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1. Background

- 1.1. This five-year housing land supply sets out new information regarding the availability of land in Newcastle-under-Lyme Borough Council for housing development over the five-year period from 2023 to 2028 and is an update to the position statement issued by the Council in April 2024. It includes a number of assumptions regarding the influence of potential future local plan allocations on the Council's housing land supply position. This is to indicate the potential future housing land supply position in the Borough.

2. National Policy and Guidance

- 2.1. The National Planning Policy Framework (NPPF) states that

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded” (NPPF, Paragraph 76, p.21).

- 2.2. The adopted Plan for Newcastle-under-Lyme is the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan). As this was adopted more than five years ago (October 2009), paragraph 77 of the NPPF applies, which states that

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴²” (NPPF, Paragraph 77, p.21).

- 2.3. The footnote to paragraph 77 (Footnote 42) confirms that

“Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method site out in national planning guidance.”

- 2.4. The standard method should therefore be used to calculate the local housing need for Newcastle-under-Lyme Borough Council.

- 2.5. The NPPF also states that

“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. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within

neighbouring areas should also be taken into account in establishing the amount of housing to be planned for” (NPPF, Paragraph 61, p.17).

- 2.6. As Newcastle-under-Lyme Borough Council’s existing strategic policies are more than five years old, the Borough’s local housing need should be applied for the purposes of assessing the Borough’s five-year housing land supply. The NPPF defines ‘local housing need’ as

“The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework)” (NPPF, Annex 2: Glossary, p.71).

- 2.7. Furthermore, with regard to local housing need assessment, Planning Practice Guidance (PPG) provides greater detail on the approach to be adopted in prescribed circumstances. PPG directs all local authorities with strategic policies more than 5 years, or where strategic housing policies have not been reviewed and found to be up to date, to use the Government’s standard method as the starting point for calculating the 5-year housing land supply.

- 2.8. 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.69).

- 2.9. The NPPF sets out the 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 2023 to 2028

- 3.1. Newcastle-under-Lyme Borough Council is currently of preparing a Local Plan. The Newcastle-under-Lyme Local Plan 2020-2040: First Draft Local Plan (Regulation 18 Stage) was consulted upon in 2023. The Regulation 19 version of the Plan has now also been prepared and is due to be consulted upon in August/September 2024. Once adopted the emerging local plan will replace the Core Spatial Strategy and set a new housing requirement which will assess housing need for the Borough and constraints to development.
- 3.2. Strategic policies within the Core Spatial Strategy are more than 5 years old. In accordance with Planning Practice Guidance, the Government's standard method for assessing local housing need is the prescribed method for calculating a five-year housing land supply for Newcastle-under-Lyme (PPG, Paragraph: 003, Reference ID: 68-003-20190722, Revision date: 22 July 2019). The standard method was also used in the previous 2022-2027 five-year housing land supply statement.
- 3.3. Figure 1 sets out the Borough's local housing need according to the Government's standard method to assess housing need, which indicates a minimum annual local housing need of 347 dwellings.

Number of Year's Supply Required

- 3.4. The NPPF states that

“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old⁸⁰, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need” (NPPF, Paragraph 226, p.65).
- 3.5. The footnote to paragraph 226 (Footnote 80) confirms that

“Where local housing need is used as the basis for assessing whether a four-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance”.
- 3.6. Further to the above, as the Borough Council's emerging local plan has reached Regulation 18 stage, the Council is only required to identify a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of local housing need.

Figure 1: Local Housing Need - Government's Standard Approach

Step 1 – Setting the baseline

Average household growth in Newcastle-under-Lyme 2023-2033 = 59,732 households in 2033 - 56,645 households in 2023 = increase of 3,087 households

Annual household growth = 3,087 /10 years = 308.7

Average annual household growth = 308.7

Step 2 – Affordability adjustment

The formula used to calculate the affordability adjustment is:

$$\left] \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1 \right.$$

2022 median workplace-based affordability ratio for Newcastle-under-Lyme = 5.99

$([5.99 - 4] / 4) \times 0.25 + 1 = (1.99 / 4) \times 0.25 + 1 = 0.4975 \times 0.25 + 1 = 0.124375 + 1 = 1.124375$

Adjustment factor = 1.124375

Minimum annual local housing need figure = Adjustment factor x projected annual household growth = 1.124375 x 308.7 = 347.094562

Minimum annual local housing need = 347

Step 3 – Capping the level of any increase

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009). A cap may therefore be applied whichever is the higher of:

- 285 dwellings per annum set out in the 2009 Core Strategy
- 302 based on average annual household growth 2024-2034 (as per Step 1)

The cap is set at 40% above the higher of the most recent average annual housing requirement figure, or average household growth. In this case, the household growth is the greatest figure:

Cap = 302 + (40% x 302) = 302 + 120.8 = 422.8

The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to this authority's minimum annual housing need figure (i.e. no cap is applicable).

Minimum annual local housing need = 347

Application of an Appropriate Buffer

3.7. With regard to buffers, Paragraphs 77 and 79 of the NPPF state 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.

3.8. As set out in Table 1, the Borough Council's 2022 Housing Delivery Test Result indicates a significant over-supply of housing over the previous three years.

Table 1: Housing Delivery Test 2022 measurement

Year	Number of Homes Required	Number of Homes Delivered	Shortfall / Surplus (cumulative)
2019-20	319	320	1
2020-21	236	630	394
2021-22	350	576	226
Total	906	1,526	621

Source: *Housing Delivery Test: 2022 measurement, DLUHC, 19 December 2023*
* Note that 'Total' figures may not add up due to inclusion of decimal figures not shown

$$\text{Shortfall / surplus} = \frac{\text{Total net homes delivered 2019-22}}{\text{Total net homes required 2019-22}} = \frac{1,526}{906} = 1.68 = \mathbf{168\%}$$

3.9. The previous version of the NPPF (September 2023) included a requirement for the addition of a 5% buffer to the supply of specific deliverable sites to ensure 'choice and competition in the market for land' (paragraph 74, p.21). That requirement, however, has been removed from the December 2023 version of the NPPF. On this basis and given the recent significant over-supply of housing in the Borough, as outlined in Table 2 it is considered that no buffer is required to be added to the supply of specific deliverable sites in this instance.

Addressing the Shortfall

- 3.10. The PPG indicates that any shortfall should also be included in the requirement for the first five years (*PPG, Paragraph: 022, Reference ID: 68-022-20240205, Revision date: 05 February 2024*). This results in a five-year supply requirement in excess of the local housing need figure.
- 3.11. Therefore, in order to assess the five-year housing land supply it is relevant to assess housing delivery during the 2019/20-2021/22 period against the housing requirement. This corresponds with the results of the Housing Delivery Test 2022 measurement published by the Department for Levelling Up, Housing & Communities (DLUHC). Table 1 above shows the results.
- 3.12. As outlined in Table 1, there is no shortfall of homes delivered. Therefore, no shortfall needs to be factored into the five-year housing land supply requirement calculation.

4. Local Housing Need 2023 to 2028

- 4.1. Figure 1 indicates the annual local housing need figure according to the Government's standard method to assess housing need. In accordance with the NPPF and PPG, the Borough's minimum housing need has been calculated using the standard method. As set out in Table 2, this amounts to a local housing need of 1,735 homes over a 5-year period.

Table 2: Local Housing Need Assessment

Annual Local Housing Need	347
Five-Year Local Housing Need	1,735
Buffer at 0%	0
Shortfall	0
Five Year Housing Requirement	1,735
Annual Requirement	347
Four-Year Housing Requirement	1,388
Five-Year Housing Requirement	1,735

5. Housing Land Supply

Assessment of Deliverable Sites

- 5.1. 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, p69 and PPG, Paragraph: 007, Reference ID: 68-007-20190722*).
- 5.2. Furthermore, an assessment of all sites within the land supply has been undertaken in accordance with the Council's SHLAA Methodology.
- 5.3. 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 2023-2028 period.

Detailed Planning Permission

- 5.4. 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

- 5.5. 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

- 5.6. 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. 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

- 5.7. 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 72, p20*).
- 5.8. The Council has compelling evidence that windfall sites provide a reliable source of supply in Newcastle-under-Lyme. Table 3 below shows the past trends in windfall site

completions since 2008. These typically comprise changes of use, conversions and sites not already identified in the published SHLAA.

Table 3: Calculation of the windfall allowance

Year	Windfall Completions
	Sites not identified in the SHLAA but Inc. COU/CON
2008-09	48
2009-10	47
2010-11	21
2011-12	27
2012-13	31
2013-14	33
2014-15	26
2015-16	61
2016-17	253
2017-18	40
2018-19	60
2019-20	32
2020-21	54
2021-22	120
2022-23	87
Total	940
Average per year	62.67

5.9. Considering the monitoring data presented in Table 3, a windfall allowance of 62.67 dwellings per year for years 2025/26 and 2026/27 of the five-year period has been included in the housing land supply calculation. A total windfall allowance of 125 is therefore applied for the last two years of the five-year supply period. This avoids double counting of existing planning approvals which are likely to be built during the preceding three years.

Student Accommodation

5.10. In recent years, the Council has seen a rise in the number of planning applications proposing significant amounts of purpose-built student accommodation.

5.11. 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: 034, Reference ID: 68-034-20190722, Revision Date: 22 July 2019).

- 5.12. 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.
- 5.13. 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 4 provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

Table 4: Number of Students in Student only Households NUL, 2021

All Student only Households	Students in Household						
	1	2	3	4	5	6	7
857	273	196	138	171	67	8	4

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

- 5.14. From the data presented in Table 4 it can be assumed that there were 2,174 students in the Borough at 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.
- 5.15. Table 5 indicates that Keele University’s full-time student population in 2021/22 was 1,375 (17.42%) higher than it was in 2013/14. 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 5: Keele University Full-Time Student Numbers

Full time student numbers (Undergraduate and Postgraduate)	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
Keele University	7,890	7,425	7,875	8,365	8,545	8,565	8,620	9,075	9,265

Source: Higher Education Statistics Agency

- 5.16. 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.
- 5.17. At the time of writing this Statement, there are 3 sites with planning permission to provide student accommodation, all of which are considered to have sufficient evidence to conclude they are deliverable. These are shown in Table 6.
- 5.18. The ratio stated in paragraph 5.14 (average number of adults per household) is applicable to two planning permissions which include shared and communal elements (17/00252/FUL and 18/00698/FUL). The other extant planning permission is for self-contained student units, meaning that they do not share communal areas or living facilities (16/01106/FUL). The ratio is not applicable to these. Cumulatively, these planning permissions give a total of 479 units that contribute to the Council's housing supply.

Table 6: Student accommodation considered deliverable and to contribute to Housing Supply

Planning Application Ref	Site	Remaining capacity at site (units)	Remaining capacity contribution to 5-year supply
17/00252/FUL	Former Jubilee Baths	273 (208) ⁽ⁱ⁾	208
18/00698/FUL	Keele University	953 (406) ⁽ⁱⁱ⁾	168 ⁽ⁱⁱⁱ⁾
16/01106/FUL	One London Road	103	103
Supply total:			479

⁽ⁱ⁾ 165 self-contained units + 108 shared / communal units = 165 + (108 / 2.5) = 208

⁽ⁱⁱ⁾ 42 self-contained units + 911 shared / communal units = 42 + (911 / 2.5) = 406

⁽ⁱⁱⁱ⁾ Net increase of 420 non-self-contained units to 31/03/2028 = 420 / 2.5 = 168

Older People / C2 Housing

- 5.19. 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: 035 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: 041 Reference ID: 68-041-20190722, Revised Date: 22 July 2019).

- 5.20. Table 7 below sets out older people's and other housing in Use Class C2 which contributes 28 residential units towards the five-year housing land supply. For this a ratio (average number of adults per household) is applied to determine the release of accommodation in the housing market.

Table 7: Purpose-built elderly / C2 accommodation considered deliverable and to contribute to housing supply

Planning Application Ref	Site	Number of bedrooms proposed	Average number of adults per household	Contribution to five-year supply
18/00693/FUL	Orchard House	75	1.8	42
22/00157/COU	1 Poplar Avenue	-9	1/1.8	-16 ⁽ⁱ⁾
22/01001/COU	191 Basford Park Rd	3	1.8	2
Supply total:				28

⁽ⁱ⁾ Development will deliver a net loss of 9 bedrooms in C2 use = loss of 16 dwellings to the supply

Planning Applications Granted After 31/03/2023

5.21. As well as all of the aforementioned sources of supply, this updated position statement includes sites for which planning permission for housing was secured after 31/03/2023. As set out in Table 8, this element of the supply comprises 5 sites that contribute a further 278 dwellings to the 5-year supply.

Table 8: Planning consent (<5 dwelling capacity) approved after 31/03/2023

Planning Application Ref	Site	Capacity at site	Contribution to five-year supply
22/00284/FUL	Land adjacent to Clayton Lodge Hotel, Clayton	48	48
21/01041/OUT 24/00313/REM	Land at Baldwin's Gate	200	120
20/01078/OUT	Land at Hoon Avenue	100	60
22/00796/FUL	Land off Lamphouse Way, Wolstanton	43	43
22/00964/FUL	Land at Liverpool Road (part of Birchenwood), Kidsgrove	7	7
Supply total:			278

Regulation 19 Local Plan Site Allocations

5.22. Also included in this updated position statement, are site allocations in the emerging (Regulation 19) Local Plan which are, if allocated, expected to start delivering dwellings within the 2023-2028 5-year period. As set out in Table 9, this element of the supply comprises 13 sites that contribute a further 747 dwellings to the 5-year supply.

Table 9: Site allocations in the Regulation 19 Local Plan expected to deliver within the 5-year period (01/04/2023 to 31/03/2028)

Regulation 19 Site Allocation Ref	Site	Capacity at site	Contribution to five-year supply
CT1	Land at Red Street and High Carr Farm, Chesterton	530	30
KS11	Knutton Community Centre, High Street, Knutton	9	9
KS17	Knutton Recreation Centre, Knutton Lane	55	55
KS18	Land North of Lower Milehouse Lane, Knutton	10	10
KS19	Knutton Lane, Knutton	5	5
KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	150	60
LW53	Land at corner of Mucklestone Wood Lane & Rock Lane, Loggerheads	130	90
MD29	Land North of Bar Hill, Madeley	150	90
TB19 ⁽ⁱ⁾	Land south of Newcastle Golf Club, Whitmore Road	550	180
TB23	Land West of Galingale View, Thistleberry	124	80
TK10	Land at Crown Bank, Talke	170	90
TK17	Land off St Martins Road, Talke	40	40
TK27	Land off Coppice Road, Talke	90	8
Supply total:			747

⁽ⁱ⁾ Due to the scale of this site it is likely to be delivered by at least two developers, with delivery anticipated to commence in 2025/2026 at a rate of 30 dwellings per developer per annum.

Overview of Housing Land Supply Components

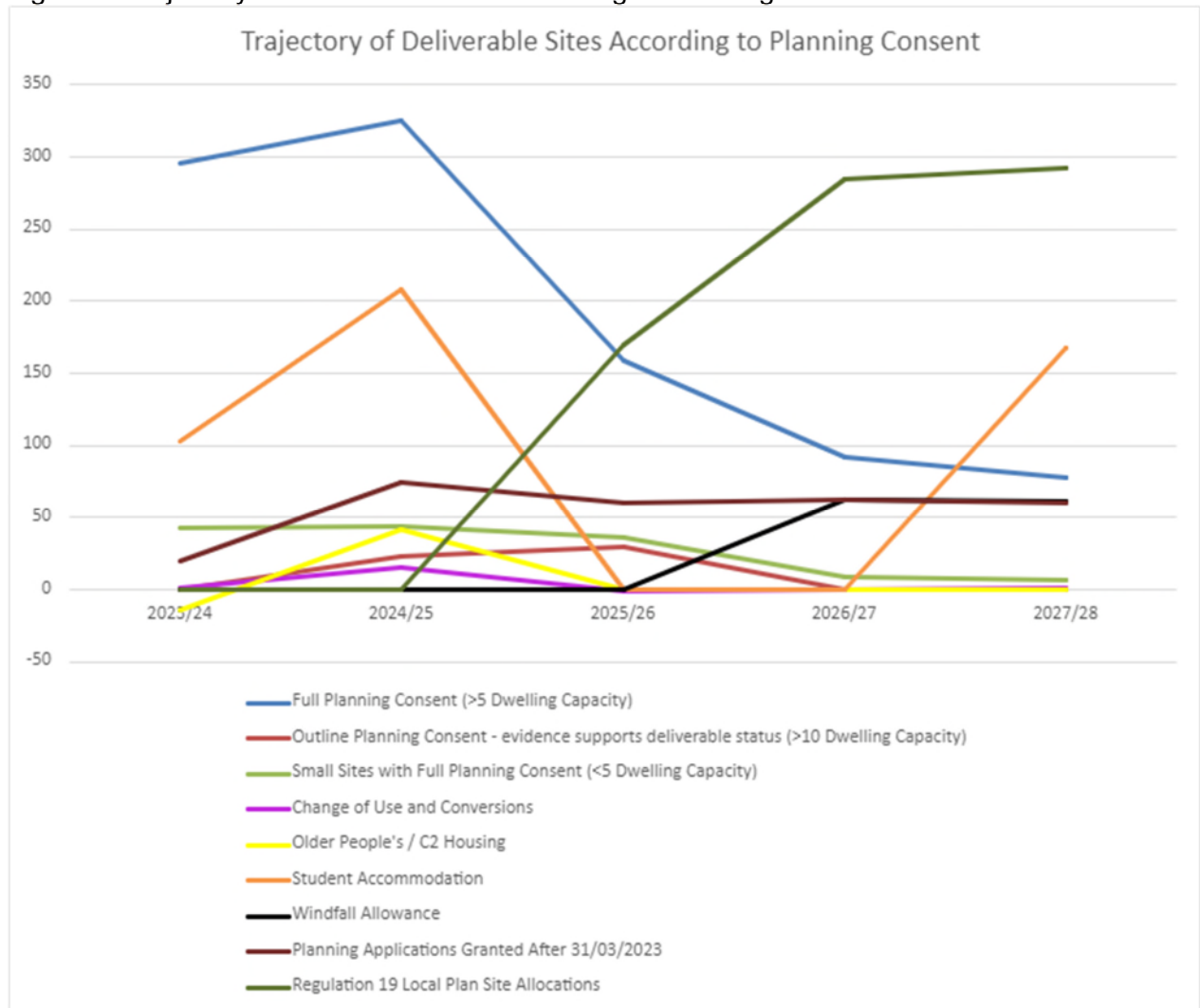
5.23. Having described the various components which form the Council's housing land supply, Table 10 provides an overview of the Borough's deliverable housing land supply. Details of the sites which form each component of the housing land supply are provided in Appendix 1.

Table 10: Five-Year Housing Supply

Housing Supply Components	Housing Supply 2023-2028
Full planning consent (>5 dwelling capacity) in the five-year housing land supply (as at 31/03/2023)	950
Outline planning consent – evidence supports deliverable status (>10 dwelling capacity)	53
Small sites with full planning consent (<5 dwelling capacity)	139
Change of use and conversions	16
Windfall Allowance (added to Years 4 and 5)	125
Student Accommodation (housing release onto market from deliverable student provision)	479
Older people's / C2 housing (housing release onto market)	28
Planning consent (<5 dwelling capacity) granted after 31/03/2023	278
Site allocations in the Regulation 19 Local Plan expected to deliver within the 5-year period (01/04/2023 to 31/03/2028)	747
Total	2,815

5.21. The below chart provides a yearly indication of housing delivery anticipated from each component of the deliverable housing land supply.

Figure 2: Trajectory of Deliverable Sites According to Planning Consent



6. Five-Year Housing Land Supply Position

- 6.1. Table 11 below determines that the Council is able to demonstrate in excess of the requisite Five (or Four) Year Housing Land Supply.

Table 11: Five-year housing land supply position

Five Year Supply Calculation for period 2023 - 2028		
Calculating the required supply		Dwellings
a	Requirement 2019/20 - 2021/22	906
b	Completions 2019/20 - 2021/22	1,526
c	Five-year Local Housing Need 2023/24-2027/28	1,735
d	Shortfall	0
e	Five-year requirement with shortfall	1,735
f	Five-year requirement including shortfall and buffer	1,735
g	Annual requirement including shortfall and buffer	347
Identified supply		
h	Supply over 5-year period 2023/24-2027/28	2,815
Five-year land supply (expressed in years)		8.11

7. Summary

- 7.1. This statement details the approach taken to determine the five-year housing land supply position. The Council has prepared this in accordance with the updated National Planning Policy Framework and Planning Practice Guidance.
- 7.2. The Council has updated its five-year housing land supply position as of 01/03/2023 and has demonstrated a **housing land supply of 8.11 years**, if the Local Plan was adopted.

Appendix 1: Housing Land Supply Spreadsheets

Appendix 1A (Full permission, 5 dwellings or more)

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
HD18	09/00155/FUL (22/00247/OUT)	Site of former Bennett Arms, London Road, Chesterton	Holditch & Chesterton	Demolition of a public housing and erection of seven dwellings	22/05/2009	22/05/2012	7	Under Construction	7	0	0	0	5	2	7	5 dpa
TB5	19/00623/REM 14/000948/OUT	Hamptons Metal Merchants, Keele Road, Newcastle Under Lyme, Staffordshire, ST5 5AA	Thistleberry	Reserved Matters application (appearance, landscaping, layout and scale) for residential development comprising 133 dwellings, public open space and associated works pursuant to outline consent 14/00948/OUT (Appeal Ref: APP/P3420/W/3138033).	11/12/2019	11/12/2021	133	Under Construction	69	30	30	9	0	0	69	30 dpa
KG15	14/0890/DEEM3 18/00059/REM	Former Garages Gloucester Road Kidsgrove Stoke-On-Trent Staffordshire	Kidsgrove & Ravenscliffe	Reserved matters application for the access, appearance, layout and scale of residential development - 8 dwellings	27/03/2018	27/03/2020	8	Under Construction	8	8	0	0	0	0	8	8 dpa
CH4	17/00281/FUL	Land Around Wilmot Drive Estate Lower Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9AX	Cross Heath	Development of 276 dwellings, public open space and associated infrastructure works	16/05/2018	16/05/2021	276	Under Construction	68	25	32	11	0	0	68	30 dpa
LW34	17/01001/FUL	Land To The North East Of Eccleshall Road, south east Of Pinewood Road and North West Of Lower Road, Hook Gate, Market Drayton, Shropshire, TF9 4QJ	Loggerheads	Erection of 22 houses and bungalows with associated access roads and drainage (Amended plans received 26.02.2018)	28/10/2018	28/10/2021	22	Under Construction	22	22	0	0	0	0	22	20 dpa
AB76	18/00122/FUL	New Farm, Alsager Road, Audley, Stoke On Trent, Staffordshire, ST7 8JQ	Audley	Demolition of existing builders yard and the erection of 7 dwelling houses with associated access road and landscaping	07/06/2019	07/06/2022	7	Under Construction	7	0	0	0	0	7	7	5 dpa
SP24	18/00714/FUL	The Brighton, Sneyd Terrace, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JT	Silverdale	Change of use and refurbishment of former care home (C2) into apartments (C3) for over 55s independent living. The detailed proposals are for 16 new one beds and 3 two bed apartments.	20/12/2019	20/12/2022	19	Under Construction	19	19	0	0	0	0	19	20 dpa
KS16	18/00932/FUL	Stanton Close And Site Of Former Forge Inn Public House Knutton Newcastle Under Lyme Staffordshire ST5 6EZ	Knutton	Demolition of existing bungalows and construction of 30 affordable dwellings with associated external works	26/04/2019	26/04/2022	19	Under Construction	19	19	0	0	0	0	19	20 dpa
MD31	19/00036/FUL	Land Off New Road, Madeley, Crewe, Cheshire, CW3 9HA	Madeley & Betley	Proposed residential development of 32 residential dwellings with site access, car parking, landscaping and all associated engineering works.	04/09/2019	04/09/2022	32	Under Construction	27	26	1	0	0	0	27	20 dpa
HM3	19/00875/FUL 17/000968/FUL	Site Of Former Winehill Garage Main Road Betley Crewe Cheshire CW3 9BZ	Madeley & Betley	Erection of 9 no. Dwellings, associated car parking and landscaping (amendment to approval 06/00984/FUL)	10/04/2018	10/04/2021	9	Under Construction	9	9	0	0	0	0	9	9 dpa
LW17	20/00158/REM 20/00159/FUL 16/00866/DEEM4	Land Off Eccleshall Road Loggerheads Market Drayton Shropshire	Loggerheads	Reserved Matters application (appearance, landscaping, layout and scale) for residential development of 44 bungalows	06/10/2020	06/10/2022	44	Under Construction	23	22	1	0	0	0	23	20 dpa
LW12	20/00201/REM 15/00015/OUT	Tadgedale Quarry Mucklestone Road Loggerheads Market Drayton Shropshire TF9 4DJ	Loggerheads	Approval of appearance, landscaping, scale and layout for the erection of up to 128 dwellings as approved under planning application 15/00015/OUT	04/02/2021	04/02/2023	128	Under Construction	128	25	25	25	25	25	125	25 dpa
TC32	20/00336/FUL 14/00477/FUL	Newcastle Baptist Church, London Road, Newcastle Under Lyme, Staffordshire, ST5 1LN	Town	Application for the variation of condition 2 of 14/00477/FUL (Demolition of former Newcastle Baptist Church and erection of residential apartment development containing 14 no. 2 bed units and 8 no. 1 bed units, formation of new access and associated car parking) to allow for the enclosure of the open air corridors and subsequent changes to the elevations and car parking	24/12/2020	24/12/2023	22	Under Construction	22	0	20	2	0	0	22	20 dpa

Part of CT17	22/00011/FUL 20/00369/FUL	Land At The Corner Of High Street And Lion Grove Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	PHASE 2a of 20/00369/FUL: Full planning permission for the development of 8no. dwellings, with associated car parking, landscaping and amenity space	20/07/2022	20/07/2025	8	Not Started	8	0	8	0	0	0	0	8	5 dpa
Part of CT17	22/00012/REM 20/00369/FUL	Land Off Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7HF	Holditch & Chesterton	PHASE 2b of 20/00369/FUL: Approval of Reserved Matters (scale, layout, landscaping and external appearance) for the development of 35 dwellings, pursuant to planning permission 20/00369/FUL	18/10/2022	18/10/2024	-9	Not Started	-9	0	-22	13	0	0	0	-9	30 dpa
CT21	20/00463/FUL	Land Off Watermills Road, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7ET	Holditch & Chesterton	67 dwellings including means of access	18/12/2020	18/12/2023	67	Not Started	67	0	47	20	0	0	0	67	30 dpa
BL7	20/00501/FUL	Land North Of West Avenue, Kidsgrove, Stoke-On-Trent, Staffordshire, ST7 1NT	Talke & Butt Lane	Residential development for 66 dwellings (reduced from 69) with associated access, public open space and landscaping	28/05/2021	28/05/2024	66	Under Construction	61	30	30	1	0	0	0	61	30 dpa
SP25	21/00131/FUL	129 Church Street, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JJ	Silverdale	Change of use from Public House with first floor apartment into 6 no. self contained apartments on ground and first floor, with minor alterations to existing elevations.	13/04/2021	13/04/2024	5	Under Construction	5	5	0	0	0	0	0	5	5 dpa
LW31	21/00365/REM 17/00067/DEEM4	Land South Of Market Drayton Road, Market Drayton Road Loggerheads Newcastle Under Lyme TF9 4BT	Loggerheads	Outline Planning Application for residential development for up to 65 dwellings with associated open space and landscaping	10/03/2022	10/03/2024	56	Under Construction	56	29	27	0	0	0	0	56	30 dpa
MD10	21/00593/REM 17/00514/OUT	Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire	Madeley & Betley	Reserved matters application pursuant to outline permission ref. 17/00514/OUT for 34 no. dwellings including associated infrastructure (layout, scale, appearance, internal access arrangements and landscaping).	11/01/2022	11/01/2024	34	Not Started	34	0	18	16	0	0	0	34	20 dpa
TC44	21/00594/FUL	Safety Glass Replacements, East Of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	Proposed demolition of window manufacturing facility and construction of 7no. 3 bedroomed dwellings	26/08/2021	26/08/2024	7	Not Started	7	0	3	0	4	0	0	7	5 dpa
NA	20/01079/FUL	Land Off Apedale Road Chesterton Newcastle Under Lyme Staffordshire ST5 6BH	Holditch & Chesterton	Proposed residential development of 20 no. flats	15/07/2022	15/07/2025	20	Under Construction	20	0	20	0	0	0	0	20	20 dpa
HD24	21/00655/FUL	Land Between Apedale Road And Palatine Drive Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	Full planning application for the erection of 330 no. dwellings, including open space, new vehicular access off Apedale Road, and associated infrastructure and earthworks	23/08/2022	23/08/2025	330	Not Started	330	0	30	30	30	30	120	30 dpa	
TC42	21/00903/FUL	Former Newcastle Central Library, Ironmarket, Newcastle Under Lyme, Staffordshire, ST5 1AT	Town	Change of Use, part demolition and extension to former library building to provide 36 no. apartments with underground car parking, and ground floor Class E units	20/04/2022	20/04/2025	36	Under Construction	36	27	9	0	0	0	0	36	20 dpa
NA	22/00427/FUL	217-219 Congleton Road, Butt Lane, Stoke On Trent, Staffordshire, ST7 1LP	Talke & Butt Lane	Conversion of existing tool hire shop (Class E) and associated living accommodation (Class C3) into a share house (Class C4)	01/08/2022	01/08/2025	5	Not Started	5	0	5	0	0	0	0	5	5 dpa
NA	21/01175/FUL	Madeley Manor Nursing Home Heighley Castle Way Madeley Crewe Cheshire CW3 9HJ	Madeley & Betley	Conversion of Grade 2 Listed 'Madeley Manor' into 12 no. apartments and 2 no. houses. Demolition of boiler house. Upgrades to driveway and provision of 30 no. parking spaces.	16/03/2023	16/03/2026	14	Not Started	14	0	0	0	0	14	14	5 dpa	

NA	22/00661/REM & 21/01067/OUT	43 Lamb Street Kidsgrove Stoke-On-Trent Staffordshire ST7 4AL	Kidsgrove & Ravenscliffe	Residential development of detached dwellings including new vehicular access from Lamb Street	04/01/2023	04/01/2025	5	Not Started	5	0	5	0	0	0	0	5	5 dpa
BW16	21/00470/REM 17/00515/DEEM4	Land To The North Of Bradwell Hospital, Take Road, Bradwell	Bradwell	Development of up to 85 dwellings and associated access arrangements	23/09/2022	23/09/2024	85	Under Construction	85	0	30	30	25	0	85	30 dpa	
LW85	22/00046/REM 18/00507/OUT	Croft Farm, Stone Road, Hill Chorlton, Newcastle Under Lyme, Staffordshire, ST5 5DR	Maer & Whitmore	Detail of internal access, appearance, landscaping, layout and scale for the erection of replacement farmhouse and 11 bungalows pursuant to outline consent 18/00507/OUT & 18/00507/NMA	29/04/2022	29/04/2024	11	Under Construction	11	0	6	2	3	0	11	5 dpa	
TOTAL									1163	296	325	159	92	78	950		

Appendix 1B Full PP (under 5 dwellings)

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023	2023/24	2024/25	2025/26	2026/27	2027/28	Total
NA	09/00685/EXTN	May Cottage, Brampton Road, May Bank, Newcastle under Lyne, ST5 0RQ	May Bank	Erection of two, four bedroom detached dwellings	11/01/2013	11/01/2016	2	Under Construction	2	0	2	0	0	0	2
NA	13/00394/FUL 15/00088/FUL	Spring Bank, New Road, Bignall End, Stoke-On-Trent, Newcastle-Under-Lyme, ST7 8QF	Audley	Two detached dwellings (one of which amended via 15/00088/FUL)	08/04/2015	08/04/2018	2	Under Construction	1	1	0	0	0	0	1
NA	13/00402/FUL	Land Adjacent 19 Grove Avenue, Kidsgrove	Talke & Butt Lane	1 no. Pair of new semi detached properties	18/12/2013	18/12/2016	2	Under Construction	2	0	0	0	0	2	2
NA	13/00551/OUT 16/00086/REM 18/00858/FUL	Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA	Maer & Whitmore	4 residential dwellings	23/03/2016	23/03/2018	4	Under Construction	3	3	0	0	0	0	3
NA	22/00295/FUL	Land Off Watering Close Baldwins Gate Staffordshire ST5 5DA	Maer & Whitmore	2 x 3 bedroom bungalows	13/07/2022	13/07/2025	2	Under Construction	2	2	0	0	0	0	2
NA	15/00540/OUT 19/00180/REM	Land Off Doctors Bank, Rear of The Steps, Church Road, Ashley Market, Drayton, TF9 4LG	Loggerheads	Construction of a Single Dwellinghouse on previous garden plot.	15/05/2019	15/05/2021	1	Under Construction	1	1	0	0	0	0	1
NA	22/00290/FUL 15/00637/PLD 10/00117/FUL	Land Between No 89 And 93 Coalpit Hill Talke Stoke-On-Trent Staffordshire	Talke & Butt Lane	Application for variation of the following conditions relating to planning application ref 10/00117/FUL for the erection of a detached dwelling Condition 2 (materials) , Condition 3 (drawings), Condition 4 (garage doors)	13/05/2010	NA	1	Not Started	1	0	0	0	1	0	1
NA	15/00640/FUL	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	Audley	Erection of 3 no. dwellings	07/10/2015	07/10/2018	3	Under Construction	2	2	0	0	0	0	2
NA	15/00631/OUT 16/00231/REM	Lee Croft, Pinetrees Lane, Ashley	Loggerheads	Erection of a single dwelling house	21/06/2016	21/06/2018	1	Under Construction	1	1	0	0	0	0	1
NA	15/00926/FUL	Land Adjacent To No. 12 Goodwin Avenue, Newcastle	Cross Heath	Detached dwelling	16/12/2015	16/12/2018	1	Under Construction	1	0	1	0	0	0	1
NA	16/00099/FUL	Holly Barn, Holly Lane, Harseahead, ST7 4LE	Newchapel & Mow Cop	Rebuilding and conversion of existing agricultural building to residential use	31/03/2016	31/03/2019	1	Under Construction	1	1	0	0	0	0	1
NA	17/00374/FUL	Wrinehill Mill Farm, Mill Lane, Wrinehill, Crewe, Cheshire, CW3 9DE	Madeley & Betley	The change of use of part of a stable block to create residential accommodation, and associated building works.	01/11/2017	01/11/2020	1	Under Construction	1	0	1	0	0	0	1
NA	17/00483/FUL	8 Barford Road, Newcastle Under Lyme, Staffordshire, ST5 3LF	Westlands	Proposed demolition of existing bungalow and construction of three dormer bungalows	31/01/2018	31/01/2021	2	Started	1	0	0	0	0	1	1

NA	17/00573/FUL	Wall Farm House, 99 Nantwich Road, Audley, Staffordshire, ST7 8DL	Audley	The building of a single residential unit on the footprint of a pig sty and existing storage barns	18/09/2017	19/09/2020	1	Under Construction	1	0	1	0	0	0	0	1
NA	17/00798/FUL 22/00075/PLD	The Offley Arms, Poolside, Madeley, Cheshire, CW3 9DX	Madeley & Betley	Erection of 3no. dwellings and conversion of outbuilding to form 1no. apartment	21/02/2018	21/02/2021	4	Under Construction	4	0	0	0	0	0	4	4
NA	20/00079/REM 17/00885/OUT	Fields Farm, Wharmadine Lane, Ashley, Market Drayton, Shropshire, TF9 4NF	Loggerheads	Outline application for an agricultural workers dwelling and a new farm drive for agricultural purposes only.	27/03/2020	27/03/2022	1	Under Construction	1	0	1	0	0	0	0	1
NA	17/00942/OUT 21/00285/REM	Garage Site, Pentland Grove, Knutton, Newcastle Under Lyme, Staffordshire	Knutton	Demolition of existing domestic garages and construction of 3 no. 2/3 bedroom houses	27/05/2021	27/05/2023	3	Under Construction	3	3	0	0	0	0	0	3
NA	18/00147/FUL	GaragesVernon AvenueAudleyStoke-On-TrentStaffordshire	Audley	Construction of three dwellings	28/03/2019	28/03/2022	3	Under Construction	3	0	3	0	0	0	0	3
NA	18/00259/FUL	T K Phillips Workshop, Moss Lane, Madeley, CW3 9PR	Madeley & Betley	Erection of a pair of semi detached houses and a detached house	18/01/2019	18/01/2022	3	Under Construction	3	3	0	0	0	0	0	3
NA	18/00444/FUL 19/00897/FUL	The Brackens, Leycett Lane, Leycett, Newcastle Under Lyme, Staffordshire, CW3 9LS	Madeley & Betley	A detached dwelling to replace an existing workshop and storage buildings	20/01/2020	20/01/2023	1	Under Construction	1	0	0	1	0	0	0	1
NA	18/00828/FUL	Land Adjacent To 28 Newcastle Road, Madeley	Madeley & Betley	Erection of detached dwelling and garage	19/12/2018	19/12/2021	1	Under Construction	1	1	0	0	0	0	0	1
NA	18/00879/OUT 19/00293/REM	Land Adjacent 54 Diglake Street, Bignall End, Staffordshire, ST7 8PZ	Audley	Erection of a pair of semi-detached dwellings (All matters reserved)	02/07/2019	02/07/2021	2	Under Construction	2	0	2	0	0	0	0	2
NA	18/01012/FUL	Building adjacent to Apedale House, The Drive, Newcastle Under Lyme, Staffordshire, ST5 6BW	Audley	Proposed conversion of commercial premises to a four bedroom dwelling	01/03/2019	01/03/2022	1	Under Construction	1	1	0	0	0	0	0	1
NA	19/00002/FUL	Talke Library, Wedgwood Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1SW	Talke & Butt Lane	Proposed 4 no. new 3 bed dwellings	03/04/2019	03/04/2022	4	Under Construction	4	0	4	0	0	0	0	4
NA	19/00059/PLD	31 Southlands AvenueWolstantonNewcastle Under LymeStaffordshireST5 8BZ	May Bank	The development proposed is the demolition of existing bungalow and erection of four town houses (option one).	22/03/2019	NA	3	Started (but paused)	3	0	0	0	0	0	0	0
NA	22/00344/FUL 19/00066/FUL	Land To The Rear Of 20 Camillus RoadKnuttonNewcastle Under Lyme	Knutton	Construction of 1 x 3 bedroom house and 2 x 2 bedroom bungalows for affordable rent	13/06/2022	13/06/2025	3	Not Started	3	0	0	3	0	0	0	3
NA	19/00149/FUL	24 Greenock Close, Newcastle Under Lyme, Staffordshire, ST5 2LG	Thistleberry	Two new build 3-bed detached dwellings.	26/04/2019	26/04/2022	2	Under Construction	2	0	0	2	0	0	0	2
NA	19/00176/FUL	Land Rear 1 Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Demolition of existing garages and proposed development consisting of 2 No. bungalows and new accesses	17/05/2019	17/05/2022	2	Under Construction	2	2	0	0	0	0	0	2
NA	19/00189/FUL	126 Milehouse Lane, Newcastle Under Lyme, Staffordshire, ST5 9JY	Cross Heath	Removal of existing garage and erection of new build bungalow on land adjacent to 126 Milehouse Lane.	14/08/2019	14/08/2022	1	Under Construction	1	1	0	0	0	0	0	1

NA	22/00945/FUL 19/00257/FUL	Land Adjacent 17 Church Lane, Mow Cop, Staffordshire, ST7 4LR	Newchapel & Mow Cop	Proposed dwelling in garden	01/10/2019	01/10/2022	1	Under Construction	1	0	1	0	0	0	0	1
NA	19/00480/FUL	Land adjacent to 20 Lincoln Road, Kidsgrove, Stoke-On-Trent, ST7 1HA	Kidsgrove & Ravenscliffe	Proposed removal of prefabricated garage, construction of new semi detached dwellings and vehicular accesses	14/08/2019	14/08/2022	2	Under Construction	2	0	2	0	0	0	0	2
NA	19/00531/FUL	Greenacres Farm, Dab Green, Newcastle Under Lyme, Staffordshire, ST5 5HL	Maer & Whitmore	Erection of Farmworkers Dwelling	27/09/2019	27/09/2022	1	Under Construction	1	0	0	1	0	0	0	1
NA	19/00544/OUT 20/00043/REM	Land North Of Ambleside Lodge Aston Staffordshire TF9 4JE	Maer & Whitmore	Agricultural workers dwelling including all associated works	16/03/2020	16/03/2022	1	Under Construction	1	1	0	0	0	0	0	1
NA	19/00895/FUL 19/00896/LBC	Manor House Farm, Park Lane, Ashley, Market Drayton, Shropshire, TF9 4EH	Loggerheads	Conversion of existing barn into 3 no dwellings, one for residential dwelling use, two for holiday let use. The proposals involve the careful modification and restoration of a building in the curtilage of a listed building, Manor House Farm.	13/02/2020	13/02/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	19/00971/FUL	1 James Street, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 0BX	Wolstanton	Erection of one terraced house	27/02/2020	27/02/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00002/FUL	Cross Winds Tomfields Woodlane Staffordshire ST7 8PJ	Audley	Proposed residential development consisting of 2 No. detached dormer bungalows	01/09/2020	01/09/2023	2	Under Construction	2	0	0	2	0	0	0	2
NA	22/00377/FUL 20/00083/FUL 19/00063/FUL	Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads, Newcastle Under Lyme, TF9 4PH	Loggerheads	Erection of 3 dwelling houses on site of existing 2 no. Green and Acorn bungalows (Resubmission of 19/00063/FUL)	22/12/2022	22/12/2025	1	Not Started	1	0	0	1	0	0	0	1
NA	20/00110/REM 18/00119/OUT	Home Farm, Berrisford Road, Peatswood, Market Drayton, Shropshire, TF9 2PA	Loggerheads	Detail of access, appearance, landscaping, layout and scale for the erection of site managers dwelling	28/04/2020	28/04/2022	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00112/FUL	8 Mow Cop Road, Mow Cop, Stoke On Trent, Staffordshire, ST7 3NE	Newchapel & Mow Cop	Demolition of existing dwelling and the erection of 2no dwellings including new access driveways and parking	01/05/2020	01/05/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00160/FUL (23/00503/FUL)	Land adjacent 61 High Street, Alsagers Bank, Newcastle Under Lyme, Staffordshire	Audley	Residential development comprising of the erection of 2 no. dwellings	27/04/2020	27/04/2023	2	Under Construction	1	0	1	0	0	0	0	1
NA	20/00220/FUL 19/00632/FUL	Land adjacent to 14 Tomfields, Woodlane, Staffordshire, ST7 8PJ	Audley	New dwelling (resubmission of 19/00632/FUL)	07/05/2020	07/05/2023	1	Under Construction	1	0	1	0	0	0	0	1
NA	20/00526/FUL	7 Almond Place Chesterton Newcastle Under Lyme Staffordshire ST5 7DG	Crackley & Red Street	Proposed change of use from HMO to 2 no. self contained flats	13/08/2020	13/08/2023	-2 (was 1)	Not Started	-2	-2	0	0	0	0	0	-2
NA	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	Proposed 3 bed dwelling	14/10/2020	14/10/2023	1	Under Construction	1	0	1	0	0	0	0	1
NA	20/00612/FUL	Garages Adjacent To 63 Brittain Avenue, Chesterton, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Detached house and garage with access off Brittain Avenue.	14/06/2021	14/06/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	20/00879/FUL	31 Rockside, Mow Cop, Kidsgrove, Staffordshire, ST7 4PG	Newchapel & Mow Cop	Proposed detached dwelling	09/12/2020	09/12/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00971/FUL 18/00897/OUT	2 Newcastle Road, Madeley, Newcastle Under Lyme, CW3 9JH	Madeley & Betley	Erection of a detached dwelling and single garage (Amended plans received 09.03.2021)	01/04/2021	01/04/2024	1	Not Started	1	0	0	1	0	0	0	1

NA	20/01103/FUL	106 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP	Silverdale	Residential development - 3no. 2 bed bungalows	30/03/2021	16/11/2024	3	Under Construction	3	3	0	0	0	0	0	3
NA	20/01110/FUL	Forge Farm, Forge Lane, Norton-in-Hales, Shropshire, TF9 4QN	Loggerheads	Demolition of existing barns and replacement with one new dwelling.	25/03/2021	25/03/2024	1	Under Construction	1	0	1	0	0	0	0	1
NA	21/00013/FUL	1 Emberton Street, Chesterton, Newcastle Under Lyme, ST5 7LJ	Holditch & Chesterton	Proposed development of 3 Bungalows	21/05/2021	21/05/2024	3	Under Construction	3	3	0	0	0	0	0	3
NA	21/00020/FUL	Land Adjacent 4 Calvert Grove, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 8QA	Bradwell	Erection of a detached dwelling	25/03/2021	25/03/2024	1	Not Started	1	0	1	0	0	0	0	1
NA	21/00045/FUL	Field Adjacent 36A High Street, The Rookery, Kidsgrove, Staffordshire, ST7 4RL	Newchapel & Mow Cop	Construction of 1 no. dwelling	18/03/2021	18/03/2024	1	Under Construction	1	1	0	0	0	0	0	1
NA	22/00242/FUL 21/00143/FUL	Land and buildings north of The Haven, Butterton Road, Butterton, Newcastle Under Lyme, Staffordshire	Maer & Whitmore	Demolition of existing equestrian buildings and erection of detached dwelling	12/04/2021	12/04/2024	1	Under Construction	1	1	0	0	0	0	0	1
NA	21/00178/FUL	Land Adjacent To Spring Head House (Former King William IV Public House) High Street Talke Kidsgrove Staffordshire ST7 1PY	Talke & Butt Lane	Proposed Development to form Two Residential Properties on the former Carpark of the King William Public House	14/07/2021	14/07/2024	2	Not Started	2	0	0	2	0	0	0	2
NA	21/00256/FUL	Land North Off 33 Spey Drive, Kidsgrove, ST7 4AF	Newchapel & Mow Cop	Proposed Construction of bungalow	20/05/2021	20/05/2024	1	Under Construction	1	0	1	0	0	0	0	1
NA	21/00343/FUL	103 High Street, Harsseahead, Kidsgrove, Staffordshire, ST7 4JU	Newchapel & Mow Cop	Conversion and change of use of former farm buildings to 2 residential dwellings, demolition of additional building and replacement with 2 domestic single-storey timber-framed garages, creation of residential curtilages and connection to foul drains	18/06/2021	18/06/2024	2	Not Started	2	0	0	2	0	0	0	2
NA	21/00360/FUL	The Railway Inn, Liverpool Road, Kidsgrove, Stoke-On-Trent, Staffordshire, ST7 1EA	Kidsgrove & Ravenscliffe	Formation of 2 additional ground floor apartments at Harecastle Apartments, A50 / Liverpool Road, Kidsgrove, Staffordshire, ST7 1EA	27/05/2021	27/05/2024	2	Not Started	2	0	0	2	0	0	0	2
NA	21/00382/FUL	3 Field Close, Baldwins Gate, Staffordshire, ST5 5DJ	Maer & Whitmore	New attached dwelling	02/07/2021	02/07/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	21/00450/FUL	Farm Building Land Off Butt House Lane, Butthouse Lane, Chapel Chorlton, Staffordshire, ST5 5JW	Maer & Whitmore	Conversion of traditional brick farm building to single dwelling, erection of ancillary garaging outbuilding and change of use of land to residential curtilage with associated highway access.	25/06/2021	25/06/2024	1	Under Construction	1	0	1	0	0	0	0	1
NA	21/00494/FUL	Land Adjacent To 45 Old Butt Lane, Kidsgrove, Staffordshire, ST7 1NJ	Talke & Butt Lane	Three Bedroom Detached Dwelling	04/08/2021	04/08/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	22/00253/FUL 21/00499/FUL	Plum Tree Park Farm Church Lane Betley Crewe Cheshire CW3 9AY	Madeley & Betley	Farm manager's dwelling (22/00253/FUL is a VOC)	17/09/2021	17/09/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	21/00726/FUL	22 Wood Street, Bignall End, Newcastle Under Lyme, Staffordshire, ST7 8QL	Audley	Detached House and Integral Garage	22/09/2021	22/09/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	21/00728/FUL	Stables, Watering Trough Bank, Newcastle Under Lyme, CW3 9LT	Madeley & Betley	Conversion of existing barns to 3 dwellings and alteration of existing single storey stables to 6 garages	14/01/2022	14/01/2025	3	Not Started	3	0	0	3	0	0	0	3
NA	21/00738/FUL	Romany, Rowan Lane, Ashley, Market Drayton, Shropshire, TF9 4PT	Loggerheads	Erection of 3 detached dwellings	24/09/2021	24/09/2024	2	Not Started	2	0	0	2	0	0	0	2

NA	22/00819/FUL 21/00748/FUL	Land Off Birks Drive, Ashley Heath, Market Drayton, Shropshire	Loggerheads	Erection of a detached house (22/00819/FUL was variation of condition on levels)	25/03/2022	25/03/2025	1	Not Started	1	0	0	0	1	0	1
NA	21/00760/FUL	Land adjoining 238 Orme Road, Newcastle Under Lyme, Staffordshire	Thistleberry	Proposed 2 x 1-bed apartments (with dormers) in the loft space of previously approved application 21/00117/OUT	06/10/2021	06/10/2024	2	Not Started	2	0	0	2	0	0	2
NA	21/00781/REM 19/00482/OUT	111 London Road, Knighton, Market Drayton, Shropshire, TF9 4HU	Loggerheads	Outline application for the erection of one dwelling, with all matters reserved except access	28/09/2021	28/09/2023	1	Under Construction	1	1	0	0	0	0	1
NA	21/00783/FUL	Land between 71 and 73, Third Avenue, Kidsgrove, Stoke-On-Trent, Staffordshire	Kidsgrove & Ravenscliffe	Erection of 4 dwellings and treatment of invasive non native flora (Japanese Knotweed)	11/02/2022	11/02/2025	4	Not Started	4	0	0	4	0	0	4
NA	21/00844/REM 18/00121/OUT	Waggon And Horses, Nantwich Road, Audley, Stoke On Trent, Staffordshire, ST7 8DY	Audley	Erection of three dwellings (outline)	22/10/2021	22/10/2023	3	Under Construction	3	2	1	0	0	0	3
NA	22/00375/FUL 21/00850/FUL	Land Adjacent To Cartref, Rye Hills, Newcastle Under Lyme, Staffordshire, ST7 8LP	Audley	2 new infill dwellings	01/12/2021	01/12/2024	2	Under Construction	2	0	2	0	0	0	2
NA	21/00871/FUL 21/00278/FUL	Shetland Rise, Top Rock Road, Ashley, Market Drayton, Shropshire, TF9 4NA	Loggerheads	Demolition of existing buildings and replace with two detached dwellings with garages	18/11/2021	18/11/2024	1	Not Started	1	0	1	0	0	0	1
NA	21/00950/FUL	27 Jamage Road, Talke Pits, Stoke-On- Trent, Staffordshire, ST7 1QD	Talke & Butt Lane	Erection of dwelling in garden	25/02/2022	25/02/2025	1	Not Started	1	0	0	1	0	0	1
NA	21/00981/FUL	17-19 Hollinshead Avenue, Newcastle Under Lyme, Staffordshire, ST5 9DD	Cross Heath	Re-build of former demolished semi-detached property (No 17) to include rear extension to both No 17 and No 19	22/12/2021	22/12/2024	1	Under Construction	1	1	0	0	0	0	1
NA	21/01033/FUL	Seabridge Hall, Seabridge Lane, Newcastle Under Lyme, Staffordshire, ST5 3LS	Westlands	Proposed Detached House	17/12/2021	17/12/2024	1	Under Construction	1	0	1	0	0	0	1
NA	21/01061/FUL	205 High Street, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JZ	Silverdale	Proposed detached dwelling and formation of new access / parking area to serve existing property No. 205 High Street	03/02/2022	03/02/2025	1	Not Started	1	0	0	1	0	0	1
NA	16/01107/OUT 21/00208/REM 21/00316/REM	Land At Selbourne, Pinewood Road, Ashley, Market Drayton Shropshire, TF9 4PW	Loggerheads	1 no. residential units	07/05/2021	07/05/2023	1	Under Construction	1	1	0	0	0	0	1
NA	23/00008/FUL	Safety Glass Replacements, West of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	Demolition of workshop. Erection of a pair of semi detached houses	16/03/2023	16/03/2026	2	Not Started	2	0	2	0	0	0	2
NA	21/00779/FUL	Red Heath House, Pepper Street, Keele, Newcastle Under Lyme, Staffordshire, ST5 6QJ	Keele	Proposed Single Storey Dwelling	09/08/2022	09/08/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00104/FUL	5 Repton Drive, Newcastle Under Lyme, Staffordshire, ST5 3JF	Westlands	Demolition of existing garage and utility, construction of new garage and dwelling	28/04/2022	28/04/2025	1	Not Started	1	0	1	0	0	0	1
NA	22/00228/FUL	Len Jones Joinery Heath Street Newcastle Under Lyme Staffordshire ST5 2BU	Town	Proposed Demolition of the existing building and re-development of the site with 3 no. Dwellings	19/08/2022	19/08/2025	3	Under Construction	3	0	3	0	0	0	3

NA	22/00287/FUL	Land Adjacent 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT	Kidsgrove & Ravenscliffe	Erection of a 3 bedroom detached dwelling	26/05/2022	26/05/2025	1	Not Started	1	0	0	1	0	0	1
NA	22/00425/FUL	1 Leicester Close, Clayton, Newcastle Under Lyme, Staffordshire, ST5 3BP	CJayton	Proposed detached bungalow	07/07/2022	07/07/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00511/FUL	Land At School Lane Ashley Market Drayton Shropshire	Loggerheads	3 No. detached dwellings and 1 No. detached garage	07/10/2022	07/10/2025	3	Under Construction	3	3	0	0	0	0	3
NA	22/00518/FUL	Barn Adjacent To Wood Lodge Apedale Road Wood Lane Stoke On Trent Staffordshire	Audley	Demolition of existing buildings and construction of a new dwelling.	15/09/2022	15/09/2025	1	Under Construction	1	1	0	0	0	0	1
NA	22/00599/FUL	Land South Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire	Westlands	Proposed New Dwelling	10/01/2023	10/01/2026	1	Not Started	1	0	1	0	0	0	1
NA	22/00634/FUL	Land At Sutton Street, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Erection of a pair of semi-detached houses with associated parking and landscaping	06/12/2022	06/12/2025	2	Not Started	2	0	2	0	0	0	2
NA	22/00641/FUL	51 Keele Road, Newcastle Under Lyme, Staffordshire, ST5 2JT	Thistleberry	New dwelling	22/11/2022	22/11/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00644/FUL	9 New Road Bignall End Stoke-On-Trent Staffordshire ST7 8QF	Audley	New 3 bed dwelling	19/10/2022	19/10/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00726/FUL	24 Moorland Road Mow Cop Stoke-On- Trent Staffordshire ST7 4LT	Newchapel & Mow Cop	Proposed 2 bedroom bungalow	14/11/2022	14/11/2025	1	Under Construction	1	0	1	0	0	0	1
NA	22/00778/FUL	54 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE	Town	Change of Use to form 3 residential dwellings retaining ground floor shop	09/11/2022	09/11/2025	3	Not Started	3	0	0	0	3	0	3
NA	22/01003/FUL	Builders Yard Queen Street Chesterton Newcastle Under Lyme Staffordshire ST5 7EN	Holditch & Chesterton	Erection of 4 dwellings and formation of new accesses	13/03/2023	13/03/2026	4	Not Started	4	0	4	0	0	0	4
TOTAL									142	43	44	36	9	7	139

Appendix 1C (Outline 10 or more dwellings)

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
WL9	23/00659/REM 19/00515/OUT	Seabridge Community Education Centre Roe Lane Newcastle Under Lyme Staffordshire ST5 3UB	Westlands	Outline planning permission for the demolition of all existing buildings and the erection of circa 55 dwellings with associated infrastructure, landscaping and open space. Detailed approval is sought for the means of access only with the details of appearance, landscaping, layout and scale to be reserved for subsequent approval.	17/11/2020	17/11/2023	53	Not Started	55	0	23	30	0	0	53	30 dpa
TOTAL									55	0	23	30	0	0	53	

Appendix 1D: Change of use / Conversion

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
NA	16/00962/COUNOT	Holloway Farm Aston Market Drayton Shropshire ST5 5EP	Maer & Whitmore	Prior notification for conversion of existing agricultural building to residential use	23/12/2016		1	Under Construction	1	0	0	0	0	1	1	5 dpa
NA	18/00467/FUL	121-123 High Street, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 0EP	Wolstanton	Proposed change of use of former Co Op Bank to form offices and 4no self contained flats over	27/03/2019	27/03/2022	4	Under Construction	4	4	0	0	0	0	4	5 dpa
NA	18/00824/COUNOT	Dales Green Farm, 14 Dales Green Road, Mow Cop, Stoke-On-Trent, ST7 4RJ	Newchapel & Mow Cop	Prior notification for conversion of existing agricultural building to residential use	20/12/2018	20/12/2021	1	Under Construction	1	0	1	0	0	0	1	5 dpa
NA	19/00487/COU	Wynbank Farm, Wereton Road, Audley, Stoke On Trent, Staffordshire, ST7 8HE	Audley	Change of use of domestic storage building to dwelling	30/08/2019	30/08/2022	1	Under Construction	1	1	0	0	0	0	1	5 dpa
NA	22/00878/FUL 21/00446/DEEM4 19/00708/DEEM4	20 Sidmouth Avenue Newcastle Under Lyme Staffordshire ST5 0QN	May Bank	Change of use of existing building from office to residential including part demolition of the existing building with external alterations and erection of three new detached dwellings	09/12/2019	09/12/2022	4	Under Construction	4	0	4	0	0	0	4	5 dpa
NA	19/00906/FUL	Harriseahead Methodist Church, Chapel Lane, Harriseahead, Stoke-On-Trent, Staffordshire	Newchapel & Mow Cop	Change of use from a place of worship to residential, demolition of part of the existing church and the creation of two new dwellings (Resubmission of 19/00495/FUL)	29/01/2020	29/01/2023	2	Under Construction	2	2	0	0	0	0	2	5 dpa
NA	20/00004/FUL	Seabridge Hall, Seabridge Lane, Newcastle Under Lyme, Staffordshire, ST5 3LS	Westlands	Conversion of existing apartment at first and second floor level to provide an additional apartment.	02/03/2020	02/03/2023	1	Under Construction	1	0	1	0	0	0	1	5 dpa
NA	21/00641/FUL & 20/00225/FUL	10 Sidmouth Avenue, Newcastle Under Lyme, Staffordshire, ST5 0QN	May Bank	Proposed conversion of existing building to form 3no apartments, construction of new detached dwelling and garage (21/00641/FUL VOC)	12/06/2020	12/06/2023	3	Under Construction	2	2	0	0	0	0	2	5 dpa
NA	20/01032/FUL	Lindop House, Newcastle Road, Madeley, Crewe, Cheshire, CW3 9JP	20/01032/FUL	Proposed change of use to domestic dwelling	02/02/2021	02/02/2024	1	Under Construction	1	0	1	0	0	0	1	5 dpa
NA	21/00467/COU	Windsor House, 5A King Street, Newcastle Under Lyme, Staffordshire, ST5 1EH	Town	Change of Use from 2 No apartments to Office accommodation	08/07/2021	08/07/2024	-2	Not Started	-2	0	0	-2	0	0	-2	NA
MD55	21/00995/COUNOT	Hungerford House Farm, Hungerford Lane, Madeley, Crewe, Cheshire, CW3 9PD	Madeley & Betley	Prior notification of change of use from agricultural buildings to 5 no. residential dwellings	07/12/2021	07/12/2024	5	Not Started	5	0	5	0	0	0	5	5 dpa
NA	21/01128/FUL	Enderley House, 514 Etruria Road, Newcastle Under Lyme, Staffordshire, ST5 0SY	May Bank	Proposed change of use from Residential to Offices	16/03/2022	16/03/2025	-1	Not Started	-1	0	-1	0	0	0	-1	NA
NA	22/00105/FUL	Greenacres Farm Holly Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LE	Newchapel & Mow Cop	Conversion of shippin to dwelling	27/06/2022	27/06/2025	1	Not Started	1	0	0	1	0	0	1	5 dpa
NA	22/00144/FUL	14A Alexandra Road May Bank Newcastle Under Lyme Staffordshire ST5 9PL	May Bank	Conversion of existing 4 bedroom HMO into three self contained studio apartments (amended during application to 2 dwellings)	19/04/2022	19/04/2025	-2	Under Construction	-2	-2	0	0	0	0	-2	5 dpa
NA	22/01001/COU	191 Basford Park Road Basford Newcastle Under Lyme Staffordshire ST5 0PN	May Bank	Change of use from C4 to C2 to provide specialist autistic care for up to 3no residents	16/02/2023	16/02/2026	-6	Not Started	-6	-6	0	0	0	0	-6	5 dpa

NA	22/01021/FUL	Oak Tree Barn Blore Heath Farm Newcastle Road Bloreheath Newcastle Under Lyme Staffordshire TF9 2EG	Loggerheads	Change of Use of Traditional Agricultural Building to Two Dwellings together with associated parking and drainage	09/03/2023	09/03/2026	2	Not Started	2	0	2	0	0	0	2	5 dpa
NA	22/01069/COU	15 - 17 George Street Newcastle Under Lyme Staffordshire ST5 1JX	Town	Change of Use and Conversion of First Floor into 2 No Self Contained Flats	24/02/2023	24/02/2026	2	Not Started	2	0	2	0	0	0	2	5 dpa
TOTAL									16	1	15	-1	0	1	16	

Appendix 1E Student Accommodation

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total
TC14	17/00252/FUL	Former Jubilee Baths, Nelson Place, Newcastle Under Lyme, Staffordshire, ST5 1HG	Town	Demolition of former swimming baths and construction of 273 room student development with associated communal area and car parking, alternative to Planning Approval 15/00166/FUL	24/07/2017	24/07/2020	273 (208)	Under Construction	208	0	208	0	0	0	208
KL28, KL29, KL30	18/00698/FUL	Sites Of Horwood, Lindsay And Barnes Halls, Keele University, Keele, Newcastle Under Lyme, Staffordshire, ST5 5BW	Keele	Demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms (1706 student bed-spaces) and social hubs at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls.	22/07/2019	22/07/2022	953 (406)	Under Construction	406	0	0	0	0	168	168
TC26	16/01106/FUL 20/01002/FUL 21/01070/FUL 22/00548/FUL 23/00104/FUL 23/00164/FUL	One London Road (Former Bristol Street Ford Site) Newcastle Under Lyme ST5 1LZ	Town	Re-development of the site for 499 apartments comprising student accommodation (plus various variation of condition applications to allow occupancy by both students and non-students)	24/02/2021	01/05/2021	499	Under Construction	103	103	0	0	0	0	103
TOTAL									717	103	208	0	0	168	479

Appendix 1F Care Schemes

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
WL2	22/00990/FUL 18/00586/DEM 18/00693/FUL	Orchard House Clayton Road Newcastle Under Lyme Staffordshire ST5 3AF	Westlands	Specialist accommodation for the elderly comprising of 75 Residential apartments with care, communal facilities, parking and associated private amenity space for persons aged 55 and over.	28/03/2019	28/03/2022	75 (42)	Under Construction	42	0	42	0	0	0	42	Developer confirmed
NA	22/00157/COU	1 Poplar Avenue Cross Heath Newcastle Under Lyme Staffordshire ST5 9HR	Cross Heath	Proposed change of use of the building to provide supported short and long term multigenerational over-night residential care and the provision of a day care centre for mother and babies (Sui Generis).	09/12/2022	09/12/2025	-9 (-16)	Not Started	-16	-16	0	0	0	0	-16	Developer confirmed
NA	22/01001/COU	191 Basford Park Road Basford Newcastle Under Lyme Staffordshire ST5 0PN	May Bank	Change of use from C4 to C2 to provide specialist autistic care for up to 3no residents	16/02/2023	16/02/2026	3 (2)	Not Started	2	2	0	0	0	0	2	Developer confirmed
TOTAL									28	-14	42	0	0	0	28	

Appendix 1G Regulation 19 Local Plan, Appendix 4 Sites

Site Ref	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2023/24	2024/25	2025/26	2026/27	2027/28	Total Delivery 2023-2028
Local Plan Appendix 4 Sites (Reg 19)													
LW87	21/00677/FUL	Former Petrol Station, Eccleshall Road, Loggerheads	Loggerheads	Re-development of former Petrol Station to form 12 apartments (amended plans received)	Approved subject to S106	tbc	12	0	0	0	0	0	0
SB12	22/00284/FUL	Land adjacent to Clayton Lodge Hotel, Clayton	Westbury Park & Northwood	Development of 48 dwellings with landscaping, access and associated works	05/05/2023	05/05/2026	48	20	20	8	0	0	48
LW74	21/01041/OUT 24/00313/REM	Land at Baldwin's Gate	Maer & Whitmore	Construction of up to 200 dwellings set within a community parkland	12/07/2023	12/07/2026	200	0	30	30	30	30	120
CH3	20/01078/OUT	Land at Hoon Avenue	Cross Heath	Outline planning permission for the erection of up to 100 dwellings (all matters reserved except access)	29/02/2024	29/02/2027	100	0	0	0	30	30	60
WS9	22/00796/FUL	Land off Lamphouse Way, Wolstanton	Wolstanton	Proposed earthworks / re-profiling of site levels and the development of 43 residential dwellings with ancillary parking and associated new road access (amended plans received 22.08.2023)	19/12/2023	19/12/2026	43	0	20	20	3	0	43
RC8	22/00964/FUL	Land at Liverpool Road (part of Birchenwood), Kidsgrove (Parcel 2)	Kidsgrove & Ravenscliffe	Erection of 7 dwellings	24/11/2023	24/11/2026	7	0	5	2	0	0	7
								20	75	60	63	60	278

Appendix 1H Regulation 19 Local Plan Site Allocations

Site Ref	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2023/24	2024/25	2025/26	2026/27	2027/28	Total Delivery 2023-2028
Local Plan Site Allocations (Reg 19)													
AB12	n/a	Land East of Diglake Street, Bignall End	Audley	Local Plan site allocation	n/a	n/a	125	0	0	0	0	0	0
AB15	n/a	Land North of Vernon Avenue, Audley	Audley	Local Plan site allocation	n/a	n/a	33	0	0	0	0	0	0
AB33	n/a	Land off Nantwich Road / Park Lane, Audley	Audley	Local Plan site allocation	n/a	n/a	55	0	0	0	0	0	0
BL18	n/a	Clough Hall, Talke	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	150	0	0	0	0	0	0
BL32	n/a	Land at Congleton Road, Butt Lane	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	20	0	0	0	0	0	0
BL8	n/a	Land adjacent to roundabout at West Avenue, Kidsgrove	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	40	0	0	0	0	0	0
CH13	n/a	Castletown Grange, Douglas Road, Cross Heath	Cross Heath	Local Plan site allocation	n/a	n/a	-7	0	0	0	0	0	0
CH14	n/a	Maryhill Day Centre, Wilmott Drive, Cross Heath	Cross Heath	Local Plan site allocation	n/a	n/a	30	0	0	0	0	0	0
CT1	n/a	Land at Red Street and High Carr Farm, Chesterton	Crackley & Red Street	Local Plan site allocation	n/a	n/a	530	0	0	0	0	30	30
KG6	n/a	William Road, Kidsgrove (site of The Galley PH)	Kidsgrove & Ravenscliffe	Local Plan site allocation	n/a	n/a	6	0	0	0	0	0	0
KL13	n/a	Keele Science Park Phase 3, University of Keele	Keele	Local Plan site allocation	n/a	n/a	220	0	0	0	0	0	0

KL15	n/a	Land South of A525 between Keele University and Newcastle	Keele	Local Plan site allocation	n/a	n/a	260	0	0	0	0	0	0
KS11	n/a	Knutton Community Centre, High Street, Knutton	Knutton	Local Plan site allocation	n/a	n/a	9	0	0	0	5	4	9
KS17	n/a	Knutton Recreation Centre, Knutton Lane	Knutton	Local Plan site allocation	n/a	n/a	55	0	0	0	30	25	55
KS18	n/a	Land North of Lower Milehouse Lane, Knutton	Knutton	Local Plan site allocation	n/a	n/a	10	0	0	0	5	5	10
KS19	n/a	Knutton Lane, Knutton	Knutton	Local Plan site allocation	n/a	n/a	5	0	0	0	5	0	5
KS3	n/a	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Knutton	Local Plan site allocation	n/a	n/a	150	0	0	0	30	30	60
LW53	n/a	Land at corner of Mucklestone Wood Lane & Rock Lane, Loggerheads	Loggerheads	Local Plan site allocation	n/a	n/a	130	0	0	30	30	30	90
MD29	n/a	Land North of Bar Hill, Madeley	Madeley & Betley	Local Plan site allocation	n/a	n/a	150	0	0	30	30	30	90
NC13	n/a	Land West of Bullockhouse Road, HARRISEHEAD	Newchapel & Mow Cop	Local Plan site allocation	n/a	n/a	100	0	0	0	0	0	0
SP11(1)	n/a	Former Keele Municipal Golf Course, Keele (Keele Square)	Silverdale	Local Plan site allocation	n/a	n/a	255	0	0	0	0	0	0
SP11(2)	n/a	Former Keele Municipal Golf Course, Keele (Keele Woods)	Silverdale	Local Plan site allocation	n/a	n/a	310	0	0	0	0	0	0
SP11(3)	n/a	Former Keele Municipal Golf Course, Keele (Ashbourne Drive)	Silverdale	Local Plan site allocation	n/a	n/a	235	0	0	0	0	0	0
SP11(4)	n/a	Former Keele Municipal Golf Course, Keele (Park Road)	Silverdale	Local Plan site allocation	n/a	n/a	100	0	0	0	0	0	0

SP2	n/a	Cheddar Drive, Silverdale	Silverdale	Local Plan site allocation	n/a	n/a	8	0	0	0	0	0	0
SP22	n/a	Former playground off Ash Grove, Silverdale	Silverdale	Local Plan site allocation	n/a	n/a	36	0	0	0	0	0	0
SP23	n/a	Land at Cemetery Road / Park Drive, Silverdale	Silverdale	Local Plan site allocation	n/a	n/a	200	0	0	0	0	0	0
TB19 (1)	n/a	Land south of Newcastle Golf Club, Whitmore Road	Thistleberry	Local Plan site allocation	n/a	n/a	550	0	0	30	30	30	90
TB19 (2)	n/a	Land south of Newcastle Golf Club, Whitmore Road	Thistleberry		n/a	n/a		0	0	30	30	30	90
TB23	n/a	Land West of Galingale View, Thistleberry	Thistleberry	Local Plan site allocation	n/a	n/a	124	0	0	0	40	40	80
TB6	n/a	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	Thistleberry	Local Plan site allocation	n/a	n/a	13	0	0	0	0	0	0
TC19	n/a	Hassell Street Car Park	Town	Local Plan site allocation	n/a	n/a	5	0	0	0	0	0	0
TC20	n/a	King Street Car Park	Town	Local Plan site allocation	n/a	n/a	10	0	0	0	0	0	0
TC22	n/a	Marsh Parade, Newcastle (former Zanzibar night club)	Town	Local Plan site allocation	n/a	n/a	70	0	0	0	0	0	0
TC40	n/a	Car Park, Blackfriars Road, Newcastle	Town	Local Plan site allocation	n/a	n/a	10	0	0	0	0	0	0
TC50	n/a	Cherry Orchard Car Park	Town	Local Plan site allocation	n/a	n/a	5	0	0	0	0	0	0
TC52	n/a	Goose Street Car Park	Town	Local Plan site allocation	n/a	n/a	25	0	0	0	0	0	0

TC7	n/a	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle	Town	Local Plan site allocation	n/a	n/a	75	0	0	0	0	0	0
TC71	n/a	Midway Car Park	Town	Local Plan site allocation	n/a	n/a	100	0	0	0	0	0	0
TK10	n/a	Land at Crown Bank, Talke	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	170	0	0	30	30	30	90
TK17	n/a	Land off St Martins Road, Talke	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	40	0	0	20	20	0	40
TK27	n/a	Land off Coppice Road, Talke	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	90	0	0	0	0	8	8
TK6	n/a	Site at Coalpit Hill, Talke	Talke & Butt Lane	Local Plan site allocation	n/a	n/a	10	0	0	0	0	0	0
								0	0	170	285	292	747

Appendix 2: Local Plan Housing Trajectory Schedule

Appendix 6 of the Local Plan includes a housing trajectory. The trajectory sets out the expected delivery rate of new dwellings over the Plan period.

Appendix 2 of this report sets out the basis of how the expected delivery rate has been calculated for the purposes of the Local Plan.

Appendix 2: Local Plan Housing Trajectory

				Estimated Delivery Year																
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHELAA Ref	Site Address	Ward	Total Dwellings	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Sites in 5 Year Housing Land Supply 2023-2028																				
TOTALS			1790	429	657	224	164	316												
Windfall Allowance Beyond Year 5 (50% of that used in the 5YHLS)																				
TOTALS			372						31	31	31	31	31	31	31	31	31	31	31	31
Sites in 5 Year Housing Land Supply Delivering Beyond Year 5																				
KL28, KL29 & KL30	Sites Of Horwood, Lindsay & Barnes Halls, Keele University	Keele	238										119	119						
HD24	Land Between Apedale Road & Palatine Drive, Chesterton	Holditch & Chesterton	210						30	30	30	30	30	30	30	30				
LW12	Tadgedale Quarry, Mucklestone Road, Loggerheads	Loggerheads	3						3											
TOTALS			451						33	30	30	30	149	149	30	0	0	0	0	0
Local Plan Site Allocations (Reg 19)																				
AB12	Land East of Diglake Street, Bignall End	Audley	125						30	30	30	30	5							
AB15	Land North of Vernon Avenue, Audley	Audley	33						20	13										
AB33	Land off Nantwich Road / Park Lane, Audley	Audley	55						30	25										
BL18	Clough Hall, Talke	Talke & Butt Lane	150									30	30	30	30	30				
BL32	Land at Congleton Road, Butt Lane	Talke & Butt Lane	20						20											
BL8	Land adjacent to roundabout at West Avenue, Kidsgrove	Talke & Butt Lane	40						20	20										
CH13	Castletown Grange, Douglas Road, Cross Heath	Cross Heath	-7						-7											
CH14	Maryhill Day Centre, Wilmott Drive, Cross Heath	Cross Heath	30						20	10										
CT1	Land at Red Street and High Carr Farm, Chesterton	Crackley & Red Street	530					30	100	100	100	100	100							
KG6	William Road, Kidsgrove (site of The Galley PH)	Kidsgrove & Ravenscliffe	6						5	1										
KL13	Keele Science Park Phase 3, University of Keele	Keele	220						30	30	30	30	30	30	30	10				

KL15	Land South of A525 between Keele University and Newcastle	Keele	260						30	30	30	30	30	30	30	30	20				
KS11	Knutton Community Centre, High Street, Knutton	Knutton	9				5	4													
KS17	Knutton Recreation Centre, Knutton Lane	Knutton	55				30	25													
KS18	Land North of Lower Milehouse Lane, Knutton	Knutton	10				5	5													
KS19	Knutton Lane, Knutton	Knutton	5				5														
KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Knutton	150				30	30	30	30	30										
LW53	Land at corner of Mucklestone Wood Lane & Rock Lane, Loggerheads	Loggerheads	130				30	30	30	30	10										
MD29	Land North of Bar Hill, Madeley	Madeley & Betley	150				30	30	30	30	30										
NC13	Land West of Bullockhouse Road, HARRISEAHEAD	Newchapel & Mow Cop	100						30	30	30	10									
SP11(1)	Former Keele Municipal Golf Course, Keele (Keele Square)	Silverdale	255						30	30	30	30	30	30	30	30	15				
SP11(2)	Former Keele Municipal Golf Course, Keele (Keele Woods)	Silverdale	310						30	30	30	30	30	30	30	30	30	30	30	10	
SP11(3)	Former Keele Municipal Golf Course, Keele (Ashbourne Drive)	Silverdale	235						30	30	30	30	30	30	30	25					
SP11(4)	Former Keele Municipal Golf Course, Keele (Park Road)	Silverdale	100						30	30	30	10									
SP2	Cheddar Drive, Silverdale	Silverdale	8						5	3											
SP22	Former playground off Ash Grove, Silverdale	Silverdale	36						20	16											
SP23	Land at Cemetery Road / Park Drive, Silverdale	Silverdale	200						30	30	30	30	30	30	20						
TB19 (1)	Land south of Newcastle Golf Club, Whitmore Road	Thistleberry	550				30	30	30	30	30	30	30	30	10						
TB19 (2)	Land south of Newcastle Golf Club, Whitmore Road	Thistleberry					30	30	30	30	30	30	30	30							
TB23	Land West of Galingale View, Thistleberry	Thistleberry	124				40	40	44												
TB6	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	Thistleberry	13						5	5	3										
TC19	Hassell Street Car Park	Town	5						5												

TC20	King Street Car Park	Town	10						5	5										
TC22	Marsh Parade, Newcastle (former Zanzibar night club)	Town	70						30	30	10									
TC40	Car Park, Blackfriars Road, Newcastle	Town	10						5	5										
TC50	Cherry Orchard Car Park, Newcastle	Town	5						5											
TC52	Goose Street Car Park, Newcastle	Town	25						20	5										
TC7	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle	Town	75						30	30	15									
TC71	Midway Car Park, Newcastle	Town	100						30	30	30	10								
TK10	Land at Crown Bank, Talke	Talke & Butt Lane	170			30	30	30	30	30	20									
TK17	Land off St Martins Road, Talke	Talke & Butt Lane	40			20	20													
TK27	Land off Coppice Road, Talke	Talke & Butt Lane	90					8	35	35	12									
TK6	Site at Coalpit Hill, Talke	Talke & Butt Lane	10						5	5										
TOTALS			4512	0	0	170	285	292	902	768	550	430	375	270	210	155	65	30	10	0
Local Plan Appendix 4 Sites (Reg 19)																				
LW87	Former Petrol Station, Eccleshall Road, Loggerheads	Loggerheads	12						5	5	2									
SB12	Land adjacent to Clayton Lodge Hotel, Clayton	Westbury Park & Northwood	48	20	20	8														
LW74	Land at Baldwin's Gate	Maer & Whitmore	200		30	30	30	30	30	30	20									
CH3	Land at Hoon Avenue	Cross Heath	100				30	30	30	10										
WS9	Land off Lamphouse Way, Wolstanton	Wolstanton	43		20	20	3													
RC8	Land at Liverpool Road (part of Birchenwood), Kidsgrove (Parcel 2)	Kidsgrove & Ravenscliffe	7		5	2														
TOTALS			410	20	75	60	63	60	65	45	22	0	0	0	0	0	0	0	0	0
TOTAL PROJECTED DELIVERY			7535	449	732	454	512	668	1031	874	633	491	555	450	271	186	96	61	41	31