

Newcastle-under-Lyme
Local Development Framework

Annual Monitoring Report

December 2010



Newcastle-under-Lyme Annual Monitoring Report 2009/10

Contents

Executive Summary	2
1. Introduction	5
2. The Monitoring Framework	6
3. Local Development Implementation	7
4. Key Characteristics of the Borough of Newcastle-under-Lyme	9
5. Policy Monitoring	18
5.1 Sustainability and Miscellaneous	18
5.2 Housing	23
5.3 Employment	30
5.4 Town Centres, Retail and Offices	40
5.5 Leisure and Rural Development	45
5.6 Environment	49
5.7 Transport and Accessibility	58
Appendix 1 Significant Effects Indicators	59
Appendix 2 Saved Local Plan 2011 Policies	65
Appendix 3 Policy Monitoring Tables	69
Appendix 4 Housing Development Monitoring Report	73
Appendix 5 Housing Monitoring Divisions	99

NEWCASTLE-UNDER-LYME ANNUAL MONITORING REPORT

Executive Summary – 2009/10

Local Policy Implementation

Sustainable development

- 62% of all new housing developments were built on previously developed land. This figure is substantially less than last year (71.2%) and is attributed to a large number of completions on the Keele Road development (a greenfield site). It should also be noted that there are a significant number of completions yet to come forward on the Keele Road site which was granted permission prior to the adoption of the 2011 Local Plan.
- 91% of all new housing permissions granted in 2009/10 were on previously developed land. *Please note that changes to PPS3 regarding the reclassification of residential garden land (from brownfield to greenfield) were made in June 2010 and so do not apply to this AMR but will need to be taken into consideration in next year's reporting.*
- 4.6% of all completed development took place in the Green Belt. This percentage is derived from the construction of a single replacement dwelling granted planning permission on the basis of the existence of very special circumstances.
- 12 development proposals have benefitted from assessments made by the Urban Vision North Staffordshire Design Review Panel.
- 56% of all new housing was built within the Renew North Staffordshire boundary.
- 93% of all non-housing development took place within the North Staffordshire Regeneration Zone.
- No development took place contrary to Environment Agency advice on water quality or flood risk grounds.
- Planning permission was granted for three small wind turbines on two sites in the borough and three separate applications for domestic solar panel units.

Housing

- 207 net additional dwellings were completed in 2009/10 as compared to a much higher gross figure of 259. The difference in the figures is largely due to the demolition of 60 dwellings. The net number of completions is lower than the annual completion rate required to achieve the Core Strategy housing target within the plan period. The annual completion rate required to achieve the overall target of 5700 has therefore risen to 304 dwellings per year.

- The Strategic Housing Land Availability Assessment (SHLAA) has identified a deliverable supply of 1553 dwellings to be developed from existing commitments between 2010/11 and 2014/15.
- 69% of the gross completions within the borough are attributable to the three large developments at Keele Road, Wolstanton Colliery and Lower Milehouse Lane.
- 74 new build affordable dwellings were completed in 2009/10, a substantial increase on recent years. The majority of these were constructed as part of phase 1 of the Lower Milehouse Lane development.
- The average density of residential development in 2009/10 was almost 32 dwellings per hectare, as compared to last year's figure of 30.

Employment and economic development

- 4983sqm of new employment floorspace was completed in 2009/10
- 100% of all new employment development took place on previously developed land.
- As of 31st March 2010 the borough has a supply of 62.89 hectares of available employment land including 0.67 ha currently under construction, 49.08 ha with planning permission and a further 10.84ha allocated in the 2011 Local Plan. The 18ha Regional Investment Site at Chatterley Valley is excluded from this total.
- The RSS states that the target provision of employment land for 2006-26 in the Borough is 112 ha. The supply of land in the borough (including completions since 2006) is currently 113.57ha.
- Only 62.4% of 'town centre uses' (defined as retail, offices and leisure uses) floorspace completed in the monitoring year were located within Newcastle Town Centre,
- Retail surveys suggest that there has also been a slight decrease in the Town Centre vacancy rate (in Newcastle), from 12.8% in 2009 to 12.5% in 2010.

Community facilities

- There was no loss of essential community facilities in 2009/10.

Natural environment

- The total area of land designated as Site of Biological Importance has remained as 686ha. The area covered by Local Nature Reserve designation increased from 85.6ha in 2009 to 111.6ha in 2010.
- The total area of land designated as Site of Special Scientific Interest in the Borough has not changed this year. However, 61.65% of the designated area

at Betley Mere has been reclassified as 'unfavourable recovering'. This proportion has increased from 32.31% in 2008/09.

Access and transport

- The percentage of new dwellings completed 2009/10 with access to various services via public transport are as follows: 73.4% to hospitals, 74.1% to town centres, 80.5% to GPs, 80.1% to High Schools, 95.4% to primary schools and 79.8% to industrial estates.

1. Introduction

This year's version of the AMR reflects the new monitoring framework set out in the Core Spatial Strategy and adopted in October 2009. Consequently the AMR contains a great deal more data than previous years. The analysis of this information provides a very comprehensive picture of how the plan area is performing.

This report covers the period from 1st April 2009 to 31st March 2010.

1.1 The role of the Annual Monitoring Report

The main purposes are to: assess the progress made by the Council in the production of its Local Development Framework (LDF), against the milestones set out within the relevant Local Development Scheme (LDS); assess the degree to which policies are successfully implemented within the LDF – at present these relate mainly to 'saved' policies within the adopted Local Plan 2011; and to provide data relating to a series of national and local indicators, as specified by the Department of Communities and Local Government, or identified through the LDF process.

Contextual data describing the characteristics and issues for the Borough is also a key part of the AMR (see section 4). The purpose is to provide a backdrop against which to assess the impacts of policies and inform the interpretation of 'output' and 'significant effects'.

Originally, Section 35 of the Planning and Compulsory Purchase Act 2004 required every local planning authority to produce an annual report for submission to the Secretary of State by the 31st December each year. Providing the recently released Localism Bill is enacted, it is unlikely that there will be an obligation for Local Planning Authorities to submit an AMR to Government Office next year. However, we consider monitoring and the AMR itself to be essential to:- provide accessible information on the performance of local polices; highlight the key trends, issues, challenges and opportunities in the Borough; and provide a comprehensive evidence base for the future development, revision and adjustment of LDF policies.

We, therefore, intend to maintain our monitoring system and produce an AMR even if there is no obligation to report to a Government Office. In the future this AMR can be structured to be more relevant to our local needs and we intend to continue to report the findings to the Strategic Planning Committee.

2. The Monitoring Framework

2.1 Local indicators

Since the previous monitoring period, the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy has been adopted (October 2009), forming a central part of the development plan. This AMR now incorporates the monitoring framework set out in Chapter 8 'Monitoring Framework,' of the adopted Core Spatial Strategy. Much of the information monitored in previous reports has also been retained and updated. It is our view, therefore, that this AMR provides a very informed and valuable picture of the key local issues and challenges within the Borough.

Current Government Guidance suggests that performance of the Local Development framework should be monitored through a series of indicators. These consist of:

2.2 Core Output Indicators

These are a set of indicators that authorities monitor on an annual basis. Data produced by local authorities can be used to build up a picture of spatial planning performance. These indicators, along with the use of National Indicators, can be used to provide an additional means for measuring the performance of local policies.

2.3 Contextual Indicators

Contextual indicators reflect the need to take into account the social, economic and environmental issues and circumstances, that exist within a locality. They provide the essential background information which informs both the development of and future monitoring of local policies.

2.4 Local Output Indicators

Local output indicators are intended to provide information relating to whether an objective or policy is meeting its target.

2.4 Significant Effects Indicators

The significant effects indicators have been identified through the Strategic Environmental Assessment/Sustainability Appraisal process. A baseline is established for each of these indicators and they will be monitored regularly. Significant effects indicators will enable local authorities to compare the predicted effects of a policy against the actual effects.

Appendix 1 to this report provides data for the 2008/09 and 2009/10 significant effects monitoring framework for the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy.

3. Local Development Implementation

3.1 The Local Development Scheme

The Local Development Scheme sets out the timetable for the production of individual Local Development Documents (LDDs) which collectively make up the Local Development Framework for the Borough. It is a three year rolling programme.

The 2007 – 2010 LDS programme monitored in this report was brought into effect in September 2007. However, following the introduction of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, a new LDS was formulated and brought into effect by the Council in January 2009. The following documents have been adopted by the Borough Council:

- Statement of Community Involvement (adopted October 2006);
- Developer Contributions SPD (adopted October 2007);
- Knutton and Cross Heath Design Brief Phase 1 SPD (July 2008);
- Newcastle-under-Lyme Town Centre SPD (January 2009);
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted October 2009); and
- Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (adopted November 2010).

Further documents to be prepared outlined in the 2007 – 2010 LDS programme include -

- Site Allocations and Policies DPD;
- Newcastle Town Centre SPD 2010 Update (original plans to prepare a Newcastle Town Centre Area Action Plan were withdrawn)
- Conservation and Heritage Guidance SPD.

3.2 Progress on the production of the Local Development Framework in 2009/10 –

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy was formally adopted in October 2009. The partnership approach adopted in the preparation of the Core Spatial Strategy reflects the strong and well-founded reputation that both authorities have for partnership working and also represents the first major stage in the Borough's and the City's work to replace their Local Plans with a new Local Development Framework.

The Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD was formally adopted in November 2010/2011. The document is anticipated to set new standards for the design of new development.

Regular reports on the progress of the Local Development Framework are provided in the monthly LDF newsletter, which can be accessed at: www.newcastle-staffs.gov.uk/LDF

4. The key characteristics of the Borough of Newcastle-under-Lyme

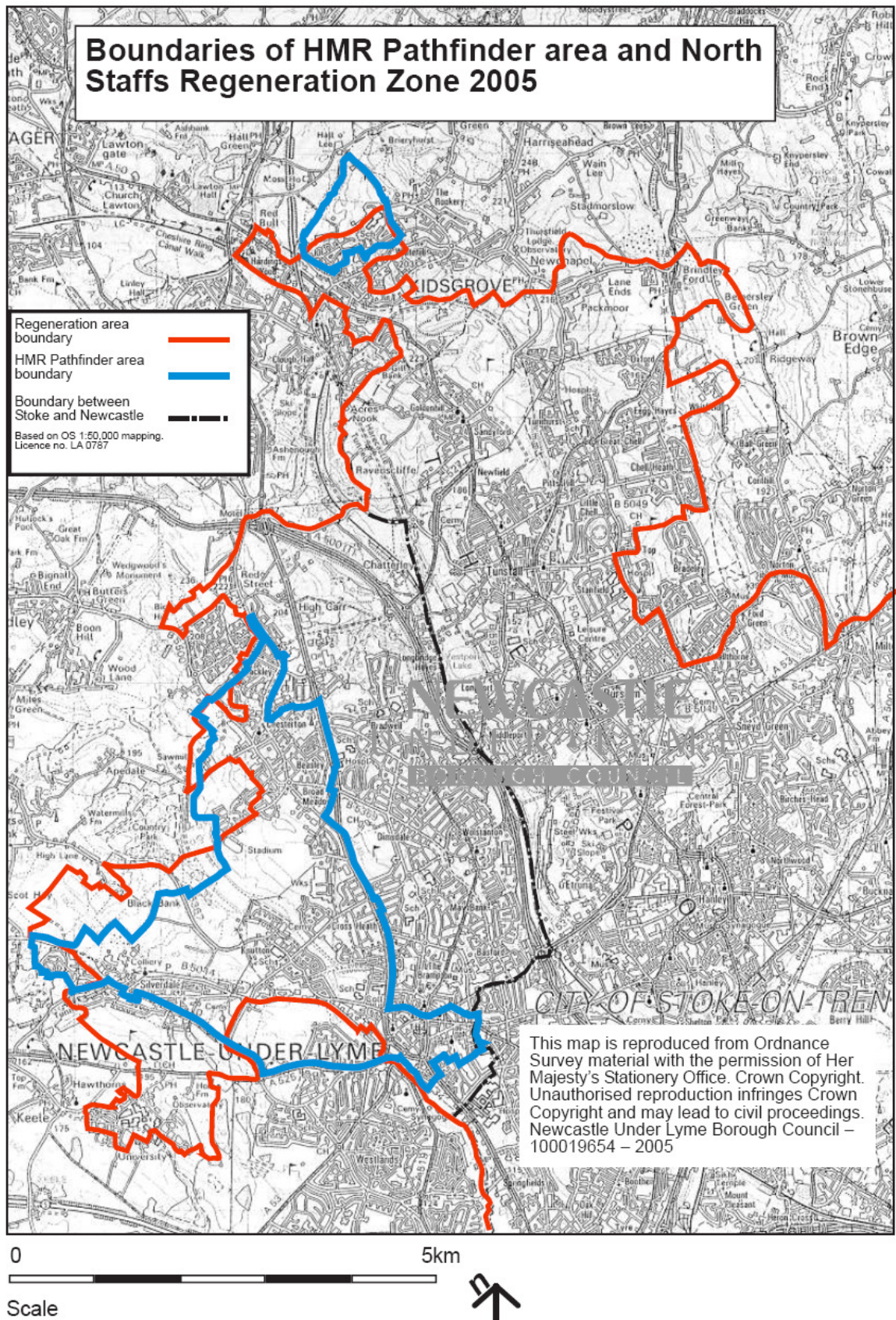


Figure 1 – Boundaries of Housing Market Renewal Pathfinders and North Staffordshire Regeneration Zone

4.1 Geography

The Borough of Newcastle under Lyme, one of eight districts in Staffordshire, is located in the north-west corner of the county and covers an area of 210 square kilometres. The town of Newcastle, which adjoins the western edge of the City of Stoke on Trent, is the borough's largest settlement and forms the main urban area together with the town of Kidsgrove, located to the north-east of the borough. The remainder of the borough to the west and south of the conurbation is dominated by green belt and rural areas.

4.2 Core Spatial Strategy Indicator 59 (Contextual) - Population

- Total population
- Age structure
- Number/Proportion BME population
- Household size and composition of households
- Migration patterns

The 2001 Census recorded the total population of the borough as 122,030. The population is predominantly urban, with 79% of the population residing in either Newcastle town (73,944) or Kidsgrove (22,145), with the remainder residing in the rural areas to the west and south of the borough. The ONS 2009 mid-year estimates of population suggest that the total-borough population has increased to 124,200 since the last Census (see Table 1).

Resident Population Estimates, All Persons, Mid 2009	Newcastle-under-Lyme	West Midlands	England
All Persons; All Ages	124200	5431100	51809700
All Persons; Aged 0-4	6300	343100	3196100
All Persons; Aged 5-9	6300	311000	2863200
All Persons; Aged 10-14	6900	330100	3016500
All Persons; Aged 15-19	8300	362700	3311800
All Persons; Aged 20-24	10200	369900	3554300
All Persons; Aged 25-29	7500	347800	3511600
All Persons; Aged 30-34	6400	305500	3263100
All Persons; Aged 35-39	8100	367100	3657500
All Persons; Aged 40-44	8900	405800	3953400
All Persons; Aged 45-49	9100	382900	3725400
All Persons; Aged 50-54	7900	336400	3229800
All Persons; Aged 55-59	7800	319900	2986100
All Persons; Aged 60-64	8400	330700	3106600
All Persons; Aged 65-69	6300	263100	2350400
All Persons; Aged 70-74	5300	223000	2029600
All Persons; Aged 75-79	4500	179600	1659300
All Persons; Aged 80-84	3200	132000	1232300
All Persons; Aged 85 and Over	2900	120600	1162800

Table 1 - Resident Population Estimates
Source: ONS 2009

The ONS 2009 mid-year estimates of population age structures suggest that the Borough has a population marginally older than regional and national averages, as shown in table 1.

A study was commissioned, as part of the Revision of the North-West Regional Spatial Strategy, to examine the linkages between North Staffordshire and South Cheshire. This study includes data on internal migration flows in 2007 and the information relevant to Newcastle is summarised in table 2 below. There are marginal net losses of population to the South Cheshire districts, but the most significant movements are between the Borough and Stoke-on-Trent, with a net gain of just over 400 residents, whilst regarding the 'Rest of England and Wales', Newcastle experiences a net gain. This is the most up-to-date data available relating to sub-regional migratory patterns.

Internal migration – 2007		
	To Newcastle	From Newcastle
Congleton	240	290
Crewe & Nantwich	170	190
Macclesfield	40	40
Staffordshire Moorlands	280	250
Stoke-on-Trent	2470	2030
North Shropshire	110	140
Rest of England & Wales	2990	2760

Table 2 - Internal migration Source: ONS Migration Statistics Unit

Population Estimates by Ethnic Group (Percentages), 2007	Newcastle-under-Lyme	West Midlands	England
All Persons	124200	5381800	51092000
White	95.6	86.1	88.2
White: British	93.5	83.1	83.6
White: Irish	0.5	1.2	1.1
White: Other White	1.6	1.8	3.5
Mixed	1	1.8	1.7
Mixed: White and Black Caribbean	0.3	0.9	0.6
Mixed: White and Black African	0.1	0.1	0.2
Mixed: White and Asian	0.3	0.5	0.5
Mixed: Other Mixed	0.2	0.3	0.4
Asian or Asian British	1.9	8.4	5.7
Asian or Asian British: Indian	0.8	3.7	2.6
Asian or Asian British: Pakistani	0.6	3.4	1.8
Asian or Asian British: Bangladeshi	0.2	0.7	0.7
Asian or Asian British: Other Asian	0.3	0.6	0.7
Black or Black British	0.6	2.5	2.8
Black or Black British: Caribbean	0.2	1.6	1.2
Black or Black British: African	0.4	0.7	1.4
Black or Black British: Other Black	0	0.2	0.2
Chinese or Other Ethnic Group	0.9	1.2	1.5
Chinese or Other Ethnic Group: Chinese	0.5	0.6	0.8
Chinese or Other Ethnic Group: Other Ethnic Group	0.4	0.6	0.7

Table 3 - Population Estimates by Ethnic Group, Source: ONS 2009

Table 3 shows that the ethnic composition of the borough is predominantly White British, with 95.6% of the population being classed within this ethnic group. This has declined marginally since 2001 when 97.9% of the borough's population were recorded as White British. There has been significant growth within the 'Asian British' population, rising from 0.8% in 2001, to 1.9% in 2007.

Household Composition (Total and Percentage figures provided)	Newcastle- under- Lyme	West Midlands	England
All Households	50738	2153672	20451427
One person: Pensioner	7754 15.28	308744 14.34	2939465 14.37
One person: Other	6707 13.22	312026 14.49	3210799 15.7
One family and no others: All pensioners	5006 9.87	195281 9.07	1826453 8.93
One family and no others: Married couple households: No children	7459 14.7	285328 13.25	2656440 12.99
One family and no others: Married couple households: With dependent children	9211 18.15	392050 18.2	3591335 17.56
One family and no others: Married couple households: All children non-dependent	3632 7.16	142799 6.63	1218191 5.96
One family and no others: Cohabiting couple households: No children	2239 4.41	91480 4.25	976879 4.78
One family and no others: Cohabiting couple households: With dependent children	1901 3.75	72473 3.37	661073 3.23
One family and no others: Cohabiting couple households: All children non-dependent	152 0.3	7071 0.33	66352 0.32
One family and no others: Lone parent households: With dependent children	2871 5.66	144908 6.73	1311974 6.42
One family and no others: Lone parent households: All children non-dependent	1634 3.22	71637 3.33	622904 3.05
Other households: With dependent children	766 1.51	52304 2.43	458369 2.24
Other households: All student	131 0.26	8058 0.37	79143 0.39
Other households: All pensioner	197 0.39	8376 0.39	82384 0.4
Other households: Other	1078 2.12	61137 2.84	749666 3.67

Table 4 - Household Composition Source: ONS 2010

Table 4 provides data relating to the household composition of the borough. The household structure within Newcastle-under-Lyme is largely in line with national and regional compositions.

4.3 Economic Development

The economy of the borough has traditionally been dominated by coal extraction and heavy manufacturing industries, together with very strong ties with the local ceramics industry and the economy of the neighbouring City of Stoke on Trent. The decline of these industries over the last few decades and the resultant transition of the borough's economic and occupational structures have created both challenges to, and opportunities for, the future growth and prosperity of the borough. These changes have seen significant regeneration activity, in particular the reclamation of former coal mine sites for service and logistics uses, as well as significant residential developments, such as Silverdale Colliery.

Table 5 clearly shows the dramatic transformation of the Borough's employment structure in recent years with significant losses in manufacturing, accompanied by growth in transport/communications/logistics industries far in excess of regional and national averages. At first glance the percentage of manufacturing lost in the borough appears to be greater than for Stoke-on-Trent. However, the amount of manufacturing in the borough has traditionally been lower and so even a smaller loss would appear proportionately greater. Also of note is a significant growth in the banking, financial and insurance services sector.

Changes in employment between 1998 - 2007								
	Agriculture & fishing	Manufacturing	Construction	Distribution, hotels and restaurants	Transport & Communications	Banking, finance & insurance	Public admin, education and health	Other
Newcastle-under-Lyme	-50%	-61%	-10%	-10%	211%	42%	20%	-12
Stoke-on-Trent	-37%	-53%	-21%	-10%	28%	2.5%	3.4%	19%
West Midlands	-23%	-42%	28%	-1%	19%	22%	19%	28%
England and Wales	-22%	-36%	9%	-4%	2%	16%	14%	11%

Table 5 - Changes in employment
Source: ONS – ABI/Nomis 2008

Table 6 illustrates the broad structure of employment within the Borough. There is clearly an over representation of distribution and transport/communications industries and this growth is attributable to the borough's strategic location. The levels of banking and financial industries are lower than those industries and have been specifically identified within the adopted Core Spatial Strategy as sectors of growth to encourage a key part of the borough's, and particularly Newcastle Town Centre's, future economy.

Employment structure 2010								
	Manufacturing	Construction	Distribution, hotels and restaurants	Transport & Communications	Banking, finance & insurance	Public admin, education	Tourism-related*	Other
Newcastle-under-Lyme	9.2%	4.4%	30.2%	14.0%	12.4%	25.5%	6.7%	3.5%
West Midlands	13.8%	4.9%	23.6%	5.8%	18.6%	27.0%	7.4%	4.6%
Great Britain	10.2%	4.8%	23.4%	5.8%	22.0%	27.0%	8.2%	5.3%

Table 6 - Employment structure
Source Nomis 2010

*'Tourism-related' consists of industries that are also part of the services industry.

% is a proportion of total 'employee' jobs, excluding self-employed, government supported trainees and HM Forces.

It could be argued that this over-representation of transport/logistics industries is reflected in the workplace earnings within the Borough, which as Table 7 demonstrates, although higher than in Stoke-on-Trent are lower than the regional and national levels.

Earnings by residence and workplace 2009				
ONS – hours and earnings	Newcastle	Stoke-on-Trent	West Midlands	Great Britain
Earnings by residence	£447.40	£402.40	£457.40	£491.00
Earnings by workplace	£393.00	£442.30	£456.40	£490.20

Table 7 - Earnings by residence and workplace
Source: Nomis 2009

In contrast to the relatively low earnings by workplace in the borough, the figures for earnings by residence are close to the regional average. These figures suggest that a significant level of the borough's resident high earners work outside the borough in neighbouring authorities. It may also be reasonable to suggest that this is reflected in the unbalanced nature of the housing offer within Stoke-on-Trent, with the needs of the City's upwardly mobile residents being partially fulfilled by Newcastle's attractive urban and rural neighbourhoods.

The Borough recognise the critical need to create a more diverse, balanced and flexible economic base, with a greater presence of high value employment opportunities. The Borough's economic regeneration strategy – Building Prosperity; and The Core Spatial Strategy; all place great emphasis upon the importance of

creating growth in high tech/high value employment opportunities; and identify the key assets within the Borough central to achieving this aim.

These assets are –

- **Newcastle Town Centre** – The Newcastle Town Centre Supplementary Planning Document, adopted in January 2009, establishes the planning framework for ensuring that the optimum and most sustainable use of developable sites within the Town Centre are achieved. The intention is to seek approval to consult on a revised draft SPD at the beginning of 2011. The update is being prepared to reflect a number of key changes since the adoption of the original SPD including the clear changes in the vitality and viability of the Town Centre and the publication of Planning Policy Statement 4 - Planning for Sustainable Economic Growth.
- **Keele University and Science Park** – The Keele University and Science Park is a regionally influential growth pole for medical and healthcare technologies and research – the fastest growing business sector in North Staffordshire. As such, the expansion of the Campus will be central to achieving the aim of raising the quality of opportunities in future years.
- **Chatterley Valley** – The mix of hi-tech manufacturing, enterprise centres, and warehousing, built to the highest environmental/sustainability performance standards and set within an attractively landscaped environment will make a significant impact upon the quantitative and qualitative nature of employment opportunities within the borough.

4.5 Social inclusion

Education

Table 8 shows the percentage of the working age population with educational qualifications (accompanied by estimated actual totals). It can be seen that whilst educational achievements in the Borough are higher than in Stoke-on-Trent, they remain lower than national and regional averages.

Qualifications (Jan 2009-Dec 2009)	Newcastle-under-Lyme	Newcastle-under-Lyme	Stoke-on-Trent	West Midlands	Great Britain
	(numbers)	(%)	(%)	(%)	(%)
NVQ4 and above	18,000	22.5	17.5	24.8	29.9
NVQ3 and above	37,600	47.2	38.5	43.8	49.3
NVQ2 and above	53,400	66.9	56.2	60.9	65.4
NVQ1 and above	64,800	81.2	73.2	75.6	78.9
Other qualifications	3,700	4.6	9.1	8.2	8.8
No qualifications	11,300	14.2	17.7	16.2	12.3

Table 8 - Qualifications
Source: NOMIS 2010

Community Safety

Table 9 illustrates data relating to National Indicators 15 and 16 has been taken from the Place Analysis Tool on the DCLG website.

Crime indicators 2009/10	Newcastle	Stoke-on-Trent
Serious Violent Crimes Per 1,000 of the Population (National Indicator 15)	0.6	1.3
Serious Acquisitive Crimes Per 1,000 of the Population (National Indicator 16)	8.0	14.8

Table 9 - Crime indicators
Source: Place Analysis Tool (PAT), DCLG

Health

The tables below provide a brief picture of the general health of the Borough's population. In general residents have better health than their neighbours in Stoke but marginally less so than at regional and national levels.

2001 Percentage of pop in good health	Newcastle	Stoke-on-Trent	West Midlands	England
Good	66%	63%	67%	69%
Fairly good	23%	24%	23%	22%
Not good	11%	13%	10%	9%

Table 10 – Percentage of the population in good health
Source: ONS

2006/08 Life expectancy at birth	Newcastle	Stoke-on-Trent	West Midlands	England
Males	77.04	75.38	77.17	77.93
Females	81.86	79.77	81.57	82.02

Table 11 – Life expectancy at birth
Source: ONS

4.6 Built environment

The borough has a unique and distinctive historical built environment with 20 designated Conservation areas and 364 nationally listed buildings. The historical landscapes, townscapes and buildings of the borough are irreplaceable; not only for their intrinsic architectural and aesthetic value and their contribution towards creating a collective sense of place and civic pride, but also for their contribution towards making the borough an economically attractive and competitive focus for inward investment. The distinctive market town character and atmosphere of Newcastle Town Centre is central to its vitality and viability and the role it plays within the North Staffs sub-region as a strategic centre. Similarly, the spacious, leafy streets of the Brampton's Conservation area provide a locally unique and attractive location for Financial and Professional Service industries.

A key future challenge will be to balance the need for growth and inward investment with the need to protect and enhance the borough's urban and rural landscapes, a challenge best achieved by first recognising that growth and conservation can play complementary rather than mutually exclusive roles.

Urban Vision North Staffordshire have played a key role in ensuring that the design of new development contributes towards the enhancement of the borough environmental distinctiveness, through both the assessment of new applications and LDF documents at their Design Review Panel meetings and through a programme of educational/training events. 12 developments proposals during 2009/10 benefitted from being taken to Design Review Panel.

Furthermore the Borough, in partnership with Stoke-on-Trent City Council and Urban Vision, commissioned the recently adopted Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (SPD). This SPD establishes key design and planning principles for the design of new development across Newcastle and Stoke-on-Trent. The SPD successfully provides elaboration upon the built environment policies within the Core Spatial Strategy; helping to define the character and qualities of our local context.

4.7 Natural and rural landscape

The borough benefits from a distinct and diverse natural and rural landscape. The borough falls within two 'Natural Areas' (as defined by Natural England); the uplands, wooded valleys and ancient agricultural landscapes of the Potteries and Churnet Valley Natural Area in the north east of the borough; and the gently rolling plains and wetlands of the Meres and Mosses Natural Area to the west and south of the borough.

The borough has two sites identified under the 1971 Ramsar Convention as internationally important wetland sites – Betley Mere, and Black Firs & Cranberry Bog. The borough also benefits from five sites designated as Sites of Special Scientific Interest (SSSI), a number of Grade 1 County Sites of Biological Importance (SBI), several high quality country parks and approximately 330 hectares of woodland identified as 'ancient semi-natural woodland'.

The North Staffordshire Green Space Strategy (adopted December 2009) provides the strategic framework for the future provision and management of the borough's parks, playgrounds etc. Crucially, the strategy recognises that the provision of sufficient high quality green space is vital not only for the general health and well being of the community but also for attracting the people and investment needed to support the borough's housing market renewal and economic regeneration initiatives and strategies.

5. Policy monitoring

5.1 Sustainability and Miscellaneous

Core Output Indicator H6 – Housing quality: Building for Life Assessments

During the 2009/10 monitoring year, the Council's only Accredited Building for Life Assessor left the employment of Newcastle-under-Lyme Borough Council. We are therefore arranging that assessments are made to measure the performance of residential development against the Building for Life criteria from another source. This information will be added to the 2009/10 Annual Monitoring Report once it has been completed.

Local indicator – Developments assessed by Design Review Panel

The Council continues to work closely with Urban Vision North Staffordshire to ensure that new development within the Borough meets the highest standards of design quality. 12 development proposals were examined by the Urban Vision Design Review Panel, which draws upon the knowledge and skills of a wide range of architects, urban designers, town planners and other built environment professionals.

	2008/09	2009/10
Number of development proposals assessed by Design Review Panel	15	12

Table 12 - Design Review Panel, Source: Urban Vision North Staffordshire

Local indicator - Amount of new development within the Renew North Staffordshire/North Staffs Regeneration Zone boundaries

Use Class	Total Completions within the Borough sqm	Completions within Regeneration Zone	% Completions within Regeneration Zone
A	447	447	100.00%
B1(a)	811	462	56.96%
B1(b)	0	0	0%
B1(c)	0	0	0%
B1	0	0	0%
B2	2378	2378	100.00%
B8	0	0	0%
B1/B2/B8	1794	0	0%
C (excl. C3)	0	0	0%
D	25101	25083	99.92%
Sui Generis	469	469	100%
Totals	31000	28839	93.02%

Table 13 – Development within Regeneration Zones, Source: NULBC

	2007/08	2008/09
Amount of new development (non-residential) within North Staffs Regeneration Zone	79.9%	92.31%

Table 14 – Historic Development Within Regeneration Zones, Source: NULBC

The RENEW North Staffordshire/North Staffordshire Regeneration Zone boundaries are shown on page 9 of this report.

Table 13 shows that the vast majority of completed employment development was located within the RENEW North Staffordshire/North Staffordshire Regeneration Zone. The majority of retail and community facilities took place within designated regeneration areas, however there was very limited development during this monitoring year and 3 out of the 7 community facility developments were associated with the same scheme (Newcastle College). Table 14 reviews historic performance.

Policy SP1 within the adopted Core Spatial Strategy promotes the Regeneration Zone as the priority location for new employment development.

Use Class	Total Completions within the Borough	Completions within Renew Area of Intervention	% Completions within the Renew Area of Intervention
C3*	259	145	55.98%
*Conversions have been excluded from these figures			

Table 15 – Housing Development in Regeneration Zone - NULBC

	2007/08	2008/09
Amount of new housing development within the Renew Area	43.24%	44.48%

Table 16 – Historic Housing Development in Regeneration Zone - NULBC

Current local policy emphasises the need to concentrate new development within the Renew Housing Market Renewal Area of Intervention and to demonstrate a degree of restraint outside of these areas. Although table 15 illustrates that a relatively large proportion of new residential development was on sites outside of the Renew area, it should be noted that a significant number of these sites were granted permission prior to the designation of the area as a Housing Market Renewal Area. Furthermore the figure of 55.98% of residential development occurring within the Renew area represents a significant increase on last years figure and continues the annual upward trend of achieving a higher percentage of residential development in the Renew area.

Although the Core Spatial Strategy sets out the level and broad locations of additional housing development to 2026 and aims to make the optimum use of locations within the Renew area of intervention, this does not preclude appropriate residential development in other sustainable locations. Neighbourhoods outside the Renew area such as May Bank, Wolstanton, Porthill and Bradwell to the north of the town centre; and Clayton and the Westlands to the south, provide highly sustainable locations for residential development. A degree of managed growth within these neighbourhoods is desirable to ensure their continued vitality and sustainability and to make the optimum use of the Borough's finite brownfield resources. However the Strategic Housing Land Availability Assessment for Newcastle-under-Lyme, which is discussed in the Housing Development Monitoring Report appendix, makes clear that there will be a need for greenfield site release in future years to support the delivery of the housing targets outlined in the Core Spatial Strategy.

Core Spatial Strategy Indicator 63 (Contextual) – Regeneration Funding

- Regeneration funding invested during 2009/10

A range of major projects has been undertaken by RENEW within the Knutton and Cross Heath Area of Major Intervention during the business plan period of 2008-11. Between April 2009 and March 2010 alone £2,997,392 was invested in the Area. The types of projects that the RENEW initiative funds are based around the following themes:

- Providing financial support to facilitate the acquisition and demolition of properties, unlocking development proposals;
- Assisting in the re-housing of those affected by clearance projects;
- Public realm improvements; and
- Refurbishment of dwellings and heritage-led regeneration.

Core Spatial Strategy Indicator 64 (Contextual) – Deprivation

- Indices of Deprivation ranking
- Ranking of areas within the borough
- JSA claimant rate
- Number of Income Support claimants

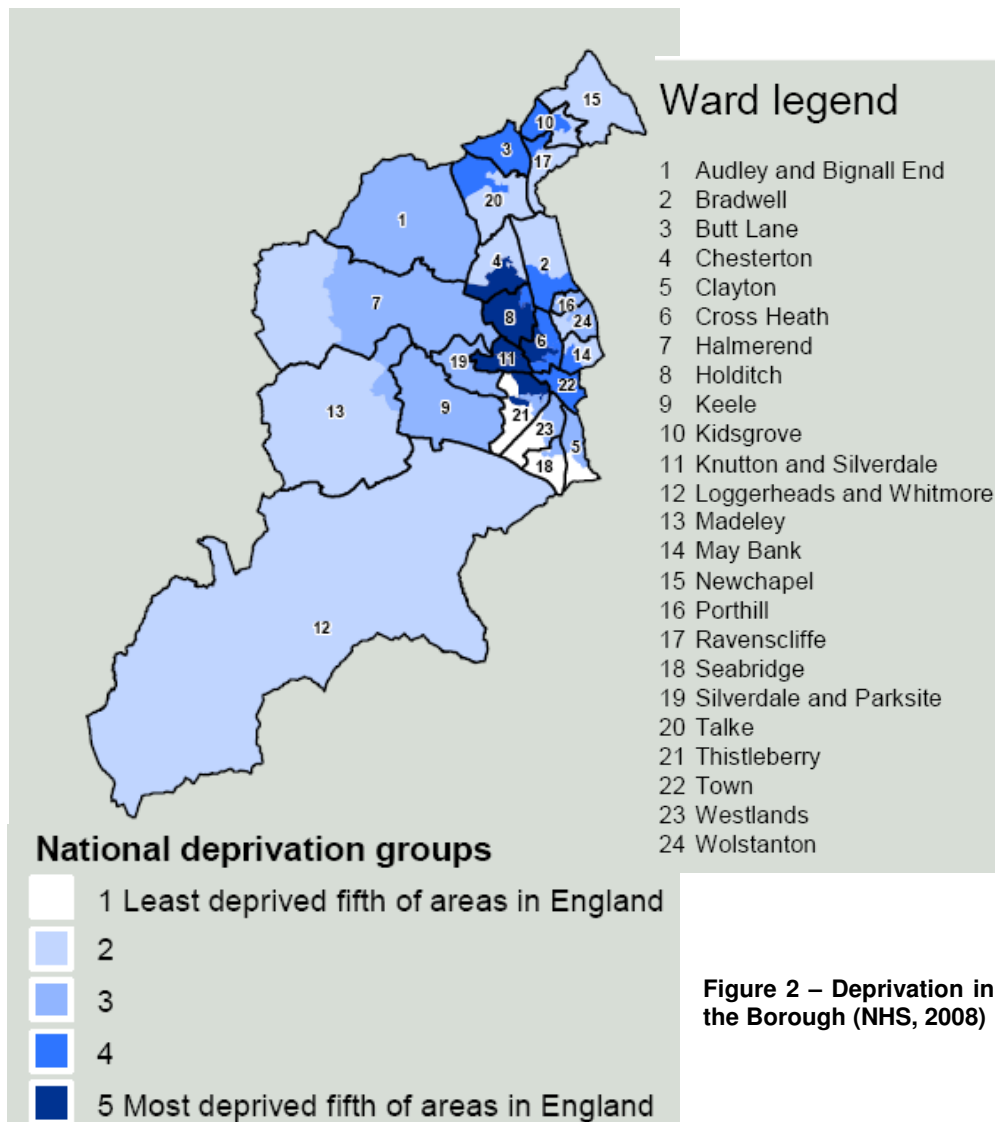


Figure 2 – Deprivation in the Borough (NHS, 2008)

The rank of Newcastle-under-Lyme according to the proportion of the district's population living in the most deprived Super Output Areas in the country, (1 is most deprived), is 138th out of 354.

The image above provides spatial data illustrating the differences in deprivation between wards within Newcastle-under-Lyme, compared to the whole of England (based on Indices of Multiple Deprivation 2007). The least deprived areas of the borough are clearly spread throughout the rural area of the borough and the southern area of the urban area (specifically, Thistleberry, Westlands and Seabridge). Chesterton, Knutton and Silverdale and Holditch are identified as being within the 'most deprived fifth of areas in England' and are more centrally located near the Town Centre.

Table 17 below illustrates that the proportion of Job Seeker Allowance claimants within the Borough is lower than at regional and national levels.

Job-Seekers Allowance Claimants 2009/2010	Newcastle-under-Lyme	Newcastle-under-Lyme	West Midlands	Great Britain
	(numbers)	(%)	(%)	(%)
All people	2,240	2.8	4.4	3.5
Males	1,564	3.8	6.2	4.9
Females	676	1.7	2.6	2.1

Table 17 - Job-Seekers Allowance Claimants, Source: NOMIS 2010

Table 18 below demonstrates that marginally higher rates of Income Support claims within Newcastle are made by males compared to regional and national proportions. Meanwhile, Newcastle has significantly lower rates of Income Claimants who are Lone Parents (33%), compared to regional and national proportions of 39% and 38% respectively.

Income Support Claimants, August 2009 (Total and Percentage figures are provided)	Newcastle-under-Lyme	West Midlands	England
Total	3200	183210	1648350
Claimants Aged 16-24	460 14%	28210 15%	238510 14%
Claimants Aged 25-49	2010 63%	116420 64%	1062230 64%
Claimants Aged 50-59	730 23%	38540 21%	347380 21%
Claimants Aged 60 and Over	0 0%	30 0%	210 0%
Male	1190 37%	61810 34%	566710 34%
Female	2010 63%	121400 66%	1081630 66%
Claim Duration Less Than 6 Months	280	16350	143550
Claim Duration 6 Months-1 Year	280	15050	130520
Claim Duration 1-2 Years	430	25830	226510
Claim Duration 2-5 Years	750	43120	388560
Claim Duration 5 Years and Over	1470	82860	759200
Single	2690 84%	156820 86%	1442370 88%
Couple	510 16%	26390 14%	205870 12%

Working Age Statistical Group; Incapacity Benefits	1860 58%	94480 52%	881710 53%
Working Age Statistical Group; Lone Parent	1070 33%	71240 39%	621700 38%
Working Age Statistical Group; Carers and Others	270 8%	17490 10%	144940 9%

Table 18 - Income Support Claimants, Source: NOMIS 2009

Core Spatial Strategy Indicator 65 (Contextual) – Health

National Indicator 120 'All-Age All Cause Mortality Rate', is an indicator that combines all causes and all ages of mortality, producing a standardised mortality rate per 100,000 of the population. The most recent available data for Newcastle-under-Lyme is from 2008. The trend up to that point was one of improving results, as shown in Figure 3, with the all-age mortality rate broadly falling year on year and this represents 'good' performance. The rate in 2008 was 588.17 down significantly from the rate of 631.83 recorded in 2007.

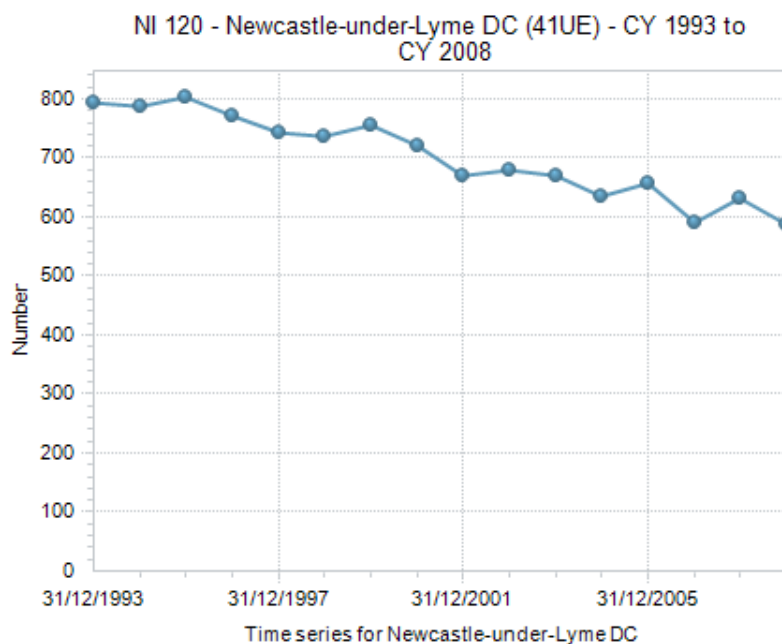


Figure 3 – National Indicator 120 'All-Age Cause Mortality Rate', Source: DCLG

5.2 Housing

Core Spatial Strategy Indicator 12 (Core Output Indicator) – Housing Trajectory:

- Dwellings completed (net) each year;
- Dwellings forecast to be built; and
- Progress against Core Spatial Strategy targets.

Core Output Indicator H1 – Housing Trajectory

The plan period housing target (2006-2026) derived from the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy is as follows –

- 5700 net additional dwellings (4800 urban, 900 rural)

Core Output Indicator H2 (a) – Net additional dwellings – in previous years

Year	New Dwellings Completed	Gain/Loss from Change of Use	Demolitions	Net Additional Dwellings
2006/07	215	45	52	208
2007/08	185	19	62	142
2008/09	335	29	87	277
Totals	735	93	201	627

Table 19 - Net additional dwellings – in previous years, Source: NULBC

Core Output Indicator H2 (b) – Net additional dwellings – for the reporting year

Year	New Dwellings Completed	Gain/Loss from Change of Use	Demolitions	Net Additional Dwellings
2009/10	259	8	60	207

Table 20 - Net additional dwellings 2009/10, Source: NULBC

Tables 19 and 20 clearly shows the gross additional dwellings completed in 2009/10 (259) fell significantly from the 335 gross completions in 2008/09. 66.8% of the completions this can be attributed to the three largest developments within the borough (Keele Road, Wolstanton Colliery and Lower Milehouse Lane). There are still dwellings to be completed on these sites and accordingly completions in the next six years can be realistically predicted as follows:

Core Output Indicator H2 (c) – Net additional dwellings in future years

Future Supply	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Gross Completions	239	310	339	396	369	372
Gross Completions (Ha)	7.39	9.65	9.75	10.97	10.66	10.29
Demolitions	61	31	16	16	16	16
Net Completions	178	279	323	380	353	356

Table 21 - Net additional dwellings in future years, Source: NULBC

To meet the 5,700 net additional dwelling target set out in the Core Spatial Strategy, there is an annual requirement to deliver 304 dwellings for the remaining 16 years of

the plan period (834 dwellings have been delivered in the first four years of the plan period at an average of 208.5 dwellings per year). Table 21 above demonstrates that for the next five year period there is an identified supply of 1691 dwellings which is sufficient to meet the annual target.

The majority of this projected development is already committed (i.e. has planning permission) and forms Newcastle-under-Lyme's five year housing supply. This supply includes gross completions provided through conversions and changes of use; a traditionally useful source of dwelling supply for the borough. Table 22 below demonstrates the predicted annual delivery of housing within the borough until the end of the plan period.

More detailed information relating to the future housing land supply in the borough, as identified by the Strategic Housing Land Availability Assessment, is provided in the Housing Development Monitoring Report Appendix.

Core Output Indicator H2 (d) – Housing Delivery Target

Year	Net Completions	Cumulative Completions of Housing Supply
2006/07	208	208
2007/08	142	350
2008/09	277	627
2009/10	207	834
2010/11	178	1012
2011/12	279	1291
2012/13	323	1614
2013/14	380	1994
2014/15	353	2347
2015/16	356	2703
2016/17	391	3094
2017/18	299	3393
2018/19	298	3691
2019/20	323	4014
2020/21	329	4343
2021/22	318	4661
2022/23	399	5060
2023/24	357	5417
2024/25	266	5683
2025/26	54	5737
TOTAL	5737	5737

Table 22 – Housing Delivery Target, Source: NULBC

Table 22 relates to the delivery schedule of future housing supply within the borough and is based on sites with existing commitments, sites identified through the Strategic Housing Land Availability Assessment. The figures quoted are net and take allowance of dwellings lost by demolition and gained through changes of use and conversions. This table demonstrates that the borough has identified a sufficient supply of developable housing land to accommodate in excess of the 5,700 homes required to meet the targets set in the Core Spatial Strategy.

Core Spatial Strategy Indicator 13 (Core Output Indicator) – Location of Completed Dwellings:

- Proportion of completed dwellings developed on brownfield land; and
- Development of dwellings across the borough.

Core Output Indicator H3 – New and converted dwellings – on previously developed land

Tables 23 and 24 below outline the proportion of new dwellings completed on previously developed sites, both in this monitoring year, and previous years. In recent years there has been a clear decline in the proportion of residential development that has occurred on brownfield land. A recent high of 86.3% in 2007/08 has fallen to 61.78% in 2009/10.

It could be argued that the issues of financial viability associated with previously developed sites may be acting as a constraint on the delivery of some sites. Additionally Keele Road, a Greenfield site, has produced more completions this year (73) than any other site and this is also likely to be the case next year.. Consequently it is anticipated that, for next year at least, this figure will remain below the target of 90% set in the Regional Spatial Strategy Phase 2 Review.

	Brownfield	Total	% of new dwellings on brownfield sites
New Builds Completed	160	259	61.78%

Table 23 - Dwellings on brownfield sites, Source: NULBC

	2007/08	2008/09
% of new build development on previously developed land	86.3 %	71.2%

Table 24 – Historic dwellings on brownfield sites, Source: NULBC

The figure for 2009/10 does not acknowledge the changes to PPS3 enacted in June 2010.

Tables 23 and 24 relate only to new build completions. If conversions are included, 166 out of 267 completions were on previously developed land (62.17%).

At the end of the 2009/10 monitoring period, 90.22% of outstanding planning permissions were granted on previously developed land.

Table 25 below illustrates the spatial distribution of dwelling completions throughout the borough during 2009/10 by housing division (a map of the borough's housing divisions is provided in Appendix 5). Significantly, less than 10% of completions occurred in the Rural division, with the 73 completions in Thistleberry attributable to the Keele Road site. The divisions that form much of the RENEW Pathfinder boundary (Knutton and Cross Heath, Chesterton and Silverdale) have, between them, accommodated a significant number of completions (72).

Division	Kidsgrove	Knutton and Cross Heath	Silverdale	Chesterton	Town	Thistleberry	Newcastle East	Newcastle South	Rural	Total
Completions	2	61	3	8	21	73	66	2	23	259

Table 25 – Spatial Distribution of New Build Dwelling Completions, Source: NULBC

Core Spatial Strategy Indicator 16 (Local) – Number proportion of dwellings completed on non-allocated sites

- Number/proportion of housing developments not on allocated sites

Site Type	Completions
Windfall	131
Plan Allocation	128
Total	259

Table 26 – Windfall Development, Source: NULBC

Table 26 illustrates that an almost equal number of new dwelling completions within the borough during 2009/10 were completed on windfall and allocated sites. Windfall sites are those sites not formally allocated as part of a development plan and the number of windfall sites is expected to decline when the Site Allocations and Policies DPD becomes adopted and sites are allocated for housing.

Core Spatial Strategy Indicator 19 (Core Output Indicator) – Affordable housing trajectory:

- Affordable dwellings completed;
- Dwellings forecast to be built in future;
- Progress against Core Spatial Strategy affordable housing targets.

Core Output Indicator H5 – Gross affordable housing completions

Year	Affordable Completions	Total Completions	% of Total
1999/00	52	352	14.77%
2000/01	30	173	17.34%
2001/02	22	116	18.97%
2002/03	20	159	12.58%
2003/04	28	279	10.04%
2004/05	25	216	11.57%
2005/06	10	264	3.79%
2006/07	0	260	0.00%
2007/08	1	204	0.49%
2008/09	37	364	10.16%
2009/10	74	267	26.22%
Totals	295	2646	11.15%

Table 27 - Gross affordable housing completions, Source: NULBC

Table 27 above illustrates the gross number of affordable housing completions for 2009/10. Policy H11 of the Local Plan 2011 was amended in 2007, in accordance with PPS3. The original Local Plan requirement for all developments of 25 dwellings or more to contribute towards the provision of affordable housing, where there was a proven local need, has been lowered to the national minimum threshold of 15 dwellings. This has been reiterated in the adopted Core Spatial Strategy Affordable Housing SPD, adopted in January 2009, together with a threshold of 5 in the rural area. The impact of these new thresholds are now starting to become evident and 63 affordable dwellings were under construction as of 31st March 2010.

The West Midlands North Strategic Housing Market Assessment (SHMA), published early in 2008 provides the most up-to-date evidence of affordable housing need throughout the Borough.

Dwellings forecast to be built in future

Table 28 below demonstrates the affordable housing commitments (supported by HCA funding) that are expected to come forward during the next three years. If these commitments are delivered an average of 84 affordable dwellings will be constructed for each of the next three years.

AFFORDABLE HOUSING COMMITMENTS WITH HCA FUNDING	
Site Location	Number of Affordable Housing
Madeley Extra Care Scheme	63
LymeBrook, Lower Milehouse Lane	72
Silverdale Colliery Site	75
Beasley Place, Chesterton	43
Total	253

Table 28 – Affordable Housing Commitments with HCA Funding, Source: NULBC

Table 29 below illustrates the numbers of affordable houses agreed on current planning permissions.

OUTSTANDING PLANNING PERMISSIONS PROVIDING AFFORDABLE HOUSING		
Site Location	Planning Application Number	Number of Affordable Housing
Liverpool Road/Ashfields New Road, Newcastle (New Sainsbury Site)	06/1180/OUT	11
West Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1TW	06/777/OUT	20
Brampton Road, May Bank (Victoria Court)	07/472/OUT	2
Heathcote Street, Chesterton (Chesterton Ex-Servicements Club)	08/800/REM	4
Liverpool Road, Cross Heath (Bus Depot)	08/152/FUL	16
Nash Street, Knutton (22a)	09/92/OUT	4
Total		57

Table 29 – Outstanding Planning Permissions providing Affordable Housing, Source: NULBC

Table 30 outlines the annual number of affordable houses constructed since the beginning of the plan period, compared to the affordable housing target of 1,200 set in the Core Spatial Strategy for the period 2006-2026. 112 affordable dwellings have been delivered during the first four years of the plan period and it is considered that this low total reflects the wider decline in house building in recent years. We therefore have a residual target of 1,088 more affordable dwellings to deliver over the remainder of the plan period at a rate of 68 affordable dwellings per year, compared to the current delivery rate of 28 affordable dwellings per year.

2006/07	0
2007/08	1
2008/09	37
2009/10	74
Total	112
Overall Target	1,200
Residual annual average requirement to meet target	68

Table 30 - Affordable Housing Delivery against Core Spatial Strategy Targets, Source: NULBC

Core Spatial Strategy Indicator 17 (Local) – Density of residential development

- Number/proportion built at less than 30, between 30 and 50, and over 50 per hectare

Tables 31 and 32 below highlight the density at which residential development has been constructed in the borough for the past three reporting years. The density for the borough as a whole this year (31.86 dwellings per hectare) is similar to previous years, despite an increase in density achieved on sites in the urban area. This is due to a decrease in the density of the rural sites.

Year	Urban			Rural			Borough		
	Number Completed	Site Area	Density	Number Completed	Site Area	Density	Number Completed	Site Area	Density
2007/08	156	3.45	45	29	2.29	13	185	5.74	32
2008/09	297	9	33	38	2.24	17	335	11.24	30
2009/10	236	6.59	35.8	23	1.54	14.9	259	8.13	31.86

Table 31 – Site Densities by Urban/Rural, Source: NULBC

Percentage of new dwellings completed during 2009/10 at:				
Year	Density per hectare			Total
	Less than 30 per Ha	Between 30 and 50 per Ha	50 and above per Ha	
2008/09	28.70%	48.40%	23.00%	100.00%
2009/10	33.20%	27.00%	39.80%	100.00%

Table 32 – Site Densities by Category, Source: NULBC

Table 32 demonstrates that there has been a significant increase in the proportion of development occurring on sites that achieve a density of over 50 dwellings per hectare, in comparison to 2008/09. However of the proportion of developments failing to achieve a density of 30 dwellings per hectare has increased. This is largely due to the two largest sources of housing completions the borough this monitoring year, Keele Road and Lower Milehouse Lane, which were constructed at densities of 23 and 85 dwellings per hectare respectively.

PPS3: Housing suggests a minimum development density of 30 dwellings per hectare should be achieved. During 2009/10 development in Newcastle-under-Lyme has successfully met the 30 dwellings per hectare standard.

Core Spatial Strategy Indicator 18 (Local) – Dwelling Types

- Type and size of dwellings constructed

Types/Size of Dwellings Constructed 2009/10					
	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total
Houses/ Bungalows	2	40	78	40	160
Flats/Apartments	18	81	0	0	99
Total	20	121	78	40	259

Table 33 - Types/Size of Dwellings Constructed 2009/10, Source: NULBC

Table 33 above provides information relating to the type and size of dwellings constructed within Newcastle-under-Lyme during 2009/10. Less than a quarter of houses built within the borough were larger family homes of 4 bedrooms or more, whilst almost half of all dwellings provided contained 2 bedrooms.

Core Spatial Strategy Indicator 20 (Local) Analysis of affordable dwellings provided

- By type (social rented/intermediate)

Table 34 demonstrates that the majority of affordable dwellings provided in the borough during 2009/10 were social rented properties, whilst 25 of the 78 affordable housing completions were intermediate affordable properties.

2009/10	Completions
RSL Shared Equity	25
RSL to Rent	53
Affordable Housing Total	78

Table 34 – Affordable Dwellings Provided, Source: NULBC

Core Spatial Strategy Indicator 21 (Contextual) – Housing conditions

- Tenure and number of homes failing decent homes standard

Figure 4 below is taken from the Newcastle-under-Lyme Housing Stock Condition Survey 2008 and provides data relating to homes that have been considered 'non-compliant' with the Decent Homes standard. Dwellings have been judged by tenure, against the Homes Health and Safety Rating System (HHSRS), by state of disrepair, and by Amenities and Energy Efficiency. It is clear that private sector dwellings perform significantly poorer in comparison to properties managed by RSLs, with 38.2% of private properties being considered 'non-compliant', in comparison to 2.5% of RSL properties.

DECENT HOMES COMPONENT	DWELLINGS NON-COMPLIANT					
	PRIVATE SECTOR		RSL'S		ALL TENURES	
	No.	%	No.	%	No.	%
HHSRS	8209	18.6	26	0.3	8235	15.7
Disrepair	11299	25.7	154	1.9	11453	21.9
Amenities	378	0.9	8	0.1	386	0.7
Energy Efficiency	2993	6.8	36	0.4	3029	5.8
ALL DWELLINGS NON DECENT	16836	38.2	203	2.5	17039	32.6

Figure 4 – Decent Homes Performance, Source: NULBC

Core Spatial Strategy Indicator 22 (Contextual) – Housing tenure

- Number/percentage of dwellings and their tenure

The composition of housing tenure within the borough is illustrated below in Table 35. The vast majority of dwellings within the borough are in private ownership.

2009/10				
Tenure Type	Local Authority and others	RSLs	Private Market	Total
Totals	12	8792	44943	53747
%	0.02%	16.36%	83.62%	100%

Table 35 – Housing Tenure of the Borough, Source: NULBC

Core Spatial Strategy Indicator 23 (Contextual) – House prices

- Average sale prices for all house types; and
- Number of sales.

Whilst average house prices within the Borough have increased significantly over the last decade, they still remain significantly lower than national and regional averages. Table 36 below illustrates an average house price of £151,487 in March 2010, representing an increase of 4.1% since March 2009.

Jan – March 2010	Detached	Semi - Detached	Terraced	Flat/Apartment	Average Price
Newcastle	229,188	129,115	98,277	108,837	151,487
Stoke	170,936	105,836	76,300	83,870	104,089
Staffordshire	246,498	144,774	122,706	106,198	173,218
West Midlands	273,840	156,454	129,989	113,955	174,123
UK	328,778	199,475	186,704	219,033	230,562

Table 36 - Average House Prices, Source: Land Registry, April 2010

Between January and March 2010 there were 299 house sales within the borough. Although there is no comparison data for last year, the number of sales can be monitored in future years to assess the vitality of the housing market.

5.3 Employment**Core Spatial Strategy Indicator 1 and Indicator 6 (Core Output Indicator) – Amount of total employment floorspace developed and lost employment floorspace:**

- Floorspace completed;
- Site area completed (monitored against Core Spatial Strategy targets);
- Amount of land lost (by Use Class);
- Proportion of lost land in the regeneration zone.

Core Output Indicator BD1 – Total amount of additional employment floorspace by type

Table 37 provides an analysis of employment floorspace within the borough, showing gains and losses by Use Class together with the overall net gain or loss for each Use Class.

Use Class	Gross Floorspace Developed (m ²)	Loss through changes of use (m ²)	Net Floorspace Developed (m ²)
B1(a)	811	575	236
B1(b)	0	0	0
B1(c)	0	283	-283
B1	0	960	-960
B2	2378	0	1593
B8	0	0	0
B1/B2/B8	1794	0	1794
Total	4983	1818	3165

Table 37 - Amount of Additional Employment Floorspace by Type, Source: NULBC

The entire 1818 m² of employment land lost in redevelopment for other uses was located within the North Staffordshire Regeneration Zone.

	2007/08	2008/09
Amount of additional employment floorspace (m ²)	115145	45426

Table 38 – Historic Amount of Additional Employment Floorspace, Source: NULBC

As a result of the poor economic climate the amount of employment floorspace completed this year has been significantly lower than previous years. However the figure for 2008/09 is an anomaly due to the completion of the large Chatterley Valley development

Comparison of Total Area Developed: Site Area and Floorspace

Table 39 provides a comparison of the employment floorspace constructed against the total site area. Monitoring the actual site area allows progress to be measured with regards to the targets set within the Core Spatial Strategy (112 hectares of employment land over the current plan period) and monitoring the floorspace provides information on how much floorspace is being delivered per hectare. In this monitoring year, 1.91 Ha of land was developed for employment uses.

Use Class	Gross Floorspace Developed (m ²)	Site Area Developed
B1(a)	811	0.23
B1(b)	0	0
B1(c)	0	0
B1	0	0
B2	2378	1.18
B8	0	0
B1/B2/B8	1794	0.50
Total	4983 (0.4983 Ha)	1.91 Ha

Table 39 – Site Area Developed, Source: NULBC

Progress towards Core Spatial Strategy targets

Table 40 below monitors the accumulative completions for employment development since the beginning of the plan period, and charts the progress of the borough against the targets set within the Core Spatial Strategy.

50.68 Ha of employment land has been developed so far during the current plan period. The Core Spatial Strategy target of 112 Ha required an average annual delivery rate of 5.6 Ha. However as we have exceeded this annual delivery rate, the residual target is only 61.32 Ha over the remaining 16 years of the plan period at 3.83 Ha per year. However it should be noted that there are some concerns as to whether some of the available sites are deliverable in the plan period or are of sufficient quality meet the future needs of the Borough (particularly in light of the aspiration to raise the quality of employment opportunities). A joint Employment Land Review is currently being undertaken with Stoke-on-Trent City Council which will establish whether the current mix of employment land provision is appropriate to the needs of modern business. It will also help determine the scale and nature of the provision of additional employment sites that may need to be brought forward through the Local Development Framework process to meet future aspirations. The review will be both quantitative and qualitative.

Progress Towards Plan Target	Completions 2006-2010 (Ha)
Class B1(a)	0.39
Class B1(b)	0.95
Class B1(c)	0.00
Class B1	1.09
Class B2	3.17
Class B8	38.74
Class B1/B2/B8	6.34
Total	50.68

Table 40 - Progress towards Plan Target, Source: NULBC

Core Spatial Strategy Indicator 2 (Core Output Indicator) – Location of completed employment development

- Proportion which is within the regeneration zone;
- Proportion which is on brownfield land; and
- Spatial distribution of development.

Core Output Indicator BD2 – Total amount of employment floorspace on previously developed land – by type

Table 41 identifies the development of employment uses by Use Class and states what proportion was developed on brownfield land. Table 42 illustrates that during 2009/10 100% of employment development was on brownfield land as was the case in the previous year. .

	m ² completed in the borough	m ² on previously developed land	%
Class B1(a)	811	811	100.00%
Class B1(b)	0	0	-
Class B1(c)	0	0	-
Class B1	0	0	-
Class B2	2378	2378	100.00%
Class B8	0	0	-
Class B1/B2/B8	1794	1794	100.00%
Totals	4983	4983	100.00%

Table 41 - Development of Employment Uses, Source: NULBC

	2008/09	2009/10
Amount of employment floorspace completed on previously developed land	100.00%	100.00%

Table 42 - Employment Floorspace Completed on Previously developed land, Source: NULBC

Table 43 illustrates that the proportion of employment floorspace that was completed within the North Staffordshire Regeneration Zone 56.99%.

	m ² completed in the borough	m ² completed in regeneration zone
Class B1(a)	811	462
Class B1(b)	0	0
Class B1(c)	0	0
Class B1	0	0
Class B2	2378	2378
Class B8	0	0
Class B1/B2/B8	1794	0
Totals	4983	2840

Table 43 - Proportion of Development in North Staffordshire Regeneration Zone, Source: NULBC

From Table 44 it is clear that the spatial distribution of employment development throughout the borough has focused around Chesterton and Knutton and Cross Heath. Both of these areas are within the Newcastle Urban Central division, which constitutes a large swathe of the North Staffordshire Urban Regeneration Zone. The location of this development accords with the aim of Core Spatial Strategy policy CSP1 which focuses employment development 'towards sites accessible to and within the North Staffordshire Regeneration Zone'.

Division	Kidsgrove	Knutton and Cross Heath	Silverdale	Chesterton	Town	Poolfields	Newcastle East	Newcastle South	Rural	Total
Floor space completed	0	1669	0	2594	331	0	144	0	245	4983

Table 44 - Distribution of Employment Development throughout the Borough, Source: NULBC

The effective use of brownfield resources is a central aspect of national and regional planning policy. The Core Spatial Strategy reinforces this strategic aim whilst recognising that the Borough's brownfield resources are finite and greenfield sites

are likely to be required to meet the employment needs of the Borough to 2026 and beyond.

Core Spatial Strategy Indicator 3 – Future employment development (Core Output Indicator)

- Progress towards meeting Core Spatial Strategy land availability targets

Core Output Indicator BD3 – Future employment land available – by type

	Allocated Sites (including policy to renew permission)	Covered by Planning Permission	Sites under construction at 31.3.2010	No allocation or planning permission but clearly available	Sub-Total
Class B1(a)	0	3.12	0	0	3.12
Class B1(b)	0	7.67	0	0	7.67
Class B1(c)	0.70	0.28	0	0	0.98
Class B2	0	5.73	0.04	0	5.77
Class B8	0	0.20	0	0	0.20
Class B1/B2/B8	10.14	32.08	0.63	2.30	45.15
Total	10.84	49.08	0.67	2.30	62.89

Table 45 - Future employment land available, Source: NULBC

Table 45 outlines that Newcastle-under-Lyme has currently identified 62.89 Ha of land considered available for employment development. The Council is currently undertaking an Employment Land Review, the results of which will inform the development of the Site Allocations and Policies DPD. Table 46 illustrates historic land availability.

The figures above do not include the 18 Ha Regional Investment Site at Peacock Hay, Chatterley Valley as this does not contribute towards employment land requirements proposed in the Core Spatial Strategy.

	2008/09	2009/10
Amount of employment land available (ha)	60.65	62.89

Table 46 – Historic Employment Land Availability, Source: NULBC

Table 47 below summarises the employment completions during the current plan period and the amount of land considered to be available for employment use until the end of the plan period (2026). In total this provides 113.57 Ha of land for employment use within the borough, which would satisfy the target of 112 Ha of land to be developed for employment use during the current plan period.

Total Employment Land (Ha)	Available to 2026	Completions 2006-2010	Total
Class B1(a)	3.12	0.39	3.51
Class B1(b)	7.67	0.95	8.62
Class B1(c)	0.98	0.00	0.98
Class B1	7.36	1.09	8.45
Class B2	5.77	3.17	8.94
Class B8	0.20	38.74	38.94
Class B1/B2/B8	45.15	6.34	51.49
Total	62.89	50.68	113.57

Table 47 - Land Considered Available for Employment Use, Source: NULBC

Core Spatial Strategy Indicator 5 (Local) – Windfall development

- Number/proportion of employment developments not on allocated sites

Table 48 shows that during 2009/10, 7 developments creating 1982 sqm of floorspace were classed as windfall sites with 3 local plan allocated sites creating 3001 sqm.

Type of Site	Number of Developments and Total Floor space
Windfall	7 Developments, 1982 sqm
Local Plan	3 Developments 3001 sqm

Table 48 - Windfall development, Source: NULBC

Core Spatial Strategy Indicator 7 (Contextual) – Economic Activity Rate:

- Overall employment rate; and
- Number of Job Seeker Allowance claimants.

Table 49 outlines the economic activity within Newcastle-under-Lyme for the period April 2009 – March 2010. 72% of the borough's population were classed as being economically active and this represents a drop from last year's figure of 75.7%. However, the level of people in employment is higher than regional and national rates.

2009/10	Newcastle-under-Lyme	West Midlands	Great Britain
	(%)	(%)	(%)
Economically active	76.1	75.6	76.5
In employment [†]	72	68.5	70.3
Employees	65.3	59.7	60.9
Self employed	6.1	8.3	9
Unemployed (model-based)	6.9	9.3	7.9

Table 49 - Economic Activity Rate, Source: NOMIS 2010

Table 50 provides data comparing the percentage of the population that are economically active from the past three monitoring periods. Although the percentage for Newcastle has dropped in that period it is still higher than the regional and national average.

	Newcastle-under-Lyme	Newcastle-under-Lyme	West Midlands	Great Britain
		(%)	(%)	(%)
Oct 08-Sep 09	62,200	75.7	68.5	71.1
Jan 09-Dec 09	59,200	72.7	68.2	70.7
Apr 09-Mar 10	58,500	72	68.5	70.3

Table 50 – Percentage of Economically Active in Employment (Historic), Source: NOMIS 2010

Table 51 provides the numbers of Job Seeker Allowance claimants in Newcastle-under-Lyme compared to the regional and national average. The percentage of Job Seeker Allowance claimants in Newcastle-under-Lyme compares favourably with the regional and national averages.

Job-Seekers Allowance Claimants 2009/2010	Newcastle-under-Lyme	Newcastle-under-Lyme	West Midlands	Great Britain
	(numbers)	(%)	(%)	(%)
All people	2,240	2.8	4.4	3.5
Males	1,564	3.8	6.2	4.9
Females	676	1.7	2.6	2.1

Table 51 - Number of Job Seeker Allowance Claimants, Source: NOMIS 2010

% is a proportion of resident population of area aged 16-64 and gender

Core Spatial Strategy Indicator 8 (Contextual) – Average Weekly Median Earnings

- Median earnings of employees

	Newcastle-under-Lyme	West Midlands	Great Britain
Median Average Weekly Earnings by Workplace			
Full-time workers	393	456.4	490.2
Male full-time workers	403.6	493.9	533.8
Female full-time workers	374.7	393.1	426.6
Median Average Weekly Earnings by Residence			
Full-time workers	447.4	457.4	491
Male full-time workers	492.3	492.4	534.4
Female full-time workers	388.2	394.2	426.6

Table 52 - Average Median Earnings by Workplace and Residence, Source: NOMIS 2009

Table 52 provides data relating to the average median earnings by workplace and residence within Newcastle-under-Lyme for 2009/10. There is a gap in earnings by workplace between male and female workers at the local level and this mirrors the regional and national trends. The figures above also show that workers in Newcastle-under-Lyme have significantly higher earnings when measured by residence than by workplace. From this it can be concluded that many residents of Newcastle work in higher value employment outside of the borough.

Core Spatial Strategy Indicator 9 (National Indicator) – New Business Registration Rate

- New business registration rate

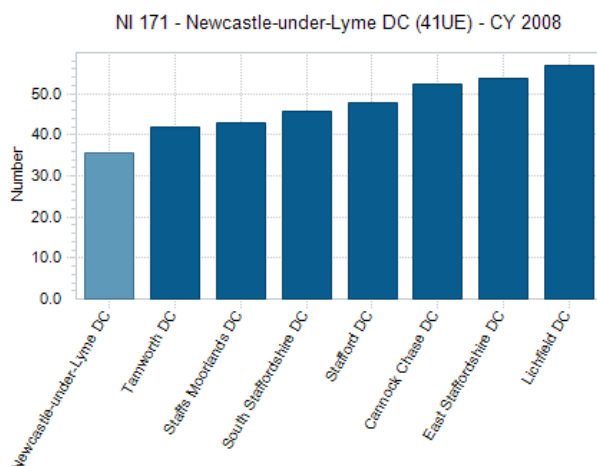


Figure 5 – New Business Rate Registration NI 171 (Local Comparisons), Source: DCLG

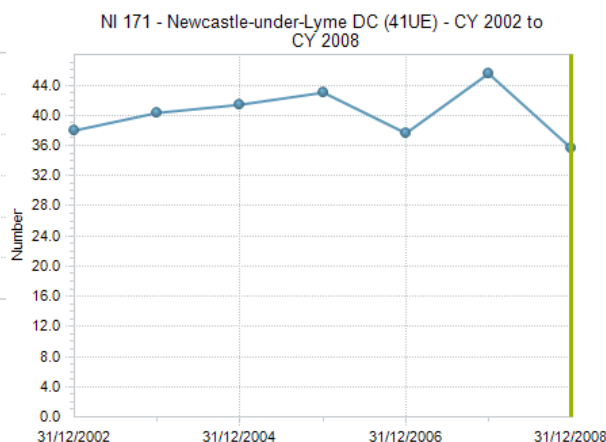


Figure 6 - New Business Rate Registration NI 171 (Time Series), Source: DCLG

Figures 5 and 6 illustrate new business registrations for the most recent data available. During 2008/09, 35.7 business registrations were submitted for every 10,000 residents aged 16 and over in Newcastle-under-Lyme. This data shows a sharp decline in business registrations from 2007, coinciding with the global economic crisis. The number of new business registrations is the lowest in Staffordshire from the data available. However it should be noted that this data does not include Stoke-on-Trent.

Core Spatial Strategy Indicator 10 (Contextual) – Employment Profile:

- Number of business and employees in target sectors

Table 53 provides data relating to the number of business organisations within the borough organised by economic sector. This information will act as contextual data allowing for comparison to be made in future years regarding the changing nature of the Newcastle economy.

	Newcastle-under-Lyme	West Midlands	England
Business: Local Units by Broad Industry Group			
All VAT and/or PAYE Based Local Units (Local Units) ^{2 1}	3,875	216,215	2,237,555
Agriculture, Forestry & Fishing (Local Units) ^{2 1}	180	11,640	94,155
Production (Local Units) ^{2 1}	250	17,550	136,680
Construction (Local Units) ^{2 1}	485	24,520	253,740
Motor Trades (Local Units) ^{2 1}	155	7,500	66,225
Wholesale (Local Units) ^{2 1}	215	11,820	111,340
Retail (Local Units) ^{2 1}	505	25,730	245,430
Transport & Storage (Including Postal) (Local Units) ^{2 1}	140	8,310	73,195
Accommodation & Food Services (Local Units) ^{2 1}	265	13,165	146,475
Information & Communication (Local Units) ^{2 1}	165	10,220	145,060
Finance & Insurance (Local Units) ^{2 1}	85	5,115	58,350
Property (Local Units) ^{2 1}	95	7,050	80,560
Professional, Scientific & Technical (Local Units) ^{2 1}	425	24,455	303,475

Business Administration & Support Services (Local Units) ^{2 1}	250	16,675	173,030
Public Administration & Defence (Local Units) ^{2 1}	30	1,865	19,765
Education (Local Units) ^{2 1}	105	5,435	54,435
Health (Local Units) ^{2 1}	225	10,920	114,175
Arts, Entertainment, Recreation and Other Services (Local Units) ^{2 1}	300	14,245	161,465

Table 53 - Business Organisations within the Borough Organised by Economic Sector, Source: ONS 2010

Table 54 outlines the total number of employees and the sectors within which they work. .

Employee jobs (2008)	Newcastle-under-Lyme	Newcastle-under-Lyme	West Midlands	Great Britain
	(employee jobs)	(%)	(%)	(%)
Total employee jobs	44,300	-	-	-
Full-time	31,000	70	69.4	68.8
Part-time	13,300	30	30.6	31.2
Employee jobs by industry				
Manufacturing	4,100	9.2	13.8	10.2
Construction	2,000	4.4	4.9	4.8
Services	38,000	85.6	79.7	83.5
Distribution, hotels & restaurants	13,400	30.2	23.6	23.4
Transport & communications	6,200	14	5.8	5.8
Finance, IT, other business activities	5,500	12.4	18.6	22
Public admin, education & health	11,300	25.5	27	27
Other services	1,500	3.5	4.6	5.3
Tourism-related	3,000	6.7	7.4	8.2

Table 54 - Employees and the Sectors within which they are Employed, Source: NOMIS 2008

Table 54 clearly shows that Newcastle's economy is dominated by the 'services' industry with a strong 'distribution, hotels and restaurants' sector. This indicator will be useful to compare the changing nature of Newcastle's economy in future years.

Core Spatial Strategy Indicator 11 (National Indicator/Contextual) – Workforce Skills:

- Working age population qualified to at least Level 2 or higher; and
- Achievement of 5 or more A* – C grades at GCSE.

The following data is taken from National Indicator 163, 'Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher'. Table 55 demonstrates that attainment to Level 2 has increased markedly since the end of 2007.

Year	Proportion
2009	72%
2008	67.5 (%)
2007	58.2 (%)
2006	59.8 (%)

Table 55 - Population Qualified to at Least Level 2, Source: DCLG

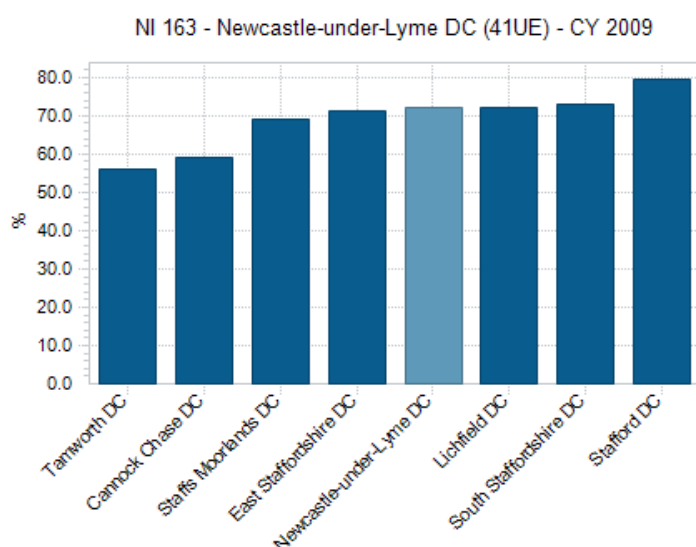


Figure 7 – Percentage of Selected Population Attaining Level 2 Qualifications, Source: DCLG

Figure 7 illustrates that Newcastle-under-Lyme is performing well in terms of Level 2 educational attainment when compared to the other boroughs of Staffordshire (please note these figures do not include Stoke-on-Trent)

Information from the Office of National Statistics contained in table 56 shows performance relating to the achievement of 5 or more A* – C grades in Newcastle 2009/10 mirrors regional and national performance.

Achievement of 5 or more A* - C grades at GCSE		Newcastle-under-Lyme	West Midlands	England
All Pupils at the End of KS4 (Persons, Sep08-Aug09)	Count	1,337	64,567	578,631
All Pupils at the End of KS4 Achieving 5+ A* - C (Persons, Sep08-Aug09)	%	69.9	70.1	69.8

Table 56 – Comparisons of Achievement (5 or more A* - C grades at GCSE), Source: ONS 2009

5.4 Newcastle Town Centre, Retail and Offices

Core Spatial Strategy Indicator 29 and Indicator 30 (Core Output Indicator and Local Indicator) – Amount and location of completed retail development. This Indicator measures:

- Floorspace completed;
- Site area completed;
- Proportion of retail development on brownfield land;
- Proportion of retail development in town centres; and
- Distribution of retail development across the borough.

Completed Floorspace for Retail (sqm)	A1 (sqm)	Site Area
Gains in the Wider Borough	0	0
Gains in the Town Centre	34	0.04
Losses in the Wider Borough	0	0
Losses in the Town Centre	494	0.05
Net Retail Development	-460	-0.01

Table 57 – Completed Floorspace for Retail (sqm), Source: NULBC

Table 57 illustrates the limited retail development that has occurred throughout the borough during 2009/10. Only 34 sqm of floorspace was constructed on a single brownfield Town Centre site with an area of 0.04 Ha. 494 sqm of retail floorspace was lost to other uses in the town centre.

Local indicator: Percentage of primary shopping frontage within Newcastle Town Centre for A1 use classes

March 2010 Use Class	Primary Retail Frontage		Town Centre	
	Units	% of Total	Units	% of Total
A1	75	64.1%	178	54.27%
A2	12	10.26%	36	10.98%
A3	7	5.99%	28	8.54%
A4	8	6.84%	24	7.32%
A5	1	0.85%	4	1.22%
B1A	0	0	5	1.52%
D1	0	0	3	0.91%
D2	0	0	4	1.22%
Sui Generis	1	0.85%	5	1.52%
Vacant	13	11.11%	41	12.5%
Total	117	100%	328	100%

Table 58 – Analysis of Units within the Town Centre, Source: NULBC

	2007/08	2008/09
% town centre vacancies	8.06%	12.8 %

Table 59 – Historic Unit Vacancy Rates, Source: NULBC

Table 58 shows that within the Town Centre 12.5% of units were vacant when a survey was undertaken in March 2010. It should be noted that this figure represents a 'snapshot' in time. This figure will change on a regular basis as businesses open or close and this will often occur without the need for planning permission. Although the vacancy rate is higher than in 2007/08 and this is disappointing, it is undoubtedly a issue effecting town and city centres nationally during the economic crisis. The proportion of retail units in the Town Centre as a whole classified as 'vacant' has declined slightly since 2008/09 (12.8.%); 10.8% in 2009/10 as shown in table 59.

The Council is expected to adopt an updated Newcastle Town Centre SPD during 2010/11. This will provide an enhanced framework to guide and ensure that future development makes positive contributions towards ensuring the vitality and viability of the town centre.

Local indicator: Shopping Provision in District centres

The information provided in tables 60 and 61 is the most recent data available (from 2008/09) and provides an analysis of activity within the District Centres of the borough. These figures show a low retail provision and high vacancy rate in Chesterton. Although the other centres have a higher percentage of retail this is at quite a low level.

Use Class	District Centres 2008/09			
	Kidsgrove	Wolstanton	Chesterton	Silverdale
A1 - Shops	45	38	22	18
A2 - Financial and Professional	8	3	4	1
A3 - Restaurants/Cafes	5	0	1	0
A4 - Drinking Establishments	2	3	1	2
A5 - Hot Food Takeaways	9	5	6	3
D1 - Non Residential Institutions	4	9	4	1
D2 - Assembly and Leisure	1	3	0	0
B1a - Offices	0	0	0	0
Sui Generis	3	2	1	1
Vacant	6	6	9	2
Totals	83	69	48	28
% A1 (Shops)	54%	55%	46%	64%

Table 60 - Shopping Provision in District centres, Source: NULBC

Number of units in district centres	Kidsgrove	Wolstanton	Chesterton	Silverdale
2006/07	74	59	45	28
2007/08	83	59	46	28

Table 61 – Historic Shopping Provision in District centres, Source: NULBC

The Core Spatial Strategy defines Kidsgrove, Wolstanton, Chesterton and Silverdale as Significant Urban Centres and states that they will play a complementary role to the Strategic Centres of Newcastle and Stoke on Trent in providing retail and services to meet local needs over the plan period. It is important to protect the vitality of these secondary centres in order to provide for local need without threatening the sustainability of the larger strategic centres.

Core Output Indicator BD4 – Total of floorspace for ‘town centre uses’

Completed floorspace for ‘town centre uses’ (sqm)	A1 (sqm)	A2 (sqm)	B1a (sqm)	D2 (sqm)	Total Site Area Developed (Ha)
	Within the Wider Borough	0	0	480	
Within the Town Centre	34	413	331	18	0.31
Gross Floorspace Gain	34	413	811	18	0.51

Table 62 - Completed Floorspace for ‘Town Centre Uses’, Source: NULBC

‘Town centre uses’ are defined as – retail, financial and professional services, offices, and leisure facilities. Existing national and regional planning policy (and emerging local policy) places great importance upon the need to reverse recent trends towards decentralised out of town development and to focus town centre uses in the town centres.

Table 62 shows the total gross floorspace developed for town centre uses totals 1276 sqm. Of this 1276 sqm, 480sqm of floorspace, was developed outside of the town centre and 796 sqm occurred within the town centre. It is worth noting that the Lancaster Building, located within the town centre, was refurbished during 2009/10. This is not formally included within the monitoring figures, as there was not a change of use. However the refurbishment of 799 sqm of office space in this landmark building clearly benefits the regeneration and image of the town centre.

Of the 480 sqm of town centre uses developed outside of the town centre, 462 sqm was located within the North Staffordshire Regeneration Zone, with the remaining 18 sqm resulting from a change of use in the rural area; It is considered that although this development could have been located in the town centre, its location is acceptable as it will benefit the regeneration zone and the rural economy.

	2008/09	2009/10
Total amount of completed floorspace for ‘town centre uses’ within the town centre area	22.38%	62.38%

Table 63 – Historic Completed Floorspace for ‘Town Centre Uses’, Source: NULBC

Table 63 shows that there has been an significant increase in the percentage of town centre use development located in the town centre as compared to the previous monitoring year.

Losses within Town Centre by Use Class	A1 (sqm)	A2 (sqm)	B1a (sqm)	D2 (sqm)	Total Site Area Developed (Ha)
	Within the Wider Borough	0	81	575	
Within the Town Centre	494	50	0	0	0.06
Net Floorspace	-460	282	236	0	

Table 64 – Losses and Net Result for ‘Town Centre Uses’ by Use Class, Source: NULBC

Table 64 provides information regarding losses of town centre use floorspace and the net gain or loss by use class.

Year	Floorspace Developed
2006/07	381
2007/08	160
2008/09	421
2009/10	34
Total	996

Table 65 – Historic Additional Retail Floorspace, Source: NULBC

A target of creating 35,000 sqm additional retail floorspace has been set in the Core Spatial Strategy. Delivery during the first four years of the plan period is set out in Table 65. It can be seen that 996 sqm of additional retail floorspace has been developed since 2006 and this is significantly below the required annual rate required to achieve 35,000 sqm in the plan period.

Core Spatial Strategy Indicator 33 and 39 (Local) – Windfall Development

- Number/proportion of developments not on allocated sites

Table 66 shows that 100% of retail development during 2009/10 occurred on windfall sites as there are currently no sites allocated for retail development.

Type of Site	Proportion of Retail Developments
Windfall	100%
Plan Allocation	0

Table 66 – Windfall Retail Development, Source: NULBC

Core Spatial Strategy Indicator 35 and 36 – Amount and location of completed office development. This Indicator measures:

- Floorspace completed;
- Site area completed;
- Proportion of office development on brownfield land;
- Proportion of office development in town centres; and
- Distribution of office development across the borough.

Table 67 shows that whilst all office development was located on brownfield land, only 40.81% of all office development was located in the town centre (331 sqm), with 56.97% located within Knutton and Cross Heath.

	Ha Total Site Area	m ² completed in the borough	m ² on previously developed land	Amount completed in town centre m ²	Amount completed in Rural Area m ²	Amount completed in Knutton and Cross Heath m ²
Class B1(a)	0.23	811	811	331	18	462

Table 67 - Amount and location of completed office development, Source: NULBC

The creation of 60,000 sqm additional office floorspace has been set in the Core Spatial Strategy. The delivery of office floorspace in the first four years of the plan period is set out in Table 68. In the current plan period there has been 2897 sqm of recorded office floorspace development and this is below the annual target required to achieve 60,000 sqm in the plan period.

Year	Office Development (sqm)
2006/07	573
2007/08	391
2008/09	1122
2009/10	811
Total	2897

Table 68 - Historic Additional Office Development, Source: NULBC

Core Spatial Strategy Indicator 34 (Contextual) – Rank of Centre

The most recent available data relating to the national ranking of Newcastle-under-Lyme town centre dates from 2007/08. At this time Newcastle was ranked 237th out of the top 500 centres; ranking 107th for vitality (Experian 2008).

5.5 Leisure and Rural Development

Core Spatial Strategy Indicator 40 and 41 – Amount and location of completed leisure floorspace. This indicator measures:

- Floorspace completed;
- Site area completed;
- Proportion of development on brownfield land;
- Proportion of development in town centres; and
- Distribution of development across the borough.

Completions in 2009/10	Use Class	Floorspace Completed sqm	Site Area Ha	Type of Site and Location	Type of development
Liverpool Rd/Ashfields New Rd, Newcastle, Phase 1	D1	1805	5.68	Greenfield – Town	New College building, sports facility and day nursery
Liverpool Rd/Ashfields New Rd, Newcastle, Phase 2	D1	2291	0.53	Greenfield – Town	New College building, sports facility and day nursery
Liverpool Rd/Ashfields New Rd, Newcastle, Phase 3	D1	17950	2.74	Greenfield – Town	New College building, sports facility and day nursery
Lower Milehouse Lane.	D1	2412	0.43	Brownfield – Knutton and Cross Heath	Primary Care Centre
Brampton Park, Newcastle.	D2	18	0.24	Brownfield – Town	Extension to club room/store building
Unit 8b, Brock Way Knutton	D1	575	0.15	Brownfield – Knutton and Cross Heath	COU from offices to dentists
King St, Newcastle	D1	50	0.01	Brownfield – Town	COU from accountants to Mental Health Counselling
Total		25,101	9.78	Proportion completed on brownfield sites: 12.17% (3,055 sqm)	
Completed Sites by Location sqm				Town – 22,114 (88.1%) Knutton and Cross Heath – 2,987 (11.9%)	

Table 69 – Leisure and Community Facility Development, Source: NULBC

As Table 69 illustrates, within the borough during 2009/10 there was only one D2 use class leisure-related facility completed. This consisted of 18 sqm floorspace and was a small extension to a club room at Brampton Park.

Additional community facilities (Class D1) were developed in the borough during 2009/10. Of the six D1 use class schemes completed during 2009/10, three of these were associated with the development of Newcastle College.

Loss of existing community/leisure facilities

There were no losses of community facilities in 2009/10 or 2008/09; Table 70 details historic performance for this indicator.

Gains and Losses of community facilities (number of developments)	Gains	Losses
2006/07	8	3
2007/08	7	0

Table 70 - Gains and Losses of community facilities, Source: NULBC

Local Indicator 44 – Windfall development

Table 70 shows that 100% of leisure developments during 2009/10 occurred on windfall sites and this reflects the lack of sites currently allocated for leisure developments.

Type of Site	Number of Developments and Total Floor space
Windfall	7 Developments, 25,101 sqm
Plan Allocation	N/A

Table 71 – Windfall Development, Source: NULBC

Core Spatial Strategy Indicator 45 (National Indicator) – Recreation

- Adult participation in active recreation

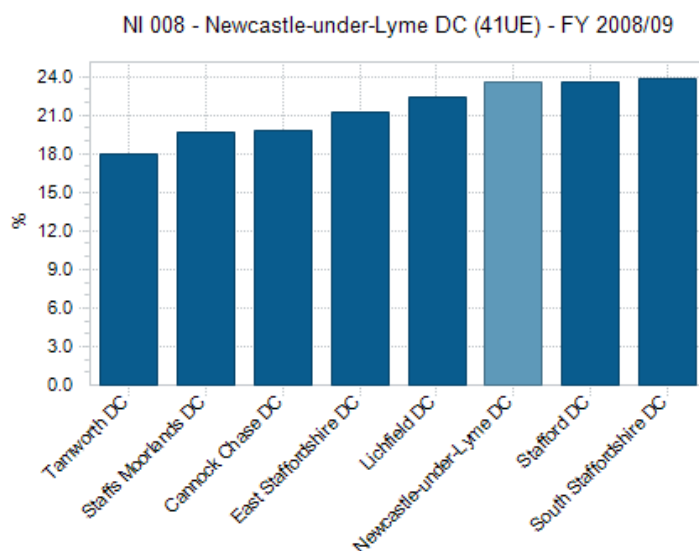


Figure 8 – Rate of Adult participation in active recreation

Year	% in Active Recreation
2008/09	23.60%
2007/08	23.70%
2005/06	19.90%

Table 72 - Adult participation in active recreation, Source: DCLG

The most recent data available for this indicator is taken from 2008/09 and is shown in Table 72. At that time only 23.60% of the borough's population aged over 16 were considered to be participating in sport and active recreation, at moderate intensity, for the equivalent of 30 minutes on 3 or more days a week. However figure 8 demonstrates that this percentage of population taking part in regular exercise is quite high in comparison to other boroughs in Staffordshire. .

Core Spatial Strategy Indicator 46 (Local) – Loss of rural facilities

During 2009/10 there were no facilities lost to other uses in the rural centres and villages of the borough.

Core Spatial Strategy Indicator 47 (Local) - Amount of development permitted in the Greenbelt

Use Class	Number of Approved Applications
A	0
B	3
C	0
C3	4
D	10
Sui Generis	0
Total	17

Table 73 - Amount of development permitted in the Greenbelt, Source: NULBC

Tables 73 and 74 showing the amount of development permitted in the Greenbelt, does not include residential extensions and agricultural-related development. The majority of developments permitted within the Greenbelt were associated with outdoor leisure uses, mostly for equine activities which are classed as appropriate uses in the Greenbelt. All of the C3 (housing) permissions related to the construction of a replacement dwelling.

Use Class	Total Completions within Borough (Site Area Ha)	Completions within the Green Belt (Site Area Ha)	% of total completions within the Green Belt
A	0.04	0	0%
B	2.06	0	0%
C (excl. C3)	0	0	0%
C3*	8.13	0.91	11.19%
D	9.62	0	0%
Sui generis	0	0	0%
Totals	19.85	0.91	4.6%

* Conversions have been excluded from these figures

Table 74 – Development within the Greenbelt, Source: NULBC

	2007/08	2008/9
% of completed development in the Green Belt	3.05%	16.69%

Table 75 – Historic Development within the Greenbelt, Source: NULBC

Table 74 details that 4.6% of all completed development took place in the Greenbelt. This is attributable to the developments as outlined in the previous paragraph. . Table 75 provides data relating to previous years. This shows that more

development has been completed in the Greenbelt than for the previous monitoring year. The number of planning applications permitted within the Rural monitoring division is separate from the Greenbelt and is provided in the following indicator:

Core Spatial Strategy Indicator 48 (Local) – Development in the Rural Area

Use Classes	Number of Applications Permitted
A	1
B1	1
B2	0
B8	0
C excluding C3	0
D1	2
D2	1
Sui	1
C3	9

* Residential extensions have been excluded from these figures

Table 76 – Permissions in the Greenbelt, Source: NULBC

Table 76 provides data relating to the number of planning applications permitted during 2009/10 within the rural monitoring division by Use Class. It shows that most applications were permitted for housing (Class C3).

5.6 Environment

Core Spatial Strategy Indicator 54 (Core Output Indicator) - Biodiversity

- Changes in areas and populations of biodiversity importance

Core Output Indicator E2 – Change in areas of biodiversity importance

Table 77 details the site area of 'local sites' of environmental importance.

Type of Local Site	Site Area (hectares) 2008/09	Site Area (hectares) 2009/10
Sites of Special Scientific Interest (SSSIs)*	88.80	88.80
Sites of Biological Importance (SBIs)**	686.40	686.40
Local Nature Reserves LNRs**	85.6	111.6

Table 77 - Site Area of Local Sites, Source: NULBC monitoring, Natural England, Staffs Ecological Record

*Includes Regionally Important Geological/Geomorphological Sites (RIGS) and sites designated as Ramsar sites.

**Within the Borough there are both LNRs within SBIs and SBIs within LNRs, therefore we cannot add these figures up to give us a total site area.

Local Nature Reserves in Newcastle-under-Lyme include:

- Bradwell Woods;
- Bateswood; and
- Pool Dam Marshes.

Details of the areas covered by Sites of Biological Importance are provided by the Staffordshire Ecological Record.

Condition of SSSIs

The borough has five sites identified nationally as Sites of Special Scientific Interest (SSSIs):

- Balterley: Black Firs and Cranberry Bog (11.00 ha)
- Betley: Betley Mere (29.64ha)
- Loggerheads: Burnt Wood (41.39ha)
- Maer: Maer Pool (9.08ha)
- Newcastle: Former Metallic Tileries (Geological interest) (0.76ha)

In addition the borough has two sites – Betley Mere and Black Firs and Cranberry Bog, established under the 1971 Ramsar Convention as internationally important wetland sites.

The table below summarises an audit of the condition of the SSSIs within the borough updated by Natural England in August 2010. This information has been collected outside of the monitoring period. However it is the most up to date

information available and is consistent with how this information has been presented in previous annual monitoring reports.

SSSI name: Betley Mere					
% Area meeting PSA* target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
71.13%	9.48%	61.65%	28.87%	0.00%	0.00%
Comments – A significant decline in the % classified as favourable (down from 50.5%) The area now not classed as favourable has been added to the area classed as 'unfavourable recovering'					

SSSI name: Black Firs & Cranberry Bog					
% Area meeting PSA* target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
86.00%	45.18%	40.82%	14.00%	0.00%	0.00%
Comments – No change since 2008					

SSSI name: Burnt Wood**					
% Area meeting PSA* target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
100.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Comments – No change from 2008					

SSSI name: Maer Pool					
% Area meeting PSA* target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Comments - No change since 2008					

SSSI name: Metallic Tileries, Parkhouse					
% Area meeting PSA* target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Comments - No change since 2008					

Favourable condition - means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives'; however, there is scope for the enhancement of these sites.

Unfavourable recovering – means that the SSSI is not yet conserved but all the necessary management measures are in place.

Unfavourable condition - means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures.

***PSA** – Public Service Agreement target - 95% of SSSIs in favourable or recovering condition by 2010.

**A significant proportion of this site is in the Borough of Stafford.

Policy **CSP4 – Natural Assets** in the Core Spatial Strategy makes a commitment to work closely with relevant partners to achieve significant improvements to the internationally, nationally and locally designated natural areas/sites. In order to achieve these aims for the Black Firs and Cranberry Bog Ramsar site, Natural England have suggested that a partnership is established between themselves, the Borough, East Cheshire Council, the Parish Council, the Environment Agency and United Utilities, to investigate the potential for eliminating the adverse water quality impacts.

NI 197: Proportion of Local Sites where positive conservation management has been or is being implemented

This indicator is measured as a percentage of all local sites in the local authority area where positive conservation management has been or is being implemented. Good performance is indicated by an increase in the percentage of sites under positive conservation management year on year.

For 2009/10, Newcastle-under-Lyme was set a target to increase the number of managed sites by 5%. This equates to 4 additional sites under positive conservation management. This target was met with the following four additional sites under positive management:

- Shifford's Rough;
- The Rough;
- Swinchurch Rough; and
- Apedale Furnace Quarry.

Core Spatial Strategy Indicator 49 (Local) – Open Spaces. This indicator measures:

- Amount of open space;
- Number of Green Flag standard open spaces; and
- Open space standards over time.

Borough Council owned/managed open spaces in possession of Green Flag Awards	
Newcastle Crematorium	5.84ha
Brampton Park	2.92ha
Queens's Gardens	0.23ha
Lyme Valley Park	2.76ha
Total	11.75ha
Total area of Borough Council owned/managed open spaces	760.42
% of Borough Council owned/managed open space in possession of Green Flag Awards (ha)	1.54%

Table 78 - Borough Council Owned/Managed Open Spaces, Source: NULBC

Table 78 shows the amount of Council managed/owned open space within the borough and the proportion of that open space that is managed to Green Flag standards. Considering table 79 below, it is clear there has been a small fall in the proportion of open space that qualifies to Green Flag standard, but this is due to an overall increase of open space provision within the borough.

The Green Flag scheme is managed by the Civic Trust on behalf of the Department for Communities and Local Government and the Green Flag Advisory Board. The scheme is the national standard for quality parks and green spaces. The Borough Council is the only authority in Staffordshire to receive four Green Flags.

Amount (ha) and % of Council owned/managed open spaces in possession of Green Flag awards	Hectares	%
2008/09	11.75	1.59%

Table 79 - % of Council owned/managed open spaces in possession of Green Flag awards, Source: NULBC

Core Spatial Strategy Indicator 58 (Local) – Historic Environment. This indicator measures:

- Conservation Areas;
- List of Locally Important Buildings;
- Designated Historic Assets; and
- Condition of Designated Assets.

There are 364 statutory listed buildings within the Borough:

- 3 buildings listed as Grade I
- 338 buildings listed as Grade II
- 23 buildings listed as Grade II*

Name of Conservation Area	Year Established	Name of Conservation Area	Year Established
Audley	1976	Maer	1970
Basford	2006; extended 2007	Mucklestone	1977
Betley	1970; extended 2008	Newcastle-under-Lyme	1973; extended 2000 and 2008
The Brampton	1984	Shropshire Union Canal	1984
Butterton	2006	Silverdale	1993
Clayton	1992	Stubbs Walk	1993
Keele	1989	Talke	2000
Keele Hall	1993	Trent and Mersey Canal	1988
Kidsgrove	1997	Whitmore	1971
Madeley	1972	Wolstanton	1993; extended 1997

Table 80 - Conservation Areas in the Borough, Source: NULBC

Table 80 lists all 20 of the borough's conservation areas. There were no conservation area appraisals or management plans completed in 2009/10.

There are presently 13 Scheduled Monuments within the borough. Each of these is listed in Table 81.

Parish	Name of Scheduled Monument
Audley	Motte and Bailey, Castle Hill
Loggerheads	Audley's Cross, Tyrley
Loggerheads	'Auctioneers Mound' near Ashley Church
Loggerheads	Hales Roman Villa & pre-Roman structures
Loggerheads	'Devil's Ring and Finger' whirl stones, near Oakley Hall
Loggerheads	Moated Site, Willoughbridge Park
Madeley	Heighley Castle
Madeley	Old Madeley Manor
Maer	Berth Hill Camp
Maer	Bowl Barrow, Maer Hills
Maer	Moated site, Lea Head Manor
Newcastle – Town	Castle Motte, Silverdale Road
Newcastle - Chesterton	Springwood Blast Furnace

Table 81 - Scheduled Monuments, Source: NULBC

The Council has recently adopted its first 'Register of Locally Important Buildings and Structures in Newcastle-under-Lyme'; the Register can be viewed via a link at the following web address:

http://www.newcastle-staffs.gov.uk/planning_content.asp?id=SX1298-A7807A68&cat=1489

These buildings and structures do not benefit from the same level of protection as statutory Listed Buildings, however it is hoped that the Register will raise awareness of our local heritage and discourage any harmful change and demolition.

Heritage at Risk 2010

English Heritage's 'Heritage at Risk Register 2010' includes important and irreplaceable elements of our historic environment that are at risk. The Register seeks to define the scale of the problem and provide avenues for bringing entries back into good repair, and where appropriate, for practical use.

The 2010 Heritage at Risk Register includes four entries located within Newcastle-under-Lyme:

- Grade II Listed Building 'Model Farm Complex south west of Betley Old Hall', considered to be in 'Very Bad' condition, Main Street, Betley
- Grade II Listed Building 'Heighley Castle, Heighley Lane, Madeley', considered to be in 'Very Bad' condition';
- Grade II* Listed Building ' Gatehouse, walls and bollards to Maer Hall, Maer', considered to be in 'Poor' condition; and
- Scheduled Monument 'Hales Roman Villa, Loggerheads', the condition of which is 'Unknown'.

One entry has been removed from the Register since last year; The entry described as a Scheduled Monument 'moated site, four pond bays and an associated enclosure at Willoughbridge Park, Loggerheads'.

Historic Parks and Gardens

The Register of Historic Parks and Gardens of Special Historic Interest in England is compiled and maintained by English Heritage. The Register confers special statutory protection for these sites and gives them a Grade I, II* or II grading similar to those for Listed Buildings, reflecting their national historic interest. Within Newcastle-under-Lyme entries include parts of the University of Keele as Grade II* and Maer Hall as Grade II.

Core Spatial Strategy Indicator 50 (National Indicator) – Amount of Brownfield Land

The 2010 'National Land Use Database – Previously Developed Land Survey' 2010 recorded 24.69 Ha of 'derelict land and buildings' within the borough of Newcastle-under-Lyme. The total site area of previously developed sites within the 2010 return was 150.36 Ha. Therefore 16.42% of land identified within the Previously Developed Land Survey is classed as 'derelict land and buildings'.

58.56 Ha of land within the Previously Developed Land Survey is identified as being 'Vacant'. This equates to 38.95% of land identified within the Previously Developed Land Survey being classed as 'previously developed land and buildings now vacant'. 5.62 Ha of land is classified as having 'vacant buildings'.

Of the 88.87 Ha of land identified as being vacant and/or derelict, 33.14 Ha has been recorded as being in a vacant or derelict state for 5 years or more.

Core Spatial Strategy Indicator 52 (Core Output Indicators W1 and W2) - Capacity of New Waste Management Facilities and Amount of Municipal Waste Arising and Managed

- Waste management facilities
- Management of municipal waste

Core Output Indicator W1 – Capacity of New Waste Management Facilities

There have been no additions to the borough's waste management capacity during 2009/10.

The latest figure available for National Indicator 191 (Residual Household Waste per Household) relates to 2008/09. During this time an average of 677Kg of household waste was collected per household in Newcastle-under-Lyme. This is an improvement on 2007/08, during which an average of 719Kg was recorded. Newcastle currently produces more residual waste per households than neighbouring boroughs, as is shown by the Figure 9. The Borough Council has invested significant in waste management and recycling collection services during 2010. The outcome will be reported in the 2010/11 AMR.

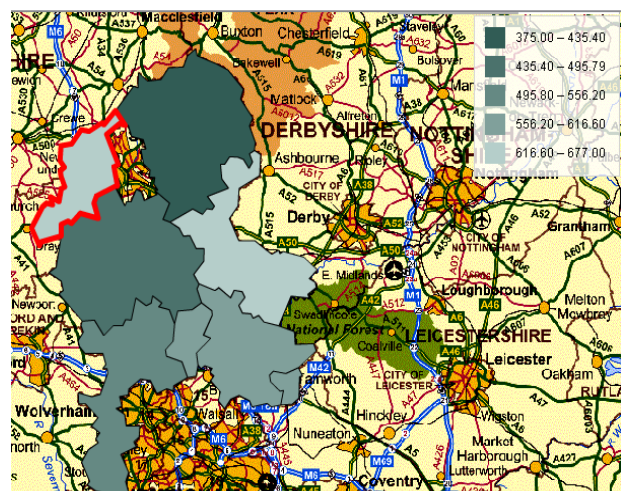
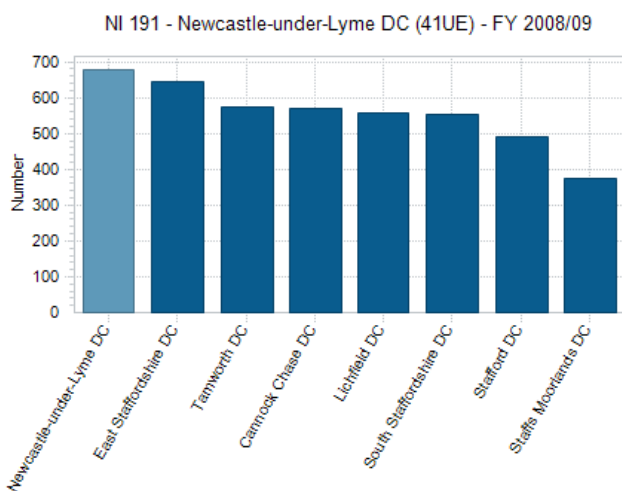


Figure 9 - Residual Household Waste per Household (Local Comparisons) – On the above map the darker areas denote lower averages of household waste

Core Output Indicator W2 - Amount and Management of Municipal Waste (Tonnes)

Amount and Management of Municipal Waste	Totals (Tonnes)
Composting	0.00
Incinerator	65.77
Landfill	1458.46
Energy Recovery	34767.82

Table 82 - Management of Waste During 2009/10, Source: Staffordshire County Council

Table 82 provides information relating to the management of waste during 2009/10, which positively describes the majority of municipal waste being sent for energy recovery.

Core Spatial Strategy Indicator 53 (Core Output Indicator) – Flood Risk

Core Output Indicator E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Table 82 illustrates that no permissions were granted contrary to Environment Agency (EA) advice on water quality. Table 83 below provides details of the applications which EA objected on water quality grounds –

Outcomes of applications subject to objection from the Environment Agency on the grounds of flood risk/water quality			
Application Number	Type of Development	Environment Agency's grounds for objection	Planning Application Outcome
09/00430/FUL	Extension to existing warehouse	Unsatisfactory FRA/FCA submitted – OBJECTION WITHDRAWN	Permitted
09/00600/OUT	Redevelopment of site to provide 130 residential units and associated car park	Unsatisfactory FRA/FCA submitted – OBJECTION WITHDRAWN	Permitted
09/00698/REM	Proposed 300 dwelling residential development	Unsatisfactory FRA/FCA submitted – OBJECTION WITHDRAWN	Permitted

Table 83 - Applications Subject to Objection from the Environment Agency, Source: NULBC

In September 2007, Newcastle and Stoke Councils commissioned a joint Level 1 Strategic Flood Risk Assessment (SFRA) in accordance with Planning Policy Statement 25 – Development and Flood Risk. This assessed and mapped all forms of flood risk from groundwater, surface water, sewer, and river sources, taking into account climate change predictions. The SFRA was signed off by the Environment agency in July 2008.

The SFRA will be used as an evidence base to help locate future development primarily in low flood risk areas. The outputs from the SFRA will help the Council to prepare sustainable policies for the long-term management of flood risk and improve existing emergency planning procedures.

The SFRA is a 'living' document and will be reviewed on a regular basis as new information becomes available. The most up-to-date SFRA will be available at - www.newcastle-staffs.gov.uk/ldf

Core Spatial Strategy Indicator 55 (Core Output Indicator) – Renewable Energy

- Applications approved for renewable energy capacity installation
- Installations of renewable energy capacity within implemented developments

Core Output Indicator E3 – Renewable energy generation

E3 (a) – Renewable energy developments / installations granted permission in 2009/10

Planning Reference	Location	Development details	Installed Capacity (MW)
09/00040/FUL	Unit 1 & 2 Barn Conversion, Lower Stoney Low Farm, Three Mile Lane, Madeley	Two free standing 15kw wind turbines	15kw
09/00462/FUL	Castle View, Station Road, Halmerend	Domestic solar panels	Unknown
09/00233/FUL	25 Ladygates, Betley	Domestic solar panels	Unknown
09/00400/FUL	10 Fern Dene, Madeley	Domestic wind turbine	Unknown
10/00104/FUL	24 The Covert, Newcastle	Domestic solar panels (flat roof)	Unknown

Table 84 – Applications Approved Including Renewable Energy Installation During 2009/10, Source: NULBC

Table 84 illustrates that there have been very few applications for schemes that include renewable energy generation, following the trend from previous years.

E3 (b) – Completed renewable energy developments / installations

Planning Reference	Location	Development details	Installed Capacity (MW)
08/00555/FUL	Madeley Project, Furnace Lane, Madeley	Extra care scheme	Unknown

Table 85 – Completed Developments Including Renewable Energy Capacity, Source: NULBC

Table 85 illustrates that there was only one completed development during 2009/10 that included renewable energy capacity; the development of an Extra care scheme in Madeley.

	2007/08	2008/09
Amount of renewable energy development completed in the Borough	0	11.06 MW
Amount of renewable energy development permitted in the Borough	0	0.0321

Table 86 – Historic Renewable Energy Development Completed in the Borough, Source: NULBC

The most significant development including a renewable energy installation in the borough is the Blue Planet development at Chatterley Valley, which is unoccupied. This development was completed in 2008/09 and is included within the 11.06 MW detailed in Table 86. The 10.8MW biodiesel power plant that was constructed as part of the scheme will, when in use, provide heat and power to the buildings on the site plus enough additional power to meet the needs of 650 local homes. Beyond this particular development it is clear that only a small amount of renewable energy technology has been installed in the borough. The Core Spatial Strategy Policy CSP3 – Sustainability and Climate Change has addressed this issue by requiring that all new development complies with on-site or near site renewable energy targets set out in current or future national guidance.

Core Spatial Strategy Indicator 56 (Contextual) – Energy Efficiency

Ecoterrace

Newcastle-under-Lyme B.C. have engaged in a pilot initiative called ‘ecoterrace’, which seeks to demonstrate how existing Victorian terrace properties can be refurbished or retro-fitted to today’s energy efficiency housing standards.

Through the ecoterraces programme, the Council have provided energy efficient homes for social rent and intermediate rent with one home sold on the private market. This programme has rolled over several financial years.

During 2009/10, NULBC invested £60,000 for the refurbishment of three properties for intermediate rent and £22,000 to allow for the commencement of works to refurbish the next phase of ecohomes. The next phase includes the subdivision of one older property into two properties.

North Staffordshire Warm Zone

The North Staffordshire Warm Zone is a local partnership between Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council, Scottish Power, National Grid and a range of local partners. It is delivered by Warm Zones, which is a Community Interest (a not for profit Company). The North Staffordshire Warm Zone is a £10 million funded scheme.

Through the North Staffordshire Warm Zone initiative, a total of £624,903.79 was invested during the monitoring year 2009/10. The upgrades delivered by the North Staffordshire Warm Zone initiative are listed in Table 87:

Type of Installation	Number Delivered
250 mm Loft Insulation	385
200 mm Loft Insulation	430
150 mm Loft Insulation	380
Cavity Wall Installation	1024
Hot Water Jacket Installation	40

Table 87 – North Staffordshire Warm Zone Activity 2009/10, Source: North Staffordshire Warm Zone

5.7 Transport and Accessibility

Core Spatial Strategy Indicator 26 (National Indicator) – Accessibility of new dwellings to key local facilities

- Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)

Service	No. of completions accessible	Total no. of completions	% Accessible
GPs	282	227	80.5
Hospitals	282	207	73.4
Industrial Estates	282	225	79.8
Primary Schools	282	269	95.4
Secondary Schools	282	226	80.1
Town Centres	282	209	74.1

Table 88 - New Residential Development within 30 minutes Public Transport Time of Local Facilities, Source: Staffordshire County Council

Table 88 compares data for new residential development against a 30 minute public transport travel time to various local facilities. Compared to 2008/09, there were increases in the percentage of developments completed that were considered to be accessible to certain facilities such as hospitals and primary schools by public transport, with a decrease in other categories.

Local indicator: Number of Green Travel Plans Produced

The following applications permitted during 2009/10 included Green Travel Plans:

- 09/00112/FUL – Sports pavilion and associated facilities.
- 10/00080/OUT – Application for commercial use B1, B2, B8 and a small / medium sized A1 unit.

Appendix 1 – Significant effects indicators

This sets out the baseline position for the indicators in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy Sustainability Appraisal.

Sustainability Appraisal Indicator	Source	2007/8 Baseline	2008/09 Data	2009/10 Data
1. To help to meet the housing needs of the whole community				
The number of non local authority owned vacant dwellings returned to occupation or demolished as a direct result of action by the local authority.	BVPI 2007/08	32	45	228
Percentage of new homes built in the year which are affordable	NULBC monitoring	1%	9.6%	27.03%
Percentage of new homes permitted on previously developed land.	NULBC monitoring	86.3%	100%	61.78%
Changes in house prices relative to the regional average	Land Registry	97% of Regional average	103% of Regional Average	87%
Number of houses completed annually	NULBC monitoring	204 gross 142 net	364 gross 277 net	267 gross 207 net
Proportion of households accepted as statutory homeless by the Authority within the last two years	Repeat homelessness database	.003%	26 homelessness decisions = 0.05%	64 Homelessness decisions = 0.12%
2. To increase life expectancy and improve the health of the population overall				
Percentage of population with good health	ONS 2001	66%	66%	66%
Life expectancy at birth	ONS 2004/06	Males - 76.9 Females – 81.5	Males – 76.6 Females – 81.5	Males -
3. To provide the best possible environment to encourage and increase economic enterprise and employment				
Average weekly earnings by residence	NOMIS 2007	£457.10	£455.30	£447.40
Average weekly earnings by workplace	NOMIS 2007	£400.70	£414.50	£393.00
Jobs Density (ration of total jobs to working age population)	NOMIS 2007	0.66	0.61	0.59
Changes in the percentage of the population who are economically active	NOMIS 2007	75.3%	80.8%	76.1%
5 or more GCSE passes at grade A-C NVQ2	ONS 2001	55.7%	55.7%	69.9%
Number of VAT registrations (includes rural businesses)	NOMIS 2007	Registrations 265 Deregistrations 230	2980 in total Registrations 290, Deregistrations 220)	285 Registrations / 235 Deregistrations
Number of Jobseeker Allowance claimants in Borough	NOMIS 2009	1641 (2.1%of population)	3060 (3.9% of population) (March 2009)	2,240 (2.81% of population)
Sq metres of Class B development completed in year	NULBC monitoring	115145m ²	47161m ²	4983m ²

Percentage of Class B development completed that has taken place on brownfield sites	NULBC monitoring	100%	100%	100%
Quantity of national and regional quality employment land.	NULBC monitoring	18ha	18ha	18ha
4. To enable access to the widest range possible of shopping and commercial services for the resident population				
Percentage retail/ commercial floor space by type	NULBC monitoring	491m ² of additional retail floorspace. 15 m ² was in Town Centre	771m ² of additional retail floorspace. 0m ² was in the Town Centre	34m ²
Loss of Community Facilities	NULBC monitoring	None	None	None
5. To protect and enhance the vitality and viability of the city, town and district centres within the conurbation and village centres in the rural area				
Rank of centre	Experian	Newcastle 237 th (vitality 107 th) out of the top 500 centres	Newcastle 237 th (vitality 107 th) out of the top 500 centres	Newcastle 237 th (vitality 107 th) out of the top 500 centres
Number of vacant shop units in town centre	NULBC monitoring	25	42	37
Percentage of primary shopping frontage within town/city centre in A1 use	NULBC monitoring	74%	64%	63.95%
6. To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities are available to all sectors of the population with particular emphasis on deprived neighbourhoods				
Pattern of deprivation	Indices of Multiple Deprivation 2007	The borough is ranked 138 th most deprived local authority out of 354	The borough is ranked 138 th most deprived local authority out of 354	The borough is ranked 138 th most deprived local authority out of 354
Participation rates in sport	NBC LPI 2007/08 – visits to indoor leisure facilities per annum	714,135	Local Indicator LCS 2a – total number of people accessing leisure, recreation and cultural services. 672,287	Local Indicator LCS 2a – total number of people accessing leisure, recreation and cultural services. 672,287 (2009/10 Performance Plan)
The number of playgrounds and play areas provided by the Council per 1,000 children under 12	NBC LPI 2007/08	2.97	2.86	2.86 (2009/10 Performance Plan)
Percentage of Local Authority buildings open to the public in	BVPI 156 - 2007/08	72.73%	85.29%	91.43%

which all public areas are suitable for and accessible to disabled people				
7. Reduce crime and the fear of crime				
Domestic burglaries per 1000 households	BVPI 2007/08	8.67	8.17 (Crime Audit and Strategy 2005-2008)	Serious Acquisitive Crimes Per 1,000 of the Population (National Indicator 16) – 8.0
Violent crimes per 1000 population	BVPI 2007/08	21.03	25.58 (Crime Audit and Strategy 2005-2008)	Serious Violent Crimes Per 1,000 of the Population (National Indicator 15) – 0.6
Vehicle crimes per 1000population	BVPI 2007/08	7.98	9.57 (Crime Audit and Strategy 2005-2008)	Serious Acquisitive Crimes Per 1,000 of the Population (National Indicator 16) – 8.0
The level of fear of crime in older people	LPI-Crime Audit 2007	31.3%	No longer monitored	No longer monitored
8. To reduce the need to travel while increasing accessibility for all				
Journey to work- modal split (% of car, bus, rail and other means of travel)	LTP 2006	Car 65%, Motorcycle 1%, Cycling 2%, Walking 13%, Taxi 1%, Work at Home 9%, Train 1%, Bus 8%.	Car 65%, Motorcycle 1%, Cycling 2%, Walking 13%. Taxi 1%, Work at Home 9%. Train 1%, Bus 8% (LTP 2007/08 Delivery Report)	Car 65%, Motorcycle 1%, Cycling 2%, Walking 13%, Taxi 1%, Work at Home 9%, Train 1%, Bus 8% (LTP 2007/08 Delivery Report)
Percentage of new residential development within 30 minutes by public transport of GP, hospital, primary and secondary schools, employment and major health centre	Staffordshire County Council Accession analysis	Hospitals 86%, town centres 92%, GPs 94%, high schools 92%, primary schools 94%, industrial estates 88%	Hospitals 89%, Town Centres 94%, GPs 95%, High Schools 92%, Primary Schools 93%, Industrial Estates 90%	Hospitals 73.4%, Town Centres 74.1%, GPs 80.5%, High Schools 80.1%, Primary Schools 95.4%, Industrial Estates 79.8%
9. To encourage the use of public transport, cycling and walking				
Cycle trips (annualised index)	LTP 2006	94.6 (2004/05)	106.5 (2007/08)	120.7
Total journeys by bus (County-wide)	LTP 2006	24,603,000	24,095,000	22,575,000
Access to major shopping centre by bus	LTP 2006	Within 15 minutes 28.9%, within 30 minutes 82.4%	Within 30 minutes 86.9% (2007/08)	(Within 350 metres of a bus stop with a minimum service provision of 30 minutes) Newcastle-

				under-Lyme 92.9%
				County-wide 87.1%
Patterns and levels of congestion on primary highway and public transport network.	LTP 2006	Average delay per vehicle mile – 44.2 (secs/vm).	Update not available	Update not available
Proportion of workforce covered by travel plans	LTP 2006	LTP 2006 12.8% 2004/5	Update not available	Data to be provided by Staffordshire County Council
Percentage of new residential development within 30 minutes by public transport of GP, hospital, primary and secondary schools, employment and major health centre	Staffordshire County Council Accession analysis	Hospitals 86%, town centres 92%, GPs 94%, high schools 92%, primary schools 94%, industrial estates 88%	Hospitals 89%, Town Centres 94%, GPs 95%, High Schools 92%, Primary Schools 93%, Industrial Estates 90%	Hospitals 73.4%, Town Centres 74.1%, GPs 80.5%, High Schools 80.1%, Primary Schools 95.4%, Industrial Estates 79.8%
10. To increase the use of renewable energy and energy efficiency in existing and new development and redevelopment.				
Energy created from new renewable energy development	NULBC monitoring	No renewable energy development took place in 2007/08	0.0026 MW (installed capacity)	Unknown capacity – one installation 08/00555/FUL
Energy efficiency of dwellings	NULBC monitoring	Newcastle Housing Stock Condition Survey 2002 SAP rating 49	SAP rating: 57 (71 for Aspire Housing properties)	SAP rating: 57 (71 for Aspire Housing properties)
11. To improve air quality, creating cleaner and healthier air				
Number of days per year that air quality is below national standards	LTP 2006	LTP 2006 See LTP indicator M18 (LTP8)	Data not available at present (NULBC Local Air Quality Management Progress Reports)	Data not available at present (NULBC Local Air Quality Management Progress Reports)
12. Retain and enhance the species and habitats targeted for improvement in the Staffordshire Biodiversity Action Plan				
No reduction in the abundance and distribution of BAP species/habitat	Staffordshire Biodiversity Action Plan/Staffordshire Ecological Record	Data not yet available	Meeting to be arranged with representative of Staffordshire Ecological Record/ Staffordshire Wildlife Trust to discuss collection of data for 2010/11	
Increase in the area of managed native broadleaved woodland	Staffordshire Biodiversity Action Plan/Staffordshire Ecological Record	Data not yet available		
Reversal in the decline of farmland birds	Staffordshire Biodiversity Action Plan/Staffordshire Ecological Record	Data not yet available		
Endangered species	Staffordshire Biodiversity Action Plan/Staffordshire Ecological Record	Data not yet available		

13. Ensure that there is no loss in the extent and quality of SBIs, LNRs, RIGs				
Percentage loss of SBIs (known as NHAs in Stoke-on-Trent) and number of Grade 1 sites downgraded	Staffordshire Ecological Record	No data currently available	See note regarding meeting with Staffordshire Ecological Record above.	686.40 ha current SBI area
SSSI land of “unfavourable” condition	English Nature/ Natural England	62ha is in favourable condition out of a total of 82ha (75%)	72.68 ha out of a possible 88.8 ha in favourable or ‘unfavourable improving’ condition (81.85%)	73.23 ha
Number and size of local wildlife sites e.g. LNRs SBIs	NULBC monitoring	NBC Local Plan 57 SBIs	3 LNRs (94.6ha) 59 SBIs (686.4ha)	3 LNRs 111.6 ha 686.40 SBIs
The area of Council owned parks and green spaces managed for biodiversity.	NI 197 monitored countywide by Staffordshire Wildlife Trust	660.98 hectares.	5.1% (different measure used for NI 197)	Achieved 5% targeted increase in number of sites under positive management, which equates to 4 additional sites
14. Increase the amount accessible natural green space				
Total area of Council owned parks and green spaces	NULBC monitoring	738 hectares	738 ha (North Staffordshire Green Space Audit 2005)	760.42 ha
15. Reduce the amount of land in SSSIs classified in an ‘unfavourable’ condition				
Area and Number of SSSIs in ‘favourable’ condition	Natural England	62Ha is in favourable condition out of 82Ha Target of 95% by 2010	72.68 ha out of a possible 88.8 ha in favourable or ‘unfavourable improving’ condition (81.85%)	8.52 ha out of 88.8 ha is in favourable condition
16. To reduce contamination, regenerate degraded environments, maintain soil resources and air quality and minimise development on greenfield sites				
Percentage of new homes built on previously developed land	NULBC monitoring 2007/8	86.3%	72.1%	61.78%
Amount and type of development in the Green Belt	NULBC monitoring 2007/8	1.31ha of development =3.05% of total development. 9 dwellings and some community facilities	6.15 ha of development = 16.69% of total development.	0.91 ha = 4.6% of total development.
Amount of waste collected per head of population	BVPI 2007/08	416.99kg	N1 191 – Per head of population =	N1 191 – Per head of population =

			677Kg	677Kg (2008/09)
Percentage of household/commercial waste recycled	BVPI 2007/08	18.19%	NI 192 – Percentage of household waste sent for reuse, recycling and composting = 27.08%	NI 192 – Percentage of household waste sent for reuse, recycling and composting = 27.08% (2008/09)
Amount of derelict/contaminated land	Derelict Land Monitoring 2007/08	53.69ha derelict	31.64ha derelict	24.69 Ha of 'derelict land and buildings'
17. To reduce the amount of development within the floodplain and promote the use of sustainable drainage systems (SUDS).				
Number of applications contrary to EA advice on flood risk grounds and water quality	NULBC monitoring	None	None	None
Development incorporating SUDs	NULBC monitoring	None	None	None
18. To increase the efficient use of water resources.				
Water consumption/extracted	Environment Agency	136 litres per head per day	137 litres per head per day in unmetered households, 111 litres per head per day in metered households.	Data to be provided by the Environment Agency
19. To improve water quality and meet the requirements of the Water Framework Directive				
Percentage of rivers/canals classed as good/fair water quality	Environment Agency	Newcastle – 29% good biological quality, 40% good chemical quality	Newcastle – 31%* good biological quality, 48%* good chemical quality.	Data to be provided by the Environment Agency
*These figures are not comparable with previous years as the number of sampling points has been reduced through the introduction of the Water Framework Directive (WFD). The new system of monitoring has produced a baseline figure of 11% of the length of water bodies in the Newcastle area that meet good ecological status/potential or better. More information on the changes to the monitoring of water quality are available on the Environment Agency website: www.environment-agency.gov.uk				
20. To help to maintain distinctiveness and foster interest in and concern for the heritage of the area				
Number of listed buildings including those at risk	NULBC monitoring	365	340 Grade 2 22 Grade 2* 3 Grade 1	364
Archaeological features and remains	NULBC monitoring	13 scheduled ancient monuments	13 scheduled ancient monuments	13 scheduled ancient monuments
Number and area of listed parks and gardens	NULBC monitoring	2	2	2
Number and area of conservation areas;	NULBC monitoring	20	20	20
21. To help to provide a safe and efficient highway network				
Patterns and levels of congestion on primary highway and public transport network	LTP 2006	LTP data only covers access to City Centre	Data not available for 2008/09	Data not available for 2009/10

Appendix 2 – ‘Saved’ Local Plan 2011 policies

The Adopted Core Spatial Strategy now replaces saves Local Plan policies H3, H12, R1, T11 and N7.

Policy Number	Policy Name
S3	Development in the Green Belt
H1	Residential Development: Sustainable Location and Protection of The Countryside
H4	Housing Development and Retention of Parking Facilities
H6	Encouragement of The Provision of Living Accommodation By The Conversion of Existing Non-Residential Urban Buildings
H7	Protection of Areas of Special Character
H8	Large Residential Buildings
H9	Conversion of Rural Buildings For Living Accommodation
H10	Renewal of Existing Permissions for Residential Development
H13	Supported Housing
H15	Small Additional Dwelling Units Within The Curtilages of Existing Dwellings
H18	Design of Residential Extensions, Where Subject to Planning Control
E2	Chatterley Valley
E3	Lymedale Park Extension
E4	London Road, Chesterton
E5	Church Lane, Knutton
E6	Chemical Lane
E7	Kingsgrove Station Yard
E8	Keele University and Keele Science Park
E9	Renewal of Planning Permissions for Employment Development
E11	Development of Employment Land for Other Uses
E12	The Conversion of Rural Buildings
R12	Development in Kingsgrove Town Centre
R13	Non- Retail Uses in Kingsgrove Town Centre
R14	Development in District Centres
R15	Non- Retail Uses in District Centres and Other Groups of Shops
T9	Rail Freight

Policy Number	Policy Name
T10	Taxi and Private Hire Bases
T12	M6 Corridor
T16	Development – General Parking Requirements
T17	Parking in Town and District Centres
T18	Development – Servicing Requirements
T19	Telecommunications Development – General Concerns
T20	Telecommunications Development – Required Information
C2	Retention of Allotment Gardens
C3	Publicly Accessible Open Space, Poolfields, Newcastle
C4	Open Space in New Housing Areas
C8	Country Parks
C9	Countryside Parks
C11	New Footpaths, Horse Routes and Cycleways
C13	Additional Facilities at Apedale Community Country Park
C14	Extension of The Keele Conference Centre at The Hawthorns
C16	Restrictions On Self-Catering Holiday Accommodation
C17	Camping and Caravan Sites
C19	Burial Ground Bradwell
C20	Madeley Village Hall
C21	White Rock – Apedale Road
C22	Protection of Community Facilities
N2	Development and Nature Conservation - Site Surveys
N3	Development and Nature Conservation – Protection and Enhancement Measures
N4	Development and Nature Conservation – Use of Local Species
N8	Protection of Key Habitats
N9	Community Woodland Zones
N10	New Woodland – Considerations
N12	Development and The Protection of Trees
N13	Felling and Pruning of Trees

Policy Number	Policy Name
N14	Protection of Landscape Features of Major Importance to Flora and Fauna
N16	Protection of a Green Heritage Network
N17	Landscape Character - General Considerations
N18	Areas of Active Landscape Conservation
N19	Landscape Maintenance Areas
N20	Areas of Landscape Enhancement
N21	Areas of Landscape Restoration
N22	Areas of Landscape Regeneration
N24	Water Based Landscape Features
B2	Scheduled Ancient Monuments
B3	Other Archaeological Sites
B4	Demolition of Listed Buildings
B5	Control of Development Affecting The Setting of a Listed Building
B6	Extension Or Alteration of Listed Buildings
B7	Listed Buildings - Change of Use
B8	Other Buildings of Historic Or Architectural Interest
B9	Prevention of Harm to Conservation Areas.
B10	The Requirement to Preserve Or Enhance The Character Or Appearance of a Conservation Area
B11	Demolition in Conservation Areas
B12	Provision of Services in Conservation Areas
B13	Design and Development in Conservation Areas
B14	Development in Or Adjoining The Boundary of Conservation Areas
B15	Trees and Landscape in Conservation Areas
B16	Shop Fronts in Conservation Areas
B17	Awnings, Canopies and Blinds in Conservation Areas
B18	Security Shutters in Conservation Areas
B19	Illuminated Signs in Conservation Areas
B20	Illuminated Fascia and Other Signs in Conservation Areas
IM1	Provision of Essential Supporting Infrastructure and Community Facilities.

Policy Number	Policy Name
IM2	Compliance with Policy Concerns

Appendix 3 – Detailed policy monitoring tables

BD1 - Amount of completed floorspace - Gross and Net

Site ID	Location	North Staffs Regen Zone	Brownfield/Greenfield	B1a	B1b	B1c	B2	B8	B1/B2/B8	Completed
N830	Rowhurst Close, Chesterton	Yes	Brownfield				800			Mar-10
N1576	Watermills Road, Rowhurst	No	Brownfield						1514	Sep-09
N1576	Watermills Road, Rowhurst	No	Brownfield						280	Jan-10
N1583	43-45 Merrial Street Newcastle	No	Brownfield	331						Jun-09
N1599	Brock Way, Knutton	Yes	Brownfield				1207			Jun-09
N1615	Brock Way, Knutton	Yes	Brownfield	462						Jan-10
N1667	High Carr Business Park	Yes	Brownfield				227			Sep-09
N1691	1a Boon Hill, Bignall End	No	Brownfield	18						Sep-09
N1697	Lowfields Drive, Wolstanton	Yes	Brownfield				144			Sep-09
TOTAL				811			2378		1794	
N1695	Unit 8b Brock Way, Knutton	Yes	Brownfield	575						Feb-10
K312	Rear Town Hall Liverpool Road Kidsgrove	Yes	Brownfield		960					Mar-10
N1690	Centurian House West Street Newcastle	Yes	Brownfield			283				Sep-09
TOTAL				575	960	283				

BD3 - Employment land available – by type

Site No.	Location	LP Policy/ Planning Applicatio n Number	Use Class (Hectares Available)						Totals
			B1(a))	B1(b))	B1(c))	B2	B8	B1/B 2/B8	
A. Allocated in 1996-2011 Local Plan									
K27 5	Kidsgrove Station Yard	E7			0.70				0.70
N14 74	London Road, Chesterton	E4						5.35	5.35
B. Policy to renew planning permission in 1996-2011 Local Plan									
N14 77	Centre 500, A500 (Northern Plot)	E9/4						3.00	3.00
N14 71	Rowhurst Close, Chesterton	E9/2						1.79	1.79
Total (Hectares)			0.00	0.00	0.70	0	0	10.14	10.84
C. Covered by Planning Permission for Employment Uses									
K27 8	Congleton Road, Butt Lane	05/629/FUL				0.0 4			0.04
K29 5	West Ave, Kidgrove	06/777/OU T						1.83	1.83
N14 45	Chemical Lane, Longbridge Hayes	07/484/FUL				1.2 3			1.23
N14 51	Lymedale Park Extension	09/430/FUL						1.00	1.00
N14 70	Chatterley Sidings, Ch. Gateway	07/995/OU T						22.00	22.00
N14 85	Rowhurst Close, Chesterton	05/545/FUL				0.3 5			0.35
N14 87	Pepper Street, Keele	04/1321/FU L				0.3 4			0.34
N14 89	Lymedale Cross, Chesterton	04/482/FUL				0.8 8			0.88
N14 90	Lyme Valley Road , Newcastle	05/870/FUL				0.0 3			0.03
N15 23	Rowhurst Close, Chesterton	05/973/CD	1.30						1.30
N16 08	Watermills Road, Chesterton	06/374/OU T						1.20	1.20
N16 09	Watermills Road, Chesterton	06/375/OU T						0.45	0.45
N16 12	Rowhurst Close, Chesterton	07/510/FUL				0.2 6			0.26
N16 16	Lymedale Cross, Chesterton	06/906/FUL						1.87	1.87
N16 24	Turner Crescent Chesterton	07/728/FUL and 08/888/FUL						0.23	0.23
N16 28C	Liverpool Road, Ashfields New Road	06/1180/OU T	0.36						0.36
N16 34	Croft Road Newcastle	07/908/FUL				0.1 3			0.13
N16 39	Liverpool Road, Newcastle	07/454/FUL				0.2 3			0.23
N16 59	Brock Way, Knutton	08/391/FUL	0.16						0.16
N16 46	Silverdale Business Park Maries WaySilverdale	08/33/FUL					0.2 0		0.20
N16 66	Apedale Road Business Park	08/664/CO U							
N16 68	Unit 3 Rowhurst Close, Chesterton	08/814/FUL				0.5 4			0.54
N16 70	Units 16 and 17 Lymedale Extension Business Park	08/845/FUL							

Newcastle under Lyme Local Development Framework – Annual Monitoring Report 2010

N16 76	Unit 4b Aspect Court, Cannel Row, Silverdale	08/495/FUL							
N16 77	Wolstanton Retail Park, Wolstanton	08/488/CO U			0.04				0.04
N16 81B	Former Chesterton Ex-Servicemens Club, Heathcote Street, Chesterton	07/620/OU T			0.04				0.04
N16 92	Holditch Road Chesterton	09/151/FUL				1.6 2			1.62
N16 99	Rowhurst Close, Chesterton	09/242/FUL				0.0 8			0.08
N17 04	Speedwell Road, Chesterton	08/937/FUL			0.20				0.20
N89 3	Lowlands, Chatterley Valley	04/546/OU T						3.50	3.50
R68	Keele Science Park (Phase 3)	05/1146/OU T		7.09					7.09
R69	Keele Science Park (Phase 2)	04/1005/OU T		0.58					0.58
R11 4	Keele University (Home Farm)	08/617/FUL	0.91						0.91
R11 5	Betley Court Farm	08/489/FUL	0.39						0.39
		Total (Hectares)	3.12	7.67	0.28	5.7 3	0.2 0	32.08	49.08
D. Sites 'under construction' at 31.03.10									
K29 6	Lime Kiln Lane Kidsgrove	07/684/FUL				0.0 4			0.04
N15 76	Watermills Road, Chesterton	07/499/FUL						0.63	0.63
		Total (Hectares)	0.00	0.00	0.00	0.0 4	0.0 0	0.63	0.67
E. No allocation or planning permission clearly available									
K30 9	West Ave, Kidsgrove	N/A						2.30	2.30
		Total (Hectares)	0.00	0.00	0.00	0.0 0	0.0 0	2.30	2.30
	Grand Total (Hectares)		3.12	7.67	0.98	5.7 7	0.2 0	45.15	62.89

H2 (a) – Net additional dwellings in previous years

Year	New Dwellings Completed	Gain/Loss from Change of Use	Demolitions	Net Additional Dwellings
2006/07	215	45	52	208
2007/08	185	19	62	142
2008/09	335	29	87	277
Totals	735	93	201	627

H2 (b) – Net additional dwellings in current year

Year	New Dwellings Completed	Gain/Loss from Change of Use	Demolitions	Net Additional Dwellings
2009/10	259	8	60	207

Appendix 4 – Housing Development Monitoring Report

Borough of Newcastle-under-Lyme

Housing Development Monitoring Report

Contents

Part 1 Housing Development 2009/10

- Dwellings completed
- Dwellings under construction
- Planning permissions granted
- Large housing sites
- Small housing sites

Part 2 Progression towards Development Plan Housing Targets

- Outstanding Planning Permissions

Part 3 Other Housing Development Issues

- Dwellings completed on windfall sites
- Dwellings provided by conversion and change of use
- Previous use of housing sites – brownfield/greenfield issue
- Affordable housing
- Density of new development
- Demolitions
- Dwelling types completed

Part 4 Strategic Housing Land Availability Assessment

Information throughout this report is derived from the Council's own records and from information supplied by both the National House Builders Council (NHBC) and the 'Approved Inspectors'. 'Approved Inspectors' do not as yet have any formal mechanism for reporting their activities to the Local Authority in the way that the NHBC do. This may have implications for the accuracy of some of the data contained in this report. Hopefully this will soon change as the Government have acknowledged that the proportion of dwellings controlled by the 'Approved Inspectors' continues to grow.

Introduction

This is the 31st Housing Development Monitoring Report (HDMR) to be prepared by the Borough Council. The HDMR provides part of the evidence base for developing planning and housing strategies and is a major contributor to the statutory Annual Monitoring Report submitted to Government Office by 31st December each year.

The report is factual, recording and analysing the latest figures on new housebuilding – completions, dwellings under construction and new and outstanding planning permissions. The HDMR also sets out appropriate estimations and forecasts based on Council policies and recorded trends.

Part 1 Housing Development 2009/10

Dwellings Completed

Area	RSL* (New Build)	Private Sector (New Build)	Conversions	Total	% of Overall Total
Urban Area	60	176	5	241	90.3%
Rural Area	10	13	3	26	9.7%
TOTALS	70	189	8	267	100%
% of Overall Total				100.0	
Total	26.2%	70.8%	3.0%	%	

Table 89 – Dwellings Completed 01/04/09 – 31/03/10

The adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy states that rural residential development will be limited to a maximum of 900 dwellings. This equates to approximately 16% of the total housing requirement over the plan period. Table 89 shows that during the past year the proportion of completions reported in the urban and rural areas were:

- Urban – 90.3%
- Rural – 9.7%

Figure 10 represents the number of net additional dwellings completed during each monitoring year of the Core Spatial Strategy plan period (since April 2006). The accumulated total is 834. The annual totals delivered during the first four years of the current plan period fall short of the 285 dwelling-average that was required annually to meet the overall target of 5,700 dwellings constructed in the plan period. The effect of this past level of under-supply is that the annual net target has risen from 285 to 304. Given the current trend of undersupply, there may be pressure in later years of the plan period to deliver significantly higher levels of housing completions.

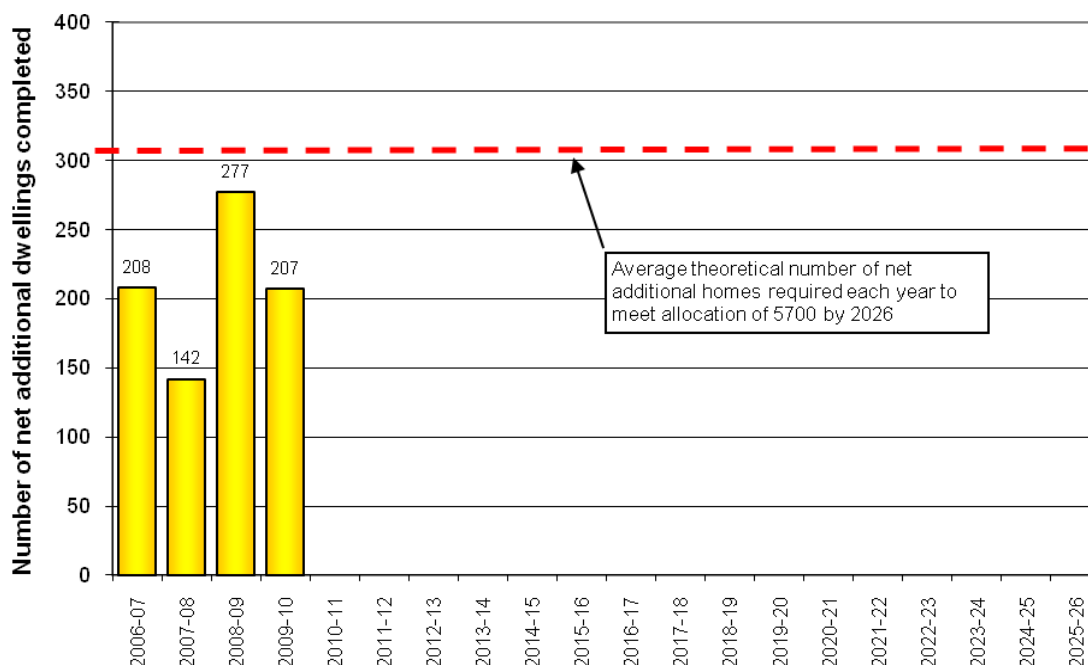


Figure 10 - Numbers of net additional new dwellings (including conversions) completed each financial year 2006/07 to 2025/26

Dwellings under Construction

Table 90 shows that the number of dwellings under construction or being converted in March 2010 (201) was much lower than in previous years; 268 in 2008/09 and 387 in 2007/08. Of the 201 dwellings being developed, 174 are new build dwellings, whilst the remaining 27 are conversions. Further information regarding all of the large sites under construction, including notes on progress of each site, is provided in table 92.

	RSLs	Private	Conversions	Total	% of Overall Total
Urban	0	85	10	95	47.26%
Rural	63	26	17	106	52.74%
Total	63	111	27	201	100%
% of Overall Total	31.34%	55.22%	13.44%	100%	

Table 90 - Dwellings under construction at 31st March 2010

NB: This table includes the 'net' figure for those new dwellings being provided by conversion/change of use.

The 63 new build RSL dwellings under construction refer to the Extra Care development, at Furnace Lane, Madeley. This constitutes a broadly similar level of RSL activity, with RSL new builds under construction totalling 70 at the end of 2008/09.

Planning Permissions Granted

Table 91 shows that 821 new dwellings received full or detailed planning permission during 2009/10. These figures relate to those 'Full' permissions, 'Approvals of Reserved Matters' and decisions allowed on appeal which had been granted on sites for the first time. Permissions which supersede earlier approvals are excluded unless such later permissions involved a different dwelling type/number.

Notably, an outline planning permission was granted during 2009/10, for a development with a specified capacity of 130; this is highlighted in Table 3 as the composition of housing-type within the scheme is not yet known.

Type of Housing	RSL	Private Sector	Other Public Sector Organisation	Total	% of Overall Total
Flats/Apartments	0	7	0	7	1.04%
Terrace/Town/Linked	73	120	3	196	28.99%
Semi-detached	56	63	0	119	17.6%
Detached	18	206	0	224	33.14%
Outline permission (housing type not specified)	0	130	0	130	19.23%
TOTALS	147	526	3	676	100%
% of Overall Total	21.75%	77.81%	0.44%	100%	

Table 91 – Full/Detailed Planning Permissions Issued in 2009/10 by Type of Housing and Sector

Large Housing Sites Currently Under Construction

Large sites are defined as those with a capacity of 10 or more dwellings.

Of all those new dwellings reported as under construction on 31st March 2010, 59.7% (120) were on large sites, compared with 72% (176) at 31st March 2009. The level of construction taking place on large sites in the borough at 31st March 2010 is listed in table 92.

Under Construction Data for Large Sites with 10+ Capacities	Completions		Under Construction at 31.03.10	With Outstanding Planning Permission	Total Capacity
	On whole site up to 31.03.2010	During 2009/10			
URBAN AREA					
Keele Road, Newcastle	75	73	26	100	274
Lymewood Close, Newcastle	0	9	17	0	26
Wolstanton Colliery, Wolstanton (South)	56	43	14	86	199
RURAL AREA					
Furnace Lane, Madeley	0	0	63	0	63
TOTALS					
TOTALS	131	125	120	186	562

Table 92 – Information on Large Sites Currently Under Construction

Large housing sites where construction has not commenced

In addition to those sites where housebuilding has commenced, there are 17 other large new housing sites with outstanding planning permission, where housebuilding had not started at 31st March 2010. These sites have an estimated total capacity of 1085 dwellings, and are listed in Table 93. It should be noted, however some of the permissions are for outline only and therefore the precise number of dwellings which are granted detailed planning permission may differ from the figures quoted.

Site Location	Planning Permission Number	Estimated Number Permitted
Silverdale Colliery	09/698/REM	300
Marsh Parade, Newcastle	05/902/OUT	92
Victoria Court, Brampton Rd, May Bank	07/472/OUT	28
Water Street/George Street, Newcastle	05/903/OUT	87
Beasley Place, Chetserton	07/1065/FUL	43
Lily Street, Wolstanton	08/723/FUL	11
Liverpool Road, Newcastle (Bus Depot)	08/152/FUL	66
West Ave, Kidsgrove	06/777/OUT	80
Liverpool Road, Newcastle (College Site)	06/1180/OUT	56
Clayton Rd, Newcastle (The White House)	07/948/FUL	10
Cedar Ave, Butt Lane	07/256/OUT	12
Heathcote Street, Chesterton (Former Club)	08/800/REM	19
Knutton Road, Wolstanton	08/795/OUT	12
Lower Milehouse Lane, Newcastle (former GEC)	09/600/OUT	130
Nash Street, Knutton (22a)	09/92/OUT	24
High Street, Wolstanton (Land at)	07/155/OUT	76
Wolstanton Colliery, Wolstanton (North)	07/517/FUL	39
Total		1085

Table 93 – Large sites where housebuilding had not commenced at 31/03/10

Small Housing Sites

In total there are 1574 dwellings committed through outstanding planning permissions. Of the 1574, 1085 dwellings are attributable to larger sites, with 489 dwellings attributable to sites of less than 10 dwellings.

At 31st March 2010 there were 201 new dwellings under construction. 186 of these were located on large sites with 15 dwellings being developed on small sites. Therefore 92.5% of dwellings currently under construction are located on large sites (with a capacity of over 10 dwellings) and 7.5% are located on smaller sites. This is in contrast to the 28% of dwellings that were under construction on small sites in March 2009.

The Council's record of dwellings under construction include at least five dwellings which, although technically "under construction", have been abandoned or where only a token start has been made to protect a planning permission.

Part 2 Progression towards Development Plan Housing Targets

The housing target of 5,700 set within the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy was derived from the West Midlands Regional Spatial Strategy Phase 2 Revision (Draft) Preferred Option, which set a housing provision target of 5,700 net additional homes for the period 2006-2026. The allocation was based on an estimate of housing needs in North Staffordshire allowing for forecast growth in the number of smaller households, change in household formation, net out-migration, potential loss of dwellings and vacancies.

The agenda of the Coalition government that came to power in May 2010 has placed the future role of the Regional Spatial Strategies in doubt. Nevertheless, the 5,700 net additional homes target forms a key part of the adopted Core Spatial Strategy and will be retained to ensure sufficient housing provision within the borough.

Table 95 shows that a total of 834 net additional dwellings have been completed during the current plan period. This figure represents just 14.63% of the housing allocation for the Borough after 20% of the plan period has elapsed. Figure 2 illustrates the previous levels of house building activity in the borough, stretching back to 1986.

Area	RSL New Build	Private (New Build)	Conversions	Demolitions	Net Additional	Totals
Urban	60	820	57	238	699	880
Rural	10	104	44	23	135	114
Totals	70	924	101	261	834	994

Table 94 - New dwellings/conversions completed 1.4.06 to 31.3.10

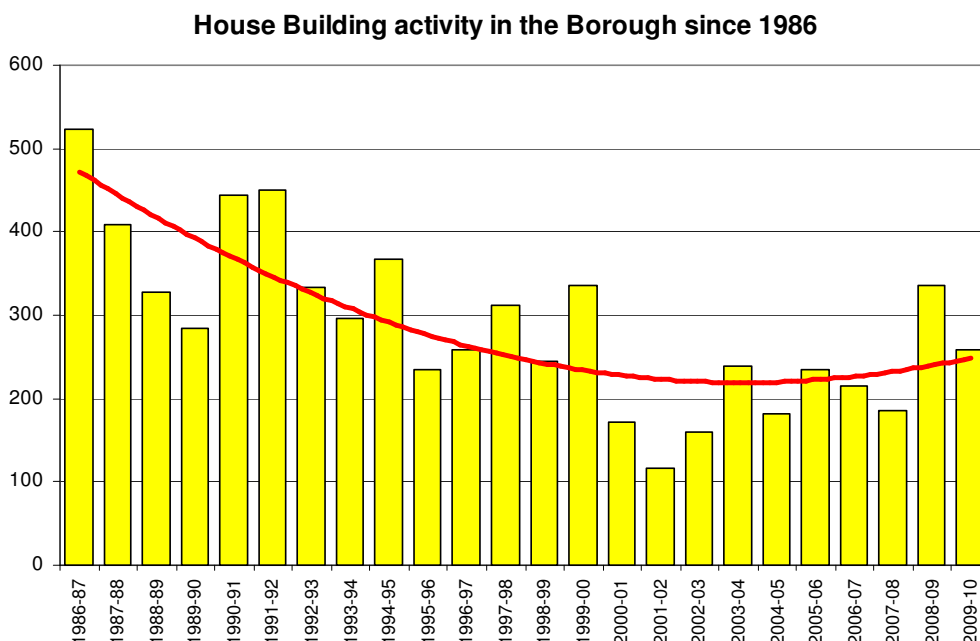


Figure 10 - New house building completions in the borough since 1986 (not taking account of demolitions or net conversions)

Outstanding planning permissions

Sites with a valid outstanding planning permission are also considered when assessing housing commitments. The numbers of new dwellings with outstanding planning permission at 31st March 09 are shown in Table 9.

Year	Under Construction at 1st April		Commenced During Year		Completed During Year		Under Construction at 31st March	+ or - over previous year
1999/00	254	+	237	-	336	=	155	-99
2000/01	155	+	152	-	171	=	136	-19
2001/02	136	+	127	-	116	=	147	11
2002/03	147	+	290	-	159	=	278	131
2003/04	278	+	247	-	238	=	287	9
2004/05	287	+	146	-	181	=	252	-35
2005/06	252	+	227	-	235	=	244	-8
2006/07	244	+	209	-	215	=	238	-6
2007/08	238	+	309	-	185	=	362	124
2008/09	362	+	217	-	335	=	244	-118
2009/10	244	+	189	-	259	=	174	-70

Table 95 – New Dwellings Commenced, Completed and Under Construction 01/04/99 – 31/03/10

Where permissions have been issued in 'Outline', figures used for the number of dwellings (such as those provided in tables 97 & 99) are best estimates based on the following prevailing circumstances:-

- an 'indicative' layout provided by the applicant/developer
- where the number to be built is restricted by a condition attached to the planning permission
- an assessment of capacity after considering the topography and other site conditions
- occasionally, by application of an assumed density

The table below demonstrates the estimated number of dwellings on sites with outstanding planning permission at 31st March 2010 categorised by area and by sector. Data on outstanding permissions for conversions is taken from Table 15.

Dwellings/conversions with outstanding planning permission at 31/03/10	RSL (New Build)	Private (New Build)	Conversions	Total	% of Total
Urban Area	198	1317	39	1554	94.81%
Rural Area	0	56	29	85	5.19%
BOROUGH	198	1373	68	1642	100%
% of Overall Total	12.08%	83.77%	4.15%	100%	

Table 96 - New dwellings/conversions with outstanding planning permission at 31st March 2009

**In table 97 the borough total includes 3 committed dwellings attributable to another public sector organisation and so totals 1642.*

Table 98 and figure 11 show the current theoretical housing commitment, i.e. the number of new dwellings already completed between 1st April 2006 and 31st March 2010, together with the number under construction and those with outstanding planning permission at 31st March 2010. Combining these figures shows that without any estimate for possible windfalls and without any further site allocations, there are commitments totalling 2679 new dwellings in the plan period. This represents 47% of the total allocation to 2026. For completeness, 2 dwellings have been added to the total representing applications where the Council has resolved to issue a planning permission for residential development subject to the applicant first entering into a Section 106 agreement.

Area	Completions 1.4.06 to 31.03.10		Demolitions	Dwellings under construction at 31.03.10		Dwellings with outstanding permission at 31.03.10		Dwellings permitted subject to a S.106		Total		Grand Total
	New	Conv		New	Conv	New	Conv	New	Conv	New	Conv	
Urban Area	880	57	238	85	10	1510	39	1	0	2238	106	2344
Rural Area	114	44	23	89	17	64	29	1	0	245	90	335
BOROUGH	994	101	261	174	27	1574	68	2	0	2483	196	2679

Table 97 - New dwellings/conversions completed, under construction, with outstanding planning permission and permitted subject to a S.106 Agreement at 31st March 2010

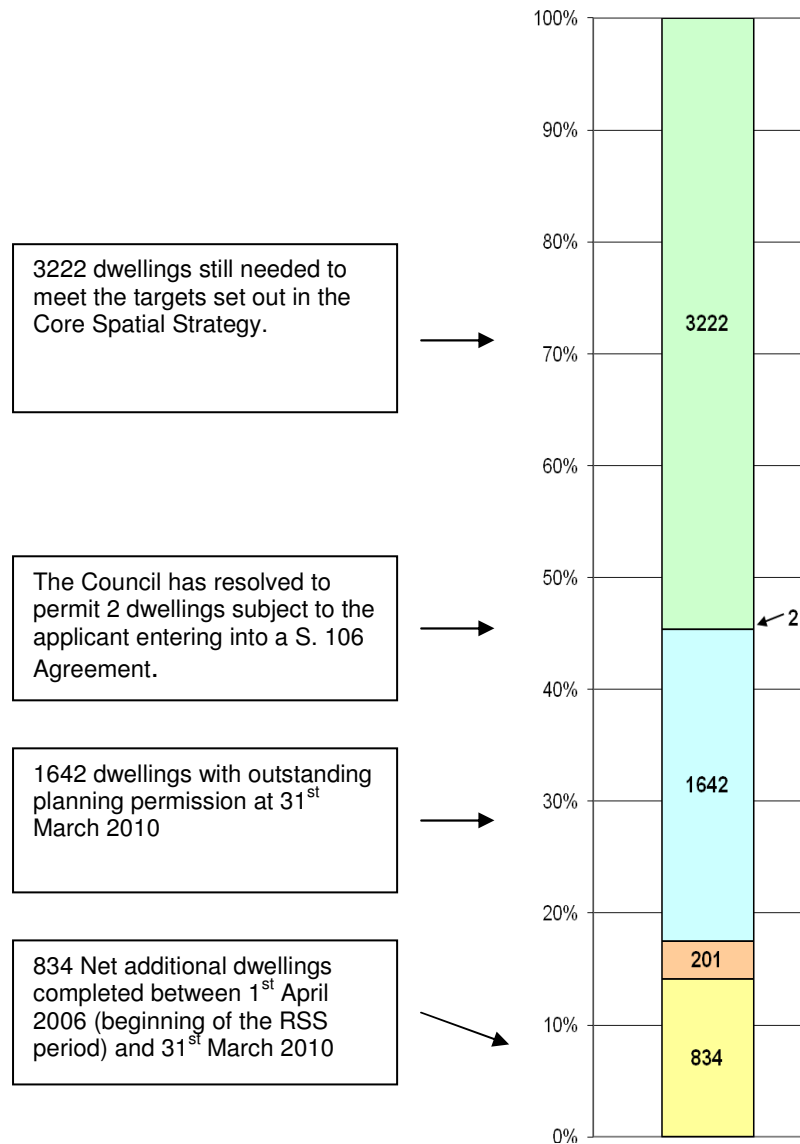


Figure 11 - Progression towards meeting the Core Spatial Strategy housing target: dwellings actually completed, dwellings under construction, dwellings with outstanding planning permission and dwellings subject to a Section 106 Agreement as at 31st March 2010

Part 3 Other Housing Development Issues

Dwellings completed on windfall sites

Each year a considerable number of new dwellings are built on 'windfall' sites i.e. sites that have not been specifically proposed in a development plan but which may be acceptable and can be permitted in accordance with other planning policies and proposals in force at the time. Table 98 analyses annual completions since 1st April 1999 and indicates the numbers and percentages of new dwellings built on 'windfall' and 'non-windfall' sites (including both 'brownfield' and 'greenfield' sites).

NB: Dwellings provided by conversion/change of use, although classed as 'windfalls' have been excluded from the table below.

Year	Windfalls on Sites less than 10 dwellings	Windfalls on Sites of 10 dwellings or over	Total Windfalls	Windfalls as % of total completions	Non-windfall completions (Planned Sites)	Non-Windfalls as a % of Total Completions	Total Completions
1999/00	42	78	120	35.7%	216	64.3%	336
2000/01	50	34	84	49.1%	87	50.9%	171
2001/02	47	38	85	73.3%	31	26.7%	116
2002/03	65	53	118	74.2%	41	25.8%	159
2003/04	64	128	192	80.7%	46	19.3%	238
2004/05	41	119	160	88.4%	21	11.6%	181
2005/06	79	141	220	93.6%	15	6.4%	235
2006/07	80	57	137	63.7%	78	36.3%	215
2007/08	71	86	157	84.9%	28	15.1%	185
2008/09	46	106	152	45.4%	183	54.6%	335
2009/10	91	40	131	50.6%	128	49.4%	259
TOTALS	676	880	1556	62.0%	874	38.0%	2430

Table 98 - New dwellings completed on 'Windfall' and 'Non-Windfall' sites since 1999/00

Figure 12 illustrates this information graphically. The level of windfall development has increased as a proportion of total dwellings delivered during the monitoring year. The total number of non-windfall completions has declined significantly, from 183 in 2008/09, to 128 in 2009/10. During 2008/09 there was significant development on plan allocation sites, with two sites, Keele Road and Clayton Road Allotments, accounting for 186 dwellings in that year alone; thereby reducing the windfall proportion.

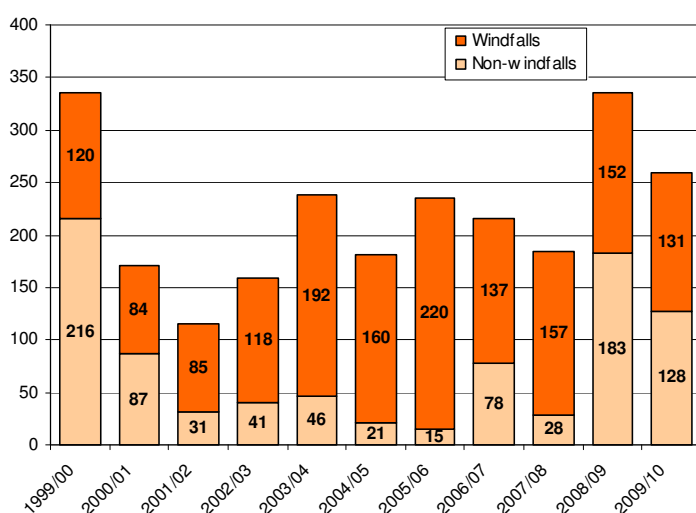


Figure 12 - New dwellings completed annually since 1999/00. Analysing completions on 'windfall' and 'non-windfall' sites (new build only)

Over the ten years since April 1999, 1556 (64.03%) of the 2430 new dwellings completed have been on 'windfall' sites. Further analysis indicates that 880 of these completions (39% of the total), have been on sites with a capacity of 10 or more dwellings. Large windfall sites are listed in Table 99.

	Site Location	No. completed	Capacity of Site	Final Completion
1	Allensway, Seabridge*	1	15	Aug-99
2	Silverdale Road, Knutton*	23	49	Feb-00
3	Riceyman Road, Bradwell	44	44	Jun-00
4	Clayhanger Close, Bradwell (Old Hall Drive)*	27	51	Jul-00
5	Mayer Ave, Newcastle	13	13	Oct-00
6	Silverdale Road, Newcastle	10	10	May-01
7	Wayside Ave, May Bank	11	11	Sep-01
8	Blackfriars Road, Newcastle	14	14	Feb-02
9	Main Road, Betley	10	10	Jul-02
10	Bullocks House Road, Kidsgrove	12	12	Jan-03
11	Co-operative Lane, Halmerend	10	10	Oct-03
12	Old Road, Wrinehill	13	13	Mar-04
13	Second Ave, Porthill	36	36	Sep-04
14	Birchenwood, Kidsgrove	93	93	Oct-04
15	Talke Road, Chesterton	108	108	Jun-05
16	London Road/Brook Lane, Newcastle	93	93	Mar-06
17	Brunswick Street, Newcastle	26	26	Mar-06
18	London Road, Chesterton	14	14	Aug-06
19	Princess Street, Talke Pits	16	16	Feb-07
20	James Street, Wolstanton	24	24	Jun-07
21	Stanier Street, Newcastle	42	42	Oct-07
22	Pennyfields Road, Kidsgrove (Jasmine Cres)	26	26	Nov-07
23	Scot Hay Road, Silverdale	27	27	Nov-07
24	Hassell Street, Newcastle	45	45	May-08
25	Enderley Street, Newcastle	52	52	Nov-08
26	Newcastle Road, Madeley	25	25	Mar-09
27	Oxford Road, Basford	20	20	Apr-09
28	High Street, May Bank	14	14	Dec-09
29	Lymewood Close, Newcastle	9	26	Jun-09
30	Basford Park Road, Basford	10	10	Mar-10
31	High Street, Halmerend (75)	10	10	Aug-09
	Totals	878	959	

Table 99 – New Dwellings Completed on Large Windfall Sites Since 1999/00

**Other completions were reported on this site prior to 1.4.1999. Sites numbered 28-31 produced completions during 2009/10, and therefore, also appear in Table 4.*

Dwellings provided by conversion and change of use

Dwellings provided by conversion and 'change of use' are included in the contribution to the 5,700 net additional dwelling target set in the Core Spatial Strategy. Table 101 below provides data reflecting the number of dwellings gained or lost by conversion and change of use throughout the Borough during the past eleven years.

The data shows that there were only eight net gains being reported during 2009/10, compared to 29 for the previous year. A significant number of conversions/changes

of use take place in the rural area due to the opportunity to re-use and redevelop redundant buildings particularly those previously used for agriculture.

Since 2000/01 the figures have included those developments which involved increases or decreases to the dwelling stock and which did not require permission or which had been carried out without the necessary approvals. This information has been obtained from data provided by the Council Tax Section of the Financial Services division.

Year	New dwellings gained/lost by Conversion or Change of Use									Cumulative Net Total
	Urban			Rural			Total			
	+	-	Net	+	-	Net	+	-	Net	
1999/00	16	-14	2	19	-5	14	35	-19	16	16
2000/01	15	-18	-3	21	-16	5	36	-34	2	18
2001/02	17	-22	-5	10	-5	5	27	-27	0	18
2002/03	31	-41	-10	17	-7	10	48	-48	0	18
2003/04	53	-27	26	23	-8	15	76	-35	41	59
2004/05	43	-17	26	13	-4	9	56	-21	35	94
2005/06	41	-11	30	8	-9	-1	49	-20	29	123
2006/07	45	-23	22	29	-6	23	74	-29	45	168
2007/08	35	-21	14	12	-7	5	47	-28	19	187
2008/09	38	-21	17	14	-2	12	52	-23	29	216
2009/10	19	-14	5	4	-1	3	23	-15	8	224
Totals	353	-229	124	170	-70	100	523	-299	224	224

Table 100 - New dwellings gained/lost by Conversion or Change of Use

Previous use of housing sites – brownfield/greenfield issue

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy targets the location of 90% of dwellings constructed in North Staffordshire between 2006 -2016 on brownfield land.

Annex B of Planning Policy Statement 3 (PPS3), published in November 2006, provides a detailed definition of 'previously developed land' and can be summarised as land which is or was occupied by a permanent structure and associated fixed surface infrastructure, excluding agricultural and forestry buildings and land that has previously been used for mineral extraction and waste disposal. Previously developed land or 'brownfield' sites can be located in rural or urban areas, as can 'greenfield' sites. PPS3 states that the national annual target is that at least 60% of new housing should be provided on previously developed land. Different areas of the country have varying quantities of previously developed land and in order to achieve the national target some local targets will have to be much higher than others. The North Staffordshire conurbation has a large amount of brownfield land, therefore a more ambitious target of 90% was set. In June 2010 the Coalition government amended the definition of previously developed land to exclude private residential gardens. In subsequent Housing Development Monitoring Reports, this reclassification of private residential gardens as greenfield land will take effect, and the 9 dwellings delivered during 2009/10 in residential gardens, would in fact be considered greenfield.

Housing completions have been analysed since 1999/00 and table 102 and Figure 13 show the annual percentage of completions located on brownfield sites. Both 'new' dwellings and those provided by conversion are included in the figures, taking

into consideration the definition of previously developed land used in the monitoring year.

As Table 102 demonstrates, the proportion of dwellings delivered on previously developed sites during 2009/10 has declined compared to levels in recent years. This is primarily due to significant levels of development occurring on large greenfield sites such as Keele Road.

Year	New Dwellings Built during the Year	Number of Conversions (Net) provided during the year	Total	Number of New Dwellings built on 'Brownfield' Sites	Number of Conversions (Net) provided on Brownfield Sites	Total	% of New Dwellings and Conversions built on Brownfield Sites
1999/00	336	16	352	220	7	227	64.5%
2000/01	171	2	173	86	1	87	50.3%
2001/02	116	0	116	63	-5	58	50.0%
2002/03	159	0	159	89	-9	80	50.3%
2003/04	238	41	279	189	30	219	78.5%
2004/05	181	35	216	157	34	191	88.4%
2005/06	235	29	264	215	27	242	91.7%
2006/07	215	45	260	142	31	173	66.5%
2007/08	185	19	204	161	15	176	86.3%
2008/09	335	29	364	236	23	259	71.2%
2009/10	259	8	267	160	6	166	62.2%
TOTALS	2430	224	2654	1718	160	1878	70.8%

Table 101 – New Dwellings/Conversions Completed on 'Brownfield Sites' Each Year Since 1999/00

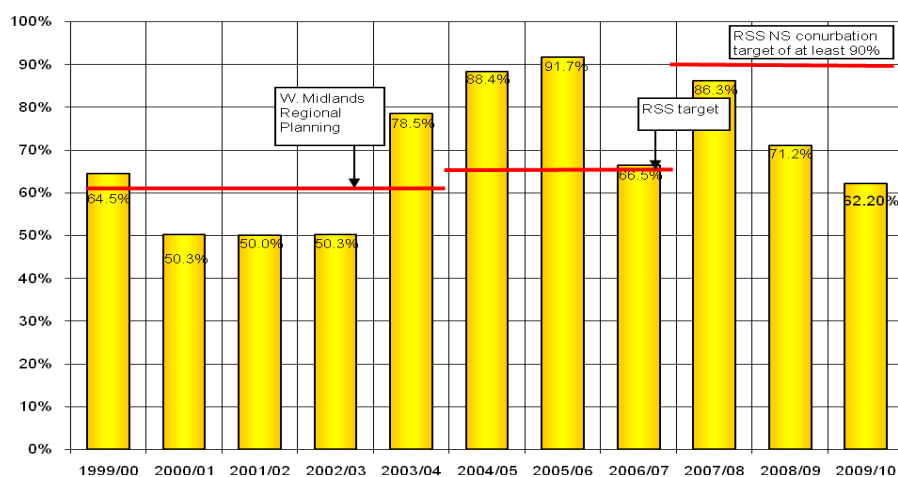


Figure 13 – Percentage of New Dwellings Built on Brownfield Sites Annually Since 1999/00

The total proportion of dwellings delivered on brownfield sites since 1999/00 is 70.8%. The particularly low figures recorded during the 3 year period 2000/01 to 2002/03 were a legacy of earlier permissions granted on 'greenfield' sites in accordance with the policy and proposals contained in the earlier Local Plan adopted in 1995, which pre-date the publication of PPG3 (now PPS3). The high figure of 91.7% recorded for 2005/06 included a significant number of completions on the large brownfield sites at Talke Rd., Chesterton (former Michelin site); London Rd./Brook Lane, Newcastle; Enderley St., Newcastle; Brunswick St., Newcastle and Scot Hay Rd., Silverdale.

Area	Completions 1.4.06 - 31.3.10			Dwellings under Construction at 31.03.2010			Dwellings with Outstanding Planning Permission at 31.03.2010			Total Commitments			
	New Dwe lls	Co nvs	To tal	New Dwel ls	Conv s	Total	New Dwel ls	Co nvs	Tot al	New Dwel ls	Con vs	Total Commitment	% Total Commitments
URBAN Brownfield	584	57	641	41	10	51	1375	27	1402	2000	94	2094	81.4%
URBAN Greenfield	290	1	291	44	0	44	143	0	143	477	1	478	18.6%
RURAL Brownfield	115	18	133	85	7	92	45	7	52	245	32	277	75.7%
RURAL Greenfield	5	25	30	4	10	14	11	34	45	20	69	89	24.3%
WHOLE BOROUGH Brownfield	699	75	774	126	17	143	1420	34	1454	2245	126	2371	80.7%
WHOLE BOROUGH Greenfield	295	26	321	48	10	58	154	34	188	497	70	567	19.3%
TOTAL	994	101	1095	174	27	201	1574	68	1642	2742	196	2938	

Table 102 - Brownfield/Greenfield commitments i.e. Dwellings completed (1.4.06-31.3.10), those under construction and those with outstanding planning permission at 31.03.2010

The dwelling completions, dwellings under construction and dwellings committed via outstanding planning permission have been added together to provide a figure for 'total commitments' in each part of the Borough and the data shown in table 103 and figure 14. This data shows that over 81.4% of these 'total commitments' in the urban area are located on brownfield sites. The proportion of commitments throughout the borough due for delivery on brownfield sites has broadly remained the same from 2008/09, with 80.7% dwelling committed to brownfield land, whilst the same data in 2008/09 stood at 80.6%.

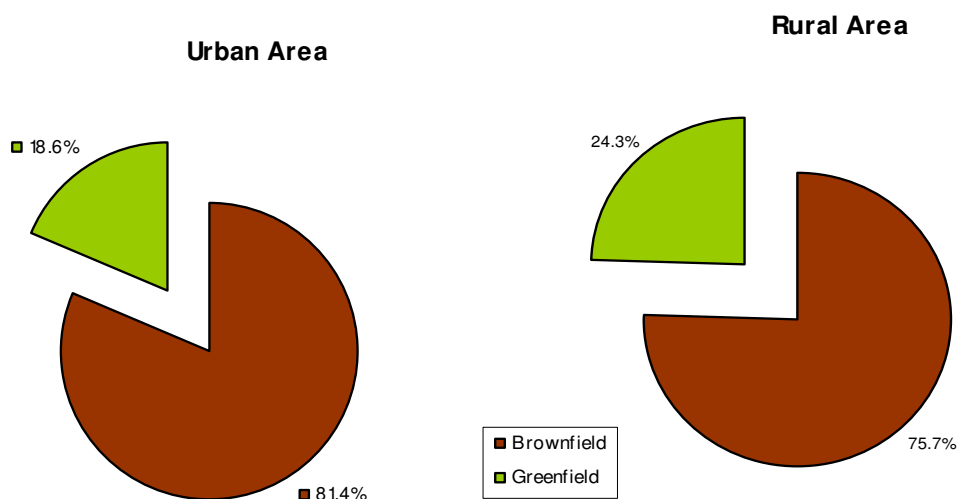


Figure 14 - Brownfield/Greenfield commitment for each area of the Borough, based on completions between 1.4.06-31.3.10, plus dwellings under construction and with outstanding planning permission at 31.03.10

Year	Total number of new dwellings/site area permitted	Number / site area permitted on 'previously developed land (i.e. brownfield sites)	% permitted on 'previously developed land' (i.e. brownfield sites)
2001-02 (dwellings)	107	107	100.0%
2002-03 (dwellings)	223	221	99.1%
2003-04 (dwellings)	203	198	97.5%
2004-05 (hectares)	4.4	4.4	100.0%
2005-06 (hectares)	4.93	3.76	76.3%
2006-07 (hectares)	15.92	15.51	97.4%
2007-08 (hectares)	10.4	10.08	96.9%
2008-09 (hectares)	6.16	6.16	100.0%
2009-10 (hectares)	27.38	27.15	99.16%

Table 103 - Analysis of new dwellings permitted on 'previously developed land'

Many of the developments constructed on brownfield sites have been allocated or permitted prior to the introduction of PPS3. To understand the adherence of the borough to the ambitions for effective use of land within PPS3, the Council introduced Performance Indicator 'LI26' in April 2004, which monitors the proportion of new developments, by site area, permitted on previously developed land. The figures detailed within Table 16 confirm that the Council is successfully encouraging the development of new build dwellings on brownfield land.

Affordable housing

The normal housing market provides for the housing needs for most of the population. However, there is always a significant minority of people who cannot afford to rent or buy on the open market. There are also those who have short term housing needs due to domestic crisis or upheaval or through disablement have special requirements that cannot be accommodated in their own house. The Borough Council, as a Strategic Housing Authority, has a responsibility to endeavour to create the right climate for all housing needs to be met.

The main impact of land-use planning on the provision of housing is to allocate and permit sites for housing development and set out guidelines as to the types of housing to be built. It is also possible to require developers to provide certain numbers or proportions of affordable housing as part of a development of larger developments. This can be 'Social Housing' defined in PPS3 as 'normally for rent – rent subsidised by a registered social landlord' or 'Intermediate Affordable Housing' defined as 'Housing at prices and rents above those of social rent, but below market prices or rents'. These can include shared equity e.g. HomeBuy.' Development by RSLs is guided by the Housing Strategy which is taken into account by the Homes and Communities Agency (HCA) in deciding whether to support development financially. There is already evidence of permissions for shared equity dwellings making up just under half of the total affordable homes permitted.

For affordable housing to be required of a developer through a Section 106 Planning Obligation, the Council must be able to demonstrate clearly that such housing is needed. This can be done through analysis of the housing register and through

Borough-wide and/or local housing needs surveys. A Strategic Housing Market Assessment was published in 2008 and its results represent the most recent comprehensive information source on housing need. In addition the Council undertakes a programme of rural needs surveys carried out in conjunction with Parish Councils and partner RSLs. Based on this evidence, and taking into account the economic feasibility of providing affordable housing, the Council has prepared and adopted the Core Spatial Strategy which aims to deliver 60-70 affordable dwellings per year, mostly through Section 106 Agreements. In addition Registered Social Landlords will bring forward their own schemes.

Within the Core Spatial Strategy, Core Spatial Policy 6 (CSP6) 'Affordable Housing', states that developments of 15 or more dwellings in the urban area and of 5 or more dwellings in the rural area will be required to contribute towards affordable housing at a rate of 25% of the site capacity. This may be provided through a financial contribution to facilitate off-site provision.

The climate for delivering affordable housing in North Staffordshire may become increasingly pressured in coming years. In recent times this agenda has had the support of 'RENEW North Staffordshire' – the Housing Market Renewal Pathfinder. Among RENEW's intervention activities have been an element of clearance, of both private and social housing and this has had an effect on the overall balance of housing stock particularly within the Area of Major Intervention at Knutton and Cross Heath although this should only be in the short term. There are approximately 60 dwellings due to be cleared during 2010/11, as part of the RENEW agenda.

Table 104 shows that over the past 10 years 11.2% of all dwellings provided have been categorised as "affordable".

Year	AFFORDABLE DWELLINGS PROVIDED			Total Number of new dwellings provided
	Number		% of Total	
	New	Conv		
1999-00	47	0	13.4	352
2000-01	25	3	16.2	173
2001-02	20	0	17.2	116
2002-03	12	1	8.2	159
2003-04	17	8	9.0	279
2004-05	16	7	10.6	216
2005-06	8	2	3.8	264
2006-07	0	0	0.0	260
2007-08	1	0	0.5	204
2008-09	37	-2	9.6	364
2009-10	70	4	0.1	74
Totals	253	23	11.2	2461

Table 104 – Affordable Dwellings Provided Each Year Since 1999

DENSITY OF NEW DEVELOPMENT

Planning Policy Statement 3 (PPS3) - Housing, published in November 2006, requires local authorities to avoid the inefficient use of land, encourages housing developments which make more efficient use of land (expressed as net number of dwellings per hectare) and states that Local Planning Authorities should develop considered housing density policies.

The density rate at which dwellings are being delivered within the borough is monitored and used as part of the evidence base to review and refine current policies and develop future policies.

PPS3 also contains advice on how net dwelling 'density' figures should be calculated; advising local authorities to include only those site areas which will be redeveloped for housing and directly associated uses, including:

- access roads within the site
- private garden space
- car parking areas
- incidental open space and landscaping
- children's play areas where these are to be provided

It therefore excludes:-

- major distributor roads
- primary schools
- open spaces serving a wider area
- significant landscape buffer strips

Table 105 examines all completions annually since 1999/00 and provides information on 'net site density' for the urban and rural parts of the borough. The data shows that, as expected, net densities recorded in the urban area have been considerably higher than those in the rural. Particularly high figures have been recorded since 2004/05 due to high density large sites at Clayton Rd., Newcastle; Enderley St., Newcastle; Brunswick St., Newcastle (flats) and London Rd./Brook Lane, Newcastle (flats). Since 1999/00 the average density on urban sites is 34 dwellings per hectare. Annual densities in the rural area over this period average 14 dwellings per hectare.

Annual average densities have increased significantly since 2004/05, but the overall average density since 1999/00 remains at 26 dwellings per hectare.

Year	Urban			Rural			Borough		
	No. Completed	Site Area (ha)	Density per ha	No. Completed	Site Area (ha)	Density per ha	No. Completed	Site Area (ha)	Density per ha
1999-00	273	10.51	26	63	4.68	13	336	15.19	22
2000-01	136	5.34	25	35	2.33	15	171	7.67	22
2001-02	73	2.56	29	43	2.66	16	116	5.22	22
2002-03	77	2.82	27	82	4.68	18	159	7.5	21
2003-04	144	4.93	29	94	6.61	14	238	11.54	21
2004-05	144	3.75	38	37	2.96	13	181	6.71	27
2005-06	201	3.9	52	34	3.07	11	235	6.97	34
2006-07	185	4.35	43	30	2.17	14	215	6.52	33
2007-08	156	3.45	45	29	2.29	13	185	5.74	32
2008-09	297	9	33	38	2.24	17	335	11.24	30
2009-10	236	6.59	36	23	1.54	15	259	8.13	32
Totals	1922	57.2	34	508	35.23	14	2430	92.4	26

Table 105 - Net site density for the urban and rural parts of the borough - analysing all new dwellings completed since 1999/00

Table 105 contains the figures for all dwellings completed and includes those on small sites. These small sites provide misleading densities and in this regard it could be said that there is an anomaly in the method of calculating overall site densities. For example a single dwelling on a site measuring 0.03 hectares, produces a theoretical density of 33 per hectare. Accordingly, Table 106 analyses those

completions annually since 2002/03 on large sites only (10 dwellings or more) and could be said to provide a more realistic set of figures.

Year	Urban			Rural			Borough		
	No. Completed	Site Area (ha)	Density per ha	No. Completed	Site Area (ha)	Density per ha	No. Completed	Site Area (ha)	Density per ha
2002-03	45	1.8	25	63	3.26	19	108	5.06	21
2003-04	105	3.54	30	69	4.8	14	174	8.34	21
2004-05	119	3.01	40	22	1.72	13	141	4.73	30
2005-06	153	2.48	62	0	0	0	153	2.48	62
2006-07	137	3.24	42	0	0	0	137	3.24	42
2007-08	112	1.77	63	2	0.04	50	114	1.81	63
2008-09	266	7.27	37	23	0.5	46	289	7.77	37
2009-10	216	5.84	37	10	0.3	33	226	6.14	37

Table 106 - Net site density for the urban and rural parts of the borough - analysing new dwellings completed on large sites only since 2002/03

Table 106 shows that there were no large sites developed in the Rural area in 2005/06 and 2006/07. The higher density figures recorded for the borough as a whole for 2005/06 and 2007/08 can be attributed to the large sites referred to on the discussed earlier. The lower density figures recorded for 2008/09 and 2009/10 are due to the dwellings completed in the last two years being largely traditional detached and semi-detached dwellings with gardens as compared to 2007/08 when a large proportion of the dwellings completed were flats. This is a reflection of the current deflated housing market which will still support family housing but there has been an over supply of flats in recent years and demand for these is currently low.

The number of planning permissions granted during 2009/10 has risen sharply as compared to last year. However it should be noted that these numbers include revised schemes and reserved matters applications. Therefore some of the housing numbers will have been included in previous years figures and care should be taken when reviewing these figures. The number of dwellings granted planning permission that can be classed as new commitments i.e. not counted in previous figures is just 47. A true picture of the number of valid applications i.e. the number of permissions for dwellings that can actually be constructed is provided in table 102. The density from new permissions is lower than for previous years. Table 108 analyses net site density on all those new sites permitted each year since 2001/02 (including appeal decisions which were allowed). Sites with an existing permission are also included where a revised permission amended the site capacity or area and hence its density. Also included are those outline permissions where the proposed site capacity is stipulated by a condition attached to a planning permission, or is considered to be sufficiently reliable for the purposes of this exercise, although more accurate 'density' calculations would be able to be made at the detailed planning stage.

Year	Urban			Rural			Borough		
	No. Permitted	Site Area (ha)	Density per ha	No. Permitted	Site Area (ha)	Density per ha	No. Permitted	Site Area (ha)	Density per ha
2001-02	360	10.34	35	40	2.05	20	400	12.4	32
2002-03	548	15.02	36	49	3.12	16	597	18.1	33
2003-04	271	8.49	32	36	2.63	14	307	11.1	28
2004-05	436	7.97	55	34	2.24	15	470	10.2	46
2005-06	141	3.45	41	56	4.17	13	197	7.6	26
2006-07	422	13.71	31	42	3.24	13	464	17.0	27
2007-08	723	13.08	55	50	3.02	17	773	16.1	48
2008-09	198	4.14	48	68	2.02	34	266	6.16	43
2009-10	668	26.20	25.5	10	1.18	8.5	678	27.38	25

Table 107 - Net site density for the urban and rural parts of the borough - analysing new

Year	Urban			Rural			Borough		
	No. Permitted	Site Area (ha)	Density per ha	No. Permitted	Site Area (ha)	Density per ha	No. Permitted	Site Area (ha)	Density per ha
2002-03	494	13.19	37	23	1.42	16	517	14.61	35
2003-04	193	5.11	38	0	0	0	193	5.11	38
2004-05	340	5.48	62	0	0	0	340	5.48	62
2005-06	60	0.83	72	0	0	0	60	0.83	72
2006-07	364	11.84	31	24	0.54	44	388	12.38	31
2007-08	658	10.59	62	10	0.3	33	668	10.89	61
2008-09	140	2.76	51	63	1.84	34	203	4.6	44
2009-10	621	24.71	25	0	0	0	621	24.71	25

Table 108 - Net site density for the urban and rural parts of the borough - analysing new permissions issued on large sites only

The density of dwellings permitted on large site will be updated and kept under review in future reports.

The figure for 2002/03 for the urban area reflected the inclusion of the particularly high 'numeric' densities approved on sites at:

- Wolstanton Colliery (245 dwellings on 7.2 hectares)
- London Rd., Newcastle (93 flats permitted on a site less than 1 hectare);
- Second Ave., Porthill (36 flats on 0.50 hectares granted on appeal).

The figure for 2003/04 includes the sites permitted at:

- Springfield Close/Farcroft Ave., Chesterton (61 dwellings permitted on 1.8 hectares);
- Enderley St., Newcastle (an estimated 35 dwellings were permitted on a site of 0.9 hectares)
- Stanier St., Newcastle (where an estimated 35 dwellings received outline permission on a 0.26 hectare site).

There were no permissions issued on 'large' sites in the rural area during 2003/04.

The figure for 2004/05 includes the high density developments permitted at:

- Brunswick St., Newcastle (26 flats permitted on 0.09 hectares);
- London Rd., Chesterton (14 flats on 0.13 hectares);
- Clayton Rd., Newcastle (135 dwellings on 3.50 hectares);
- Lymewood Close, Newcastle (26 apartments on 0.40 hectares)
- Hassell St., Newcastle (45 flats on 0.25 hectares).
- Stanier St., Newcastle (42 flats on 0.26 hectares)
- Enderley St., Newcastle (52 dwellings on 0.85 hectares).

There were no permissions issued on 'large' sites in the rural area during 2004/05.

The figure for 2005/06 includes the sites permitted at:

- Forge Garage on Silverdale Rd., Newcastle (20 dwellings permitted on 0.36 hectares);
- Princess St., Talke (a revised permission was issued for 16 dwellings on 0.28 hectares)
- James St., Wolstanton (24 dwellings on 0.19 hectares).

The figure for 2006/07 includes the sites permitted at:

- The Marsh Head Public House, High Street, May Bank (14 dwellings on 0.11 hectares);
- former Methodist Church Hall, Basford Park Road, Basford (10 flats on 0.1 hectares);
- Oxford Road, Basford (20 dwellings on 0.45 hectares);

- William Road, Kidsgrove, (20 flats on 0.18 hectares)
- former Silverdale Colliery (300 dwellings on 11.0 hectares).
- Newcastle Road, Madeley (24 dwellings on 0.54 hectares).

The figure for 2007/08 includes sites permitted at:

- Former 'Zanzibar', Marsh Parade, Newcastle (92 flats on 0.35 hectares)
- Water St/George Street, Newcastle (87 flats on 0.48 hectares)
- Lily Street, Wolstanton (12 dwellings on 0.1 hectares)
- West Ave, Kidsgrove (80 dwellings on 2.16 hectares)
- Victoria Court, May Bank (28 flats on 0.16 hectares)
- Former GEC, Lower Milehouse Lane, Cross Heath (220 dwellings on 4.93 hectares)
- Liverpool Road, Newcastle (56 flats on 0.66 hectares)
- Clayton Road, Newcastle (10 flats on 0.17 hectares)
- High Street, Halmerend (10 dwellings on 0.31 hectares)
- Cedar Ave, Butt Lane (12 dwellings on 0.27 hectares)
- High Street, Wolstanton (76 flats on 0.4 hectares)

The figure for 2008/09 includes dwellings permitted at:

- Beasley Place, Chesterton (43 dwellings on 1.3 hectares)
- Furnace Lane, Madeley (63 dwellings on 1.84 hectares)
- Heathcote Street, Chesterton (19 dwellings on 0.4 hectares)
- T G Holdcrofts, Knutton Road, Wolstanton (12 dwellings on 0.24 hectares)
- Former Bus Depot, Liverpool Road, Newcastle (66 dwellings on 0.82 hectares)

The figure for 2009/10 includes dwellings permitted at:

- Wolstanton Colliery, North (39 dwellings on 1.4 hectares)
- Wolstanton Colliery, South (199 dwellings on 5.8 hectares)
- Silverdale Colliery (75 dwellings on 2.75 hectares)
- Silverdale Colliery (225 dwellings on 8.25 hectares)
- Nash Street, Knutton (24 dwellings on 0.52 hectares)
- Lower Milehouse Lane (Former GEC) (72 dwellings on 3.63 hectares)
- Lower Milehouse Lane (Former GEC) (130 dwellings on 3.76 hectares)

PPS3 (Para 47) states inter alia, that "local planning authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare should be used as a national indicative minimum to guide policy development and decision-making until local density policies are in place." The information in Table 108 suggests that in terms of permissions currently being issued, this target has been achieved overall. The adopted Core Spatial Strategy states that 'the appropriate density for residential development will be determined on a site by site basis, taking account of the existing built form, the nature of the development to be provided'.

In previous years permission has been granted for higher density developments. For example, during 2008/09, an extra care scheme was granted permission at Furnace Lane, Madeley, and during 2007/08, various high density developments including flats/apartments were granted permission. Permission was granted during 2009/10 for a scheme at Silverdale Colliery that delivered a site density of 27 dwellings per hectare. Although this density was lower than would normally be acceptable it was granted permission on the basis of the positive regeneration of a former colliery site.

The Council has concerns that although high density development, when combined with imaginative and careful design, can produce high quality living environments, experience indicates that in many cases, it does not. House prices in North Staffordshire are generally lower than average and there is generally no shortage of small, cheaper houses. The North Staffordshire conurbation, particularly, suffers from poor image, poor environment and low expectations; during the current economic climate a pragmatic but positive approach must be adopted to deliver schemes that make an effective use of land, but are also of a high design quality. In November 2010 the Council took the positive step of adopting an Urban Design Guide Supplementary Planning Document (SPD). This will inform the design quality of future development including the density.

Demolitions

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy sets a target of delivering 5,700 net additional dwellings within the current plan period. As this is a net figure, the number of demolitions that take place must be recorded and taken into consideration when allocating land for housing. The number of demolitions expected in the borough over the period 2006-2026 is set at 550, therefore the gross housing allocation is $5700 + 550 = 6250$ (approx). Therefore housing sites to accommodate approx 6250 dwellings need to be found in order to achieve the net target of 5,700 dwellings in the plan period.

Table 109 highlights the increased levels of demolition that have occurred in recent years:

Year	Number of Private Sector Demolitions	Number of RSL*/Housing Association/Local Authority Demolitions	Total Number of Demolitions
1999-00	7	0	7
2000-01	19	5	24
2001-02	5	0	5
2002-03	5	25	30
2003-04	12	0	12
2004-05	8	0	8
2005-06	9	19	28
2006-07	11	41	52
2007-08	9	53	62
2008-09	30	57	87
2009-10	10	50	60
Totals	125	250	375

Table 109 - Number of demolitions in the borough since 1999/00

Maintaining accurate and timely records of demolitions is difficult. However, the above table is considered to represent an accurate statement of the position. Demolitions can occur due to various circumstances, namely;

- the dwelling is derelict or unfit
- to make way for alternative development
- to make way for replacement residential development
- as part of 'Renew North Staffordshire' – the Housing Market Renewal Pathfinder. Phase 1 of the proposals for the 'Area of Major Intervention' of Knutton and Cross Heath involved the demolition of approximately 160 properties. This is reflected in the high figures for 2006/07 to 2008/09. The national closure of Housing Market Renewal Pathfinder programmes means

that the role of RENEW will be drawn to a close, however approximately a further 60 dwellings are scheduled for clearance during 2010/11.

Dwelling types completed

Table 110 and Figure 15 show that there has been an increase in the number of flats built since 1999/00. This increase coincides with a fall in the number of detached dwellings being built in the same period. However, little in the way of permissions for flats/apartments came forward during 2009/10, a reflection of the economic climate and an over supply of flats/apartments. Therefore it is not unreasonable to assume delivery of flats/apartments will continue to decline in the near future.

	Detached					Semi-detached					Terraced					Flats/Apartments					Totals
	1 Bed	2 Bed	3 Bed	4+ Bed	Total	1 Bed	2 Bed	3 Bed	4+ Bed	Total	1 Bed	2 Bed	3 Bed	4+ Bed	Total	1 Bed	2 Bed	3 Bed	4+ Bed	Total	
1999/00	0	6	69	136	211	0	12	34	0	46	0	38	16	0	54	25	0	0	0	25	336
2000/01	1	9	50	71	131	1	9	8	0	18	0	12	6	0	18	4	0	0	0	4	171
2001/02	0	2	23	46	71	0	2	3	0	5	0	4	7	1	12	24	4	0	0	28	116
2002/03	0	6	27	79	112	0	7	10	0	17	0	14	14	1	29	1	0	0	0	1	159
2003/04	0	4	21	154	179	0	8	2	0	10	0	3	23	2	28	10	11	0	0	21	238
2004/05	0	3	19	84	106	0	2	0	0	2	0	6	0	1	7	8	57	1	0	66	181
2005/06	0	5	19	43	67	0	12	13	2	27	0	0	28	0	28	10	90	13	0	113	235
2006/07	1	4	16	43	64	0	2	24	0	26	0	6	52	0	58	38	28	1	0	67	215
2007/08	0	3	15	37	55	0	2	10	4	16	0	3	14	2	19	40	54	1	0	95	185
2008/09	0	1	27	85	113	0	10	45	4	59	0	11	29	13	53	28	82	0	0	110	335
2009/10	0	0	17	35	52	0	7	27	4	38	2	33	34	1	70	18	81	0	0	99	259
Totals	2	43	303	813	1161	1	73	176	14	264	2	130	223	21	376	206	407	16	0	629	2430

Table 110 – Dwelling Types Completed Since 1999/00

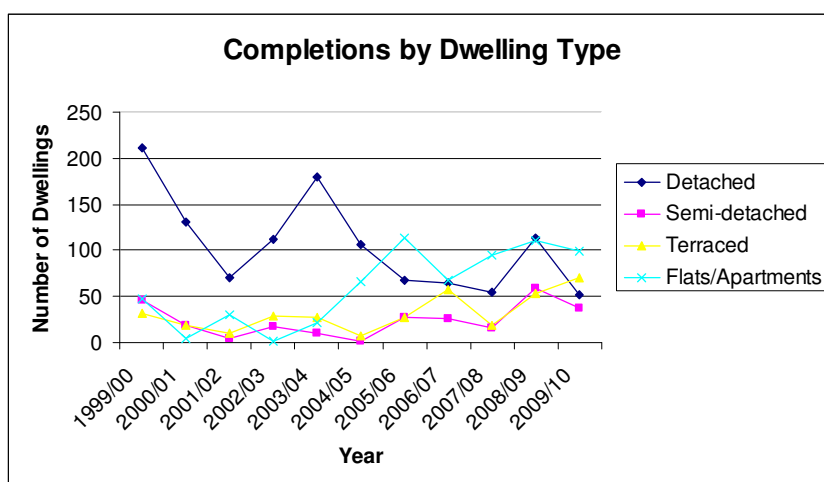


Figure 15 - Completions by dwelling type since 1999/00

Dwellings granted permission in 2009/10 by type

Type	Number Permitted
Detached	224
Semi-detached	119
Terraced	196
Flats/Apartments	7
OUTLINE	130
Total	676

Table 111 - Dwellings granted permission in 2009/10 by type

Table 111 shows that of the 676 dwellings granted planning permission during 2009/10, 130 units are attributable to an outline planning permission at Lower Milehouse Lane.

Part 4 Strategic Housing Land Availability Assessment (SHLAA)

The Council published its first Strategic Housing Land Availability Assessment in November 2010 (available to view at www.newcastle-staffs.gov.uk/ldf). The assessment is essentially an evaluation of the quantity and quality of the land potentially suitable for housing development in the Borough. It provides the evidence base to demonstrate that the Borough has a 5 year supply of deliverable sites and a further 10 years supply of specific developable sites or broad locations potentially suitable for housing development in accordance with the requirements of Planning Policy Statement 3.

Summary of Assessment

A total of 230 sites have been considered suitable to provide the future housing supply of the borough. Each of these sites has been assessed in regards to any constraints that may impact upon suitability, availability and achievability. Developers and their agents were contacted in a ‘call for sites’ in July 2009 so that they could to nominate sites for assessment. The Council continue to welcome future site nominations and these are assessed in the same manner as all other sites. The SHLAA will be reviewed and updated on a regular basis.

The 230 sites were also assessed for their potential site capacity. These estimated capacities were then distributed across the future plan period years, to provide a theoretical trajectory of future housing supply (see Figure 16).

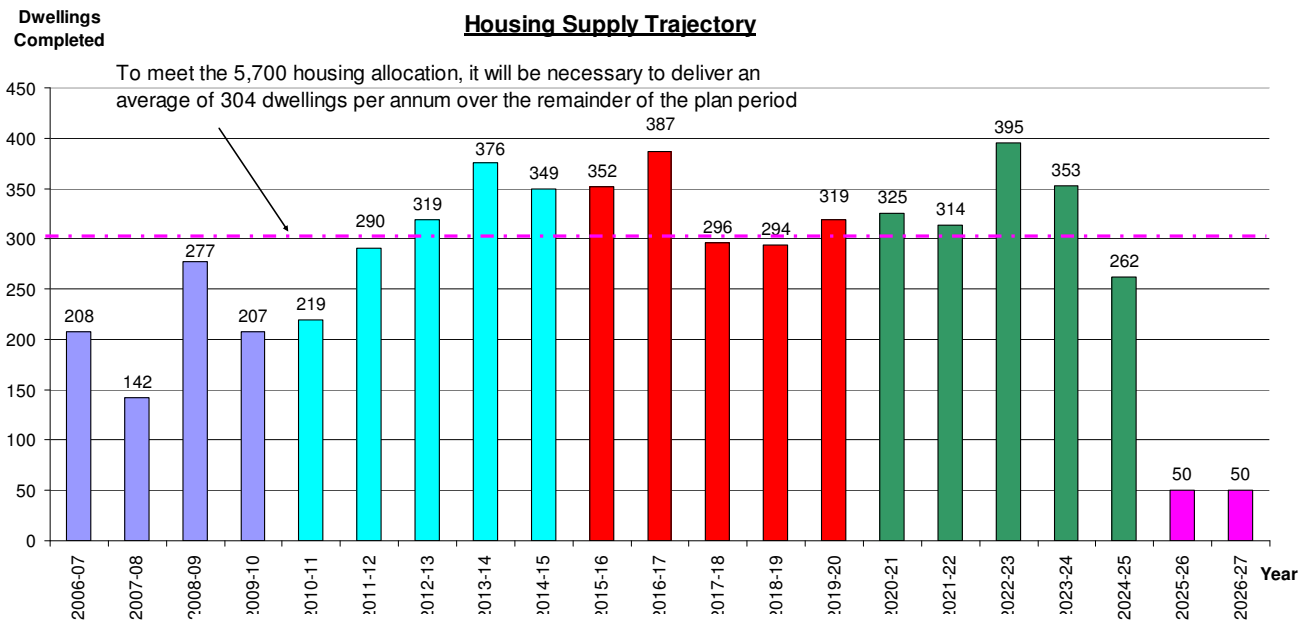


Figure 16 – Future Housing Land Supply Identified Through the SHLAA

- 20 Year Supply
- 11 - 15 Year Supply
- 6 - 10 Year Supply
- 0 - 5 Year Supply
- Completed Dwellings

The broad locations and indicative capacities of sites are detailed in Table 25 –

Dwellings by Division	0 - 5 Year Totals	6 - 10 Year Totals	11 - 15 Year Totals	16 - 20 Year Totals	Total
Town	174	248	25	0	447
Knutton and Cross Heath	389	260	67	0	716
Silverdale	254	101	34	0	389
Chesterton	95	457	100	0	652
Kidsgrove	179	142	535	0	856
Thistleberry	127	12	161	0	300
Newcastle East	194	236	44	0	474
Newcastle South	15	185	129	0	329
Rural	126	7	554	100	787
Totals	1553	1648	1649	100	4950

Table 112 – Locations and Capacities by Housing Division Identified Through the SHLAA

834 dwellings have been constructed within the plan period so far. The land supply to provide the remaining 4,866 dwellings in order to reach the 5,700 target has been distributed across 9 housing divisions. (These housing divisions have been created for monitoring purposes and are illustrated in Appendix 5.) This distribution of housing is broadly in proportion with the indicative figures included in Core Spatial Strategy policies ASP5 and ASP6. The divisions that constitute Newcastle Urban Central (Silverdale, Thistleberry, Knutton and Cross Heath, Chesterton and Town) provide land supply to accommodate 3,360 dwellings, whilst the Core Spatial Strategy includes a broad indicative figure of 3,800 dwellings to be delivered across these areas. Within Newcastle East and Newcastle South 1,000 dwellings are due to be accommodated; this Assessment identifies capacity for 803. A maximum of 900 dwellings is targeted in the Core Spatial Strategy to be delivered within the rural division; this Assessment identifies capacity for 787.

	0 - 5 Year Totals	6 - 10 Year Totals	11 - 15 Year Totals	16 - 20 Year Totals	Total
Delivery on Previously Developed Sites	84.48%	67.53%	29.77%	0.00%	58.90%
Delivery on Greenfield Sites	15.52%	32.47%	61.13%	100.00%	38.06%
Delivery on sites consisting of both Previously Developed Land and Greenfield	0%	0%	9.10%	0.00%	3.04%
Totals	100.00%	100.00%	100.00%	100.00%	100.00%

Table 113 – Types of Land in Housing Supply

During the 0 – 5 year period (2010/11 – 2014/15) the SHLAA identifies capacity for 1553 dwellings considered to be deliverable as the majority are covered by existing planning permissions. The total housing supply capacity identified through the Strategic Housing Land Availability Assessment for the whole plan period is 4950 dwellings.

Table 113 shows the type of land that is contained within the future housing land supply for the borough. 'PPS3 sets a national annual target for at least 60 per cent

of new housing to be provided on previously developed land. The data in this table demonstrates that the identified land supply for the next 20 years will fall slightly short of the PPS3 target (58.90%). However the table includes a section for sites which comprise of a mix of previously developed and greenfield land. There is only one site in this section (SHLAA 288 - Hamptons Scrap Yard and Land to the West) and if the previously developed section of this site was added to the previously developed percentage of 58.90% then the PPS3 target would be achieved.

Appendix 5 – Policy Monitoring Divisions

