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1. Background

- 1.1. This is the eighth detailed annual statement of the five year housing land supply that Newcastle-under-Lyme Borough Council has produced. It sets out new information on the availability of land for housing development looking forward over the next five years from 2020 to 2025.

2. National Policy and Guidance

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

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old” (*NPPF, February 2019, Paragraph 73, p20*).

- 2.2. The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009), and the emerging Local Plan has not yet been subject to examination. Therefore, the standard method should be used to calculate the Local Housing Need for Newcastle-under-Lyme.

- 2.3. The NPPF also states:

“...to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals” (*NPPF, February 2019, Paragraph 60, p17*).

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

“the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach” (*NPPF, February 2019, p68*).

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

- 2.6. The NPPF defines ‘deliverable’ as follows:

To be considered ‘deliverable’, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Specifically:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years (*NPPF, February 2019, p66*).

- 2.7. The NPPF sets out the Housing Delivery Test (HDT). Fundamentally, the result of the test is expressed as a percentage arrived at by dividing the minimum number of total dwellings required to have been built over the preceding 3 year period by the total number of dwellings that were built during the same period. The Housing Delivery Test result is used to determine the application of an appropriate buffer to the Borough's supply of deliverable sites, along with determining what other measures are required, according to national policy, to address under-delivery.

3. Local Housing Need

- 3.1. Newcastle-under-Lyme Borough Council is currently in the early phases of preparing a new Borough Plan. This will replace the Core Spatial Strategy and set a new housing requirement which will assess housing need for the Borough, and constraints to development.
- 3.2. The NPPF (February 2019) and updated PPG, the Government's standard method for assessing local housing need is the prescribed method for calculating a five year housing land supply (*PPG, Paragraph: 002, Reference ID: 2a-002-20190220, Revision Date: 20 02 2019*). The standard method was also used in the previous 2019-2024 five year housing land supply statement.
- 3.3. Figure 1 below indicates the Borough's local housing need according to the Government's standard method to assess housing need:

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

Step 1- Setting the baseline:

Average household growth in Newcastle-under-Lyme between 2020-2030.

58,867 households in 2030 and 55,742 in 2020. 3,125 household growth.

$$313 \text{ (Annual Household Growth)} = \frac{58,867 - 55,742}{10}$$

Average annual household growth= **313**

Step 2 - An adjustment to take account of affordability:

2019 median workplace-based affordability ratio for Newcastle-under-Lyme: 6.18

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

6.18 (local affordability ratio) – 4 = 2.18

2.18 / 4 = 0.545

0.545 x 0.25 = 0.13625

0.13625 + 1 = 1.13625

Adjustment factor= **1.13625**

The minimum annual local housing need figure for Newcastle-under-Lyme:

(Adjustment factor) x projected household growth 1.13625 x 313 = 355.64625

The resulting figure is **356** (rounded).

Step 3 - Capping the level of any increase

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

285 dwellings per annum set out in the 2009 Core Strategy

313 based on average annual household growth 2020-2030 (as per Step 1)

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

Cap = 313 + (40% x 313) = 438.2

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

The minimum annual housing need figure for Newcastle-under-Lyme is **356**.

3.4. The NPPF states:

“the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period)” (*NPPF, February 2019, Paragraph. 73, p20*).

3.5. As defined in the NPPF, the appropriate buffer for Newcastle-under-Lyme Borough Council is “c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply” (*Ibid.*); as delivery has fallen below 85% of the requirement. This is due to the Borough's provisional 2020 Housing Delivery Test Result of 81% as per below calculation.

$\frac{788.1 \text{ (total net additional homes delivered 2017/18 to 2019/20)}}{978.4 \text{ (total number of net homes required 2017/18 to 2019/20)}}$

Housing Delivery Test 2020 Measurement

Addressing the shortfall

- 3.6. The PPG indicates that any shortfall should also be included in the requirement for the first five years (*PPG, Paragraph: 022, Reference ID: 68-022-20190722, Revision date: 22 July 2019*). This results in a five year supply requirement in excess of the local housing need figure.
- 3.7. The 2018 NPPF introduced the Government’s standard method for calculating local housing need.
- 3.8. Therefore, to assess the five year housing land supply, it is relevant to assess housing delivery during the 2017/18-2019/20 period against the housing requirement. This corresponds with the results of the Housing Delivery Test 2020 measurement published by the Ministry of Housing, Communities & Local Government (MHCLG). Figure 2 below shows the results.

Figure 2 Housing Delivery Test 2020 Measurements: number of homes required, number of homes delivered and cumulative shortfall.

Year	Number of Homes Required	Number of Homes Delivered	Shortfall/Surplus (cumulative)
2017-18	315	232	-83
2018-19	344	236	-191
2019-20	319	320	-190
Total	978	788	-190
<i>Source: Housing Delivery Test: 2020 measurement, Ministry of Housing, Communities & Local Government</i>			

- 3.9. The table above shows that a shortfall of 190 homes should be added to the five year housing land supply requirement.

4. Local Housing Need 2020 – 2025

- 4.1. Figure 1 indicates the annual Local Housing Need figure according to the Government’s standard method to assessing housing need. In accordance with the NPPF and PPG regarding housing delivery and 5 year housing land supply, the Borough’s minimum housing need has been calculated using the standard method.

This amounts to a local housing need of 1,780 homes over a 5 year period, as set out in Figure 3, with which to assess the Council's housing land supply against.

Figure 3: Local Housing Need Assessment

Local Housing Need (per annum)	356
Five year Local Housing Need	1,780
Shortfall	190
Five year requirement including shortfall	1,970
Five year requirement including shortfall and 20% buffer	2,364
Annual requirement including shortfall and 20% buffer	473
Total five year housing requirement	2,364

5. Housing Land Supply

Assessment of Deliverable Sites

- 5.1. The capacities identified in this section were derived having considered the amended definition of 'deliverable' sites as set out in the glossary of the NPPF and PPG (*NPPF, February 2019: p66 and PPG, Paragraph: 007, Reference ID: 68-007-20190722*).
- 5.2. Furthermore, an assessment of all sites within the land supply has been undertaken in accordance with the Council's SHLAA Methodology.
- 5.3. The approach adopted ensures an up-to-date trajectory and robust deliverable supply having determined which sites are deliverable and the amount of capacity (delivery) that can realistically be expected from each site during the 2020-2025 period.

Detailed Planning Permission

- 5.4. In accordance with the NPPF, sites (including small sites) which have detailed planning permission have been considered deliverable during the period their permission remains extant, unless there was clear evidence that the site will not be implemented or commence delivery within the five year period.

Outline Planning Permission

- 5.5. Sites with outline permission have only been considered as counting towards the deliverable supply where there is clear evidence that housing completions will begin on site within five years (i.e. progression towards reserved matters, discharge of conditions or significant developer interest).

Planning Applications with Resolutions to Grant

- 5.6. Sites with planning applications with resolutions to grant (outline or full) planning permission subject to a Section 106 agreement or Unilateral Undertaking being completed are considered deliverable. These applications have progressed positively through the development management process with the proposal generally being considered acceptable by the Council and are ready to receive planning permission, subject to the detail of planning requirements being secured in a Section 106 legal agreement or Unilateral undertaking.

Windfall Development and Allowance

- 5.7. The NPPF states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area” (*NPPF, February 2019, Paragraph 70, p19*).

- 5.8. We have found compelling evidence that windfall sites provide a reliable source of supply in Newcastle-under-Lyme. Figure 4 below shows the past trends in windfall site completions since 2008. These typically comprise of changes of use, conversions and sites not already identified in the published SHLAA.

Figure 4: Calculation of the windfall allowance

<u>Windfall Completions</u>			
Year	Change of Use/ Conversions	Sites not identified in the SHLAA	Total
2008-09	18	30	48
2009-10	39	8	47
2010-11	3	18	21
2011-12	16	11	27
2012-13	25	6	31
2013-14	18	15	33
2014-15	24	2	26
2015-16	49	12	61
2016-17	232	20	252
2017-18	11	29	40
2018-19	12	47	59
2019-20	7	37	44
Total	447	209	689
Average per year			57.42

- 5.9. Considering the monitoring data presented in Figure 4, a windfall allowance of 57.42 dwellings per year for years 2023/24 and 2024/25 of the five year period is included in the housing land supply calculation. A total windfall allowance of 115 is applied for the last two years of the five year supply period (i.e. years 2023-2025); this avoids double counting of existing planning approvals which are likely to be built during the preceding three years.

Student Accommodation

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

- 5.11. The PPG states:

“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling” (*PPG, Paragraph: 034, Reference ID: 68-034-20190722, Revision Date: 22 July 2019*).

- 5.12. In accordance with the above guidance, the Council considered it appropriate to include student housing in the housing land supply. This assessment usually involves calculating a ratio to estimate the amount of student accommodation required to free-up or release a conventional self-contained home.
- 5.13. The Housing Delivery Test includes the provision of student accommodation. The Council applied the nationally set ratios based on England Census data, to determine the number of students within the Borough who occupy student only households. Figure 5 below provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

Figure 5: Newcastle-under-Lyme- Number of Students in Student only Households

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

2011 Census - Number of students in student only household - national to local authority level

- 5.14. From the data presented in Figure 5, it can be assumed that there were 2,174 students in the Borough at 2011, based on the number of properties occupied by 1 to 7 students. Dividing the total number of students living in student only households by the total number of student only households (2174 / 857) provides the average student household occupancy, which for the Borough is 2.537. This suggests that 2.537 units of student accommodation are required in order to assume the release of one self-contained home.
- 5.15. Figure 6 indicates that the University's full-time student population in 2018/19 is 675 (8.6%) higher than it was in 2013/14. Therefore, it is considered reasonable to assume that a net increase of student accommodation provision (i.e. halls of residence or self-contained student accommodation) will release a proportionate amount of market housing.

Figure 6: Full-Time Student Numbers

Full time student numbers (Undergraduate and Postgraduate)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Keele University	7,890	7,425	7,875	8,365	8,545	8,565	8,620

Higher Education Statistics Agency

- 5.16. It is the Council's view that the approach as described results in an accurate ratio with which to estimate the release of market housing through the supply of new purpose built student accommodation. This view is also supported by the fact that the average number of students in student only households in England is 2.5.
- 5.17. At the time of writing this statement, there are 2 sites with planning consent to provide student accommodation, for which there is considered sufficient evidence to conclude they are deliverable. These are shown in Figure 7 below.

Figure 7: Student accommodation considered deliverable and contribute to housing supply

Planning Applications for Student Accommodation	Number of units	Average number of adults per household	Contribution to five year supply
16/01106/FUL	499	2.5	499
18/00483/FUL	211	2.5	211
Supply total:			710

5.18. Cumulatively, these permissions contribute 710 studio flats. In this case, the ratio stated in Paragraphs 5.14, 5.16 and within Figure 7 (average number of adults per household) is not applicable because the student units proposed are self-contained, meaning that they do not share communal areas or living facilities. As a result of this the units can be counted on a one for one basis, releasing 710 residential units within the Borough, to contribute to the Council’s housing supply.

Older people’s housing

5.19. Older people’s housing also contributes to housing land supply. The PPG explains:

“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market” (PPG, Paragraph: 035 Reference ID: 68-035-20190722, Revised Date: 22 July 2019).

5.20. Figure 8 below sets out older people’s housing in Use Class C2 which contribute 53 residential units towards the five year housing land supply. For this a ratio (average number of adults per household) is applied to determine the release of accommodation in the housing market.

Figure 8 Purpose built elderly accommodation considered deliverable and contribute to housing supply

Planning Application for Elderly	Number of bedrooms	Average number of adults per household	Contribution to five year supply
18/00693/FUL	75	1.8	42
19/00254/FUL	20	1.8	11
Supply total:			53

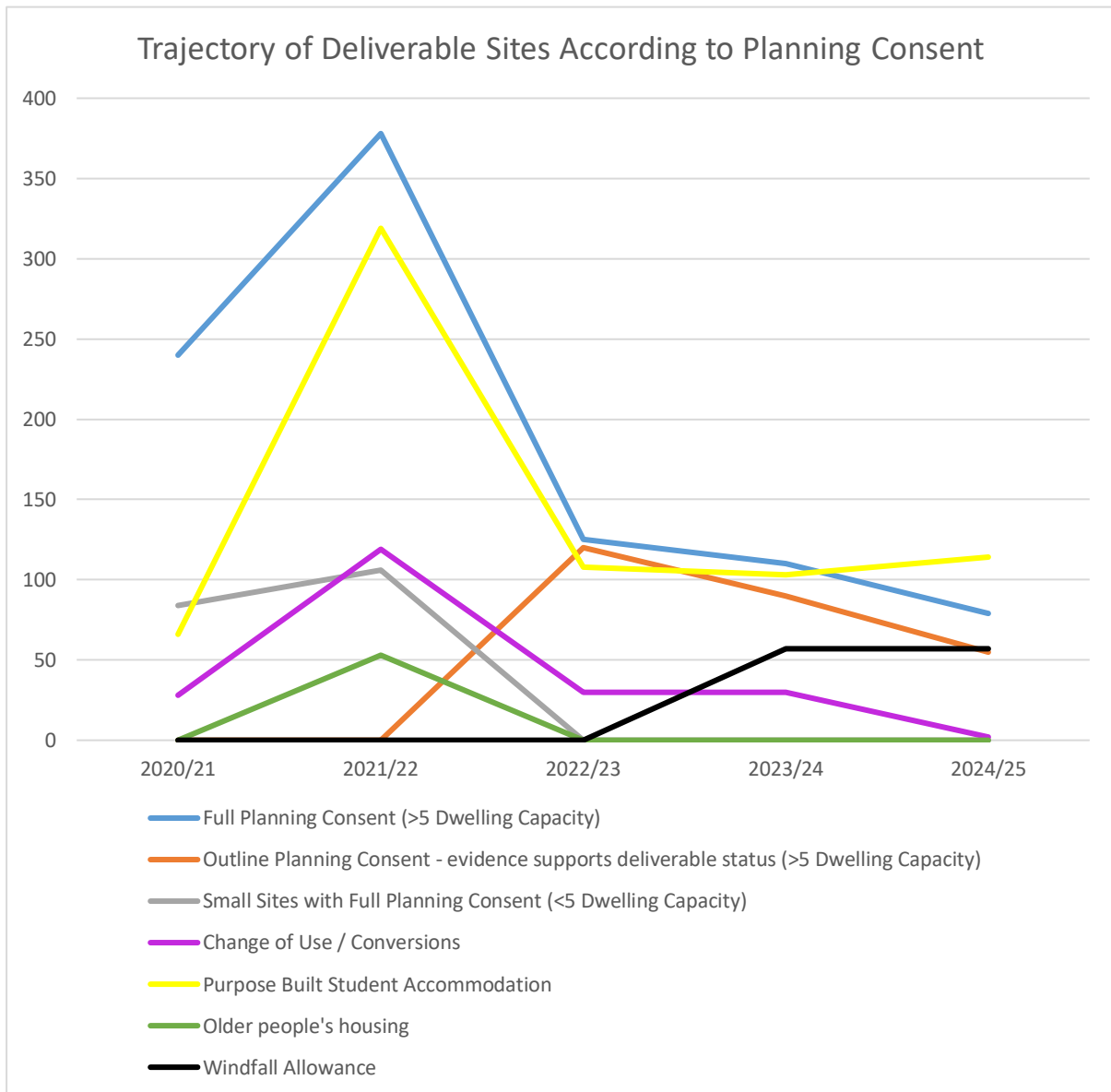
Overview of Housing Land Supply Components

- 5.21. Having described the various components which form the Council's housing land supply, Figure 9 provides an overview of the Borough's deliverable housing land supply. Details of the sites which form each component of the housing land supply are provided in Appendix 1 of this document.

Figure 9: Five Year Housing Supply

Housing Supply Components	Housing Supply 2020-2025
Full Planning Consent (>5 Dwelling Capacity)	932
Outline Planning Consent – evidence supports deliverable status (>5 Dwelling Capacity)	265
Small Sites with Full Planning Consent (<5 Dwelling Capacity)	190
Change of Use / Conversions	209
Older people's housing (housing release onto market)	53
Student Accommodation (housing release onto market from deliverable student provision)	710
Windfall Allowance (added to years' 4 and 5)	115
Total	2,474

5.22. The below chart provides a yearly indication of housing delivery anticipated from each component (planning consent type) of the deliverable housing land supply.



5.23. As the full effects of Covid-19 are unlikely to be known for some time to come, predicting what impact this may have on future housing delivery is challenging. In December 2020, Homes England reported their statistics showing overall housing starts down, reflecting the impact of Covid-19 on housebuilding (Homes England, 2020). Whilst, Persimmon stated that the number of homes they completed in 2020 fell by 14% compared with 2019 (Persimmon Trading Statement, January 2021).

6. Five Year Housing Land Supply Position

6.1. Figure 10 below demonstrates the Council is able to demonstrate 3.7 years of housing land supply (excluding student accommodation) taking into account accumulated shortfall since 2017/18 and the application of a 20% buffer. If student

accommodation is included in accordance with Planning Practice Guidance, the Council is able to demonstrate 5.2 years of housing land supply.

Figure 10: Five year housing land supply position

Five Year Supply Calculation for period 2020 - 2025 (Sedgefield Method)		
Calculating the required supply		Dwellings
a	Requirement 2017/18 - 2019/20	978
b	Completions 2017/18 - 2019/20	788
c	Five year Local Housing Need 2020/21-2025/26	1,780
d	Shortfall	190
e	Five year requirement including shortfall	1,970
f	Five year requirement including shortfall and 20% buffer	2,364
g	Annual requirement including shortfall and 20% buffer	473
Identified Supply		
h	Supply over 5 year period 2020/21-2025/26 (including student accommodation)	2,474
i	Supply over 5 year period 2020/21-2025/26 (excluding student accommodation)	1,764
Five year land supply (expressed in years)		
<i>Including student accommodation (h/g)</i>		5.2
<i>Excluding student accommodation (i/g)</i>		3.7

7. Summary

- 7.1. This statement details the approach taken to determine the five year housing land supply position. The Council has prepared this in accordance with the National Planning Policy Framework (NPPF, February 2019) and updated Planning Practice Guidance.
- 7.2. The Council has updated its five year housing land supply position as of 31/03/2020 and has demonstrated a **housing land supply of 5.2 years.**

Appendix 1 – Schedule of Deliverable Sites

Full Planning Consent – 5 or more dwellings

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
TC34	17/00722/FUL	2-4 Marsh Parade Newcastle Under Lyme Staffordshire ST5 1BT	Proposed demolition of existing buildings and the erection of a 4-storey apartment block with parking	23/06/2020	27	Under Construction	27	27					27
NA	19/00352/FUL	9 Russell Street Wolstanton Newcastle Under Lyme Staffordshire ST5 8BL	Demolition of existing workshops to 9 Russell Street and the construction of a new apartment block (Resubmission of 19/00029/FUL)	17/07/2022	5	Under Construction	5	5					5
TC41	19/00614/FUL	Ashfields Grange Sheltered Housing Scheme Hall Street Newcastle-Under-Lyme ST5 2RW	Demolition of all existing buildings and the development of 89 supported living apartments (C3 use class), along with communal facilities, car parking, landscaping and amenity space	31/01/2023	17	Not started	17		17				17
KG15	14/0890/DEEM3 18/00059/REM	Former Garages Gloucester Road Kidsgrove Stoke-On-Trent Staffordshire	Reserved matters application for the access, appearance, layout and scale of residential development - 8 dwellings	27/03/2020	8	Not started	8		8				8

HM9	19/00117/FUL	Former Halmerend And District Working Mens Club Co Operative Lane Newcastle Under Lyme Staffordshire ST7 8BL	Proposed demolition of existing Working Mens Club and the development of 7 new dwelling houses (Resubmission of 18/00329/FUL)	15/04/2022	7	Not started	7		7					7
HD22	18/00243/FUL	Former Playground Brutus Road Chesterton Newcastle Under Lyme Staffordshire	Construction of 4No 3 bed semi-detached houses and 1No 4 bed detached house	29/03/2022	5	Not started	5		5					5
TK22	08/00014/FUL	Former Talke Social Club, Coalpit Hill, Talke	Residential development	28/02/2011	8	Under Construction	5	5						5
TB5	19/00623/REM	Hamptons Metal Merchants Keele Road Newcastle Under Lyme Staffordshire ST5 5AA	Reserved Matters application (appearance, landscaping, layout and scale) for residential development comprising 133 dwellings, public open space and associated works pursuant to outline consent 14/00948/OUT (Appeal Ref: APP/P3420/W/3138033).	14/09/2019	133	Not started	133		30	30	30	30		120
LW36	16/00609/FUL	Land Adjacent The Sheet Anchor Newcastle Road Whitmore Newcastle Under Lyme Staffordshire ST5 5BU	The construction of 7 new houses	16/12/2019	7	Under Construction	4	4						4
CT3	16/00902/DEEM4 18/00854/REM	Land Off Deans Lane And Moss Grove Red Street Newcastle Under	Outline Planning Consent for the development of up to 50 dwellings (Resubmission of 16/00634/DEEM4)	05/12/2020	50	Under Construction	50	30	20					50

		Lyme Staffordshire											
KL16	18/00262/REM	Land off Pepper Street, Keele	Residential development (maximum of 100 dwellings)	17/08/2020	100	Not started	100		30	30	30	10	100
MD31	19/00036/FUL	Land Off New Road Madeley Crewe Cheshire CW3 9HA	Proposed residential development of 32 residential dwellings with site access, car parking, landscaping and all associated engineering works.	04/09/2022	32	Not started	32		30	2			32
KS24	18/00443/FUL	Land Off St Bernards Road Knutton Newcastle Under Lyme Staffordshire	The Construction of 8 houses for affordable rent	29/03/2022	8	Not started	8		8				8
HM24	15/00588/REM	Land Rear Of Boars Head High Street Halmerend	Erection of 8 dwellings	01/09/2017	8	Under Construction	8	8					8
LW13	18/00314/FUL	Land South Of Mucklestone Road Loggerheads Market Drayton TF9 4ES	Erection of five residential dwellings, access and associated works	12/11/2021	5	Under Construction	5	5					5
LW13	18/00315/REM	Land South Of Mucklestone Road And West Of Price Close Loggerheads Market Drayton TF9 4ES	Reserved Matters application for layout, internal access arrangements, scale, appearance and landscaping details for 73 dwellings	17/08/2020	73	Under Construction	73	30	30	13			73
LW34	17/01001/FUL	Land To The North East Of Eccleshall Road South East Of Pinewood Road And North West Of Lower Road Hook Gate Market Drayton Shropshire TF9 4QJ	Erection of 22 houses and bungalows with associated access roads and drainage (Amended plans received 26.02.2018)	28/10/2021	22	Not started	22		22				22
AB11	16/00727/FUL	Land West Of Ravens Close Newcastle Under Lyme Staffordshire	Erection of 6 dwellings	02/11/2019	6	Under Construction	6	6					6

KG16	18/00686/REM	Lock Up Garages Sussex Drive Kingsgrove Stoke-On-Trent Staffordshire	Reserved matters application for the access, appearance, landscaping, layout and scale for erection of 6 town houses	30/10/2021	6	Not started	6		6					6
HD18	09/00155/FUL	London Road, Chesterton (Bennett Arms)	Demolition of a public housing and erection of seven dwellings	22/05/2012	7	Under Construction	7	7						7
WL15	14/00284/FUL	Priory Day Centre, Lymewood Grove, Newcastle	Demolition of day care centre and the construction of 13 new single storey dwellings	29/08/2017	13	Under Construction	11	11						11
NA	18/00967/FUL	Site At Loomer Road Chesterton Newcastle Under Lyme Staffordshire ST5 7LB	Proposed residential development consisting of 5 No. 2 bed detached bungalows with new accesses	22/03/2022	5	Not started	5		5					5
HM3	17/00968/FUL	Site Of Former Wrinehill Garage Main Road Betley Crewe Cheshire CW3 9BZ	Erection of 9 no. Dwellings, associated car parking and landscaping (amendment to approval 06/00984/FUL)	10/04/2021	9	Not started	9		9					9
KS16	18/00932/FUL	Stanton Close And Site Of Former Forge Inn Public House Knutton Newcastle Under Lyme Staffordshire ST5 6EZ	Demolition of existing bungalows and construction of 30 affordable dwellings with associated external works	26/04/2022	19	Not started	19		19					19
NA	18/00714/FUL	The Brighton Sneyd Terrace Silverdale Newcastle Under Lyme Staffordshire ST5 6JT	Change of use and refurbishment of former care home (C2) into apartments (C3) for over 55s independent living. The detailed proposals are for 16 new one beds and 3 two bed apartments.	20/12/2022	20	Not started	20		20					20

KL17	17/00953/FUL	University Of Keele Keele Newcastle Under Lyme Staffordshire	Proposed student accommodation with carparking (Barnes, Keele Campus) and proposed residential development of 83 dwellings with school drop off point, shop and areas of greenspace (The Hawthorns, Keele Village).	09/03/2020	83	Under Construction	55	30	25					55
NA	18/00122/FUL	New Farm Alsager Road Audley Stoke On Trent Staffordshire ST7 8JQ	Demolition of existing builders yard and the erection of 7 dwelling houses with associated access road and landscaping	07/06/2022	7	Not started	7		7					7
CT9	17/01033/FUL	Land At Birch House Road, Holly Road And Whitethorne Way Chesterton Newcastle Under Lyme Staffordshire ST5 7BL	Demolition of former Community Centre and construction of 30 dwellings	28/02/2022	30	Not started	30		30					30
CH4	17/00281/FUL	Land Around Wilmot Drive Estate Lower Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9AX	Development of 276 dwellings, public open space and associated infrastructure works	16/05/2021	276	Under construction	239	50	50	50	50		39	239
TC32	14/00477/FUL	Newcastle Baptist Church, London Road, Newcastle	Erection of 22 residential apartments	26/10/2018	22	Under Construction	22	22						22
TOTAL								240	378	125	110	79	932	

Outline Planning Consent – Evidence Supporting Deliverable Status (5 or more dwellings)

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
LW17	16/00866/DEEM4	Land Off Eccleshall Road Loggerheads Staffordshire TF9 4NX	Residential development for up to 55 homes, with associated landscaping and infrastructure	04/04/2021	55	Not started	55			30	25		55
MD10	17/00514/OUT	Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire	Up to 35 dwellings including associated infrastructure	24/08/2021	35	Not started	35			30	5		35
BW16	17/00515/DEEM4	Land To The North Of Bradwell Hospital Talke Road Bradwell	Development of up to 85 dwellings and associated access arrangements	11/05/2021	85	Not started	85			30	30	25	85
LW12	15/00015/OUT	Tadgedale Quarry Mucklestone Road Loggerheads Market Drayton Shropshire TF9 4DJ	Erection of up to 128 dwellings	22/03/2020	128	Not started	128			30	30	30	90
TOTAL								0	0	120	90	55	265

Small Sites with Full Planning Consent – Less than 5 dwellings

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
NA	16/00086/REM	Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA	4 residential dwellings	24/03/2019	4	Under Construction	4	4					4
NA	19/00971/FUL	1 James Street Wolstanton Newcastle Under Lyme Staffordshire ST5 0BX	Erection of one terraced house	27/02/2023	1	Not started	1		1				1
NA	18/00250/FUL	12 Stafford Avenue Newcastle Under Lyme Staffordshire ST5 3BW	Demolition of existing bungalow and erection of two bungalows	24/08/2021	1	Under Construction	1	1					1
NA	19/00189/FUL	126 Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9JY	Removal of existing garage and erection of new build bungalow on land adjacent to 126 Milehouse Lane.	14/08/2022	1	Under Construction	1	1					1

NA	19/00267/FUL	135 High Street Alsagers Bank Newcastle Under Lyme Stoke-On-Trent Staffordshire ST7 8BQ	Proposed detached dwelling (Amended plans received)	11/03/2023	1	Not started	1		1					1
NA	18/00619/FUL	149 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6LR	Erection of a detached two storey dwelling in existing garden	28/02/2022	1	Under Construction	1	1						1
NA	19/00105/FUL	23 & 11 Bridge Street Newcastle Under Lyme Staffordshire ST5 2RY	Removal of stairwell at 23 Bridge Street linking the commercial ground floor area to the upper floor - (11 Bridge Street). Removal of rear addition at first floor forming stairwell and reinstating 11 Bridge Street (first and second floor) to residential use providing 2 bed accommodation.	18/04/2022	1	Not started	1		1					1
NA	19/00149/FUL	24 Greenock Close Newcastle Under Lyme Staffordshire ST5 2LG	Two new build 3-bed detached dwellings.	26/04/2022	2	Not started	2		2					2
NA	17/00988/FUL	26 Seabridge Road Newcastle Under Lyme Staffordshire ST5 2HT	Subdivision of Existing Dwelling to form 2 independent houses, excavation of front garden and installation of retaining walls to create access and parking area	11/03/2022	1	Not started	1		1					1

NA	19/00059/PLD	31 Southlands Avenue Wolstanton Newcastle Under Lyme Staffordshire ST5 8BZ	The development proposed is the demolition of existing bungalow and erection of four town houses (option one).	NA	3	Under Construction	3	3						3
NA	18/00985/REM	38 Long Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LQ	Proposed detached bungalow	06/02/2021	1	Not started	1		1					1
NA	19/00268/FUL	40 High Street The Rookery Kidsgrove Staffordshire ST7 4RL	New detached dwelling - re submission of lapsed approval 16/00097/FUL	04/06/2022	1	Not started	1		1					1
NA	15/00467/FUL	43 Heathcote Road, Bignall End	Erection of Detached Bungalow	05/08/2018	1	Under Construction	1	1						1
NA	18/00146/FUL	45 Stonebank Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4HQ	Construction of two storey dwelling (resubmission of 17/00531/FUL)	17/07/2021	1	Not started	1		1					1
NA	14/00023/FUL	53 High Street, Knutton	Demolish existing house and garage. Replace with two new two storey houses	20/03/2017	1	Under Construction	1	1						1

NA	18/00878/FUL	58 Abbots Way Westlands Newcastle Under Lyme Staffordshire ST5 2HF	Proposed detached house and double garage (resubmission of 17/00906/FUL)	28/02/2022	1	Not started	1		1					1
NA	17/00572/FUL	58-60 Former Garage Site St Martins Road Talke Pits Stoke- On-Trent Staffordshire ST7 1QP	The construction of a pair of semi- detached houses	22/11/2020	2	Not started	2		2					2
NA	18/00774/FUL	8 - 10 High Street Newcastle Under Lyme Staffordshire ST5 1RA	Alterations to building to form 4 no. C4 apartments and use of part of the ground floor for use classes A1, A2, A3, A4, A5 & D1	08/03/2022	4	Under Construction	4	4						4
NA	17/00483/FUL	8 Barford Road Newcastle Under Lyme Staffordshire ST5 3LF	Proposed demolition of existing bungalow and construction of three dormer bungalows	22/02/2021	2	Under Construction	2	2						2
NA	13/00698/FUL	95 Liverpool Road East, Kidsgrove	Two additional apartments	19/11/2016	2	Under Construction	2	2						2

NA	16/00150/FUL	Adderley Green Farm Heighley Lane Knowle Bank Newcastle Under Lyme Staffordshire CW3 9BA	Detached farm managers dwelling	27/04/2019	1	Under Construction	1	1						1
NA	17/00581/FUL	Aston Farm Aston Staffordshire TF9 4JF	Erection of farmworker's dwelling and ancillary works	05/12/2020	1	Under Construction	1	1						1
NA	17/00635/FUL	Bar Hill Farm Bar Hill Madeley Crewe Cheshire CW3 9QE	Erection of a new farm manager's dwelling house	29/01/2021	1	Not started	1		1					1
NA	17/00503/FUL	Cartref Rye Hills Audley Newcastle Under Lyme Staffordshire ST7 8LP	New infill dwelling between Cartref and extant bungalow (reference: 14/00322/FUL)	28/11/2020	1	Not started	1		1					1
NA	14/00020/FUL	Cherry Hill Farm, Cherry Hill Lane, Silverdale	Dismantling of former farm outbuilding and erection of 3 residential units	15/08/2017	3	Under Construction	3	3						3
NA	17/00371/PLD	Chesterton Lodge Care Home Loomer Road Chesterton Newcastle Under Lyme Staffordshire ST5 7LB	Application for a lawful development certificate for proposed use of 6-bedroom bungalow permitted under application 15/00921/FUL (if erected in full accordance with the terms of that permission) for occupation by up to six people living together as a single household and receiving care (e.g. supported housing schemes such as those for people with	NA	1	Not started	1		1					1

			learning disabilities or mental health problems)										
NA	19/00537/FUL	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	Proposed construction of 3 Detached dwellings on the old Cornwall House site Sandy Lane Newcastle under Lyme.	08/11/2022	3	Not started	3		3				3
NA	19/00308/FUL	Crackley Gates Farm Leycett Lane Silverdale Newcastle Under Lyme Staffordshire ST5 6AW	Erection of detached bungalow and demolition of existing B8 commercial building	19/07/2022	1	Not started	1		1				1
NA	17/00776/FUL	Croft Farm Stone Road Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5DR	Detached dwelling	13/11/2020	1	Not started	1		1				1
NA	15/00129/FUL	Cross Winds, Tomfields, Woodlane	Demolition of existing bungalow and erection of 3 bungalows	09/07/2018	2	Under Construction	2	2					2
NA	18/00085/REM	Domvilles Farm Barthomley Road Audley Newcastle Under Lyme Staffordshire ST7 8HT	Application for the approval of the access, layout, scale, appearance, landscaping, materials and noise assessment as required by planning ref 17/00429/OUT for an agricultural workers dwelling	29/03/2020	1	Under Construction	1	1					1
NA	19/00313/REM	Eardley End Farm Alsager Road Audley Stoke On Trent Staffordshire ST7 8JJ	Agricultural workers dwelling	27/02/2022	1	Under Construction	1	1					1

NA	19/00110/FUL	Ferndale Chester Road Audley Stoke On Trent Staffordshire ST7 8JD	Erection of a detached bungalow in the garden	23/04/2022	1	Not started	1		1					1
NA	20/00079/REM	Fields Farm Wharmadine Lane Ashley Market Drayton Shropshire TF9 4NF	Outline application for an agricultural workers dwelling and a new farm drive for agricultural purposes only.	26/10/2021	1	Not started	1		1					1
NA	17/00863/FUL	Former Garage Site Stafford Avenue Newcastle- under-Lyme Staffordshire	Construction of 2No. 3 bed houses (1.5 storey)	08/02/2021	2	Not started	2		2					2
NA	18/00910/FUL	Garage Block Rear Cheltenham Grove Silverdale Newcastle Under Lyme Staffordshire	Three detached dwellings	07/02/2022	3	Under Construction	3	3						3
NA	18/00147/FUL	Garages Vernon Avenue Audley Stoke-On-Trent Staffordshire	Construction of three dwellings	28/03/2022	3	Not started	3		3					3
NA	19/00531/FUL	Greenacres Farm Dab Green Newcastle Under Lyme Staffordshire ST5 5HL	Erection of Farmworkers Dwelling	27/09/2022	1	Not started	1		1					1

NA	19/00930/FUL	H E Butters Newcastle Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DA	Demolition of existing workshop and buildings and proposed residential development consisting of 1 No. detached 4 bed 2 storey dwelling and garage with additional accommodation above	13/02/2023	1	Not started	1		1					1
NA	17/00348/FUL	Land Adj 45 Old Butt Lane Kidsgrove Staffordshire ST7 1NJ	Erection of detached dwelling	12/09/2020	1	Not started	1		1					1
NA	17/00462/REM	Land Adjacent 91 Underwood Road, Silverdale	Erection of detached dwelling	28/07/2019	1	Under Construction	1	1						1
NA	19/00632/FUL	Land Adjacent 14 Tomfields Woodlane Staffordshire ST7 8PJ	New dwelling	06/11/2022	1	Not started	1		1					1
NA	19/00257/FUL	Land Adjacent 17 Church Lane Mow Cop Staffordshire ST7 4LR	Proposed dwelling in garden	01/10/2022	1	Not started	1		1					1
NA	19/00008/FUL	Land Adjacent 32 High Street Mow Cop Stoke On Trent Staffordshire ST7 3NZ	Proposed detached house and garage and associated access and parking	13/03/2022	1	Not started	1		1					1
NA	19/00229/FUL	Land Adjacent 42 Westlands Avenue Newcastle Under Lyme Staffordshire ST5 2PX	Proposed new detached dwelling	07/06/2022	1	Not started	1		1					1
NA	19/00406/REM	Land Adjacent 49 Vernon Avenue Audley Stoke-On-Trent	Outline application with some matters reserved for erection of a two storey dwelling	15/07/2021	1	Not started	1		1					1

		Staffordshire ST7 8EG											
NA	16/00986/FUL	Land Adjacent Holmcroft Newcastle Road Baldwins Gate Staffordshire ST5 5DA	Erection of a single storey bungalow	16/01/2020	1	Under Construction	1	1					1
NA	15/00309/PLD	Land Adjacent 1 Highfield Avenue, Kidsgrove	Application for a proposed lawful development certificate for the erection of a detached dwelling	NA	1	Under Construction	1	1					1
NA	15/00640/FUL	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	Erection of 3 no. dwellings	07/10/2018	3	Under Construction	2	2					2
NA	17/00828/REM	Land Adjacent 11A Pennyfields Road Newchapel Stoke-On-Trent Staffordshire	Application for approval of reserved matters of access, appearance, landscaping, layout , scale and parking provisions of planning permission 15/00846/OUT for the erection of detached dormer bungalow	13/12/2019	1	Under Construction	1	1					1
NA	18/00016/FUL	Land Adjacent 16 St Giles Road Knutton Newcastle Under Lyme Staffordshire	Construction of 4 flats for affordable rent (resubmission of 17/00602/FUL)	28/03/2021	4	Under Construction	4	4					4
NA	13/00402/FUL	Land Adjacent 19 Grove Avenue, Kidsgrove	1 no. Pair of new semi detached properties	18/12/2016	2	Under Construction	2	2					2
NA	17/00711/FUL	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	Erection of detached dwelling and alterations to vehicular access	30/10/2020	1	Not started	1		1				1

NA	18/00461/FUL	Land Adjacent 25 Arthur Street Knutton Newcastle Under Lyme Staffordshire	Construction of two houses for affordable rent	28/03/2022	2	Under Construction	2	2						2
NA	13/00847/REM	Land Adjacent 261 Dimsdale Parade West, Wolstanton Newcastle	Erection of two detached dwellings	19/12/2015	2	Under Construction	1	1						1
NA	15/00231/FUL	Land Adjacent 44 Vale Street, Silverdale	Erection of a 2 bedroom detached dormer bungalow	26/06/2018	1	Under Construction	1	1						1
NA	18/00465/FUL	Land Adjacent 45 Moran Road Knutton Newcastle Under Lyme Staffordshire	Construction of two flats for affordable rent	24/05/2022	2	Under Construction	2	2						2
NA	19/00293/REM	Land Adjacent 54 Diglake Street Bignall End Staffordshire ST7 8PZ	Erection of a pair of semi- detached dwellings (All matters reserved)	02/07/2021	2	Not started	2		2					2
NA	19/00591/FUL	Land Adjacent 61 High Street Alsagers Bank Newcastle Under Lyme Staffordshire	Erection of 3no. New Build Dwellings	28/10/2022	3	Not started	3		3					3
NA	17/00421/FUL	Land Adjacent 68 Harriseahead Lane Harriseahead Stoke-On-Trent Staffordshire	New Dwelling	25/08/2020	1	Not started	1		1					1
NA	16/01065/FUL	Land Adjacent 79 Ravenscliffe Road Kidsgrove	Detached dwelling	07/02/2020	1	Under Construction	1	1						1

		Stoke-On-Trent Staffordshire											
NA	18/00842/FUL	Land adjacent Cartref, former Old Coal Yard, Rye Hills, Bignall End	Proposed detached bungalow	03/01/2022	1	Not started	1		1				1
NA	18/00960/FUL	Land Adjacent Number 86 Buckmaster Avenue Newcastle Under Lyme Staffordshire	Variation of condition 2 of planning permission 18/00152/FUL (for construction of 4 dwellings) to substitute plans so as to amend roof pitches and windows on plots 3 and 4 and siting of garage on plot 4.	14/02/2021	4	Not started	4		4				4
NA	18/00454/FUL	Land Adjacent To 125 Mow Cop Road Mow Cop Stoke On Trent Staffordshire ST7 4NE	Erection of a detached dwelling	07/08/2021	1	Not started	1		1				1
NA	19/00480/FUL	Land Adjacent To 20 Lincoln Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1HA	Proposed removal of prefabricated garage, construction of new semi detached dwellings and vehicular accesses	14/08/2022	2	Not started	2		2				2
NA	18/00829/FUL	Land Adjacent To 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT	Detached dwelling	28/02/2022	1	Not started	1		1				1
NA	18/00828/FUL	Land Adjacent To 28 Newcastle Road Madeley	Erection of detached dwelling and garage	19/12/2021	1	Not started	1		1				1
NA	19/00081/FUL	Land Adjacent To 3 Shraley Brook Road Halmerend Stoke-On-Trent Staffordshire	Renewal of planning permission 15/01155/FUL for 3 detached dwellings	01/01/2022	3	Not started	3		3				3

NA	18/00725/FUL	Land Adjacent To Checkley Grange Checkley Lane Wrinehill Crewe Cheshire CW3 9DA	Proposed 3 bed detached new build dwelling	05/03/2022	1	Under Construction	1	1						1
CL4	18/00126/FUL	Land Adjacent To Falmouth Court Stafford Avenue ST5 4BJ	Residential development consisting of 4no. bungalows, with detached garages and associated access and landscaping.	12/07/2021	4	Under Construction	3	3						3
NA	15/00926/FUL	Land Adjacent To No. 12 Goodwin Avenue, Newcastle	Detached dwelling	16/12/2018	1	Under Construction	1	1						1
NA	15/00506/FUL	Land Adjacent To St Georges, Pinewood Road, Ashley	Dormer bungalow	15/10/2018	1	Under Construction	1	1						1
NA	19/00128/FUL	Land Adjacent To School House The Drive Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BB	Proposed new dwelling	18/12/2020	1	Under Construction	1	1						1
NA	19/01014/FUL	Land Adjacent To White Oaks Bignall Hill Newcastle Under Lyme Staffordshire ST7 8LS	Proposed dwelling	19/02/2023	1	Not started	1		1					1
NA	16/00395/PLD	Land Adjacent Woodbury Shape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5HS	Application for a lawful development certificate for proposed single dwelling	NA	1	Not started	1		1					1

NA	16/00677/FUL	Land Adjacent 1A Second Avenue Newcastle Under Lyme Staffordshire ST5 8NU	Construction of detached dwelling.	05/10/2019	1	Under Construction	1	1						1
NA	17/00717/FUL	Land Adjacent 261 Dimsdale Parade West Newcastle Under Lyme Staffordshire ST5 8HS	Proposed dwelling at Plot A - Change of design of previous approval 13/00868/REM	09/08/2021	1	Not started	1		1					1
NA	19/00234/FUL	Land Adjacent Halcyon Tower Road Ashley Market Drayton Shropshire TF9 4PY	Erection of a dwelling and additional access	21/05/2022	1	Not started	1		1					1
LW40	19/00438/REM	Land At Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	2 no. residential units	14/08/2021	2	Not started	2		2					2
NA	18/00482/REM	Land At Wedgwood Avenue Whitfield Avenue Newcastle Under Lyme Staffordshire ST5 2JQ	Reserved matters application for the access, appearance, scale, layout and landscaping for two detached houses and the re- provision of car parking spaces at Whitfield Community Centre	16/08/2020	2	Not started	2		2					2
NA	18/00441/FUL	Land Between 155 And 161 Knutton Lane Newcastle Under Lyme ST5 6HD	Construction of two flats for affordable rent	28/03/2022	2	Not started	2		2					2

NA	17/00601/FUL	Land Between 94 And 100 Moran Road Knutton Newcastle Under Lyme Staffordshire	The construction of two self contained one bedroom flats	21/09/2020	2	Under Construction	2	2						2
NA	15/00637/PLD	Land Between No 89 And 93, Coalpit Hill, Talke	Proposed detached dwelling	NA	1	Under Construction	1	1						1
NA	18/00188/FUL	Land Fronting Mow Cop Road Mow Cop Stoke On Trent ST7 4NF	Detached dwelling	26/06/2021	1	Not started	1		1					1
NA	20/00043/REM	Land North Of Ambleside Lodge Aston Staffordshire TF9 4JE	Outline application for an agricultural workers dwelling including all associated works	16/03/2022	1	Not started	1		1					1
NA	19/00444/REM	Land North Of Bar Hill Road Onneley Newcastle Under Lyme Staffordshire	Erection of 2 no. dwellings	25/07/2021	2	Not started	2		2					2
NA	19/00180/REM	Land Off Doctors Bank Rear Of The Steps Church Road Ashley Market Drayton Shropshire TF9 4LG	Construction of a Single Dwellinghouse on previous garden plot.	15/05/2021	1	Not started	1		1					1
NA	19/00753/FUL	Land Off Hassell Street Newcastle Under Lyme Staffordshire ST5 1BB	Re-submission of 16/00591/FUL - Proposed development of 2 dwellings to land off Hassell Street.	25/03/2023	2	Not started	2		2					2

NA	19/00502/FUL	Land Off Birks Drive Ashley Heath Market Drayton Shropshire	Construction of one and a half storey dormer style dwelling, garage and formation of new access and driveway	19/09/2022	1	Not started	1		1					1
NA	19/00037/FUL	Land Off Boyles Hall Road Bignall End Staffordshire ST7 8QG	Erection of a detached dwelling including new site access	18/03/2022	1	Not started	1		1					1
NA	18/00912/FUL	Land Off Liverpool Road East Kidsgrove Stoke-On-Trent Staffordshire	Residential development for 4 dwellings	07/10/2022	4	Not started	4		4					4
CT17	19/00176/FUL	Land Rear 1 Cross Street Chesterton Newcastle Under Lyme Staffordshire	Demolition of existing garages and proposed development consisting of 2 No. bungalows and new accesses	17/05/2022	2	Not started	2		2					2
NA	12/00085/FUL	Land Rear Of 186 High Street, Off Podmore Lane, Halmerend	Erection of detached dwelling	18/04/2015	1	Under Construction	1	1						1
NA	18/00995/FUL	Land Rear Of 9 Brittain Avenue Chesterton Newcastle Under Lyme Staffordshire	Residential development - 3 dwellings	12/03/2022	3	Not started	3		3					3
HM24	17/00419/FUL	Land Rear Of High Street Halmerend	New apartment over existing underpass access	26/07/2020	1	Under Construction	1	1						1

		Stoke-On-Trent Staffordshire											
NA	18/00014/FUL	Land Rear South Of Co Operative Lane Halmerend Staffordshire	Two Detached Dormer Bungalows (resubmission of 17/00829/FUL)	06/03/2021	2	Not started	2		2				2
NA	19/00512/FUL	Land South Of Appleton Cottage Coneygreave Lane Whitmore Newcastle Under Lyme Staffordshire	Proposed detached dwelling on land south of appleton cottage (re-submission of application 18/00294/FUL)	23/08/2022	1	Under Construction	1	1					1
NA	19/00834/FUL	Land To Rear Of 77 - 83 Castle Street Chesterton Newcastle Under Lyme Staffordshire ST5 7LP	Erection of 2no. dwellings with bedroom in loft space	04/02/2023	2	Not started	2		2				2
NA	15/00693/FUL	Land To The North East Of Birks Drive/North West Of Tower Road, Ashley	Erection of detached bungalow	23/10/2018	1	Under Construction	1	1					1
NA	19/00066/FUL	Land To The Rear Of 20 Camillus Road Knutton Newcastle Under Lyme	Construction of 1 x 3 bedroom house and 2 x 2 bedroom bungalows for affordable rent	03/04/2022	3	Not started	3		3				3
NA	18/00184/FUL	Land To The Rear Of 41 Orme Road Newcastle Under Lyme Staffordshire ST5 2ND	Proposed erection of two three bedroom dwelling houses	03/05/2021	2	Under Construction	2	2					2
NA	16/00231/REM	Lee Croft, Pinetrees Lane, Ashley	Erection of a single dwelling house	21/06/2018	1	Under Construction	1	1					1

NA	17/00516/FUL	Loggerheads Hotel Market Drayton Road Loggerheads Market Drayton Shropshire TF9 4NX	Erection of 3 no. 4 bedroom detached houses with garages and associated turning space and landscaping	19/12/2021	3	Under Construction	3	3						3
NA	09/00685/EXTN	May Cottage, Brampton Road, May Bank, Newcastle	Erection of two, four bedroom detached dwellings	11/01/2016	2	Under Construction	2	2						2
LW6	19/00262/FUL	Moss Cottage Farm Fairgreen Road Baldwins Gate Staffordshire ST5 5BZ	Proposed detached bungalow	03/06/2022	1	Not started	1		1					1
NA	17/00445/FUL	Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS	Erection of a new dwelling house and formation of new accesses	13/10/2020	1	Not started	1		1					1
NA	19/00984/FUL	Plot 4 (Land East Of Appleton Cottage) Coneygreave Lane Whitmore Staffordshire ST5 5HX	Demolition of existing garage and erection of new 4 bedroom dwelling house	23/02/2023	1	Not started	1		1					1
LW23 / LW40	18/00776/FUL	Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Erection of a single dwelling	04/12/2021	1	Not started	1		1					1
NA	15/00435/FUL	Silver Birch, Birks Drive, Ashley Heath	Erection of detached bungalow, associated access and parking arrangements	19/08/2018	1	Under Construction	1	1						1
NA	16/00226/FUL	Smithy Cottages (Leese) Smithy Corner Bar Hill Madeley Crewe Cheshire CW3 9PN	Erection of two detached dwellings and detached double garage	12/05/2020	2	Under Construction	2	2						2

NA	15/00088/FUL	Spring Bank, New Road, Bignall End	Two detached dwellings (one of which proposed by 15/00088/FUL)	08/04/2018	2	Under Construction	1	1					1
NA	18/00259/FUL	T K Phillips Workshop Moss Lane Madeley Crewe Cheshire CW3 9PR	Erection of a pair of semi detached houses and a detached house	18/01/2022	2	Not started	2		2				2
NA	19/00002/FUL	Talke Library Wedgwood Road Talke Pits Stoke-On-Trent Staffordshire ST7 1SW	Proposed 4No. new 3 bed dwellings	03/04/2022	4	Not started	4		4				4
NA	19/00323/FUL	The Croft Newcastle Road Loggerheads Market Drayton Shropshire TF9 4PH	Erection of a detached dwelling	24/06/2022	1	Not started	1		1				1
KL17	20/00018/FUL	The Hawthorns University Of Keele Keele Newcastle Under Lyme Staffordshire	Replacement of previously approved (part of application reference: 17/00953/FUL) commercial unit and 2no. one bed apartments and associated car parking, with 1no. two-storey five bed house and car parking.	09/03/2023	-1	Not started	-1		-1				-1
AB32	16/00747/FUL	The Nurseries 35 Alsager Road Audley Stoke On Trent Staffordshire ST7 8JG	Development of three two bedroom bungalows and one two bedroom dorma bungalow	11/11/2019	4	Under Construction	1		1				1
NA	17/00798/FUL	The Offley Arms Poolside Madeley Crewe Cheshire CW3 9DX	Erection of 3no. dwellings and conversion of outbuilding to form 1no. apartment	21/02/2021	4	Not started	4		4				4

NA	08/00046/REM	The Old Boars Head, 288 Heathcote Road, Halmerend	Erection of four dwellings	01/02/2010	4	Under Construction	4	4					4
NA	19/00441/FUL	The Uplands Mount Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4AZ	Proposed new dormer bungalow in part of existing garden	16/09/2022	1	Not started	1		1				1
NA	17/00573/FUL	Wall Farm House 99 Nantwich Road Audley Stoke On Trent Staffordshire ST7 8DL	The building of a single residential unit on the footprint of a pig sty and existing storage barns	18/09/2020	1	Not started	1		1				1
NA	19/00897/FUL	The Brackens Leycett Lane Newcastle Under Lyme Staffordshire CW3 9LS	A detached dwelling to replace an existing workshop and storage buildings	26/07/2022	1	Not started	1		1				1
LW7	16/01098/DEM	1 Pasture Close Baldwins Gate Staffordshire ST5 5DQ	Application for prior notification of proposed demolition of two storey detached house	15/02/2022	-1	Not started	-1		-1				-1
NA	16/00099/FUL	Barn, Holly Lane, HARRISEAHEAD ST7 4LE	Rebuilding of existing barn for residential use	31/03/2019	01/01/1900	Under Construction	1	1					1
TOTAL								84	106	0	0	0	190

Planning Consent for Change of Use and Conversions

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
NA	18/01014/FUL 18/01015/LBC	1 King Street Newcastle- Under-Lyme Staffordshire ST5 1EN	Conversion of former restaurant to 12 room House in Multiple Occupation	03/04/2022	1	Not started	1		1				1
NA	18/00615/FUL	101 Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4EW	Change of use of shop and associated residential unit into two residential units, with the addition of a two storey side extension and minor demolition works to the rear elevations.	11/03/2022	1	Not started	1		1				1
NA	15/00750/FUL	123 Liverpool Road, Cross Heath	Change of use including first floor flat	30/10/2018	1	Under Construction	1	1					1
NA	19/00307/COUNOT	2 Wharf Street Newcastle- under-Lyme Staffordshire ST5 1JZ	Prior notification of change of use of office(s) to a single dwelling	NA	1	Not started	1		1				1
NA	19/00708/DEEM4	20 Sidmouth Avenue Newcastle Under Lyme Staffordshire ST5 0QN	Change of use of existing building from office to residential including part demolition of the existing building with external alterations and erection of three new detached dwellings	09/12/2022	4	Not started	4		4				4

NA	18/00653/COUNOT	3 Dales Green Road Rookery Kidsgrove Stoke-On-Trent Staffordshire ST7 4RH	Prior notification of change of use from agricultural buildings to two residential dwellings	01/10/2021	2	Not started	2		2					2
NA	19/00685/PLD	39 - 41 High Street Newcastle Under Lyme Staffordshire ST5 1QZ	The change of use of upper floors from A2 retail to C3 residential flats	NA	2	Under Construction	2	2						2
NA	19/00918/FUL	4 The Midway Newcastle Under Lyme Staffordshire ST5 1QG	Change of use of 1st floor to form 2 residential units	22/03/2023	2	Not started	2		2					2
NA	19/00235/COU	46 Church Street Audley Newcastle Under Lyme Staffordshire ST7 8DE	Change of use of part of ground floor from Residential to Retail Use	28/05/2022	-1	Not started	-1		-1					-1
NA	20/00080/FUL	5 Grosvenor Road Newcastle Under Lyme Staffordshire ST5 1LW	Proposed Basement Conversion to form additional flat and Refurbishment of existing three flats	30/03/2023	1	Not started	1		1					1
NA	19/00003/FUL	60 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE	Change of use of first and second floor from retail/ancillary retail storage to 2 residential flats	04/03/2022	2	Under Construction	2	2						2
NA	17/00800/FUL	7 King Street Newcastle Under Lyme Staffordshire ST5 1EH	Change of Use from B1 Office to Residential Use (HMO) containing 6 en-suite rooms, communal kitchen and living area	29/01/2021	1	Not started	1		1					1

NA	19/00597/FUL	8 Ironmarket Newcastle Under Lyme Staffordshire ST5 1RF	Proposed conversion of first and second floors from use class A1 (shop) to C4 (house in multiple occupation)	25/09/2022	1	Not started	1		1						1
NA	16/00888/FUL	9-11 King St Kidsgrove	Change of use of ground, first and second floors to provide 4no. one-bed residential flats and 3no. two-bed residential flats, subdivision of existing Class A1 shop to provide 2no. Class A1 shops, and external alterations.	20/12/2019	7	Under Construction	7	7							7
NA	17/00926/FUL	Barn South East Of Hollycroft Farm, Lordsley Lanes, Ashley, TF9 4EQ	Conversion of existing agricultural building to residential use/ Proposed new dwelling	10/01/2021	1	Not started	1		1						1
NA	18/00948/FUL	Chapel Barn Shraley Brook Road Halmerend Stoke-On-Trent Staffordshire ST7 8AH	Conversion of the existing house to form two dwellings including the closure of the existing access, the creation of a new access, and the extension of the existing paved area to provide parking and turning space for the new dwelling.	27/02/2021	1	Not started	1		1						1
NA	19/00968/FUL	Corner Of Mount Pleasant And Gainsborough Road 23 Mount Pleasant Chesterton Newcastle Under Lyme Staffordshire ST5 7LQ	Change of use of 8 bedroom house in multiple occupation to 6 No. 1 bedroom flats including a new entrance porch, a number of minor alterations to openings and formation of an additional parking space.	27/01/2023	5	Under Construction	5	5							5
NA	17/01021/FUL	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	Change of use of Cornwall House Clinic back into a dwelling.	09/08/2021	1	Under Construction	1	1							1

NA	18/00824/COUNOT	Dales Green Farm 14 Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RJ	Prior notification for conversion of existing agricultural building to residential use	20/12/2021	1	Not started	1		1					1
NA	18/00752/COUNOT	Farm Building Off Butthouse Lane Chapel Chorlton Staffordshire ST5 5JW	Prior notification of change of use from agricultural buildings to two residential dwellings	01/11/2021	2	Not started	2		2					2
NA	19/00159/FUL	Former Post Office Unit Automatic Exchange Wilbrahams Walk Newcastle Under Lyme Staffordshire	Change of use from business premises to dwelling (Resubmission of 18/00685/FUL)	01/05/2022	1	Not started	1		1					1
NA	19/00906/FUL	Harriseahead Methodist Church Chapel Lane Harriseahead Stoke-On-Trent Staffordshire	Change of use from a place of worship to residential, demolition of part of the existing church and the creation of two new dwellings (Resubmission of 19/00495/FUL)	29/01/2023	2	Not started	2		2					2
NA	17/00073/FUL	Hazeley Paddocks Keele Road Madeley Heath Crewe Cheshire	Conversion of Barn to Create Single Family Dwelling	31/03/2020	1	Under Construction	1	1						1
NA	17/00070/FUL	Hey House Manor Road Baldwins Gate Staffordshire CW3 9PS	Conversion of former two-storey stable building and adjoining single-storey outbuildings into a single domestic dwelling	08/05/2020	1	Under Construction	1	1						1

NA	16/00962/COUNOT	Holloway Farm Aston Market Drayton Shropshire ST5 5EP	Prior notification for conversion of existing agricultural building to residential use	23/12/2019	1	Under Construction	1	1						1
NA	18/00136/COUNOT	Hungerford House Farm Hungerford Lane Madeley Crewe Cheshire CW3 9PD	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to residential	06/06/2021	3	Not started	3		3					3
NA	18/00703/COUNOT	Hungerford House Farm Hungerford Lane Madeley Crewe Cheshire CW3 9PD	Prior notification of change of use from agricultural buildings to 5 no. residential dwellings	12/11/2021	5	Not started	5		5					5
NA	19/00958/COUNOT	J P Distribution Hempstalls Lane Newcastle Under Lyme Staffordshire ST5 0SW	Application for prior approval of proposed change of use from Vacant Office (Use Class B1(a)) to 37 No. Flats	NA	37	Not started	37		37					37
NA	04/01283/EXTN	Land Adjacent The Bradburys Winnington	Change of use of redundant agricultural buildings to single residential unit	09/12/2013	1	Under Construction	1	1						1
NA	19/00895/FUL 19/00896/LBC	Manor House Farm Park Lane Ashley Market Drayton Shropshire TF9 4EH	Conversion of existing barn into 3 no dwellings, one for residential dwelling use, two for holiday let use. The proposals involve the careful modification and restoration of a building in the curtilage of a listed building, Manor House Farm.	13/02/2023	1	Not started	1		1					1

NA	19/00698/COUNOT	Morston House The Midway Newcastle Under Lyme Staffordshire ST5 1QG	Prior notification of change of use of the existing Class B1 (a) (office) floorspace on 1st, 2nd, 3rd and 4th floors to Class C3 (residential) use as 92 studio flats	NA	92	Not started	92		30	30	30	2	92
NA	13/00755/FUL	Moss House Farm, Eardley End Road, Bignall End	Change of use of former barn to two residential market housing units	27/08/2017	2	Under Construction	2	2					2
NA	19/00077/COUNOT	Offices 27 Marsh Parade Newcastle Under Lyme Staffordshire ST5 1BT	Prior notification of a change of use of offices to dwellinghouse	28/03/2022	1	Not started	1		1				1
NA	19/00788/FUL	Ravens Court House Ravenshall Main Road Betley Crewe Cheshire CW3 9BH	Conversion and extension of existing triple garage to form dwelling	04/01/2023	1	Not started	1		1				1
WL11	20/00004/FUL	Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire ST5 3LS	Conversion of existing apartment at first and second floor level to provide an additional apartment.	02/03/2023	1	Not started	1		1				1
NA	19/00173/FUL	Silver Birch 129 Church Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JJ	Change of use with building works from Public House to 1 dwelling	07/05/2022	1	Not started	1		1				1
NA	17/00076/FUL	The Grange Brodder Lane Peatswood Market Drayton Shropshire TF9 2PL	The conversion of outbuildings to provide a 4 Bedroom single storey dwelling.	14/06/2020	1	Under Construction	1	1					1
NA	18/00430/COUNOT	The Mill Congleton Road Butt Lane Stoke On Trent Staffordshire ST7 1NE	Prior notification of a change of use of offices to 15 dwellings	NA	15	Not started	15		15				15

NA	17/00231/FUL	Wayside Farm Nantwich Road Blackbrook Staffordshire ST5 5EL	Conversion of former horse hospital to residential use	27/06/2020	1	Under Construction	1	1						1
NA	16/00151/FUL	White House Farm Deans Lane Balterley Crewe Cheshire CW2 5QH	Conversion of existing dairy into a single one bed dwelling	07/06/2019	1	Under Construction	1	1						1
NA	17/00374/FUL	Wrinehill Mill Farm Mill Lane Wrinehill Crewe Cheshire CW3 9DE	The change of use of part of a stable block to create residential accommodation, and associated building works.	01/11/2020	1	Under Construction	1	1						1
NA	19/00410/FUL	Lymewood The Green Newcastle Under Lyme Staffordshire ST5 4AA	Proposed conversion of detached garage and store to two bedroom detached dwelling including external alterations, parking provisions and installation of septic tank	19/07/2022	1	Not started	1		1					1
NA	18/01012/FUL	Apedale House The Drive Newcastle Under Lyme Staffordshire ST5 6BW	Proposed conversion of commercial premises to a four bedroom dwelling	01/03/2022	1	Not started	1		1					1
NA	19/00487/COU	Wynnbank Farm Wereton Road Audley Stoke On Trent Staffordshire ST7 8HE	Change of use of domestic storage building to dwelling	30/08/2022	1	Not started	1		1					1
TOTAL								28	119	30	30	2	209	

Planning Consent for Student Accommodation

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
TC26	16/01106/FUL	Former Bristol Street Ford Garage London Road Newcastle Under Lyme Staffordshire ST5 1LZ	Redevelopment of the site for 499 apartments (comprising of student accommodation)	30/10/2020	499	Under Construction	499	66	108	108	103	114	499
TC36	18/00483/FUL	Former Savoy Cinema / Metropolis Nightclub Newcastle Under Lyme Staffordshire ST5 1QQ	Demolition of the former Savoy Cinema/Metropolis Nightclub and erection of a part 9, part 12 storey building to provide 211 rooms of student accommodation.	14/03/2022	211	Under Construction	211		211				211
TOTAL								66	319	108	103	114	710

Planning Consent for Elderly Accommodation

SHLAA Reference	Most Recent Planning Application:	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
NA	19/00254/FUL	Langley Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	Change of use and proposed extensions and alterations to form 20-bed care home	23/05/2022	11 (20)	Under Construction	11		11				11
WL2	18/00693/FUL	Orchard House Clayton Road Newcastle Under Lyme Staffordshire ST5 3AF	Specialist accommodation for the elderly comprising of 75 Residential apartments with care, communal facilities, parking and associated private amenity space for persons aged 55 and over.	28/03/2022	42 (75)	Under Construction	42		42				42
TOTAL								0	53	0	0	0	53