correct to the best of our knowledge. If you consider any of this information to be incorrect or out of date, or if you have further information, please let us know. We will take any fresh information into consideration in the next iteration of the SHELAA report.
- 1.7 The SHELAA has been prepared under a methodology which was subject to consultation with key developers and agents. This report and the methodology should be read in conjunction with each other. The SHELAA methodology is available to view on the Borough Council's website <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan-evidence-base>

**It is important to note that the inclusion of any site within a SHELAA does not guarantee that it will be allocated for development, or that planning permission for its development will be granted. It simply provides evidence of how the suitability, availability and achievability of the site has been assessed. All sites will require more detailed assessment and investigation if they are to be considered for allocation or planning approval. Any allocation of the sites included in this assessment will be made through either the Local Plan or Neighbourhood Plans that are being prepared within the borough. Proposed allocations will be subject to extensive public consultation as part of the preparation of any of these documents.**

## **2. Previous Assessments**

- 2.1 The SHELAA is informed by a methodology. The method contains a series of assumptions based on data and example development sites in the Borough.
- 2.2 Traditionally, the Borough Council produced Strategic Housing Land Availability Assessments (SHLAAs) on a periodical basis, with the first ever assessment published in October 2008. The SHLAAs were used as part of the supporting evidence to inform the Core Spatial Strategy, and later, the development of the Joint Local Plan which has now ceased.
- 2.3 Previous published versions of the SHELAA were based on a methodology produced jointly with Stoke on Trent. In the past the Borough and Stoke had been working to produce a Joint Local Plan. The methodological assumptions were therefore formed to suit site typologies across the wider Joint Local Plan boundary area.
- 2.4 In light of the decision in 2021 to prepare a new local plan for Newcastle under Lyme, and the national requirement to include economic land as well as housing, the Borough Council has reviewed its approach towards undertaking land availability assessments, and made the decision to prepare a SHELAA under a revised and updated methodology.
- 2.5 This report is the first SHELAA the Borough Council has produced, and involves assessing the land supply for both housing and economic / employment development. The SHELAA will be updated periodically to inform the new local plan as it progresses.

### **3. Planning Policy Context**

#### **National Planning Policy**

- 3.1 The preparation of a Strategic Housing Land Availability Assessment (SHLAA), or Strategic Housing and Employment Land Availability Assessment (SHELAA) is a requirement of the National Planning Policy Framework (NPPF).

#### **National Planning Policy Framework (NPPF)**

- 3.2 In identifying land for housing, the NPPF explains that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

*(NPPF, Paragraph 68, p18).*

- 3.3 In a more broader context, the NPPF (paragraphs 81-85) outlines the need to encourage sustainable economic growth, with having regard to, and supporting local industries, businesses and wider opportunities for economic development within both the urban and rural area. Economic development should be sensitive to the surrounding environment, recognising the specific locational requirements of different sectors with the overall goal of ensuring development does not have unacceptable impacts.

#### **Preparing the 2022 SHELAA**

- 3.4 The 2022 SHELAA has been prepared in accordance with the most up to date guidance available, including the National Planning Policy Framework (NPPF) and relevant Planning Practice Guidance (PPG). Specifically, the PPG provides more detailed advice for carrying out land availability assessments for housing and economic development, noting that it should:
- identify sites and broad locations with potential for development;

- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

*(Paragraph: 001 Reference ID: 3-001-20190722).*

3.5 Annex 2 of the NPPF defines a deliverable housing site in terms of an assessment of the timescale for delivery and the planning status of a site:

“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”

3.6 Annex 2 of the NPPF also defines a developable housing site:

“to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

3.7 The Borough Council has adopted the above approaches in this assessment. The assessment has been undertaken whilst taking into account the SHELAA methodology consultation responses and call for site submissions, alongside the latest development information about sites. Sites presented in previous SHLAA reports which had planning permissions and have been developed for housing or employment have been taken out of this SHELAA.

3.8 Where sites have an expired planning permission or no planning history, the SHELAA process has confirmed whether sites remain undeveloped and available. The Borough Council has written to relevant landowners, developers and agents to confirm the availability of sites. Further investigatory work will continue during the course of the local plan’s production to determine the availability of sites for development. New and

additional information about the suitability or availability of sites will be provided at the next update of the SHELAA.

- 3.9 For some sites, officers are in dialogue with landowners, agents and developers to bring sites forward for development. Sites that have a planning application pending were discussed with case officers and updated accordingly. The Borough Council is also aware of pre-application enquiries where a view to an application being submitted to the Borough Council for the delivery of housing or employment is being sought.
- 3.10 The Borough Council assesses lead-in times and build-out rates for housing development through the SHELAA where it is possible for sites currently without planning permission to obtain outline or detailed consent, and observe the start of completions from 24 months onwards. This is based on actual completion rates on sites in different locations and across the borough. Further information about this can be found within the SHELAA methodology.
- 3.11 Sites without planning permission where the Borough Council has contacted a willing landowner to confirm pre-application activity may see sites contribute to the housing or employment supply. Sites currently under construction and with detailed planning permission also contribute to the supply.
- 3.12 Where sites are in current or former alternative use, the Borough Council has taken an informed approach and considered delivery likely to be achieved. The Borough Council has contacted landowners to confirm availability, and determine details of any existing tenancy agreements to assess deliverability upon the landowner obtaining vacant possession of the site together with lead-in times for planning application(s), commencement on sites and the delivery of completions. The deliverability of sites will continue to be reviewed, and relevant updates will be made in future iterations of the SHELAA.

### **Planning Practice Guidance (PPG)**

3.13 The PPG provides further guidance on how potential housing and economic development should be assessed in accordance with the principles established by the NPPF. The PPG states the following:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

*(Paragraph: 001 Reference ID: 3-001-20190722)*

3.14 The method for assessing sites with development potential is divided into five stages as set out in the PPG:



**Stage 1:** Identification of sites and broad locations

**Stage 2:** Site / broad location assessment

**Stage 3:** Windfall assessment (where justified)

**Stage 4:** Assessment review

**Stage 5:** Final Evidence Base (Planning Practice Guidance, 22 July 2019 - Housing and economic land availability assessment).

3.15 These five stages have been taken in to account and incorporated within the SHELAA methodology.

3.16 The PPG is an online resource, and so it is subject to regular review and updating by the government. Any changes that are made to the PPG following the publication of this SHELAA will be incorporated into the next version.

## 4. Local Planning Context

### Current Development Plan

- 4.1 The current development plan for the borough of Newcastle under Lyme is made up of the following documents:
- Newcastle under Lyme & Stoke-on-Trent Core Spatial Strategy 2006-2026
  - Local Plan policies from the Newcastle under Lyme Local Plan 2011
  - Betley, Balterley and Wrinehill Neighbourhood Development Plan
  - Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan
  - Madeley Neighbourhood Development Plan
  - Loggerheads Neighbourhood Development Plan
- 4.2 The overall housing development strategy for the plan area is established by Policy SP1 of the Core Spatial Strategy (Spatial Principles of Targeted Regeneration). This directs new housing development within the Borough primarily to the urban areas of Newcastle and Kidsgrove. Housing development in the rural area is directed towards the key rural service centres of Loggerheads, Madeley and the villages of Audley Parish through Policy ASP6.
- 4.3 The Core Spatial Strategy seeks to foster and diversify the employment base of all parts of the plan area, both urban and rural. It promotes and facilitates employment and economic development in and around Chatterley Valley, Keele University and Science Park, and the Newcastle Town Centre. Policy ASP5 of the Core Spatial Strategy (Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy) aims to deliver and bring forward a minimum 104 hectares of employment land.
- 4.4 The Borough Council's development plan is partially made up of four made neighbourhood development plans covering the majority of the borough's rural area. Collectively, the neighbourhood development plans direct new housing development within defined development boundaries associated with their relevant rural centre / village (i.e. Loggerheads, Baldwin's Gate, Madeley and Madeley Heath and Betley).
- 4.5 The neighbourhood development plans acknowledge that local employment is essential for rural settlements to remain viable and sustainable, and allow them to grow. The neighbourhood development plans seek to enhance employment opportunities and create a mix of uses within their areas.
- 4.6 For the purposes of the SHELAA, the suitability and availability of sites / land has been assessed whilst taking into consideration the physical and policy constraints as set out, or identified within the development plan documents. The delivery of housing and employment in the context of the current development plan (i.e. Core Spatial Strategy) will continue to be monitored, and published periodically within the Borough Council's

Annual Monitoring Report (AMR). The AMRs can be found on the Borough Council's website.

- 4.7 Once adopted, the new borough local plan (2020-2040) will form part of the development plan and will replace the Core Spatial Strategy. New monitoring indicators will be established to help monitor and assess the delivery of housing and employment in accordance with the aims, objectives and policies of the new local plan.

### **Housing requirement**

- 4.8 The Core Spatial Strategy was adopted in 2009, and sets out the development strategy of the borough for 2006-2026. It sets a housing requirement of 5,700 net new homes (285 per year). This figure was derived from the West Midlands Regional Spatial Strategy which was revoked by the government in 2013.

- 4.9 As the Core Spatial Strategy housing target was derived from a revoked regional spatial strategy, according to the PPG – it may no longer reflect current needs. Furthermore, the NPPF now states:

“...to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

*(NPPF, Paragraph 61, p17)*

- 4.10 Strategic policies within the Core Spatial Strategy are more than five years old, and the emerging local plan has not yet been subject to examination. Therefore, in accordance with the NPPF, the standard method is used to calculate the local housing need. For the new local plan (2020-2040), the minimum annual housing need for Newcastle-under-Lyme is 7000 net new homes (350 per annum). Further information about local housing need and relevant calculations can be found within the 5 Year Housing Land Supply Statement 2021–2026 on Borough Council's website.
- 4.11 In 2020 the Housing Needs Assessment was produced to inform the emerging local plan, and replaces the Strategic Housing Market Assessment from 2017. The evidence takes into account the latest available information and revised national policy and guidance. Furthermore, it explores the standard method to determine the minimum number of houses needed as described above. The Housing Needs Assessment can be viewed on the Borough Council's website. At this stage the Borough Council is still to determine the number of houses it will plan for in the emerging local plan.

## **Employment Requirement**

- 4.12 As previously discussed, new evidence was produced in 2020 to inform the emerging local plan, and alongside the Housing Needs Assessment an Economic Needs Assessment was also produced. This provided an update to the employment land evidence which was last visited in 2015 for the Employment Land Review. The Economic Needs Assessment concluded that there is 64.8ha of employment land within the current supply, resulting in a surplus of employment land to meet the proposed employment needs for the new plan period (2020-2040). The suitability and availability of employment land will be kept under review during the course of the local plan's production.
- 4.13 It is important to note that as the new local plan progresses the suitability or availability of sites for potential housing and employment development may change (e.g. land owners may decide to promote sites for alternative uses). SHELAA reports will be produced and updated on a periodical basis to establish realistic assumptions about the suitability, availability and achievability of land in the borough. This will enable the Borough Council to assess and help achieve an adequate supply of land to meet the borough's identified development needs.

## 5. Assessment Findings for Housing

### Current Housing supply

- 5.1 A total of 323 sites have been assessed in the SHELAA for potential housing and economic development, with 233 sites outside the Green Belt, and 90 sites within the Green Belt. All maps of sites assessed can be viewed on the [Local Plan interactive map](#).
- 5.2 The deliverable supply (0-5 years) is made of 46 sites, all which have residential planning approval contributing a potential capacity of 2,199. Assessment proformas for sites within the deliverable supply for housing can be viewed in Appendix 1.
- 5.3 The developable supply is made up of 37 sites contributing a potential capacity of 1,334. The developable supply is subdivided into 6-10 and 11-15 years. 37 sites contributing 1179 fall within the 6-10 year period, and 2 sites contributing 155 fall within the 11-15 year period.
- 5.4 3 of the sites within the developable supply have planning approval contributing a potential capacity of 226. This is mainly because their capacities are greater, and the potential delivery of housing (trajectory) is predicted beyond the 0-5 year period, and into the 6-10 and 11-15 year period. Assessment proformas for sites within the developable supply for housing can be viewed in Appendix 2.
- 5.5 In total, sites with planning approval contribute a potential capacity of 2,425, and sites without planning approval contribute a potential capacity of 1,108. Part of the above analysis is presented in Table 1 below. Assessment proformas for sites not contributing to the deliverable or developable supply can be viewed in Appendix 3.
- 5.6 The housing capacity of sites judged to be deliverable or developable has been estimated during the assessment process, and the capacity distributed across 5 year periods (3 in total) to form an indicative forecast of the amount of housing that could be delivered over the next fifteen years. An indicative housing trajectory can be viewed in Appendix 4.
- 5.7 To view all sites assessed as part of this exercise please visit [Local Plan interactive map](#) webpage on the Borough Council's website. Within the List on Contents all sites can be viewed by selecting the layer titled '**Strategic Housing & Employment Land Availability Assessment 2022**'.

### Spatial Distribution of Housing

- 5.8 For the purpose of indicating the spatial distribution of potential housing sites the Borough is divided into wards. Table 1 summarises these findings, showing the potential housing supply by ward.

**Table 1: Housing Supply by Ward**

Ward	No of Dwellings (Total Supply)	Deliverable (0-5 years)	Developable (6-10 Years)	Developable (11-15 Years)
Audley	28	22	6	0
Bradwell	114	85	29	0
Crackley & Red	12	12	0	0
Cross Heath	253	96	157	0
Holditch & Chesterton	423	213	150	60
Keele	506	506	0	0
Kidsgrove & Ravenscliffe	33	14	19	0
Knutton	238	19	219	0
Loggerheads	257	238	19	0
Madeley & Betley	106	80	26	0
Maer & Whitmore	11	11	0	0
May Bank	36	0	36	0
Newchapel & Mow Cop	5	5	0	0
Silverdale	79	24	55	0
Talke & Butt Lane	198	89	109	0
Thistleberry	238	114	124	0
Town	768	504	169	95
Westbury Park & Northwood	61	0	61	0
Westlands	97	97	0	0
Wolstanton	70	70	0	0
<b>TOTAL</b>	<b>3533</b>	<b>2199</b>	<b>1179</b>	<b>155</b>

### Capacity of Brownfield and Greenfield Sites for Housing

- 5.9 The NPPF is clear that local authorities should make as much use as possible of previously-developed land, underutilised, or brownfield land in order to meet its development needs.
- 5.10 Of the 46 sites within the deliverable supply (0-5 years), 30 sites are brownfield with a capacity of 1402, 13 sites are greenfield with a capacity of 650, and 3 sites are mixed (brownfield and greenfield) with a capacity of 147.
- 5.11 Of the 37 sites within the developable supply (6-10 and 11-15 years), 26 sites are brownfield with a capacity of 671, 10 sites are greenfield with a capacity of 634, and 1 site is mixed (brownfield / greenfield) with a capacity of 29.
- 5.12 In total, the 83 sites making up the total supply consists of 56 brownfield sites, 23 greenfield sites, and 4 mixed sites. It is clear from these results that the Borough

Council is taking a pro-active role in identifying, and helping to bring forward brownfield sites in order to meet its housing need in compliance with the NPPF.

5.13 Within this assessment 4 sites are located in the Green Belt and have planning approval for residential development. These contribute 121 to the deliverable supply (0–5 years). Table 3 below summarises the Green Belt sites.

**Table 2: Green Belt Sites with Planning Approval for Housing**

SHELAA Reference	Application Reference for Housing Development	Address	Ward	Land Type	Proposed Number of Units
AB76	18/00122/FUL	Site off Cross Lane, Audley	Audley	Brownfield	7
HM3	17/00968/FUL	Wrinehill Garage, Main Road	Madeley & Betley	Brownfield	9
KL16	18/00262/REM	Pepper Street, Keele	Keele	Mixed	100
MD55	21/00995/COUNOT	Hungerford House Farm, Hungerford Lane, Madeley	Madeley & Betley	Brownfield	5

### Housing Trajectory

5.14 Every effort has been made to ensure that the assessment process does not overestimate supply or completion rates. The lead-in times, build-out rates and phasing of housing sites have been informed by the SHELAA methodology alongside expertise and knowledge of development industry stakeholders, including house builders and property agents. In the five-year supply period, sites with full planning permission and those already under construction have been phased ahead of sites with outline planning permission. The indicative housing trajectory can be viewed in Appendix 4.

## 6. Assessment Findings for Employment

### Current Employment Supply

- 6.1 46 sites were assessed as being available in general for development in non-Green Belt locations that were suitable, or potentially suitable for employment / economic development. However, when taking into account if these sites were purely being promoted for alternative uses, or already have planning approval for other types of development such as housing, 13 sites were identified as suitable and available for employment development. Collectively, these sites provide a land capacity of 114.36 hectares.
- 6.2 From the 13 sites in total, 5 sites have planning approval for employment development which collectively provide a land capacity of 72.08 hectares. 3 of the 5 sites with planning approval for employment development are greenfield. These applications are predominantly for B2, B8, E(g)i uses, or a combination of them which generally require larger parcels of land for delivery. The borough is relatively scarce of large brownfield sites in non-Green Belt locations which could partially explain why applications for employment development are being made on greenfield sites. Table 3 summarises the above findings. The site assessment proformas for suitable employment sites can be viewed in Appendix 5.

**Table 3: Employment Supply by Ward**

SHELAA reference	Site Address	Ward	Land Type	Application Reference for Employment Development	Proposed Use Class for Employment	Gross Site Area (Ha)
BW1	Chatterley Valley, Lowlands Road, Bradwell	Bradwell	Brownfield	N/A	B2, B8	6.5
BW19	Chatterley Valley, Chatterley Sidings	Bradwell	Greenfield	18/00736/OUT	B2, B8, E(g)i, E(g)ii, E(g)iii	43.32
BW5	Chatterley Valley, Ravensdale	Bradwell	Greenfield	20/01047/FUL	B8	2.63
CT10	Parkhouse Road West, Chesterton	Holditch & Chesterton	Greenfield	N/A	B2, B8	4.16
CT20	Rowhurst Close, Chesterton	Holditch & Chesterton	Mixed	N/A	B2, B8	17.01
HD15	Greyhound & Speedway Stadium, Loomer Road, Chesterton	Holditch & Chesterton	Brownfield	20/00123/OUT	B8	6.03



Newcastle under Lyme Strategic Housing & Employment Land Availability Assessment 2022

KL13	Keele Science Park Phase 3, University of Keele	Keele	Greenfield	17/00934/OUT 20/00162/REM	E(g)ii	26.13
MD11	Land Area 6 at Marley Eternit Tiles, Madeley Heath	Madeley & Betley	Brownfield	N/A	B2, B8	2.93
LW86	Land to the rear of Slaters Village, Baldwin's Gate	Maer & Whitmore	Greenfield	N/A	E(g)i, E(c)iii	2.11
SP9	Silverdale Buisness Park, Cemetery Road	Silverdale	Brownfield	18/00008/FUL	E(g)i	0.63
TC22	Marsh Parade, Newcastle (former Zanzibar night club)	Town	Brownfield	N/A	E(g)i, E(c)iii	0.35
TC1	Depot site between Knutton Lane and Silverdale Road, Town Centre	Town	Brownfield	N/A	B2, E(g)i, E(g)ii, E(g)iii, E(c)iii	2.36
TC40	Car Park, Blackfriars Road, Newcastle	Town	Brownfield	N/A	E(g)i, E(c)iii	0.2
					<b>Total (Hectares)</b>	<b>114.36</b>

6.3 Sites that do not have planning permission for employment development (i.e. BW1, CT10, CT20, MD11, LW86, TC22, TC1, and TC40) are allocated certain types of employment uses in accordance with the Use Class Order. Details from Call for Site submissions, the size and character of the surrounding environment is taken into account in proposing the appropriate employment use for each site.

6.4 In terms of economic development, the potential for this is calculated using the gross site area of those sites considered suitable / potentially suitable, available and achievable, rather than a net developable area which is dependent on a range of factors including environmental / policy constraints, existing land uses, the type of employment development proposed, whether there would be conversions or change of use of buildings, and infrastructure requirements. As a result the net developable area is likely to be materially less than the gross developable area.

6.5 Whilst the SHELAA shows the potential land supply for housing and economic uses, there are some sites that have been assessed to be suitable for both housing and employment. Furthermore, some sites have been promoted to the Borough Council for multiple uses including both housing and employment. This is particularly relevant to SHELAA site references KL13, LW86, MD10, TC1, and TC22 as listed in Table 3.

- 6.6** To view all sites assessed as part of this exercise please the visit [Local Plan interactive map](#) webpage on the Borough Council's website. Within the List on Contents all sites can be viewed by selecting the layer titled '**Strategic Housing & Employment Land Availability Assessment 2022**'.

## 7. Evidence Base and Next Steps

### Evidence Base

- 7.1 Market uncertainty and factors outside the control of the Borough Council including changes in ownership, sites being subject to applications for alternative uses and developers working to alternative timeframes will impact on the supply of housing and employment land in the interim period. It can also be expected that potential housing and employment sites that have not yet been identified will also be nominated for inclusion in future SHELAA's. These will be assessed in later updates of the SHELAA.
- 7.2 It is important to note that the inclusion of any site within a SHELAA does not guarantee that it will be allocated for development, or that planning permission for its development will be granted. It simply provides evidence of how the suitability, availability and achievability of the site has been assessed. All sites will require more detailed assessment and investigation if they are to be considered for allocation or planning approval. Any allocation of the sites included in this assessment will be made through either the Local Plan or Neighbourhood Plans that are being prepared within the borough. Proposed allocations will be subject to extensive public consultation as part of the preparation of any of these documents.
- 7.3 The findings of this assessment will form part of the evidence base for further stages of the plan-making process. The Newcastle under Lyme Local Plan, once adopted, will ultimately determine which sites come forward, and the timing of when a suitable site comes forward for housing or employment.

### Next Steps

- 7.4 Following on from the production of the new evidence in 2020 (Housing and Economic Needs Assessment), and the undertaking of the Issues and Strategic Options Consultation in 2021/2022 the Borough Council is to determine the level of growth being aimed for in the emerging local plan. This in turn will provide a clearer picture as the amount of sites (or land) the borough needs to meet its development needs for the plan period 2020-2040.
- 7.5 It is intended that the SHELAA will be kept under review, and updates will be carried out periodically to ensure it remains an effective and up to date piece of evidence. Below are a few examples as to why the SHELAA will be updated:
  - New sites being submitted through the Call for Sites exercise in order to be considered for future development in the emerging local plan;
  - Changes in the development status of specific sites (i.e. not started, under construction or completed). This also includes changes in the number of housing completions on site which feed into the estimated potential capacity calculations (on site proformas);

- Sites attaining planning permission which then alters the trajectory and timescales for development and completions;
- Sites no longer being promoted for housing or employment, or are considered for alternative uses (e.g. retail, leisure);
- Unforeseen physical and policy constraints resulting in sites no longer being suitable or available for development.

The reviews and updates will not deviate away from the methodology unless national policy and guidance on SHLAA / SHELAA preparation is significantly amended.

- 7.6 The Borough Council will continue to accept sites submitted through the Call for Sites exercise (as long as they meet the criteria for assessment) for inclusion in future SHELAAAs. If you wish to submit a site for potential development in the local plan please complete an electronic nomination form on the Call for Sites portal. This can be found on the Borough Council's website:

<https://www.newcastle-staffs.gov.uk/planning-policy/call-sites/3>

Alongside the submission please provide a map showing a red line boundary of the land in question being promoted. Alternatively, a word version of the nomination can be requested and submitted to the planning policy team by email at:

[planningpolicy@newcastle-staffs.gov.uk](mailto:planningpolicy@newcastle-staffs.gov.uk)

### **Limitations to Research**

- 7.7 This report, the Strategic Housing and Employment Land Availability Assessment (SHELAA) represents a 'snap shot' of the current housing and employment land supply position. Although every attempt has been made to ensure that the information is as accurate as possible, it is recognised that there are limitations to this research. A number of assumptions have been made where information was unavailable.