



Contents

1. Background
2. National Policy and Guidance
3. Local Housing Need
 - Application of an Appropriate Buffer
 - Addressing the Shortfall
4. Local Housing Need 2025 to 2030
5. Housing Land Supply
6. Five Year Housing Land Supply Position
7. Plan Period Housing Land Position
8. Summary
9. Appendix 1 – Category A sites (excluding sites in Reg 19 Plan and Local Plan Appendix 4 sites)
10. Appendix 2 – Local Plan Housing Trajectory
11. Appendix 3 – Category A & B Proformas and Statements of Common Ground

1. Background

- 1.1. This statement sets out an up to date position regarding the availability of land in Newcastle-under-Lyme Borough Council for housing development over the five-year period from 2025 to 2030 to inform the examination of the Local Plan. It includes several assumptions regarding the influence of potential future local plan allocations on the Council's housing land supply position and ongoing housing supply over the Plan period. It includes information on the expected delivery of housing sites across the Plan period and an updated housing trajectory in appendix 2.

2. National Policy and Guidance

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

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

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

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

- 2.2 The adopted Plan for Newcastle-under-Lyme is the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) which was adopted more than five years ago (October 2009). It is also acknowledged that the emerging local plan housing requirement, subject to the Plan adoption, will form the future housing requirement for the Borough. In line with the December 2024 NPPF and transitional arrangements set out in paragraphs, 234 and 236, the submitted Local Plan will be examined under the relevant provisions of the previous version of the NPPF from December 2023.

- 2.3. The December 2024 NPPF also states that:-

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for (NPPF, Paragraph 62, 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 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 practice guidance (NPPF, Annex 2: Glossary, p.74).
- 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 more than 5 years, or where strategic housing policies have not been reviewed and found to be up to date, to use the Government's standard method as the starting point for calculating the 5-year housing land supply. This will apply to decision taking until the Local Plan is adopted.
- 2.6. The NPPF defines 'deliverable' and states that, to be considered deliverable
- “...sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years” (NPPF, Annex 2: Glossary, p.72).
- 2.7. 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 three-year period by the total number of dwellings that were built during the same period. The Housing Delivery Test result is used to determine the application of an appropriate buffer to the Borough's supply of deliverable sites, along with determining what other measures are required, according to national policy, to address any under-delivery.
- 2.8. As noted above, the submitted Local Plan will be examined under the provisions of the December 2023 version of the NPPF. However, for completeness, this document engages with the requirements of the 2024 NPPF to assist with decision taking in the Borough.

3. Local Housing Need 2025 to 2030

- 3.1. Newcastle-under-Lyme Borough Council is currently preparing a Local Plan. The Newcastle-under-Lyme Local Plan 2020-2040: Final Draft Local Plan (Regulation 19 Stage) was submitted for examination in December 2024. Once adopted the emerging Local Plan will replace the Core Spatial Strategy and set a new housing requirement which will assess housing need for the Borough and constraints to development.
- 3.2. Strategic policies within the current development plan (the Core Spatial Strategy) are more than 5 years old. In accordance with Planning Practice Guidance (“PPG”), the local housing need figure should be used for calculating a five-year housing land supply for Newcastle-under-Lyme (PPG, Paragraph: 003, Reference ID: 68-003-20190722, Revision date: 22July 2019) until such time that the Local Plan has been adopted.
- 3.3. The December 2024 NPPF and corresponding PPG includes changes to the local housing need figure. The local housing need figure, calculated using the Standard Method is a formula used by local authorities to establish minimum housing need. The standard method now uses a two-step approach to calculate housing need:
- Setting a baseline using 0.8% of existing housing stock for the area.
 - Adjusting to take account of affordability. The baseline figure is then adjusted (if the ratio >5) using an adjustment factor calculated using the five-year average affordability ratio.
- 3.4. The Borough’s local housing need according to the Government’s standard method to assess housing need, indicates a minimum annual local housing need of 545 dwellings. However, following the publication of updated housing affordability ratio data in England on the 24 March 2025, the local housing need figure for the Borough has increased to 550 dwellings per annum.
- 3.5. The Borough’s Housing Requirement in the emerging Local Plan, defined using the guidance in the PPG and NPPF in place at the time of preparing the Local Plan is a minimum annual housing requirement of 400 dwellings.

Application of an Appropriate Buffer

- 3.6. With regard to buffers, Paragraph 79 of the December 2024 NPPF states that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years the following policy consequences should apply:
- where delivery falls below 95% - the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
 - where delivery falls below 85% - the authority should include a buffer of 20% to their identified supply of specific deliverable sites in addition to the requirement for an action plan;
 - where delivery falls below 75% - the presumption in favour of sustainable development applies in addition to the requirements for an action plan and 20% buffer.

- 3.7. As set out in Table 1, the Borough Council's 2023 Housing Delivery Test Result indicates an over-supply of housing over the three years captured through the housing delivery test.

Table 1: Housing Delivery Test 2023 measurement

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

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

- 3.8. The NPPF (December 2024) includes a requirement for the addition of a 5% buffer to the supply of specific deliverable sites to ensure 'choice and competition in the market for land' (paragraph 78, p.21).

Addressing the Shortfall

- 3.9. As outlined in Table 1 (above), there is no shortfall of homes delivered. Therefore, no shortfall needs to be factored into the five-year housing land supply requirement calculation using the Local Housing Need Figure.
- 3.10. In respect of the impact of the Local Plan on the calculation of a shortfall. The plan period is from 2020 – 2040 and looking at the delivery of homes against the draft housing requirement (as set out in Appendix 2) there is no shortfall in provision, against the housing requirement cumulatively as at 01 April 2025.

4. Local Housing Need 2025 to 2030

- 4.1. Figure 1 indicates the annual local housing need figure according to the Government's standard method to assess housing need. In accordance with the NPPF and PPG, the Borough's minimum housing need has been calculated using the standard method.
- 4.2. The Council has recently submitted its Local Plan for examination by the Secretary of State. The housing requirement in the emerging local plan is 400. The figures included in the emerging Local Plan are included below to illustrate the position on adoption of the Local Plan. Until such time that the Local Plan is adopted, the local housing need figure should be used for the purposes of the calculation of five-year supply in the borough.

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

	Local Housing Need	Emerging Local Plan
Annual Local Housing Need	550	400
Five-Year Local Housing Need	2,750	2,000
Buffer at 5%	138	100
Shortfall	0	0
Five Year Housing Requirement	2,888	2,100
Annual Requirement	578	420

5. Housing Land Supply

Assessment of Deliverable Sites

- 5.1. The capacities identified in this section were derived having considered the definition of 'deliverable' sites as set out in the NPPF and PPG (*NPPF, Annex 2: Glossary, p72 and PPG, Paragraph: 007, Reference ID: 68-007-20190722*).
- 5.2. The approach adopted ensures an up-to-date trajectory and robust deliverable supply having determined which sites are deliverable and the amount of capacity (delivery) that can realistically be expected from each site during the 2024-2029 period.
- 5.3. The appendices to this report also set out, through individual proformas those sites in category A and B. A number of category B sites are local plan allocations and are supported by statement of common ground documents with individual site promoters.

Detailed Planning Permission

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

Outline Planning Permission

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

Planning Applications with Resolutions to Grant

- 5.6. Sites with planning applications with resolutions to grant (outline or full) planning permission subject to a Section 106 agreement or Unilateral Undertaking being completed are considered deliverable where there is clear evidence that housing completions will begin on sites within five years. These applications have progressed positively through the development management process with the proposal generally being considered acceptable by the Council and are ready to receive planning permission, subject to the detail of planning requirements being secured in a Section 106 legal agreement or unilateral undertaking.

Windfall Development and Allowance

5.7. The NPPF states that

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area” (*NPPF, Paragraph 75, p20*).

5.8. The Council has compelling evidence that windfall sites provide a reliable source of supply in Newcastle-under-Lyme. Table 3 below shows the past trends in windfall site completions since 2008. These typically comprise changes of use, conversions and sites not already identified in the published SHLAA.

Table 3: Calculation of the windfall allowance

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

5.9. Considering the monitoring data presented in Table 3, a windfall allowance of 62.67 dwellings per year for years 2025/26 and 2026/27 of the five-year period has been included in the housing land supply calculation. A total windfall allowance of 126 has historically been used in the last two years of the 5 year period. This avoids double counting of existing planning approvals which are likely to be built during the preceding three years.

Student Accommodation

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

5.11. The PPG states:

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

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

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

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling” (PPG, Paragraph: 025, Reference ID: 68-034-20190722, Revision Date: 22 July 2019).

5.12. In accordance with the above guidance, the Council considered it appropriate to include student housing in the housing land supply. This assessment usually involves calculating a ratio to estimate the amount of student accommodation required to free-up or release a conventional self-contained home.

5.13. The Housing Delivery Test includes the provision of student accommodation. The Council applied the nationally set ratios based on England Census data, to determine the number of students within the Borough who occupy student only households. Table 4 provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

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

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

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

5.14. From the data presented in Table 4 it can be assumed that there were 2,174 students in the Borough at 2011, based on the number of properties occupied by 1 to 7 students. Dividing the total number of students living in student only households by the total number of student only households (2174 / 857) provides the average student household occupancy, which for the Borough is 2.5. This suggests that 2.5 units of

student accommodation are required in order to assume the release of one self-contained home.

- 5.15. Table 5 indicates that Keele University's full-time student population in 2021/22 was 1,375 (17.42%) higher than it was in 2013/14. Therefore, it is considered reasonable to assume that a net increase of student accommodation provision (i.e. halls of residence or self-contained student accommodation) will meet the test set out in the PPG by, for instance, allowing market housing to remain in such use.

Table 5: Keele University Full-Time Student Numbers

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

Source: Higher Education Statistics Agency

- 5.16. It is the Council's view that the approach described results in an accurate ratio with which to estimate the release and / or maintenance of market housing through the supply of new purpose-built student accommodation. This view is also supported by the fact that the average number of students in student only households in England is 2.5.

Older People / C2 Housing

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

"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market" (PPG, Paragraph: 026 Reference ID: 68-035-20190722, Revised Date: 22 July 2019).

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

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

Final Draft Emerging Local Plan

- 5.22. Also included in this updated position statement, are site allocations in the emerging (Regulation 19) Local Plan which are, if allocated, expected to start delivering

dwelling within the 2025 – 2030 5-year period. Several statements of common ground have been prepared with site promoters of draft allocations in the Local Plan to support the assumptions made in this report and are included as appendices to this report.

Overview of Housing Land Supply Components

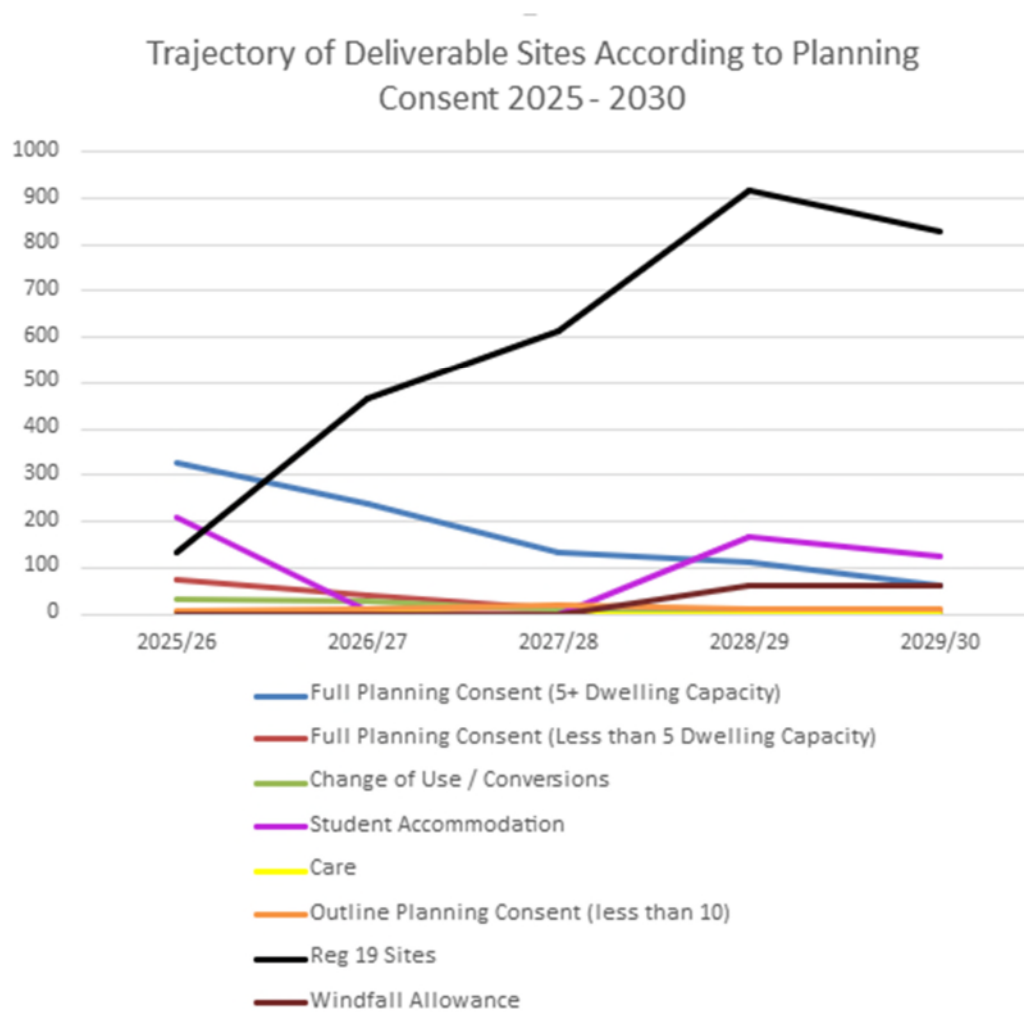
- 5.23. Having described the various components which form the Council's housing land supply, Table 6 provides an overview of the Borough's deliverable housing land supply. Details of the sites which form each component of the housing land supply are provided in the appendices to this report.

Table 6: Five-Year Housing Supply

Housing Supply Components	Housing Land Supply
Full planning consent (5+) in the five-year housing land supply (as at 31/03/2025) – excluding REG 19 and LP Appendix 4 sites	872
Full planning consent (less than 5) in the five year housing land supply (as at 31/03/2025) – excluding REG19 and LP Appendix 4 sites	136
Change of use and conversions	75
Student Accommodation (housing release onto market from deliverable student provision)	508
Care	1
Outline planning consent (less than 10) in the five-year housing land supply (as at 31/03/2025) – excluding REG 19 and LP Appendix 4 sites	56
Reg 19 Sites (and Appendix 4 sites)	2,959
Windfall Allowance (added to Years 4 and 5)	126
Total	4,733

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

Figure 2: Trajectory of Deliverable Sites According to Planning Consent



6. Five-Year Housing Land Supply Position

6.1. Table's 7 & 8 below determines that the Council's position in relation to 5-year housing land supply.

Table 7: Five-year housing land supply position (545 per annum)

Five Year Supply Calculation for period 2025 - 2030 - 550 dwellings per annum (with and without student accommodation included)			
Calculating the required supply		With student accommodation included	Without student accommodation included
A	Five-year Local Housing Need 2025/6 – 2029/30	2,750	2,750
B	Shortfall	0	0
C	Five-year requirement with shortfall	2,750	2,750
D	Five-year requirement including shortfall and buffer	2,888	2,888
E	Annual requirement including shortfall and buffer	578	578
Identified supply			
F	Supply over 5-year period 2025/6 – 2029/30	4,733	4,225
Five-year land supply (expressed in years)		8.2	7.3

Table 8: Five-year housing land supply position (400 per annum)

Five Year Supply Calculation for period 2025 - 2030 - 400 dwellings per annum (with and without student accommodation included)			
Calculating the required supply		With student accommodation included	Without student accommodation included
A	Five-year Local Housing Need 2025/6 – 2029/30	2,000	2,000
B	Shortfall	0	0
C	Five-year requirement with shortfall	2,000	2,000
D	Five-year requirement including shortfall and buffer	2,100	2,100
E	Annual requirement including shortfall and buffer	420	420
Identified supply			
F	Supply over 5-year period 2025/6 – 2029/30	4,733	4,225
Five-year land supply (expressed in years)		11.3	10.1

7. Plan Period Housing Land Position

- 7.1. The appendices to this statement also detail the approach taken to determine the expected delivery of homes over the Plan period.
- 7.2. The Council has demonstrated delivery of 9,670 number of dwellings over the Plan period which compared to the housing requirement of 400 dwellings per annum (8,000 over the Plan period) represents approximately 21% flexibility.

8. Summary

- 8.1. This statement details the approach taken to determine the five-year housing land supply position. The Council has prepared this in accordance with the updated National Planning Policy Framework and Planning Practice Guidance.
- 8.2. The Council has updated its five-year housing land supply position as of 01/03/2025 and has demonstrated a housing land supply of over 5 years.

Appendix 1: Category A Sites (excluding sites in Reg 19 Plan and Local Plan Appendix 4 sites)

Schedule and Proformas for sites included in Category A for the purposes of this assessment

FULL 5+ Schemes													
SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2025/26	2026/27	2027/28	2028/29	2029/30	Total Delivery 2025-2030
TB5	19/00623/REM 14/00948/OUT	Hamptons Metal Merchants, Keele Road, Newcastle Under Lyme, Staffordshire, ST5 5AA	Thistleberry	Reserved Matters application (appearance, landscaping, layout and scale) for residential development comprising 133 dwellings, public open space and associated works pursuant to outline consent 14/00948/OUT (Appeal Ref: APP/P3420/W/3138033).	11/12/2019	11/12/2021	133	1	0	0	0	0	1
CH4	17/00281/FUL	Land Around Wilmot Drive EstateLower Milehouse LaneNewcastle Under LymeStaffordshireST5 9AX	Cross Heath	Development of 276 dwellings, public open space and associated infrastructure works	16/05/2018	16/05/2021	276	20	14	0	0	0	34
AB76	18/00122/FUL	New Farm, Alsager Road, Audley, Stoke On Trent, Staffordshire, ST7 8JQ	Audley	Demolition of existing builders yard and the erection of 7 dwelling houses with associated access road and landscaping	07/06/2019	07/06/2022	7	0	0	0	7	0	7
LW12	20/00201/REM 15/00015/OUT 21/00536/FUL	Tadgedale QuarryMucklestone RoadLoggerheadsMarket DraytonShropshireTF9 4DJ	Loggerheads	Approval of appearance, landscaping, scale and layout for the erection of up to 128 dwellings as approved under planning application 15/00015/OUT	04/02/2021	04/02/2023	128	25	25	25	17	0	92
TC32	20/00336/FUL 14/00477/FUL 22/00959/FUL	Newcastle Baptist Church, London Road, Newcastle Under Lyme, Staffordshire, ST5 1LN	Town	Application for the variation of condition 2 of 14/00477/FUL (Demolition of former Newcastle Baptist Church and erection of residential apartment development containing 14 no. 2 bed units and 8 no. 1 bed units, formation of new access and associated car parking) to allow for the enclosure of the open air corridors and subsequent changes to the elevations and car parking	03/08/2023	03.08.2026	22	20	2	0	0	0	22
Part of CT17	22/00011/FUL 20/00369/FUL	Land At The Corner Of High Street And Lion Grove Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	PHASE 2a of 20/00369/FUL: Full planning permission for the development of 8no. dwellings, with associated car parking, landscaping and amenity space	20/07/2022	20/07/2025	8	8	0	0	0	0	8
Part of CT17	22/00012/REM 20/00369/FUL	Land Off Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7HF	Holditch & Chesterton	PHASE 2b of 20/00369/FUL: Approval of Reserved Matters (scale, layout, landscaping and external appearance) for the development of 35 dwellings, pursuant to planning permission 20/00369/FUL	18/10/2022	18/10/2024	-9	-22	13	0	0	0	-9
Part of CT17	24/00137/FUL	Land Off Cross Street Chesterton Newcastle Under Lyme Staffordshire ST5 7HF	Holditch & Chesterton	Detailed (full) planning permission for the erection of 39 dwellings within Use Class C3, formation of open space, hard and soft landscaping, provision of access and associated engineering work at land at Cross Street, Chesterton, Newcastle-under-Lyme.	18/09/2024	18.09.2027	39	0	0	13	13	13	39

CT21	20/00463/FUL 22/01018/FUL	Land Off Watermills Road, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7ET	Holditch & Chesterton	67 dwellings including means of access	18/12/2020	18/12/2023	67	30	30	7	0	0	67
BL7	20/00501/FUL	Land North Of West Avenue, Kidsgrove, Stoke-On-Trent, Staffordshire, ST7 1NT	Talke & Butt Lane	Residential development for 66 dwellings (reduced from 69) with associated access, public open space and landscaping	28/05/2021	28/05/2024	66	11	0	0	0	0	11
SP25	21/00131/FUL	129 Church Street, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JJ	Silverdale	Change of use from Public House with first floor apartment into 6 no. self contained apartments on ground and first floor, with minor alterations to existing elevations.	13/04/2021	13/04/2024	5	0	5	0	0	0	5
LW31	21/00365/REM 17/00067/DEEM4	Land South Of Market Drayton Road, Market Drayton RoadLoggerheadsNewcastle Under LymeTF9 4BT	Loggerheads	Outline Planning Application for residential development for up to 65 dwellings with associated open space and landscaping	10/03/2022	10/03/2024	56	10	0	0	0	0	10
MD10	21/00593/REM 17/00514/OUT	Land South OfHoneywall LaneNewcastle Under LymeStaffordshire	Madeley & Betley	Reserved matters application pursuant to outline permission ref. 17/00514/OUT for 34 no. dwellings including associated infrastructure (layout, scale, appearance, internal access arrangements and landscaping).	11/01/2022	11/01/2024	34	34	0	0	0	0	34
TC44	21/00594/FUL 23/00008/FUL	Safety Glass Replacements, East Of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	Proposed demolition of window manufacturing facility and construction of 7no. 3 bedroomed dwellings	26/08/2021	26/08/2024	7	3	0	4	0	0	7
NA	20/01079/FUL 23/00374/FUL	Land Off Apedale Road Chesterton Newcastle Under Lyme Staffordshire ST5 6BH	Holditch & Chesterton	Proposed residential development of 20 no. flats	12/10/2023	12.10.2026	20	20	0	0	0	0	20
HD24	21/00655/FUL	Land Between Apedale Road And Palatine Drive Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	Full planning application for the erection of 330 no. dwellings, including open space, new vehicular access off Apedale Road, and associated infrastructure and earthworks	23/08/2022	23/08/2025	330	30	50	50	50	50	230
NA	21/01175/FUL	Madeley Manor Nursing Home Heighley Castle Way Madeley Crewe Cheshire CW3 9HJ	Madeley & Betley	Conversion of Grade 2 Listed 'Madeley Manor' into 12 no. apartments and 2 no. houses. Demolition of boiler house. Upgrades to driveway and provision of 30 no. parking spaces.	16/03/2023	16/03/2026	14	0	0	0	14	0	14
NA	22/00661/REM & 21/01067/OUT	43 Lamb Street Kidsgrove Stoke-On- Trent Staffordshire ST7 4AL	Kidsgrove & Ravenscliffe	Residential development of detached dwellings including new vehicular access from Lamb Street	04/01/2023	04/01/2025	5	5	0	0	0	0	5
BW16	21/00470/REM 17/00515/DEEM4	Land To The North Of Bradwell Hospital, Talke Road, Bradwell	Bradwell	Development of up to 85 dwellings and associated access arrangements	23/09/2022	23/09/2024	85	39	5	0	0	0	44

LW85	22/00046/REM 18/00507/OUT 21/0069/REM	Croft Farm, Stone Road, Hill Chorlton, Newcastle Under Lyme, Staffordshire, ST5 5DR	Maer & Whitmore	Detail of internal access, appearance, landscaping, layout and scale for the erection of replacement farmhouse and 11 bungalows pursuant to outline consent 18/00507/OUT & 18/00507/NMA	29/04/2022	29/04/2024	11	4	5	0	0	0	9
MD31	19/00036/FUL	Land Off New Road, Madeley, Crewe, Cheshire, CW3 9HA	Madeley & Betley	Proposed residential development of 32 residential dwellings with site access, car parking, landscaping and all associated engineering works.	04/09/2019	04/09/2022	32	2	0	0	0	0	2
WL9	23/00659/REM 19/00515/OUT	Seabridge Community Education Centre Roe Lane Newcastle Under Lyme Staffordshire ST5 3UB	Westlands	Outline planning permission for the demolition of all existing buildings and the erection of circa 55 dwellings with associated infrastructure, landscaping and open space. Detailed approval is sought for the means of access only with the details of appearance, landscaping, layout and scale to be reserved for subsequent approval.	17/11/2020	17/11/2023	53	20	33	0	0	0	53
KL16	22/00094/FUL 13/00970/OUT 24/00229/FUL	Land North Of Pepper Street Keele Newcastle Under Lyme Staffordshire	Keele	Variation of condition 21 as to allow impact piling to be used in the construction of the development of planning permission 13/00970/OUT	20/09/2023	20/09/2026	97	30	30	25	0	0	85
KS10	22/00621/FUL	Land Off Church Lane Knutton Newcastle Under Lyme Staffordshire	Knutton	Proposed erection of 6 detached dwellings on land off Church Lane, Knutton	31/03/2023	31/03/2026	6	6	0	0	0	0	6
NC75	23/00231/FUL	Former Nags Head 4 High Street Harriseahead ST7 4JT	Newchapel & Mow Cop	9 dwellings (5 terraced and 4 semi-detached), formation of new estate road with associated landscaping. Amended Plans.	18/03/2024	18/03/2027	8	5	3	0	0	0	8
N/A	23/00367/FUL	Site Of Former Methodist Church Chapel Street	Talke & Butt Lane	Erection of 7no. 2 bedroom dwellings with vehicular access and associated parking for 9 vehicles	20/07/2023	20/07/2026	7	5	2	0	0	0	7
N/A	22/00284/FUL 23/00512/FUL	Former Clayton Lodge Hotel Clayton Road Newcastle Under Lyme Staffordshire ST5 4AF	Westbury Park & Northwood	Demolition and clearance of existing structures, ground remodelling, and development of 48 dwellings with landscaping, access and associated works. Variation of conditions 2 and 24 of planning permission 22/00284/FUL to allow for amendments to the proposed site levels and foul drainage scheme	05/05/2023	05/05/2026	48	14	17	7	0	0	38
N/A	23/00184/FUL	Jolly Potters Inn ST5 1UP	Town	Demolition of existing pub, construction of a new 4 storey, 9 no. apartment block with associated underground parking and drainage works as well as a small commercial unit on the ground floor (Revised description and amended plans received 22.11.2023)	01/02/2024	01/02/2027	12	5	5	2	0	0	12

N/A	23/00784/FUL	7 Victoria Street Newcastle Under Lyme Staffordshire ST5 1NU	Town	Demolition of no. 7 Victoria street to be replaced with 12 no. apartments	25/04/2024	25.04.2027	11	0	0	0	11	0	11
								325	239	133	112	63	872

FULL (5 and over dwellings)

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Sites of 5 and above

Site name:	Hamptons Metal Merchants, Keele Road, ST5 5AA				
Local plan / SHELAA ref:	TB5 (19/00623/REM 14/00948/OUT)				
Total capacity:	133				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Around Wilmot Drive Estate, ST5 9AX				
Local plan / SHELAA ref:	CH4 (17/00281/FUL)				
Total capacity:	276				
Plan period completions:	34				
Five year completions:	34				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	20	14	0	0	0

Site name:	New Farm, Alsager Road				
Local plan / SHELAA ref:	AB76 (18/00122/FUL)				
Total capacity:	Full Planning permission for 7 dwellings				
Plan period completions:	7				
Five year completions:	7				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	7	0

Site name:	Tadgedale Quarry, Mucklestone Road, Loggerheads				
Local plan / SHELAA ref:	LW12 (20/00201/REM)				
Total capacity:	128				
Plan period completions:	128				
Five year completions:	92 (with the balance of 36 having been completed to date i.e. by the end of the 24/25 monitoring period)				

	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	25	25	25	17	0

Site name:	Newcastle Baptist Church, London Road, Newcastle Under Lyme, Staffordshire, ST5 1LN				
Local plan / SHELAA ref:	TC32 (22/00959/FUL 20/00336/FUL)				
Total capacity:	22				
Plan period completions:	22				
Five year completions:	22				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	20	2	0	0	0

Site name:	Land at the corner of High Street and Lion Grove Chesterton Newcastle Under Lyme Staffordshire				
Local plan / SHELAA ref:	Part of CT17 (22/00011/FUL 20/00369/FUL)				
Total capacity:	8				
Plan period completions:	8				
Five year completions:	8				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	8	0	0	0	0

Site name:	Land off Cross Street, Chesterton, Newcastle-under-Lyme				
Local plan / SHELAA ref:	Part of CT17 (22/00012/REM)				
Total capacity:	-9				
Plan period completions:	-9				
Five year completions:	-9				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	-22	13	0	0

Site name:	Land off Cross Street				
Local plan / SHELAA ref:	Part of CT17 (24/00137/FUL)				
Total capacity:	39				

Plan period completions:	39				
Five year completions:	39				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	13	13	13

Site name:	Land off Watermills Road, Chesterton				
Local plan / SHELAA ref:	CT21 (22/01018/FUL)				
Total capacity:	Full Planning permission for 67 dwellings				
Plan period completions:	67				
Five year completions:	37 (with the balance of 30 having been completed to date)				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	30	30	7	0	0

Site name:	Land North of West Avenue				
Local plan / SHELAA ref:	BL7 (20/00501/FUL)				
Total capacity:	66 dwellings				
Plan period completions:	11 dwellings (with the balance of 55 having already been completed)				
Five year completions:	11				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	11	0	0	0	0

Site name:	Church Street, Silverdale				
Local plan / SHELAA ref:	SP25 (21/00131/FUL)				
Total capacity:	Full planning permission for 6 (net 5) dwellings				
Plan period completions:	5 dwellings (net)				
Five year completions:	5 dwellings (net)				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	5	0	0	0

Site name:	Land South of Market Drayton Road, Market Drayton				
Local plan ref:	LW31 (ref 21/00365/REM) site is under construction				

Total capacity:	56 (with the balance of development having already been completed)				
Plan period completions:	10				
Five year completions:	10				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	10	0	0	0	0

Site name:	Land South of Honeywall Lane, Newcastle Under Lyme, Staffordshire				
Local plan ref:	MD10 (21/00593/REM)				
Total capacity:	34				
Plan period completions:	34				
Five year completions:	34				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	34	0	0	0	0

Site name:	East of Garden Street, Newcastle				
Local plan / SHELAA ref:	TC44 (23/00008/FUL 21/00594/FUL)				
Total capacity:	Full planning permission for 7 dwellings				
Plan period completions:	7 dwellings				
Five year completions:	7 dwellings				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	3	0	4	0	0

Site name:	Land off Apedale Road, Chesterton				
Local plan / SHELAA ref:	N/A (23/00374/FUL)				
Total capacity:	20				
Plan period completions:	20				
Five year completions:	20				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	20	0	0	0	0

Site name:	Land Between Apedale Road and Palatine Drive				
Local plan / SHELAA ref:	HD24 (21/00655/FUL)				
Total capacity:	Full Planning permission for 330 dwellings				
Plan period completions:	330 dwellings				
Five year completions:	230 dwellings				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	30	50	50	50	50

Site name:	Madeley Manor Nursing Home Heighley Castle Way Madeley Crewe Cheshire CW3 9HJ				
Local plan ref:	n/a (21/01175/FUL)				
Total capacity:	14				
Plan period completions:	14				
Five year completions:	14				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	14	0

Site name:	43 Lamb Street, Kidsgrove				
Local plan ref:	N/A (22/00661/REM)				
Total capacity:	Full planning permission for 5 dwellings				
Plan period completions:	5				
Five year completions:	5				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	5	0	0	0	0

Site name:	Land To The North Of Bradwell Hospital, Talke Road				
Local plan ref:	BW16 (21/00470/REM)				
Total capacity:	85				
Plan period completions:	44 (with the balance of development having already been completed)				
Five year completions:	44				
	2025/6	2026/7	2027/8	2028/9	2029/30

Annual completions:	39	5	0	0	0
---------------------	----	---	---	---	---

Site name:	Croft Farm, Stone Road, Hill Chorlton, Newcastle Under Lyme, Staffordshire, ST5 5DR				
Local plan ref:	LW85 (22/00046/REM)				
Total capacity:	11				
Plan period completions:	2 (with the balance of development having already been completed)				
Five year completions:	9				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	4	5	0	0	0

Site name:	Land off New Road, Madeley				
Local plan ref:	MD31 (19/00036/FUL)				
Total capacity:	Full Planning permission for 32 dwellings				
Plan period completions:	5				
Five year completions:	2 (with the balance of development having been completed to date)				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Seabridge Community Education Centre, Roe Lane, ST5 3UB				
Local plan ref:	WL9 (23/00659/REM 19/00515/OUT)				
Total capacity:	53				
Plan period completions:	53				
Five year completions:	53				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	20	33	0	0	0

Site name:	Pepper Street, Keele				
Local plan ref:	KL16 (24/00229/FUL)				
Total capacity:	Full Planning permission for 97 dwellings				
Plan period completions:	85 (with the balance of development having been completed to date)				
Five year completions:	85				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	30	30	25	0	0

Site name:	Land off Church Lane, Knutton				
Local plan ref:	KS10 (22/00621/FUL)				
Total capacity:	6				
Plan period completions:	6				
Five year completions:	6				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	6	0	0	0

Site name:	Former Nags Head, High Street, Harriseahead				
Local plan ref:	NC75 (23/00231/FUL)				
Total capacity:	8				
Plan period completions:	8				
Five year completions:	8				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	5	3	0	0

Site name:	Site of Former Methodist Church				
-------------------	--	--	--	--	--

Local plan ref:	N/A (23/00367/FUL)				
Total capacity:	7				
Plan period completions:	7				
Five year completions:	7				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	5	2	0	0

Site name:	Former Clayton Lodge Hotel Clayton Road Newcastle Under Lyme Staffordshire ST5 4AF				
Local plan ref:	N/A (23/00512/FUL)				
Total capacity:	48				
Plan period completions:	38 (with the balance of development having been completed to date)				
Five year completions:	38				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	14	17	7	0	0

Site name:	Jolly Potters Inn, ST5 1UP				
Local plan ref:	N/A (23/00184/FUL)				
Total capacity:	12				
Plan period completions:	12				
Five year completions:	12				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	5	5	2	0	0

Site name:	7 Victoria Street Newcastle Under Lyme Staffordshire ST5 1NU				
Local plan ref:	n/a (23/00784/FUL)				

Total capacity:	11				
Plan period completions:	n/a				
Five year completions:	11				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	11	0

FULL (Less than 5)													
SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2025/26	2026/27	2027/28	2028/29	2029/30	Total
NA	09/00685/EXTN	May Cottage, Brampton Road, May Bank, Newcastle under Lyne, ST5 0RQ	May Bank	Erection of two, four bedroom detached dwellings	11/01/2013	11/01/2016	2	2	0	0	0	0	2
NA	13/00402/FUL	Land Adjacent 19 Grove Avenue, Kidsgrove	Talke & Butt Lane	1 no. Pair of new semi detached properties	18/12/2013	18/12/2016	2	0	0	0	2	0	2
NA	13/00551/OUT 16/00086/REM 18/00858/FUL	Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA	Maer & Whitmore	4 residential dwellings (amended to 3, below permission granted 2 bungalows in lieu of 1 detached)	23/03/2016	23/03/2018	4	1	0	0	0	0	1
NA	22/00295/FUL	Land Off Watering Close Baldwins Gate Staffordshire ST5 5DA	Maer & Whitmore	2 x 3 bedroom bungalows	13/07/2022	13/07/2025	2	2	0	0	0	0	2
NA	22/00290/FUL 15/00637/PLD 10/00117/FUL	Land Between No 89 And 93 Coalpit Hill Talke Stoke-On-Trent Staffordshire	Talke & Butt Lane	Application for variation of the following conditions relating to planning application ref 10/00117/FUL for the erection of a detached dwelling Condition 2 (materials) , Condition 3 (drawings), Condition 4 (garage doors)	13/05/2010	NA	1	1	0	0	0	0	1
NA	15/00640/FUL	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	Audley	Erection of 3 no. dwellings	07/10/2015	07/10/2018	3	2	0	0	0	0	2
NA	15/00926/FUL	Land Adjacent To No. 12 Goodwin Avenue, Newcastle	Cross Heath	Detached dwelling	16/12/2015	16/12/2018	1	1	0	0	0	0	1
NA	16/00099/FUL	Holly Barn, Holly Lane, Harriseahead, ST7 4LE	Newchapel & Mow Cop	Rebuilding and conversion of existing agricultural building to residential use	31/03/2016	31/03/2019	1	1	0	0	0	0	1
NA	17/00483/FUL	8 Barford Road, Newcastle Under Lyme, Staffordshire, ST5 3LF	Westlands	Proposed demolition of existing bungalow and construction of three dormer bungalows	31/01/2018	31/01/2021	2	0	0	1	0	0	1
NA	17/00573/FUL	Wall Farm House, 99 Nantwich Road, Audley, Staffordshire, ST7 8DL	Audley	The building of a single residential unit on the footprint of a pig sty and existing storage barns	18/09/2017	19/09/2020	1	1	0	0	0	0	1
NA	17/00798/FUL 22/00075/PLD	The Offley Arms, Poolside, Madeley, Cheshire, CW3 9DX	Madeley & Betley	Erection of 3no. dwellings and conversion of outbuilding to form 1no. apartment	21/02/2018	21/02/2021	4	0	0	0	4	0	4

NA	18/00147/FUL	GaragesVernon AvenueAudleyStoke-On-TrentStaffordshire	Audley	Construction of three dwellings	28/03/2019	28/03/2022	3	3	0	0	0	0	3
NA	18/00444/FUL 19/00897/FUL	The Brackens, Leycett Lane, Leycett, Newcastle Under Lyme, Staffordshire, CW3 9LS	Madeley & Betley	A detached dwelling to replace an existing workshop and storage buildings	20/01/2020	20/01/2023	1	1	0	0	0	0	1
NA	18/00879/OUT 19/00293/REM	Land Adjacent 54 Diglake Street, Bignall End, Staffordshire, ST7 8PZ	Audley	Erection of a pair of semi-detached dwellings (All matters reserved)	02/07/2019	02/07/2021	2	1	0	0	0	0	1
NA	18/01012/FUL	Building adjacent to Apedale House, The Drive, Newcastle Under Lyme, Staffordshire, ST5 6BW	Audley	Proposed conversion of commercial premises to a four bedroom dwelling	01/03/2019	01/03/2022	1	0	1	0	0	0	1
NA	19/00002/FUL	Talke Library, Wedgwood Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1SW	Talke & Butt Lane	Proposed 4 no. new 3 bed dwellings	03/04/2019	03/04/2022	4	4	0	0	0	0	4
NA	19/00059/PLD	31 Southlands AvenueWolstantonNewcastle Under LymeStaffordshireST5 8BZ	May Bank	The development proposed is the demolition of existing bungalow and erection of four town houses (option one).	22/03/2019	NA	3	0	0	2	1	0	3
NA	22/00344/FUL 19/00066/FUL	Land To The Rear Of 20 Camillus RoadKnuttonNewcastle Under Lyme	Knutton	Construction of 1 x 3 bedroom house and 2 x 2 bedroom bungalows for affordable rent	13/06/2022	13/06/2025	3	1	2	0	0	0	3
NA	19/00149/FUL	24 Greenock Close, Newcastle Under Lyme, Staffordshire, ST5 2LG	Thistleberry	Two new build 3-bed detached dwellings.	26/04/2019	26/04/2022	2	1	1	0	0	0	2
NA	19/00189/FUL	126 Milehouse Lane, Newcastle Under Lyme, Staffordshire, ST5 9JY	Cross Heath	Removal of existing garage and erection of new build bungalow on land adjacent to 126 Milehouse Lane.	14/08/2019	14/08/2022	1	1	0	0	0	0	1
NA	22/00945/FUL 19/00257/FUL	Land Adjacent 17 Church Lane, Mow Cop, Staffordshire, ST7 4LR	Newchapel & Mow Cop	Proposed dwelling in garden	01/10/2019	01/10/2022	1	1	0	0	0	0	1
NA	19/00480/FUL	Land adjacent to 20 Lincoln Road, Kidsgrove, Stoke-On-Trent, ST7 1HA	Kidsgrove & Ravenscliffe	Proposed removal of prefabricated garage, construction of new semi detached dwellings and vehicular accesses	14/08/2019	14/08/2022	2	2	0	0	0	0	2
NA	19/00531/FUL	Greenacres Farm, Dab Green, Newcastle Under Lyme, Staffordshire, ST5 5HL	Maer & Whitmore	Erection of Farmworkers Dwelling	27/09/2019	27/09/2022	1	0	1	0	0	0	1
NA	19/00895/FUL 23/00234/FUL 19/00896/LBC	Manor House Farm, Park Lane, Ashley, Market Drayton, Shropshire, TF9 4EH	Loggerheads	Conversion of existing barn into 3 no dwellings, one for residential dwelling use, two for holiday let use. The proposals involve the careful modification and restoration of a building in the curtilage of a listed building, Manor House Farm.	13/02/2020	13/02/2023	1	1	0	0	0	0	1

NA	19/00971/FUL	1 James Street, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 0BX	Wolstanton	Erection of one terraced house	27/02/2020	27/02/2023	1	1	0	0	0	0	1
NA	22/00377/FUL 20/00083/FUL 19/00063/FUL	Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads, Newcastle Under Lyme, TF9 4PH	Loggerheads	Erection of 3 dwelling houses on site of existing 2 no. Green and Acorn bungalows (Resubmission of 19/00063/FUL)	22/12/2022	22/12/2025	1	0	1	0	0	0	1
NA	20/00110/REM 18/00119/OUT	Parson Pools, Brodder Lane, Peatswood, Market Drayton, TF9 2PQ.	Loggerheads	Detail of access, appearance, landscaping, layout and scale for the erection of site managers dwelling	28/04/2020	28/04/2022	1	0	1	0	0	0	1
NA	20/00160/FUL (23/00503/FUL)	Land adjacent 61 High Street, Alsagers Bank, Newcastle Under Lyme, Staffordshire	Audley	Residential development comprising of the erection of 2 no. dwellings	27/04/2020	27/04/2023	2	1	0	0	0	0	1
NA	23/00759/FUL 22/00225/FUL, 20/00598/FUL resubmission of 17/00711/FUL	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	Audley	Proposed 3 bed dwelling	14/10/2020	14/10/2023	1	0	1	0	0	0	1
NA	20/00612/FUL	Garages Adjacent To 63 Brittain Avenue, Chesterton, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Detached house and garage with access off Brittain Avenue.	14/06/2021	14/06/2024	1	1	0	0	0	0	1
NA	23/00898/FUL 20/00971/FUL 18/00897/OUT	2 Newcastle Road, Madeley, Newcastle Under Lyme, CW3 9JH	Madeley & Betley	Erection of a detached dwelling and single garage (Amended plans received 09.03.2021)	09/01/2024	09/01/2027	1	0	1	0	0	0	1
NA	21/00020/FUL	Land Adjacent 4 Calvert Grove, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 8QA	Bradwell	Erection of a detached dwelling	25/03/2021	25/03/2024	1	1	0	0	0	0	1
NA	21/00178/FUL	Land Adjacent To Spring Head House (Former King William IV Public House) High Street Talke Kidsgrove Staffordshire ST7 1PY	Talke & Butt Lane	Proposed Development to form Two Residential Properties on the former Carpark of the King William Public House	14/07/2021	14/07/2024	2	0	2	0	0	0	2
NA	21/00343/FUL	103 High Street, Harsiahead, Kidsgrove, Staffordshire, ST7 4JU	Newchapel & Mow Cop	Conversion and change of use of former farm buildings to 2 residential dwellings, demolition of additional building and replacement with 2 domestic single-storey timber-framed garages, creation of residential curtilages and connection to foul drains	18/06/2021	18/06/2024	2	1	0	1	0	0	2
NA	23/00695/FUL 21/00450/FUL	Farm Building Land Off Butt House Lane, Butthouse Lane, Chapel Chorlton, Staffordshire, ST5 5JW	Maer & Whitmore	Conversion of traditional brick farm building to single dwelling, erection of ancillary garaging outbuilding and change of use of land to residential curtilage with associated highway access.	07/12/2023	07/12/2026	1	1	0	0	0	0	1
NA	21/00494/FUL	Land Adjacent To 45 Old Butt Lane, Kidsgrove, Staffordshire, ST7 1NJ	Talke & Butt Lane	Three Bedroom Detached Dwelling	04/08/2021	04/08/2024	1	1	0	0	0	0	1
NA	22/00253/FUL 21/00499/FUL	Plum Tree Park Farm Church Lane Betley Crewe Cheshire CW3 9AY	Madeley & Betley	Farm manager's dwelling (22/00253/FUL is a VOC)	17/09/2021	17/09/2024	1	1	0	0	0	0	1
NA	21/00726/FUL	22 Wood Street, Bignall End, Newcastle Under Lyme, Staffordshire, ST7 8QL	Audley	Detached House and Integral Garage	22/09/2021	22/09/2024	1	0	1	0	0	0	1

NA	21/00738/FUL	Romany, Rowan Lane, Ashley, Market Drayton, Shropshire, TF9 4PT	Loggerheads	Erection of 3 detached dwellings	24/09/2021	24/09/2024	2	0	2	0	0	0	2
NA	22/00819/FUL 21/00748/FUL 24/00228/FUL	Land Off Birks Drive, Ashley Heath, Market Drayton, Shropshire	Loggerheads	Erection of a 5 bedroom detached dwelling with connected garage	25/03/2022	25/03/2025	1	0	0	1	0	0	1
NA	21/00844/REM 18/00121/OUT	Waggon And Horses, Nantwich Road, Audley, Stoke On Trent, Staffordshire, ST7 8DY	Audley	Erection of three dwellings (outline)	22/10/2021	22/10/2023	3	1	0	0	0	0	1
NA	21/00871/FUL 21/00278/FUL	Shetland Rise, Top Rock Road, Ashley, Market Drayton, Shropshire, TF9 4NA	Loggerheads	Demolition of existing buildings and replace with two detached dwellings with garages	18/11/2021	18/11/2024	1	1	0	0	0	0	1
NA	21/00950/FUL	27 Jamage Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1QD	Talke & Butt Lane	Erection of dwelling in garden	25/02/2022	25/02/2025	1	0	1	0	0	0	1
NA	23/00008/FUL	Safety Glass Replacements, West of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	Demolition of workshop. Erection of a pair of semi detached houses	16/03/2023	16/03/2026	2	2	0	0	0	0	2
NA	21/00779/FUL	Red Heath House, Pepper Street, Keele, Newcastle Under Lyme, Staffordshire, ST5 6QJ	Keele	Proposed Single Storey Dwelling	09/08/2022	09/08/2025	1	0	1	0	0	0	1
NA	22/00287/FUL	Land Adjacent 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT	Kidsgrove & Ravenscliffe	Erection of a 3 bedroom detached dwelling	26/05/2022	26/05/2025	1	1	0	0	0	0	1
NA	23/00273/FUL 22/00425/FUL	1 Leicester Close, Clayton, Newcastle Under Lyme, Staffordshire, ST5 3BP	Clayton	Proposed detached bungalow	24/05/2023	07/07/2025	1	0	1	0	0	0	1
NA	23/00850/FUL 22/00599/FUL	Land South Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire	Westlands	Proposed New Dwelling	18/12/2023	18/12/2026	1	1	0	0	0	0	1
NA	22/00641/FUL	51 Keele Road, Newcastle Under Lyme, Staffordshire, ST5 2JT	Thistleberry	New dwelling	22/11/2022	22/11/2025	1	0	0	0	1	0	1
NA	22/00644/FUL	9 New Road Bignall End Stoke-On-Trent Staffordshire ST7 8QF	Audley	New 3 bed dwelling	19/10/2022	19/10/2025	1	0	1	0	0	0	1
NA	22/00778/FUL	54 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE	Town	Change of Use to form 3 residential dwellings retaining ground floor shop	09/11/2022	09/11/2025	3	0	3	0	0	0	3
NA	22/01003/FUL	Builders Yard Queen Street Chesterton Newcastle Under Lyme Staffordshire ST5 7EN	Holditch & Chesterton	Erection of 4 dwellings and formation of new accesses	13/03/2023	13/03/2026	4	4	0	0	0	0	4

N/A	23/00087/FUL	The Dingle Boyles Hall Road Bignall End Stoke-On-Trent Staffordshire ST7 8QG	Audley	1 infill dwelling	93/04/2023	03/04/2026	1	0	1	0	0	0	1
N/A	23/00914/FUL	Land Adj 43 Vernon Avenue Audley Stoke-on-trent Staffordshire ST7 8EF	Audley	2 semi detached dwellings	21/03/2024	21/03/2027	2	0	2	0	0	0	2
N/A	23/00876/FUL	135 High Street Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BQ	Audley	Detached Dwellings	26/02/2024	26/03/2027	1	1	0	0	0	0	1
N/A	23/00385/FUL	Grange Farm Rye Hills Bignall End Stoke-On-Trent Staffordshire ST7 8LP	Audley	Demolition of existing barn and replace with detached dwelling. (Amended plans received)	22/09/2023	22/09/2026	1	1	0	0	0	0	1
N/A	24/00038/FUL	141 - 143 London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7JD	Holditch and Chesterton	Proposed demolition of existing outbuildings and erection of 3No Town houses	13/03/2024	13/03/2027	3	3	0	0	0	0	3
N/A	23/00253/FUL	Land Off Liverpool Road East Kidsgrove Stoke-On-Trent Staffordshire ST7 3AD	Kidsgrove & Ravenscliffe	4 dwellings	05/10/2023	15/10/2026	4	4	0	0	0	0	4
N/A	23/00174/FUL	Land Adj 125 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP	Silverdale	2 dwellings	12/01/2024	12/01/2027	2	2	0	0	0	0	2
N/A	23/00187/FUL	Land Off Mow Cop Road Mow Cop Stoke-On-Trent Staffordshire	Newchapel & Mow Cop	1 detached dwelling	15/03/2023	15/05/2026	1	1	0	0	0	0	1
N/A	23/00601/FUL	134 Mow Cop Road Mow CopStoke-On-Trent Staffordshire ST7 4NF	Newchapel & Mow Cop	1 detached dwelling	12/10/2023	12/10/2026	1	1	0	0	0	0	1
N/A	19/00537/FUL	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	May Bank	3 detached dwellings	08/11/2019	08/11/2022	3	0	2	1	0	0	3
N/A	23/00881/FUL	Butterton Stud And Racing Stables Park Road Butterton Newcastle Under Lyme Staffordshire	Maer & Whitmore	4 dwellings	22/02/2024	22/02/2027	4	2	2	0	0	0	4
N/A	14/00023/FUL	53 High Street Knutton ST5 6DB	Knutton	demolish house and build 2 houses	20/02/2014	20/03/2017	1	0	0	0	1	0	1
N/A	23/00266/FUL	Land Adjacent To 27 Esslie Avenue Ashley Market Drayton Shropshire TF9 4LP	Loggerheads	Demolition of existing garage blocks and erection of 2no. Dwellings	13/07/2023	13/07/2026	2	0	2	0	0	0	2
N/A	22/01089/FUL	Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS	Maer & Aston	Renewal of planning permission reference 15/00281/FUL for the erection of a single dwelling with associated infrastructure and ancillary facilities	18/04/2023	18/04/2023	1	1	0	0	0	0	1
N/A	23/00399/FUL	Moss House Moss Lane Madeley Crewe Cheshire CW3 9ED	Madeley & Betley	Erection of detached dwelling and detached garage with living accommodation at first floor level.	23/08/2023	23/08/2026	1	1	0	0	0	0	1

N/A	19/00323/FUL	The Croft Newcastle Road Loggerheads Market Drayton Shropshire TF9 4PH	Loggerheads	Erection of a detached dwelling	24/06/2019	24/06/2022	1	0	0	0	1	0	1
N/A	23/00934/FUL	6 New Row Monument View Madeley Heath Crewe Cheshire CW3 9LL	Madeley & Madeley Heath	Erection of a pair of semi detached cottages	29/01/2024	29/01/2027	2	0	2	0	0	0	2
N/A	23/00529/FUL 23/00959/FUL	Land Adj Arbour Farm Napley Road Napley Newcastle Under Lyme Staffordshire TF9 4AJ	Loggerheads	Agricultural worker's dwelling	12/09/2023	12/09/2026	1	0	1	0	0	0	1
N/A	23/00520/FUL 22/00736/FUL	Old Springs Hall Stoneyford Market Drayton Shropshire TF9 2PE	Loggerheads	Application for variation of condition 2 of planning permission 22/00736/FUL to allow the size of the garage at Top Lodge to be extended for ease of manufacture and consistency. (Garages to two existing estate lodges within the curtilage of the listed Hall.)	16/08/2023	16/08/2026	1	0	1	0	0	0	1
	23/00144/REM	Roeburndale Leycett Lane Leycett Newcastle Under Lyme Staffordshire CW3 9LS	Madeley & Betley	Approval of Reserved Matters (scale, appearance and landscaping) for the development of a detached dwelling pursuant to planning permission 21/00484/OUT	17/04/2023	17/04/2026	1	1	0	0	0	0	1
	20/00623/FUL 24/00216/FUL	Mullion Common Lane Baldwins Gate Staffordshire ST5 5HF	Maer & Whitmore	Proposed new dwelling in the grounds of Mullion	29/04/2024	29/04/2027	1	0	1	0	0	0	1
	21/00909/OUT 23/00204/REM	Whitmore Riding School Shut Lane Head Staffordshire ST5 4DS	Maer & Whitmore	Expansion of facilities at Whitmore Riding School to provide a 3 Bed Bungalow, and additional Stabling for 8 Riding School Horses.	01/06/2023	01/06/2026	1	0	1	0	0	0	1
	21/01060/OUT	Land Rear 11 Bullocks House Road Harriseahead Stoke-On-Trent Staffordshire ST7 4JH	Newchapel & Mow Cop	Two storey detached house	23/02/2022	23/02/2025	1	0	1	0	0	0	1
	08/00046/REM	The Old Boars Head 288 Heathcote Road Halmerend Stoke-On-Trent Staffordshire	Audley	Erection of four dwellings	29/02/2008	29/02/2010	4	4	0	0	0	0	4
	22/00935/REM 22/00761/REM 21/01092/OUT	Land At The Junction Of Doctors Bank And Orchard Close Ashley Market Drayton Shropshire TF9 4JS	Loggerheads	Reserved matters for single dormer bungalow with vehicle access from Doctors Bank.	17/01/2023	17/01/2026	1	1	0	0	0	0	1
N/A	22/00961/FUL	Land Adjacent Bearstone Stud Muckleston Road Market Drayton Shropshire	Loggerheads	Erection of essential staff housing for Bearstone Stud	27/07/2023	27/07/2026	4	3	0	0	0	0	3
N/A	23/00419/FUL	Land Near Rowley House Moss Lane Madeley Crewe Cheshire CW3 9NQ	Madeley	1 detached dwelling	14/09/2023	14/09/2026	1	1	0	0	0	0	1
N/A	24/00045/FUL 22/00104/FUL	5 Repton Drive Newcastle Under Lyme Staffordshire ST5 3JF	Westlands	Demolition of existing garage and utility, construction of new garage and dwelling	13.03.2024	13.03.2027	1	1	0	0	0	0	1

N/A	24/00008/FUL	Parking Garages Adjacent To 12 Farmers Bank Silverdale Newcastle Under Lyme ST5 6NE	Silverdale	Erection of 2no. dwellings with associated parking on an existing parking garage site including demolition of the existing garages	15/05/2024	15.05.2027	2	0	0	2	0	0	2
N/A	24/00117/FUL 24/00144/FUL	7 Pepper Street Newcastle Under Lyme Staffordshire ST5 1PR	Town	Demolition of commercial premises and construction of a dwelling house to be used by a disabled person.	28/06/2024	28.06.2027	1	0	1	0	0	0	1
N/A	24/00210/FUL 24/00676/FUL	Land To Rear Of 18 St Anthony's Drive And 54 Emery Avenue Newcastle Under Lyme Staffordshire ST5 2JF		Proposed Erection of Two Storey Dwelling (resubmission of planning application 24/00132/FUL)	17/05/2024	17.05.2027	1	0	0	1	0	0	1
N/A	24/00211/FUL 24/00228/FUL	Land Off Birks Drive Market Drayton Shropshire TF9 4PX	Loggerheads	Erection of 5 Bedroom detached dwelling and separate garage	21/06/2024	21.06.2027	1	0	1	0	0	0	1
N/A	24/00503/FUL	Land Off Shut Lane Head Newcastle Under Lyme Staffordshire ST5 4DS	Maer & Whitmore	Proposed calf rearing unit and associated temporary agricultural workers dwelling	28/08/2024	28.08.2027	1	0	0	0	1	0	1
N/A	24/00524/FUL	Land Rear Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire	Westlands	3no dwellings	13/12/2024	13/12/2027	3	0	1	1	1	0	3
N/A	24/00526/FUL	Land To North East Side Of Number 44 Queen Street Kidsgrove Stoke On Trent ST7 4AH	Kidsgrove	Proposed Self-build Dwelling	13/12/2024	n/a	1	0	0	0	0	1	1
								73	40	10	12	1	136

Full Planning Permission – Less than 5 dwellings

Site name:	May Cottage, Brampton Road, May Bank, Newcastle under Lyne, ST5 0RQ				
Local plan ref:	n/a (09/00685/EXTN)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Land Adjacent 19 Grove Avenue, Kidsgrove				
Local plan ref:	n/a (13/00402/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	2	0

Site name:	Land Off Watering Close Baldwins Gate Staffordshire ST5 5DA				
Local plan ref:	n/a (18/00858/FUL)				
Total capacity:	4				
Plan period completions:	3 (with the balance of development having been completed to date)				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	1	0	0	0

Site name:	Land Off Watering Close Baldwins Gate Staffordshire ST5 5DA				
Local plan ref:	n/a (22/00295/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Land Between No 89 And 93 Coalpit Hill Talke Stoke-On-Trent Staffordshire				
Local plan ref:	n/a (22/00290/FUL)				
Total capacity:	1				
Plan period completions:	n/a				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land adj 118 Apedale Road, Wood Land				
Local plan ref:	n/a (ref 15/00640/FUL)				
Total capacity:	3				
Plan period completions:	2 (with the balance of development having been completed to date)				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Land Adjacent To No. 12 Goodwin Avenue, Newcastle				
Local plan ref:	n/a (ref 15/00926/FUL)				
Total capacity:	1				
Plan period completions:	n/a				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Holly Barn, Holly Lane, Harriseahead, ST7 4LE				
Local plan ref:	n/a (16/00099/FUL)				
Total capacity:	1				
Plan period completions:	n/a				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	8 Barford Road, Newcastle Under Lyme, Staffordshire, ST5 3LF				
Local plan ref:	N/A (17/00483/FUL)				
Total capacity:	2				
Plan period completions:	1 Net Dwelling				
Five year completions:	1 Net Dwelling				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	Wall Farm House, 99 Nantwich Road, Audley, Staffordshire, ST7 8DL				
Local plan ref:	N/A (17/00573/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	The Offley Arms, Poolside, Madeley, Cheshire, CW3 9DX				
Local plan ref:	N/A (ref 17/00798/FUL 22/00075/PLD)				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	4	0

Site name:	Garages, Vernon Avenue, Audley, Stoke-On-Trent, Staffordshire				
Local plan ref:	N/A (18/00147/FUL)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	3	0	0	0	0

Site name:	The Brackens, Leycett Lane, Leycett, Newcastle Under Lyme				
Local plan ref:	N/A (19/00897/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Adjacent 54 Diglake Street, Bignall End, Staffordshire, ST7 8PZ				
Local plan ref:	N/A (19/00293/REM)				
Total capacity:	2				
Plan period completions:	1 (with the balance of development having been completed to date)				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Building adj to Apedale House, The Drive				
Local plan ref:	N/A (18/01012/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Talke Library, Wedgwood Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1SW				
Local plan ref:	N/A (19/00002/FUL)				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	4	0	0	0	0

Site name:	31 Southlands Avenue, Wolstanton. Newcastle Under Lyme, Staffordshire, ST5 8BZ				
Local plan ref:	N/A (19/00059/PLD)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	2	1	0

Site name:	Land to the Rear Of 20 Camillus Road, Knutton, Newcastle Under Lyme				
Local plan ref:	N/A (22/00344/FUL)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	2	0	0	0

Site name:	24 Greenock Close, Newcastle Under Lyme, Staffordshire, ST5 2LG				
Local plan ref:	N/A (19/00149/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	1	0	0	0

Site name:	126 Milehouse Lane, Newcastle Under Lyme, Staffordshire, ST5 9JY				
Local plan ref:	n/a (19/00189/FUL)				
Total capacity:	1				
Plan period completions:	n/a				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Adjacent 17 Church Lane, Mow Cop, Staffordshire, ST7 4LR				
Local plan ref:	n/a (22/00945/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land adjacent to 20 Lincoln Road, Kidsgrove, Stoke-On-Trent, ST7 1HA				
Local plan ref:	n/a (19/00480/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Greenacres Farm, Dab Green, Newcastle Under Lyme, Staffordshire, ST5 5HL				
Local plan ref:	n/a (19/00531/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Manor House Farm, Park Lane, Ashley, Market Drayton, Shropshire, TF9 4EH				
Local plan ref:	n/a (23/00234/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	1 James Street, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 0BX				
Local plan ref:	n/a (19/00971/FUL)				
Total capacity:	1				
Plan period completions:	n/a				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads, Newcastle Under Lyme, TF9 4PH				
Local plan ref:	n/a (22/00377/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Parson Pools, Brodder Lane, Peatswood, Market Drayton, TF9 2PQ.				
Local plan ref:	n/a (20/00110/REM)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land adjacent 61 High Street, Alsagers Bank, Newcastle Under Lyme, Staffordshire				
Local plan ref:	n/a (23/00503/FUL)				
Total capacity:	2 (with the balance of development having been completed to date)				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH				
Local plan ref:	n/a (23/00759/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Garages Adjacent To 63 Brittain Avenue, Chesterton, Newcastle Under Lyme, Staffordshire				
Local plan ref:	n/a (20/00612/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	2 Newcastle Road, Madeley, Newcastle Under Lyme, CW3 9JH				
Local plan ref:	n/a (23/00898/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land Adjacent 4 Calvert Grove, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 8QA				
Local plan ref:	N/A (21/00020/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Adjacent To Spring Head House (Former King William IV Public House) High Street Talke Kidsgrove Staffordshire ST7 1PY				
Local plan ref:	N/A (21/00178/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	103 High Street, Harriseahead, Kidsgrove, Staffordshire, ST7 4JU				
Local plan ref:	N/A (21/00343/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	1	0	0

Site name:	Farm Building Land Off Butt House Lane, Butthouse Lane, Chapel Chorlton, Staffordshire, ST5 5JW				
Local plan ref:	N/A (23/00695/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Adjacent To 45 Old Butt Lane, Kidsgrove, Staffordshire, ST7 1NJ				
Local plan ref:	N/A (21/00494/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Plum Tree Park Farm, Church Lane, Betley, Crewe, Cheshire, CW3 9AY				
Local plan ref:	N/A (22/00253/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	22 Wood Street, Bignall End, ST7 8QL				
Local plan ref:	N/A (21/00726/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Romany, Rowan Lane, Ashley, Market Drayton, Shropshire, TF9 4PT				
Local plan ref:	N/A (21/00738/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	Land Off Birks Drive, Ashley Heath, Market Drayton, Shropshire				
Local plan ref:	N/A (22/00819/FUL) (21/00748/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	Waggon And Horses, Nantwich Road, Audley, Stoke On Trent, Staffordshire, ST7 8DY				
Local plan ref:	N/A (21/00844/REM) (18/00121/OUT)				
Total capacity:	3 (with the balance of development having been completed to date)				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Shetland Rise, Top Rock Road, Ashley, Market Drayton, Shropshire, TF9 4NA				
Local plan ref:	N/A (21/00871/FUL) (21/00278/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	27 Jamage Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1QD				
Local plan ref:	N/A (21/00950/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Safety Glass Replacements, West of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW				
Local plan ref:	n/a (23/00008/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Red Heath House, Pepper Street, Keele, Newcastle Under Lyme, Staffordshire, ST5 6QJ				
Local plan ref:	n/a (21/00779/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land Adjacent 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT				
Local plan ref:	n/a (22/00287/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	1 Leicester Close, Clayton, Newcastle Under Lyme, Staffordshire, ST5 3BP				
Local plan ref:	n/a (23/00273/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land South Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire				
Local plan ref:	N/A (23/00850/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	51 Keele Road, Newcastle Under Lyme, Staffordshire, ST5 2JT				
Local plan ref:	N/A (22/00641/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	9 New Road Bignall End Stoke-On-Trent Staffordshire ST7 8QF				
Local plan ref:	N/A (22/00644/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	54 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE				
Local plan ref:	N/A (22/00778/FUL)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	3	0	0	0

Site name:	Builders Yard Queen Street Chesterton Newcastle Under Lyme Staffordshire ST5 7EN				
Local plan ref:	N/A (22/01003/FUL)				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	4	0	0	0	0

Site name:	The Dingle Boyles Hall Road Bignall End Stoke-On-Trent Staffordshire ST7 8QG				
Local plan ref:	N/A (23/00087/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land Adj 43 Vernon Avenue Audley Stoke-on-trent Staffordshire ST7 8EF				
Local plan ref:	N/A (23/00914/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	135 High Street Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BQ				
Local plan ref:	N/A (23/00876/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Grange Farm, Rye Hills, Bignall End, ST7 8LP				
Local plan ref:	N/A (23/00385/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	141 - 143 London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7JD				
-------------------	--	--	--	--	--

Local plan ref:	N/A (24/00038/FUL)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	3	0	0	0	0

Site name:	Land off Liverpool Road East, ST7 3AD				
Local plan ref:	N/A (23/00253/FUL)				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	4	0	0	0	0

Site name:	Land adjacent 125 Park Road, Silverdale				
Local plan ref:	N/A 23/00174/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Land Off Mow Cop Road Mow Cop Stoke-On-Trent Staffordshire				
Local plan ref:	N/A (23/00187/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	134 Mow Cop Road Mow Cop Stoke-On-Trent Staffordshire ST7 4NF				
Local plan ref:	N/A (23/00601/FUL)				
Total capacity:	1				

Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ				
Local plan ref:	N/A (19/00537/FUL)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	1	0	0

Site name:	Butterton Stud And Racing Stables Park Road Butterton Newcastle Under Lyme Staffordshire				
Local plan ref:	n/a (23/00881/FUL)				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	2	0	0	0

Site name:	53 High Street Knutton ST5 6DB				
Local plan ref:	n/a (14/00023/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	Land Adjacent To 27 Esselie Avenue Ashley Market Drayton Shropshire TF9 4LP				
Local plan ref:	n/a (23/00266/FUL)				
Total capacity:	2				
Plan period completions:	2				

Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS				
Local plan ref:	n/a (22/01089/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Moss House Moss Lane Madeley Crewe Cheshire CW3 9ED				
Local plan ref:	n/a (23/00399/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	The Croft Newcastle Road Loggerheads Market Drayton Shropshire TF9 4PH				
Local plan ref:	n/a (19/00323/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	6 New Row Monument View Madeley Heath Crewe Cheshire CW3 9LL				
Local plan ref:	N/A (23/00934/FUL)				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				

	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	Land Adj Arbour Farm Napley Road Napley Newcastle Under Lyme Staffordshire TF9 4AJ				
Local plan ref:	N/A (23/00959/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Old Springs Hall Stoneyford Market Drayton Shropshire TF9 2PE				
Local plan ref:	N/A (23/00520/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Roeburndale Leycett Lane Leycett Newcastle Under Lyme Staffordshire CW3 9LS				
Local plan ref:	N/A (23/00144/REM)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Mullion Common Lane Baldwins Gate Staffordshire ST5 5HF				
Local plan ref:	N/A (24/00216/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30

Annual completions:	0	1	0	0	0
---------------------	---	---	---	---	---

Site name:	Whitmore Riding School, Shut Lane Head, Staffordshire, ST5 4DS				
Local plan ref:	N/A (23/00204/REM)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land Rear 11 Bullocks House Road, Harriseahead, Stoke-On-Trent, Staffordshire, ST7 4JH				
Local plan ref:	N/A (21/01060/OUT)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	The Old Boars Head 288 Heathcote Road Halmerend, Stoke-On-Trent Staffordshire ST7 8BH				
Local plan ref:	N/A (08/00046/REM)				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	4	0	0	0	0

Site name:	Land At The Junction Of Doctors Bank And Orchard Close Ashley Market Drayton Shropshire TF9 4JS				
Local plan ref:	N/A (22/00935/REM 22/00761/REM 21/01092/OUT)				
Total capacity:	1				

Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Land Adjacent Bearstone Stud Mucklestone Road Market Drayton Shropshire				
Local plan ref:	N/A (22/00961/FUL)				
Total capacity:	4 (balance of development already completed)				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	3	0	0	0	0

Site name:	Land Near Rowley House Moss Lane Madeley Crewe Cheshire CW3 9NQ				
Local plan ref:	n/a (23/00419/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	5 Repton Drive Newcastle Under Lyme Staffordshire ST5 3JF				
Local plan ref:	n/a (24/00045/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Parking Garages Adjacent To 12 Farmers Bank Silverdale Newcastle Under Lyme ST5 6NE				
Local plan ref:	n/a (24/00008/FUL)				
Total capacity:	2				

Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	2	0	0

Site name:	7 Pepper Street Newcastle Under Lyme Staffordshire ST5 1PR				
Local plan ref:	n/a (24/00144/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land To Rear Of 18 St Anthony's Drive And 54 Emery Avenue Newcastle Under Lyme Staffordshire ST5 2JF				
Local plan ref:	n/a (24/00676/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	Land Off Birks Drive Market Drayton Shropshire TF9 4PX				
Local plan ref:	n/a (24/00228/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land Off Shut Lane Head Newcastle Under Lyme Staffordshire ST5 4DS				
Local plan ref:	n/a (24/00503/FUL)				
Total capacity:	1				

Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	Land Rear Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire				
Local plan ref:	n/a (24/00525/FUL)				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	1	1	0

Site name:	Land To North East Side Of Number 44 Queen Street Kidsgrove Stoke On Trent ST7 4AH				
Local plan ref:	N/A (24/00526/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	1

Change of use / Conversion													
SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2025/26	2026/27	2027/28	2028/29	2029/30	Total
NA	16/00962/COUNOT	Holloway Farm Aston Market Drayton Shropshire ST5 5EP	Maer & Whitmore	Prior notification for conversion of existing agricultural building to residential use	23/12/2016		1	0	0	0	1	0	1
NA	18/00824/COUNOT	Dales Green Farm, 14 Dales Green Road, Mow Cop, Stoke-On-Trent, ST7 4RJ	Newchapel & Mow Cop	Prior notification for conversion of existing agricultural building to residential use	20/12/2018	20/12/2021	1	1	0	0	0	0	1
NA	19/00487/COU	Wynnbank Farm, Wereton Road, Audley, Stoke On Trent, Staffordshire, ST7 8HE	Audley	Change of use of domestic storage building to dwelling	30/08/2019	30/08/2022	1	1	0	0	0	0	1
NA	20/00004/FUL	Seabridge Hall, Seabridge Lane, Newcastle Under Lyme, Staffordshire, ST5 3LS	Westlands	Conversion of existing apartment at first and second floor level to provide an additional apartment.	02/03/2020	02/03/2023	1	1	0	0	0	0	1
NA	20/01032/FUL	Lindop House, Newcastle Road, Madeley, Crewe, Cheshire, CW3 9JP	20/01032/FUL	Proposed change of use to domestic dwelling	02/02/2021	02/02/2024	1	1	0	0	0	0	1
MD55	21/00995/COUNOT	Hungerford House Farm, Hungerford Lane, Madeley, Crewe, Cheshire, CW3 9PD	Madeley & Betley	Prior notification of change of use from agricultural buildings to 5 no. residential dwellings	07/12/2021	07/12/2024	5	5	0	0	0	0	5
N/A	22/00105/FUL	Greenacres Farm Holly Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LE	Newchapel & Mow Cop	Conversion of shippon to dwelling	27/06/2022	27/06/2025	1	0	1	0	0	0	1
N/A	23/00769/FUL	Old Hall Poolside Madeley Crewe Cheshire CW3 9DX	Madeley & Betley	Conversion of property from residential/commercial to residential	07/12/2023	07/12/2026	1	0	1	0	0	0	1
N/A	23/00677/FUL	Barhill Farm House Bar Hill Madeley Crewe Cheshire CW3 9QE	Madeley & Betley	Change of Use and Extension of an Agricultural Building to Provide 4no. Dwellings (Units 1-4 - Building A), Subdivision of Farmhouse to Provide 3no. Dwellings (Units 8-10 - Building D), Alteration to Existing Southwestern Access, Closure of Existing Northeastern Access and Associated Works including Landscaping and Flood Attenuation Pond.	15/02/2024	15/02/2027	7	0	7	0	0	0	7
N/A	23/00248/FUL	Red Hall Farm Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RH	Newchapel & Mow Cop	Conversion of ex. stables / barn to 2 bedroom single storey residential	23/08/2023	23/08/2026	1	1	0	0	0	0	1
N/A	23/00900/FUL	New Springs Cottage Audley Road Talke Stoke-on-trent Staffordshire ST7 1UG	Talke & Butt Lane	(AMENDED PLANS RECEIVED) Conversion of existing agricultural barns to 2 new dwellings and associated covered parking and storage	17/01/2024	17/01/2027	2	2	0	0	0	0	2

N/A	22/01044/FUL	Jamage Farm Jamage Road Talke Pits Stoke-On-Trent Staffordshire ST7 1UL	Talke & Butt Lane	Residential conversion of farm buildings to 4 no. dwellings, erection of garages, parking & ancillary works	06/04/2023	06/04/2026	4	0	4	0	0	0	4
N/A	22/00979/FUL	Land Opposite Wynbrook Wereton Road Audley Stoke-On-Trent Staffordshire	Audley	Retention of a Day Room from agricultural breezeblock building with pvcU windows and doors & the siting of a permanent residential Chalet home for a family of 3 children & parents with change of use from Equestrian use to mixed use residential.	12/09/2023	12/09/2026	1	1	0	0	0	0	1
N/A	22/00883/FUL	Kidsgrove Pentecostal ChurchThe Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AL	Talke & Butt Lane	Change of use of church to form 12no. supported housing apartments (Use Class C3b)	23/08/2023	23/08/2026	12	0	5	5	2	0	12
N/A	23/00780/FUL	9 The Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AE	Kidsgrove & Ravenscliffe	Part change of use to create 3 no. upper floor dwellings and 2 no. ground floor retail units from existing retail unit	09/11/2023	09/11/2026	3	3	0	0	0	0	3
N/A	22/00923/FUL	Congregational Chapel Chapel Lane Ashley Market Drayton Shropshire	Loggerheads	Conversion of existing chapel to single residential dwelling	21/07/2023	21/07/2026	1	1	0	0	0	0	1
N/A	21/01125/FUL	The Hill Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	May Bank	Change of use from hospital (Class C2 - Residential institutions) to a single dwellinghouse (Use Class C3)	11/02/2022	11/02/2025	1	1	0	0	0	0	1
N/A	21/00374/COU	57 Church Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JQ	Silverdale	Change of use from commercial to residential	04/06/2021	04/06/2024	1	1	0	0	0	0	1
N/A	23/00484/FUL	5A Church Street Newcastle Under Lyme Staffordshire ST5 1QS	Town	Proposed change of use of ground floor restaurant to 2no flats and external alterations to front elevation	30/08/2023	30/08/2026	2	2	0	0	0	0	2
N/A	23/00655/FUL	25 Dimsdale Parade East Newcastle Under Lyme Staffordshire ST5 8BX	Wolstanton	Proposed conversion of dwelling to two one bedroom flats	03/10/2023	03/10/2026	2	2	0	0	0	0	2
N/A	03/00800/FUL	39 Watlands View Porthill Newcastle Staffs ST5 8AB	Wolstanton	Extension and change of use of former shop to 2 flats	08/10/2023	08/10/2026	2	0	2	0	0	0	2
N/A	20/00506/FUL	The Hawthorns Keele Newcastle Under Lyme Staffordshire ST5 5FJ	Keele	Conversion of existing building to five apartments including alterations to and additional windows, and a two storey extension as detailed on the proposed plans.	18/09/2020	18/09/2023	5	2	0	0	0	0	2
N/A	22/00956/FUL	12 & 12A High Street Knutton Newcastle Under Lyme Staffordshire ST5 6DN	Knutton	Change of use of first floor residential flat into commercial beauty salon - as an extension to the ground floor hairdressing salon.	5.1.2023	01/05/2026	-1	0	-1	0	0	0	-1

N/A	23/00567/FUL	Butterton Grange Farm Butterton Grange Trentham Road Acton Newcastle Under Lyme	Maer & Whitmore	Change of use of traditional farm buildings to seven residential units including demolition of modern farm buildings - Amended Plans Received	30/05/2024	30.05.2027	7	0	0	0	7	0	7
N/A	23/00992/FUL	Grove House Inn 181 London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7JB	Holditch & Chesterton	Subdivision of existing large 4 bedroom first floor flat to 3no separate 1bedroom flats	04/04/2024	04.04.2027	2	2	0	0	0	0	2
N/A	24/00109/FUL	72A London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7DY	Holditch & Chesterton	Change of use to 10 bed HMO with elevational alterations and retention of GF retail units	04/10/2024	10.04.2027	4	4	0	0	0	0	4
N/A	24/00245/FUL	179 Congleton Road Butt Lane Stoke-On-Trent Staffordshire ST7 1LS	Talke & Butt Lane	Conversion of existing dwelling and erection of extensions to create 5 no. apartment development with cycle and vehicle parking (Amended plans received 22.05.2024)	25/07/2024	25/07/2027	4	0	4	0	0	0	4
N/A	24/00471/FUL	Rose Cottage Woodside Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5EB	Maer & Whitmore	Subdivision of existing dwelling and conversion of existing domestic outbuilding (including external alterations and extensions) to create a total of three dwellings.	21/11/2024	21.11.2027	2	0	2	0	0	0	2
N/A	24/00489/COU	7 Ironmarket Newcastle Under Lyme Staffordshire ST5 1RF	Town	Proposed change of use of the 1st and 2nd floors to Class C4 3 Bedroom HMO at 7 Ironmarket with ground floor shop front alterations.	20/08/2024	20.08.2027	1	1	0	0	0	0	1
N/A	24/00694/COU	1 Church Street Newcastle Under Lyme Staffordshire ST5 1QS	Town	Change of use of part ground floor, 1st and 2nd floor to small HMO (C4)	12/12/2024	12.12.2027	2	0	2	0	0	0	2
N/A	24/00783/FUL	New House Farm Wesleyan Road Ashley Market Drayton Shropshire TF9 4JT	Loggerheads	Division of existing farmhouse into two separate dwellings, with new openings proposed to facilitate the additional unit.	19/12/2024	19.12.2027	1	0	1	0	0	0	1
								32	28	5	10	0	75

Change of Use / Conversion

Site name:	Holloway Farm, ST5 5EP				
Local plan ref:	N/A (16/00962/COUNOT)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0
Site name:	Dales Green Farm, 14 Dales Green Road, Mow Cop, Stoke-On-Trent, ST7 4RJ				
Local plan ref:	N/A (18/00824/COUNOT)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Wynnbank Farm, Wereton Road				
Local plan ref:	N/A (19/00487/COU)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Seabridge Hall, Seabridge Lane, Newcastle Under Lyme, Staffordshire, ST5 3LS				
Local plan ref:	N/A 20/00004/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Lindop House, Newcastle Road, Madeley, Crewe, Cheshire, CW3 9JP				
Local plan ref:	N/A 20/01032/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Hungerford House Farm, CW3 9PD				
Local plan ref:	N/A 21/00995/COUNOT				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	5	0	0	0	0

Site name:	Greenacres Farm, ST7 4LE				
Local plan ref:	N/A 22/00105/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Old Hall Poolside Madeley Crewe Cheshire CW3 9DX				
Local plan ref:	N/A 23/00769/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Barhill Farm House, Bar Hill, Madeley, Crewe, Cheshire, CW3 9QE				
Local plan ref:	n/a 23/00677/FUL				
Total capacity:	7				
Plan period completions:	7				
Five year completions:	7				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	7	0	0	0

Site name:	Red Hall Farm, ST7 4RH				
Local plan ref:	N/A 23/00248/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	New Springs Cottage, Audley Road, ST7 1UG				
Local plan ref:	N/A 23/00900/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	Jamage Farm, Jamage Road, ST7 1UL				
Local plan ref:	N/A 22/01044/FUL				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	4	0	0	0

Site name:	Land Opposite Wynbrook, Wereton Road				
Local plan ref:	N/A 22/00979/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Kidsgrove Pentecostal Church The Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1AL				
Local plan ref:	n/a 22/00883/FUL				
Total capacity:	12				
Plan period completions:	12				
Five year completions:	12				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	5	5	2	0

Site name:	9 The Avenue, ST7 1AE				
Local plan ref:	n/a 23/00780/FUL				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	3	0	0	0	0

Site name:	Congregational Chapel Chapel Lane Ashley Market Drayton Shropshire				
Local plan ref:	N/A 22/00923/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	The Hill Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ				
Local plan ref:	N/A 21/01125/FUL				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	57 Church Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JQ				
Local plan ref:	N/A 21/00374/COU				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	5A Church Street Newcastle Under Lyme Staffordshire ST5 1QS				
Local plan ref:	N/A 23/00484/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	25 Dimsdale Parade East Newcastle Under Lyme Staffordshire ST5 8BX				
Local plan ref:	N/A 23/00655/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	39 Watlands View Porthill Newcastle Staffs ST5 8AB				
Local plan ref:	N/A 23/00800/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	The Hawthorns Keele Newcastle Under Lyme Staffordshire ST5 5FJ				
Local plan ref:	n/a 20/00506/FUL				
Total capacity:	5				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	12 & 12A High Street Knutton Newcastle Under Lyme Staffordshire ST5 6DN				
Local plan ref:	n/a 22/00956/FUL				
Total capacity:	-1				
Plan period completions:	-1				
Five year completions:	-1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	-1	0	0	0

Site name:	Butterton Grange Farm Butterton Grange Trentham Road Acton Newcastle Under Lyme Staffordshire ST5 4DY				
Local plan ref:	n/a 23/00567/FUL				
Total capacity:	7				
Plan period completions:	7				
Five year completions:	7				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	7	0

Site name:	Grove House Inn 181 London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7JB				
Local plan ref:	n/a 23/00992/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	2	0	0	0	0

Site name:	72A London Road Chesterton Newcastle Under Lyme Staffordshire ST5 7DY				
Local plan ref:	n/a 24/00109/FUL				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	4	0	0	0	0

Site name:	179 Congleton Road Butt Lane Stoke-On-Trent Staffordshire ST7 1LS				
Local plan ref:	n/a 24/00245/FUL				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	4	0	0	0

Site name:	Rose Cottage Woodside Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5EB				
Local plan ref:	n/a 24/00471/FUL				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	7 Ironmarket Newcastle Under Lyme Staffordshire ST5 1RF				
Local plan ref:	n/a 24/00489/COU				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	1 Church Street Newcastle Under Lyme Staffordshire ST5 1QS				
Local plan ref:	n/a 24/00694/COU				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	New House Farm Wesleyan Road Ashley Market Drayton Shropshire TF9 4JT				
Local plan ref:	n/a (24/00783/FUL)				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Student Accommodation

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2025/26	2026/27	2027/28	2028/29	2029/30	Total
TC14	17/00252/FUL	Former Jubilee Baths, Nelson Place, Newcastle Under Lyme, Staffordshire, ST5 1HG	Town	Demolition of former swimming baths and construction of 273 room student development with associated communal area and car parking, alternative to Planning Approval 15/00166/FUL	24/07/2017	24/07/2020	273 (208)	208	0	0	0	0	208
KL28, KL29, KL30	18/00698/FUL	Sites Of Horwood, Lindsay And Barnes Halls, Keele University, Keele, Newcastle Under Lyme, Staffordshire, ST5 5BW	Keele	Demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms (1706 student bed-spaces) and social hubs at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls.	22/07/2019	22/07/2022	953 (406)	0	0	0	168	0	168
TC43	24/00202/FUL	Morston House The Midway Newcastle Under Lyme Staffordshire	Town	Change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios, with new personnel entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping.	27.01.2025	27.01.2028	126	0	0	0	0	126	126
N/A	24/00006/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	Conversion to provide two student flats.	26.03.2024	26.03.2027	2	0	2	0	0	0	2
N/A	24/00520/FUL	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW	Town	Conversion to provide four student flats	26/09/2024	26.03.2027	4	0	4	0	0	0	4
								208	6	0	168	126	508

Student Accommodation

Site name:	Former Jubilee Baths, Nelson Place, Newcastle-under-Lyme, ST5 1HG				
Local plan ref:	TC14 (17/00252/FUL)				
Total capacity:	208				
Plan period completions:	208				
Five year completions:	208				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	208	0	0	1	0

Site name:	Sites Of Horwood, Lindsay And Barnes Halls, Keele University				
Local plan ref:	KL28, KL29, KL30 (18/00698/FUL)				
Total capacity:	406				
Plan period completions:	168				
Five year completions:	168				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	168

Site name:	Morston House The Midway Newcastle Under Lyme Staffordshire				
Local plan ref:	n/a (24/00202/FUL)				
Total capacity:	126				
Plan period completions:	n/a				
Five year completions:	126				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	126

Site name:	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW				
Local plan ref:	n/a (24/00006/FUL)				
Total capacity:	2				
Plan period completions:	n/a				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	2	0	0	0

Site name:	Roebuck Centre High Street Newcastle Under Lyme Staffordshire ST5 1SW				
Local plan ref:	n/a (24/00520/FUL)				
Total capacity:	4				
Plan period completions:	n/a				
Five year completions:	4				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	4	0	0	0

Care

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2025/26	2026/27	2027/28	2028/29	2029/30	Total
N/A	24/00785/FUL	121 London Road Newcastle Under Lyme Staffordshire ST5 1ND	Town	Change of use from C3b care home for two children to a C2 supported living home for four adults.	17/12/2024	17/12/2027	1	1	0	0	0	0	1
								1	0	0	0	0	1

Care

Site name:	121 London Road Newcastle Under Lyme Staffordshire ST5 1ND				
Local plan ref:	n/a (24/00785/FUL)				
Total capacity:	1				
Plan period completions:	n/a				
Five-year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Outline PP (less than 10)													
SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	2025/26	2026/27	2027/28	2028/29	2029/30	Total
N/A	23/00612/OUT	57 Dimsdale View East Newcastle Under Lyme Staffordshire ST5 8EG	Bradwell	Outline planning permission for a detached dwelling with new access (some matters reserved)	14.09.2023	14.09.2026	1	0	1	0	0	0	1
N/A	20/00412/OUT	Land West Of Bottom Farm Peacock Hay Road Talke Stoke-On-Trent Staffordshire ST7 1UN	Bradwell	Erection of up to 7no. Dwellings	10.06.2022	10.06.2025	7	0	7	0	0	0	7
N/A	23/00161/OUT	171 Crackley Bank Chesterton Newcastle Under Lyme Staffordshire ST5 7AB	Crackley & Red Street	Proposed residential development consisting of 1 No. detached dwelling and new access (amended plans received 09 May 2023)	20.06.2023	20.06.2026	1	0	0	0	1	0	1
N/A	22/00180/OUT	Land Between 101 And 103 Audley Road Chesterton Newcastle Under Lyme Staffordshire	Crackley & Red Street	Detached property	10.08.2022	10.08.2025	1	0	0	1	0	0	1
HD18	22/00247/OUT	Site Of The Former Bennett Arms Public House London Road Chesterton Newcastle Under Lyme ST5 7PS	Holditch & Chesterton	Construction of nine two-bed houses with associated hard and soft landscaping (amended description)	25.07.2022	25.07.2025	9	0	0	5	4	0	9
N/A	23/00132/OUT	Land On The North Side Of Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire	Kidsgrove & Ravenscliffe	Outline planning application for the erection of two semi-detached dwellings and one detached dwelling with some matters reserved.	05.06.2023	(2 years from REM)	3	0	3	0	0	0	3
N/A	23/00355/OUT	60 Market Street Stoke-On-Trent Staffordshire ST7 4AB	Kidsgrove & Ravenscliffe	Outline planning permission for a pair of 2 storey semi-detached houses (all matters reserved)	07.07.2023	07.07.2026	2	0	0	2	0	0	2
N/A	21/01003/OUT 21/01114/OUT	Land North Of Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Loggerheads	Development of up to three serviced plots for self-build and custom housebuilding (all matters reserved except access)	15.06.2022	15.06.2025	3	3	0	0	0	0	3
N/A	22/00435/OUT	Molescombe House Charnes Road Ashley Market Drayton Shropshire TF9 4LW	Loggerheads	Development of single serviced plot for self-build or custom housebuilding (all matters reserved except access)	09.02.2023	09.02.2026	1	0	0	1	0	0	1
N/A	23/00346/OUT	The Bungalow Leycett Lane Leycett Newcastle Under Lyme Staffordshire CW3 9LS	Madeley & Betley	Erection of 2 dwellings (Revised description and amended plans received)	23.11.2023	23.11.2026	2	0	0	2	0	0	2
N/A	23/00170/OUT	Land At Snape Hall Road Whitmore Newcastle Under Lyme Staffordshire ST5 5JA	Maer & Whitmore	PROPOSED 3 DWELLINGS	16.05.2023	16.05.2026	3	0	0	3	0	0	3
N/A	23/00575/OUT	Land At Snape Hall Road Baldwins Gate Staffordshire	Maer & Whitmore	Single dwelling	04.09.2023	04.09.2026	1	0	0	1	0	0	1

N/A	22/00132/OUT	Land At Snape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire	Maer & Whitmore	Two Dwellings	12.05.2022	12.05.2025	2	0	0	2	0	0	2
N/A	24/00443/OUT 21/00334/OUT	Land At Snape Hall Road Snape Hall Road Whitmore Newcastle Under Lyme Staffordshire ST5 5JA	Maer & Whitmore	Erection of a single dwelling	28.08.2024	28.08.2027	1	1	0	0	0	0	1
N/A	22/00789/OUT	Manor Farm High Street Newchapel Stoke-On-Trent Staffordshire ST7 4PT	Newchapel & Mow Cop	Erection of an agricultural workers dwelling (amended plan received)	23.01.2023	23.01.2026	1	0	0	1	0	0	1
N/A	21/00617/OUT	1 Jasmine Crescent Newchapel Stoke-On-Trent Staffordshire ST7 4GZ	Newchapel & Mow Cop	(Amended plans received) Proposed 2 storey detached 4 bedroom property inc. detached double garage	27/08/2021	27/08/2024	1	1	0	0	0	0	1
N/A	23/00617/OUT	193 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JZ	Silverdale	Proposed residential development consisting of 2 No. detached dwellings	25.10.2023	25.10.2026	2	0	0	0	2	0	2
N/A	22/00266/OUT	300 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JU	Silverdale	Proposed New Dwelling	07.10.2022	07.10.2025	1	0	0	0	1	0	1
N/A	23/00003/OUT	34 Ford Street Silverdale Newcastle Under Lyme Staffordshire ST5 6LU	Silverdale	Proposed pair of semi detached houses	16.03.2023	16.03.2026	2	0	0	2	0	0	2
N/A	23/00085/OUT	Land Adjacent To 66 Park Avenue Kidsgrove Stoke-On-Trent Staffordshire ST7 1BG	Talke & Butt Lane	Outline application for detached dwelling with all matters reserved	26.06.2023	26.06.2026	1	0	0	0	1	0	1
N/A	22/00004/OUT 22/00003/OUT	2 Earls Drive Newcastle Under Lyme Staffordshire ST5 3QS	Westlands	Construction of 1 new dwelling on land adj. 2 Earls Drive	11/03/2022	11/03/2025	1	0	0	1	0	0	1
N/A	23/00933/OUT	Land Adjacent To 140 Knutton Lane Knutton Newcastle Under Lyme Staffordshire ST5 6ES	Knutton	Outline planning for 3bed detached dwelling with all matters reserved	04/12/2024	12.04.2027	1	0	0	0	0	1	1
N/A	24/00253/OUT	Land West Of Barrie Gardens Talke Stoke-On-Trent Staffordshire	Talke & Butt Lane	Outline planning for 9 residential dwellings, comprising 8no semi-detached (3 bed dwellings) and 1no detached (4 bed dwelling) (AMENDED PLANS RECEIVED)	24/10/2024	24.10.2027	9	0	0	0	0	9	9
								5	11	21	9	10	56

Outline Schemes – Less than 10

Site name:	57 Dimsdale View, Newcastle-under-Lyme				
Local plan ref:	N/A 23/00612/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	1	0	0	0

Site name:	Land West of Bottom Farm, Peacock Hay Road				
Local plan ref:	N/A 20/00412/OUT				
Total capacity:	7				
Plan period completions:	7				
Five year completions:	7				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	7	0	0	0

Site name:	171 Crackley Bank, Chesterton				
Local plan ref:	N/A 23/00161/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	Land between 101 and 103 Audley Road, Chesterton				
Local plan ref:	N/A 22/00180/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	1	0

Site name:	Site of the former Bennett Arms Public House				
Local plan ref:	HD18 (22/00247/OUT)				
Total capacity:	9				
Plan period completions:	9				
Five year completions:	9				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	5	4	0

Site name:	Land on the North Side of Whitehill Road				
Local plan ref:	N/A 23/00132/OUT				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	3	0	0	0

Site name:	60 Market Street, Stoke-on-Trent				
Local plan ref:	N/A 23/00355/OUT				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	2	0	0

Site name:	Land North of Selbourne, Pinewood Road, Ashley				
Local plan ref:	N/A 21/01114/OUT				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	3	0	0	0	0

Site name:	Moescombe House, Charles Road, Ashley				
Local plan ref:	N/A 22/00435/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	The Bungalow, Lycett Lane, Newcastle-under-Lyme				
Local plan ref:	N/A 23/00346/OUT				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	2	0	0

Site name:	Land at Snape Hall Road, Whitmore				
Local plan ref:	N/A 23/00170/OUT				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	3	0	0

Site name:	Land at Snape Hall Road, Baldwins Gate				
Local plan ref:	N/A 23/00575/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	Land at Snape Hall Road, Baldwins Gate				
Local plan ref:	N/A 22/00132/OUT				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	2	0	0

Site name:	Land at Snape Hall Road, Baldwins Gate				
Local plan ref:	N/A 4/00443/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	Manor Farm, High Street, Newchapel				
Local plan ref:	22/00789/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	1 Jasmine Crescent, Newchapel				
Local plan ref:	N/A 21/00617/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	1	0	0	0	0

Site name:	193 High Street, Silverdale				
Local plan ref:	N/A 23/00617/OUT				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	2	0

Site name:	300 High Street, Silverdale				
Local plan ref:	N/A 22/00266/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	34 Ford Street, Silverdale				
Local plan ref:	N/A 23/00003/OUT				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	2	0	0

Site name:	Land Adj to 66 Park Avenue				
Local plan ref:	N/A 23/00085/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	1	0

Site name:	2 Earls Drive				
Local plan ref:	N/A 22/0004/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	1	0	0

Site name:	Land adj to 140 Knutton Lane				
Local plan ref:	N/A 23/00933/OUT				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	1

Site name:	Land west of Barrie Gardens, Talke				
Local plan ref:	N/A 24/00253/OUT				
Total capacity:	9				
Plan period completions:	9				
Five year completions:	9				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	9

Appendix 2 – Local Plan Housing Trajectory Schedule

Local Plan Housing Trajectory Schedule

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

Appendix 3 of this report updates the expected delivery rate has been calculated for the purposes of the Local Plan.

Site List and Status						Annual Completions					Housing Trajectory																
Planning Ref	Category	Name	Size (Ha)	Total Capacity	Planning Status	2020/21	2021/22	2022/23	2023/24	2024/25 (est)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/2040	Total	
AB12	B	Land East of Diglake Street	6.35	125	Allocation without Planning Permission						0	0	0	60	65	0	0	0	0	0	0	0	0	0	0	125	
AB15	B	Land North of Vernon Avenue	1.55	33	Allocation without Planning Permission						20	13	0	0	0	10	10	10	3	0	0	0	0	0	0	66	
AB33	B	Land off Nantwich Road / Park Lane	2.74	55	Allocation without Planning Permission						0	0	0	0	55	0	0	0	0	0	0	0	0	0	0	55	
BL18	B	Clough Hall, Talke	13.5	150	Allocation without Planning Permission						0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	150	
BL32	B	Land at Congleton Road, Butt Lane	0.85	20	Allocation without Planning Permission						0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	20	
BL8	A	Land adj to West Avenue, Kids Grove	1.42	55	Detailed Planning Permission						0	0	0	30	25	0	0	0	0	0	0	0	0	0	0	55	
CH14	B	Mayhill Day Centre, Wilmot Drive	0.69	30	Allocation without Planning Permission						0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	60	
CT1	B	Land at Red Street	22.69	530	Allocation without Planning Permission						0	0	30	100	100	100	100	100	0	0	0	0	0	0	0	530	
KG6	B	William Road	0.18	6	Allocation without Planning Permission						0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	6	
KL13	B	Keele Science Park	26.13	220	Allocation without Planning Permission						0	0	0	0	0	0	0	0	0	0	50	50	50	50	20	220	
KL15	B	Land south of A525 Keele Uni	18.05	260	Allocation without Planning Permission						0	0	0	0	0	0	0	0	0	0	50	50	50	50	60	260	
KS11	A	Knutton Community Centre	0.57	21	Detailed Planning Permission						21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	
KS17	A	Knutton Recreation Centre	2.33	54	Detailed Planning Permission						24	30	0	0	0	0	0	0	0	0	0	0	0	0	0	54	
KS18	B	Land North of Lower Milehouse Lane	0.12	10	Allocation without Planning Permission						0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	
KS19	B	Knutton Lane, Knutton	0.08	5	Allocation without Planning Permission						0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	
KS3	B	Land at Blackbank Road	3.76	150	Allocation without Planning Permission						0	0	75	75	0	0	0	0	0	0	0	0	0	0	0	150	
LW53	B	Land at Corner of Muckleston Wood Lane	8.35	150	Outline Planning Permission						0	18	30	32	30	20	20	0	0	0	0	0	0	0	0	150	
MD29	B	Land North of Bar Hill	15.7	155	Resolution to grant planning permission						0	5	40	40	40	30	0	0	0	0	0	0	0	0	0	155	
NC13	B	Land west of Bullockhouse Road	3.19	100	Allocation without Planning Permission						0	0	0	50	50	0	0	0	0	0	0	0	0	0	0	100	
SP11	B	Lyne Park	75.74	900	Allocation without Planning Permission						0	0	0	40	80	100	100	100	100	100	100	80	0	0	0	900	
SP2	B	Cheddar Drive	0.26	14	Resolution to grant planning permission						0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	
SP22	B	Former Playground Off Ash Grove	0.7	42	Resolution to grant planning permission						0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	42	
SP23	B	Land at Cemetery Road	5.19	200	Allocation without Planning Permission						0	0	30	40	40	90	0	0	0	0	0	0	0	0	0	200	
TB19	B	Land south of Newcastle Golf Club	45.44	550	Allocation without Planning Permission						0	30	80	80	80	80	80	40	0	0	0	0	0	0	0	550	
TB23	B	Land West of Galingale View	4.36	124	Allocation without Planning Permission						0	0	10	45	45	24	0	0	0	0	0	0	0	0	0	124	
TB6	B	Former Pool Dam Pub	0.34	13	Allocation without Planning Permission						0	0	0	0	0	10	3	0	0	0	0	0	0	0	0	13	
TC19	B	Hassell Street Car Park	0.1	5	Allocation without Planning Permission						0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	
TC20	B	King Street Car Park	0.34	10	Allocation without Planning Permission						0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	
TC22	B	Marsh Parade, Newcastle	0.35	60	Allocation without Planning Permission						0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	60	
TC40	B	Car Park, Blackfriars Road	0.2	10	Allocation without Planning Permission						0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	
TC50	B	Cherry Orchard Car Park	0.06	5	Allocation without Planning Permission						0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
TC52	B	Goose Street Car Park	0.35	25	Allocation without Planning Permission						0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	25	
TC7	B	Ryecroft	1.92	274	Allocation without Planning Permission						0	100	114	0	0	0	0	0	0	0	0	0	0	0	0	214	
TC71	B	Midway Car Park	0.326	111	Allocation without Planning Permission						0	111	0	0	0	0	0	0	0	0	0	0	0	0	0	111	
TK10	B	Land at Crown Bank	5.33	170	Allocation without Planning Permission						0	0	30	30	30	30	30	20	0	0	0	0	0	0	0	170	
TK17	B	Land off St Martins Road	1.23	40	Allocation without Planning Permission						0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	40	
TK27	B	Land off Coppice Road	2.82	90	Allocation without Planning Permission						0	15	30	30	15	0	0	0	0	0	0	0	0	0	0	90	
TK6	B	Site at Coalpitt Hill	0.46	10	Allocation without Planning Permission						0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	
LW87	B	Former Petrol Station, Eccleshall Road	0.19	12	Resolution to grant planning permission						0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12	
SB12	A	Land at Clayton Lodge Hotel	1.79	48	Detailed Planning Permission						24	17	7	0	0	0	0	0	0	0	0	0	0	0	0	48	
LW74	A	Land at Baldwins Gate Farm	12.82	200	Detailed Planning Permission						26	41	46	49	38	0	0	0	0	0	0	0	0	0	0	200	
CH3	B	Land at Hoon Avenue	3.8	100	Outline Planning Permission						0	20	30	50	0	0	0	0	0	0	0	0	0	0	0	100	
WS9	A	Land off Lamphouse Way	1.45	43	Detailed Planning Permission						20	20	3	0	0	0	0	0	0	0	0	0	0	0	0	43	
RC8	A	Land at Liverpool Road	0.37	7	Detailed Planning Permission						0	0	5	2	0	0	0	0	0	0	0	0	0	0	0	7	
Windfalls (if applicable)														63	63	63	63	63	63	63	63	63	63	63	63	756	
Completions (n.b 24/25 are estimated completions)						494	576	245	315	441																2071	
FUL5+ sites (excluding REG 19 and LP Appendix 4 sites)											325	239	133	112	63	0	0	0	0	0	0	0	0	0	0	872	
FULL Less than 5 (excluding REG 19 and LP Appendix 4 sites)											73	40	10	12	1	0	0	0	0	0	0	0	0	0	0	136	
COUCON (excluding REG 19 and LP Appendix 4 sites)											32	28	5	10	0	0	0	0	0	0	0	0	0	0	0	75	
Student (excluding REG 19 and LP Appendix 4 sites)											208	6	0	168	126	0	0	0	0	0	0	0	0	0	0	508	
Care (excluding REG 19 and LP Appendix 4 sites)											0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Outline (less than 10) (excluding REG 19 and LP Appendix 4 sites)											5	11	21	9	10	0	0	0	0	0	0	0	0	0	0	56	
Total						494	576	245	315	441	778	789	784	1289	1093	615	429	378	206	163	263	263	243	163	143	9670	
Local Plan Housing Requirement						400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Totals						494	576	245	315	441	778	789	784	1289	1093	615	429	378	206	163	263	263	243	163	143	9670	
Shortfall / Exceedance compared to LP Housing Requirement						94	176	-155	-85	41	378	389	384	889	693	215	29	-22	-194	-237	-137	-137	-157	-237	-257	1670	

Appendix 3: Category A & B Proformas and Statements of Common Ground

Proformas for sites included in Category B for the purposes of this assessment

BL8: Land Adjacent to Roundabout at West Avenue, Kidsgrove**A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission**

Site name:	Land adjacent to roundabout at West Avenue, Kidsgrove				
Local plan ref:	BL8 (22/01067/FUL)				
Total capacity:	55 (Local Plan Allocation of 40 dwellings)				
Plan period completions:	55				
Five year completions:	55				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	30	25

The site has full planning permission for 55 dwellings. The decision notice was issued on the 18/12/2024.

SB12: Land Adjacent to Clayton Lodge Hotel**A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission**

Site name:	Land Adjacent to Clayton Lodge Hotel, Clayton				
Local plan ref:	SB12 (22/00284/FUL)				
Total capacity:	48				
Plan period completions:	48				
Five year completions:	39				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	24	17	7	0	0

The site has full planning permission for 48 dwellings (ref 22/00284/FUL). Site is now under construction.

LW74: Land at Baldwin's Gate**A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission**

Site name:	Land at Baldwin's Gate				
Local plan ref:	LW74 (24/00313/REM)				
Total capacity:	200				
Plan period completions:	200				
Five year completions:	200				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	26	41	46	49	38

Applications to discharge conditions have been received following reserved matters approval (decision notice issued on the 17.10.2024).

WS9: Land off Lamphouse Way, Wolstanton**A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission**

Site name:	Land off Lamphouse Way, Wolstanton				
Local plan ref:	WS9 (22/00796/FUL)				
Total capacity:	43				
Plan period completions:	43				
Five year completions:	43				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	20	20	3	0	0

Evidence of conditions starting to be discharged.

RC8 Land at Liverpool Road

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Site name:	Land at Liverpool Road				
Local plan ref:	RC8 (22/00964/FUL)				
Total capacity:	7				
Plan period completions:	7				
Five year completions:	7				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	5	2	0

KS11 Knutton Community Centre, High Street, Knutton**A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission**

Site name:	Knutton Community Centre, High Street				
Local plan ref:	KS11 (24/00023/FUL)				
Total capacity:	21				
Plan period completions:	21				
Five year completions:	21				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	21	0	0	0	0

The site has planning permission for 21 dwellings. Please also see signed statement of common ground in the 'Category B' sites for Knutton that confirms delivery expectations.

KS17 Knutton Recreation Centre, Knutton Lane

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Site name:	Knutton Recreation Centre				
Local plan ref:	KS17 (23/00771/FUL)				
Total capacity:	54				
Plan period completions:	54				
Five year completions:	54				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	24	30	0	0	0

The site has planning permission for 54 homes (23/00771/FUL). Please also see signed statement of common ground in the 'Category B' sites for Knutton that confirms delivery expectations.

Site AB12: Land East of Diglake Street

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land East of Diglake Street				
Local plan ref:	AB12				
Total capacity:	Allocated for approximately 125 dwellings				
Plan period completions:	125				
Five year completions:	125				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	60	65

Please see enclosed Statement of Common Ground. The site is owned by Staffordshire County Council. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Jonathan Vining, Head of Economic Growth and Delivery, Staffordshire County Council

Regarding Site Allocation: Land East of Diglake Street, AB12

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Jonathan Vining, Head of Economic Growth and Delivery, Staffordshire County Council

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Jonathan Vining, Head of Economic Growth and Delivery, Staffordshire County Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land East of Diglake Street
- 2.2 Site Address: Land East of Diglake Street, Bignall End
- 2.3 Site Allocation Reference: AB12
- 2.4 Site Area: 6.35 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 125 dwellings.

Figure 1: Site Boundary Plan for AB12



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy AB12 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
					60	65			125

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

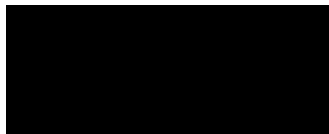
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy AB12 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: .Allan Clarke

Position: Planning Policy Manager

Date: 25.02.2025

Signed on behalf of Staffordshire County Council:



Name: Jonathan Vining

Position: Head of Economic Growth and Delivery

Date: 25th February 2025

Site AB15: Land North of Vernon Avenue

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land North of Vernon Avenue				
Local plan ref:	AB15				
Total capacity:	33				
Plan period completions:	33				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	20	13	0	0	0

The landowner has provided confirmation that the site will be made available for development within the Plan period through an agreed statement of common ground.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Nigel Holland

Regarding Site Allocation: Land North of Vernon Avenue, AB15

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Nigel Holland

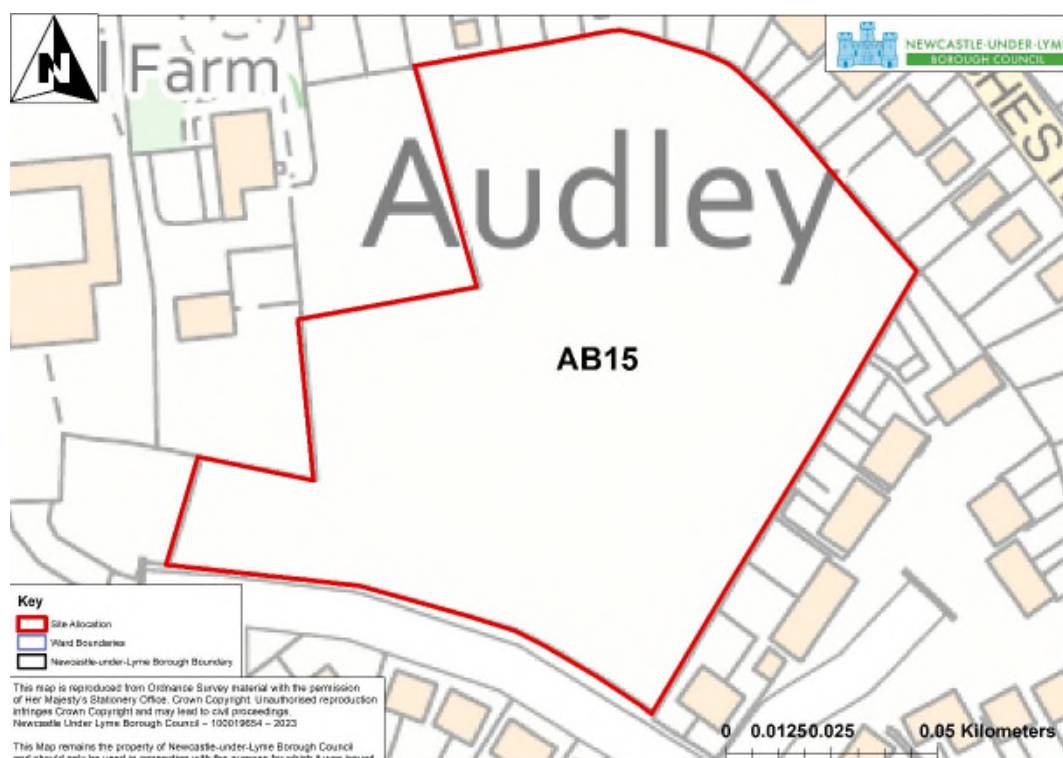
2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Nigel Holland (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land North of Vernon Avenue
- 2.2 Site Address: Land North of Vernon Avenue, Audley
- 2.3 Site Allocation Reference: AB15
- 2.4 Site Area: 1.55 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 33 dwellings. The development will be expected to accord with the masterplan / design code for the site (where relevant).

Figure 1: Site Boundary Plan for AB15



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy AB15 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
AB15	0	20	13	0	0	0	0	0	33

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

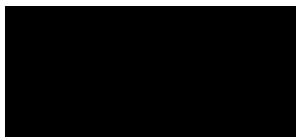
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy AB15 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

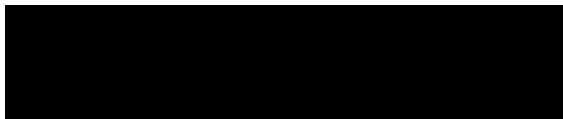
Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 20.03.2025



Name: NIGEL HOLLAND
Position: PROMOTER.

Date: 11-3-25

Site AB33: Land off Nantwich Road / Park Lane Audley

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land off Nantwich Road / Park Lane, Audley				
Local plan ref:	AB33				
Total capacity:	55				
Plan period completions:	55				
Five year completions:	55				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	55

Please see enclosed Statement of Common Ground. The site is owned by Staffordshire County Council. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Jonathan Vining, Head of Economic Growth and Delivery, Staffordshire County Council

Regarding Site Allocation: Land off Nantwich Road/ Park Lane, AB33

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Jonathan Vining, Head of Economic Growth and Delivery, Staffordshire County Council

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Jonathan Vining, Head of Economic Growth and Delivery, Staffordshire County Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land off Nantwich Road/ Park Lane
- 2.2 Site Address: Land off Nantwich Road/ Park Lane, Audley
- 2.3 Site Allocation Reference: AB33
- 2.4 Site Area: 2.74 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 55 dwellings.

Figure 1: Site Boundary Plan for AB33



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy AB33 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.

- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
						55			55

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

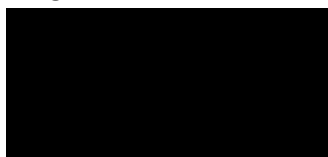
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy AB33 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 25.02.2025

Signed on behalf of Staffordshire County Council:



Name: Jonathan Vining

Position: Head of Economic Growth and Delivery.

Date: 25th February 2025

BL18: Clough Hall, Talke

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Clough Hall, Talke				
Local plan ref:	BL18				
Total capacity:	150				
Plan period completions:	150				
Five year completions:	75				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	75	75

Please see enclosed Statement of Common Ground. The site is owned by Staffordshire County Council. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Staffordshire County Council

Regarding Site Allocation: Land at Clough Hall, BL18

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Staffordshire County Council

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Staffordshire County Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land at Clough Hall
- 2.2 Site Address: Land at Clough Hall, Talke
- 2.3 Site Allocation Reference: BL18
- 2.4 Site Area: 13.29 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 150 dwellings.

Figure 1: Site Boundary Plan for BL18



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy BL18 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
BL18 Land at Clough Hall					75	75			150

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

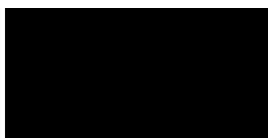
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy BL18 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 11/02/2025

Signed on behalf of Staffordshire County Council:



Name: Lynsey Palmer

Position: Strategic Planning Manager

Date: 05/02/2025

Site BL32: Land at Congleton Road, Butt Lane

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Congleton Road, Butt Lane				
Local plan ref:	BL32				
Total capacity:	20				
Plan period completions:	20				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	0

The site has been submitted through the call for sites submission and confirmed the availability of the site over the Plan period for development



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Josephine Elaine Brookes

Regarding Site Allocation: Land at Congleton Road, BL32

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Josephine Elaine Brookes

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Josephine Elaine Brookes (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land at Congleton Road
- 2.2 Site Address: Land at Congleton Road, Butt Lane
- 2.3 Site Allocation Reference: BL32
- 2.4 Site Area: 0.85 hectares.
- ~~2.5 Site Location Plan: See Figure 1 below.~~
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 20 dwellings.

4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy BL32 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
BL32				10	10				20

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.

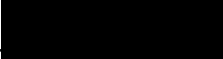
- The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
- The Site is available and deliverable within the Plan period.
- The specific requirements of policy BL32 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:

.....


Name:ALAN CLARKE.....

Position:Planning Policy Manager.....

Date:27.03.2025.....

Signed on behalf of Josephine Elaine Brookes:

.....


Name:JOSEPHINE ELAINE BROOKES.....

Position:

Date:27-3-2025.....

Site CH14: Maryhill Day Centre, Wilmot Drive

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Maryhill Day Centre, Wilmot Drive				
Local plan ref:	CH14				
Total capacity:	30				
Plan period completions:	30				
Five year completions:	30				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	30



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Staffordshire County Council

Regarding Site Allocation: Maryhill Day Centre, Wilmott Drive, CH14

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Staffordshire County Council

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Staffordshire County Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Maryhill Day Centre, Wilmott Drive
- 2.2 Site Address: Maryhill Day Centre, Wilmott Drive, Cross Heath
- 2.3 Site Allocation Reference: CH14
- 2.4 Site Area: 0.69 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 30 dwellings.

Figure 1: Site Boundary Plan for CH14



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy CH14 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
CH14	0	0	0	0	0	30	0	0	30

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.

- The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
- The Site is available and deliverable within the Plan period.
- The specific requirements of policy CH14 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 14/03/2025

Signed on behalf of Staffordshire County Council:



.....

Name:Lee Wells.....

Position: Head of Corporate Assets.....

Date: ..19/03/2025.....

Site CT1: Land at Red Street

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Red Street				
Local plan ref:	CT1				
Total capacity:	550				
Plan period completions:	550				
Five year completions:					
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	30	100	100

Please see enclosed Statement of Common Ground. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council, Mr Fradley represented by Grant Anderson (Hill Dickinson) and EM Baskeyfield, N.Baskeyfield and TN Baskeyfield

Regarding Site Allocation: Land at Red Street and High Carr Farm, CT1

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Mr Fradley represented by Grant Anderson (Hill Dickinson)
- EM Baskeyfield, N.Baskeyfield and TN Baskeyfield

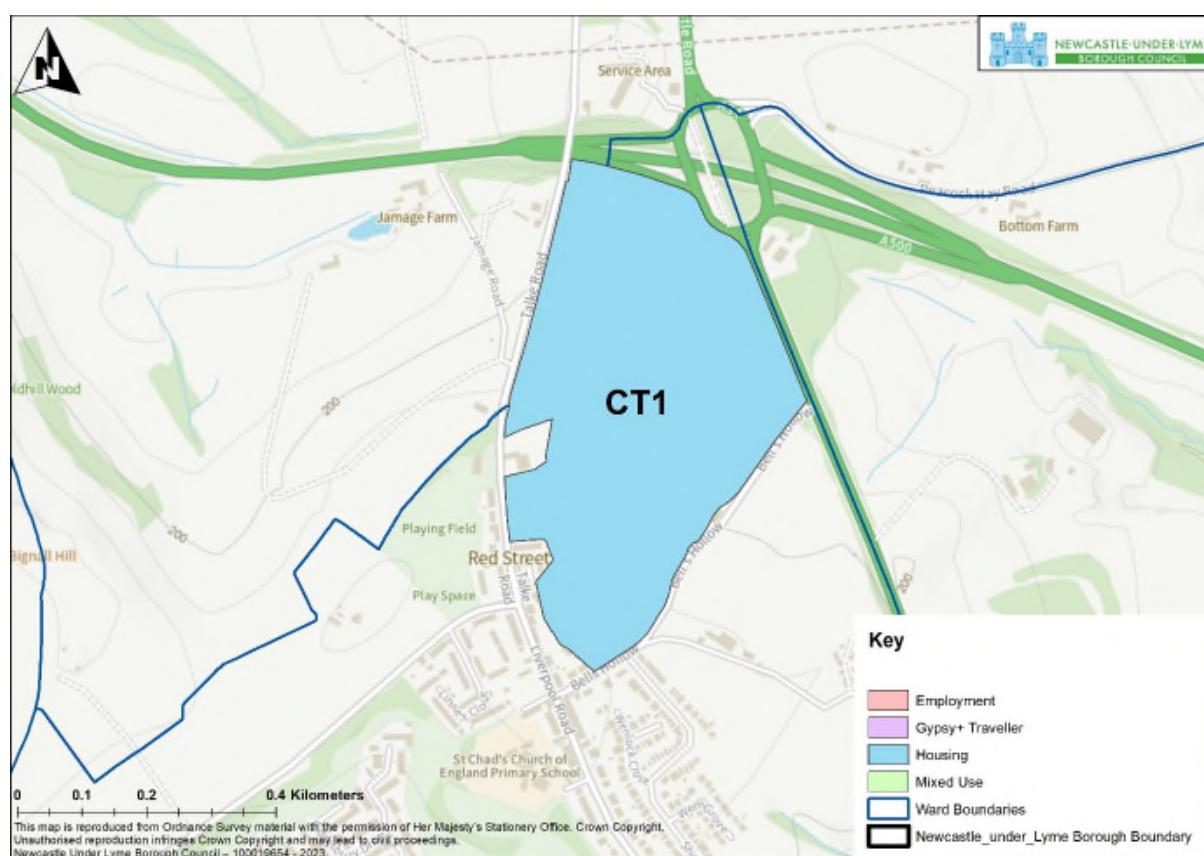
2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and the owners of the Site (as set out in paragraph 1.2 below)(the “Owners”) in relation to the proposed allocation in the Local Plan.
- 1.2 Mr. Fradley is the owner of approximately 85% of the allocated site with the remaining 15% owned by EM Baskeyfield, N.Baskeyfield and TN Baskeyfield (the “Baskeyfields”).
- 1.3 This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land at Red Street and High Carr Farm
- 2.2 Site Address: Land at Red Street and High Carr Farm
- 2.3 Site Allocation Reference: CT1
- 2.4 Site Area: 22.69 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 530 dwellings.

Figure 1: Site Boundary Plan for CT1



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy CT1 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Owners have promoted the site with the benefit of professional and technical advice from a team of consultants including planning, highways, ground conditions, coal mining, infrastructure, ecology.
- 5.2 The Owners confirm that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.3 The Owners confirm that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.4 The Owners have received considerable market interest from housebuilders and developers who are keen to work with the Owners to bring the site forward for development.
- 5.5 The Owners consider that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Owners will work with the Council and other relevant

stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.

- 5.6 The Owners confirm that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Owners have provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and technical advice/information and market interest.
- 6.2 The anticipated delivery trajectory for the proposed development is shown in the table below on the basis of the following assumptions: -

1. Local Plan - The draft local plan is adopted by the end of 2025.

2. Planning process (up to consent) - To allow for the necessary surveys and application process to be undertaken through to determination - 12-15 months

3. Detailed design & pre-construction phase - To include negotiation and design of adoptable assets (roads / drainage etc) and services diversions, procurement of contractors etc. – 12-18 months (of which 9-12 months post consent).

4. Enabling works package - The site is anticipated to require a scheme of earthworks to form developable gradients and/or development parcels and to construct new spine road infrastructure. A period of some 12 – 18 months would likely be required post consent for this work to be scoped/designed, tendered and undertaken. It is anticipated that some of this work could be undertaken in parallel to construction of new homes in the initial phase(s) where only limited earthworks and new infrastructure would be required.

5. New homes build-out - On the basis of experience with national housebuilders on similarly large developments, it would be fairly typical for between 30 and 50 units a year to be completed per housebuilder. For a site of c530 units, it is anticipated that more than one housebuilder would be on site thereby increasing build rates to c100 per year.

On the basis of the above it is anticipated that new dwellings would come on stream in year three of the programme with 30 dwellings being delivered in 2028 increasing to c100 dwellings in years 2029 to 2033.

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
CT1	0	0	0	30	100	100	300	0	530

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

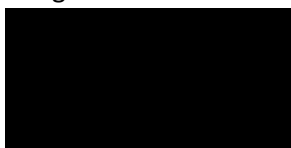
- 8.1 The Council and the Owners agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy CT1 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None.

Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 17.03.2025

Signed on behalf of Mr Fradley:



Name: GRANT ANDERSON

Position: PARTNER

Date: 17/03/2025

Signed on behalf of the Baskeyfields:

.....

Name: NEVILLE BASKEYFIELD

Position: Partner

Date: 15/03/2025

Site KG6: William Road

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	William Road				
Local plan ref:	KG6				
Total capacity:	6				
Plan period completions:	6				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	0

Site KL13 Keele Science Park

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Keele Science Park				
Local plan ref:	KL13				
Total capacity:	220				
Plan period completions:	220				
Five-year completions:	0				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	0

Site KL15 Land South of A525 Keele University

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land South of A525 Keele University				
Local plan ref:	KL15				
Total capacity:	260				
Plan period completions:	260				
Five-year completions:	0				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	0

For sites KL13 & KL15, please find enclosed a signed statement of common ground from the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Keele University

Regarding Site Allocations: Keele Science Park Phase 3/KL13 & Land South of A525 Keele/KL15

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Keele University represented by nineteen47

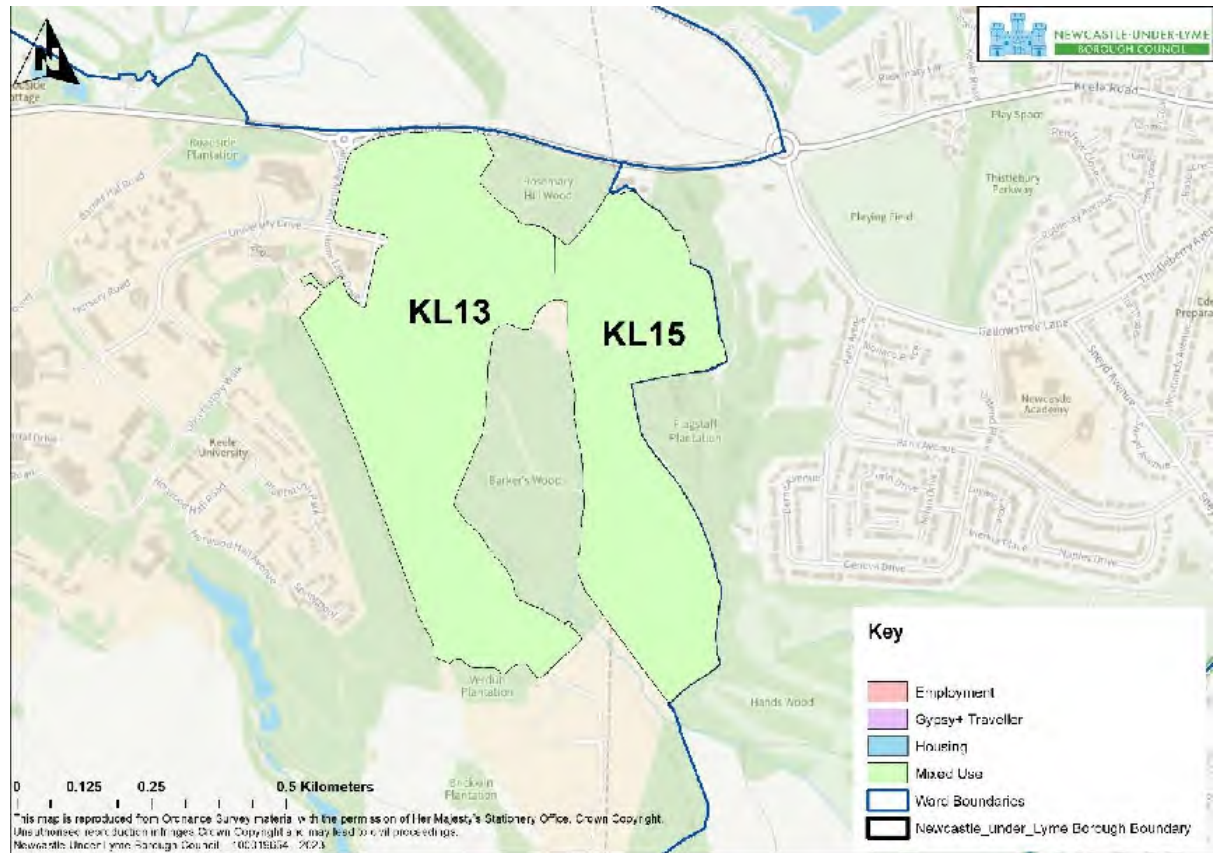
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Keele University (The Promoter) in relation to the proposed allocations and associated policies in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocations of the site in the Local Plan, within the context of the existing Keele University Campus.

3. Site Details

- 3.1 Site Names, Addresses & Allocations References:
 - Keele University Campus: Defined by Rural Village Boundary plus areas of Green Belt and Open Space Strategy
 - Keele Science Park Phase 3, Keele University: KL13
 - Land South of A525 Keele, Keele University: KL15
- 3.2 Gross Site Area: hectares.
 - KL13: 26.13ha
 - KL15: 18.05ha
- 3.3 Site Location Plan: See Figure 1 below.
- 3.4 Proposed development - The Sites are allocated for residential development (specifically for the provision of student accommodation) and employment uses in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 220 units (KL13) & 260 units (KL15), plus 11 hectares (KL13) & 13 hectares (KL15) of employment land. KL13 is extant Local Plan site designation E8 for education-related academic, employment and student housing use but has been reassessed through the Local Plan and a new policy for the site drafted. This area is already partially developed.

Figure 1: Site Boundary Plan for KL13 & KL15



4. Key Policy Objective

- The emerging Local Plan provides 13no. Strategy Objectives, which outline the Local Plan's vision for the Borough. Strategic Objective 10 of the emerging Local Plan relates specifically to the University campus and states: "O-10 (X) Enable the growth of Keele University to support its vision for increasing student numbers and expanding its capacity for research and development, supporting its role as a centre for innovation and as an economic asset for North Staffordshire, whilst preserving and enhancing the character of the surrounding area."

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable. The Promoter will work with the Council and other relevant stakeholders to ensure that the agreed policy requirements are addressed through the delivery of the allocations.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has indicated in respect of anticipated trajectory for the delivery of development on the allocated site, this will be informed by University and operator demands during the plan period.
- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Sites (x2) for residential development & employment uses in accordance with the allocations (x2) in the emerging Local Plan.
 - The site boundaries (x2) as defined on Figure 1.
 - The proposed development supports the objectives of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - Proposed development will be delivered in broad accordance with the policy requirements of the Local Plan with the exception of the below areas of disagreement.
 - The Sites (x2) are available and deliverable within the Plan period.
 - The specific requirements of policies KL13 & KL15 are appropriate and justified.

9. Areas of Disagreement

- 9.1 The following have been identified as matters on which the parties currently disagree.

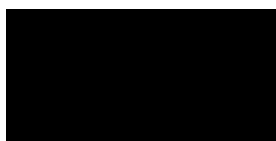
LPA	Agent/University
The Keele University Campus is defined by Rural Village Boundary plus areas of Green Belt and Open Space Strategy	Refer to objections raised in the nineteen47's representation (dated September 2024) to the pre-submission consultation event.
Policy KL13 bullet point 5 requires 'The delivery of a link road and walking/cycling link from the A53 Whitmore Road through site allocation TB19 Land south of Newcastle Golf Course through to the A525 Keele Road'. Site KL13 has been considered on its own merits as an allocation in the	The allocation of site KL13 reflects a designation carried over from the current Local Plan (site ref E8). Saved Policy E8 of the Local Plan 2003 does not require the provision of a link road to serve this development, nor has such provision been subsequently required in the determination

emerging local plan against an up-to-date evidence base. This has identified the need for a link road to support the future intentions of the University.	of planning applications within this designation. This bullet point should therefore be deleted from Policy KL13.
KL13 bullet point 14 require 'Financial contributions to improvements in the capacity of health facilities'. Site KL13 has been considered on its own merits as an allocation in the emerging local plan against an up-to-date evidence base. The site includes student accommodation. The emerging Local Plan is supported by an infrastructure delivery plan which has identified the need for contributions (pg 162, CD16) from the site towards health facilities.	The allocation of site KL13 reflects a designation carried over from the current Local Plan (site ref E8). Saved Policy E8 of the Local Plan 2003 does not require the provision of financial contributions to health facility capacity and this is a matter that should be determined based on robust evidence of need at the time of a planning application. No such evidence has or can be proportionately presented at this stage, and this bullet point should therefore be deleted from Policy KL13.
Policy KL15 bullet point 5 requires 'The delivery of a link road and walking/cycling link from the A53 Whitmore Road through site allocation TB19 Land south of Newcastle Golf Course through to the A525 Keele Road'. Site KL15 has been considered on its own merits as an allocation in the emerging local plan against an up-to-date evidence base. This has identified the need for a link road to support the future intentions of the University. The Strategic Transport Assessment (ED011) and Infrastructure Delivery Plan (CD16) has considered alternative modes of travel to the site and concluded that mitigation measures are required, including bus services and a link road are required to support the allocation of sites in the Local Plan, particularly on the A525 Keele Road.	<p>The Infrastructure Delivery Plan 2024 (CD16) and the Strategic Transport Assessment 2024 (ED011) were prepared in advance of the updated NPPF (December 2024). They do not therefore take account of the 'vision-led approach' set out at paragraphs 109 and 110 of the NPPF. This indicates that growth should be accommodated through alternative modes of travel and limiting need to travel, which the wider University is well-placed to support given the campus geography and long term commitments to carbon reduction and sustainable growth targets.</p> <p>The vision-led approach is supported by the currently delivery of a a rapid transport dedicated bus route being provided within the campus.</p> <p>The implications of the updated NPPF also require a reassessment of the baseline assumptions of the existing evidence base. It is not considered that the provision of a new link road, without robust evidence of need can is justified.</p> <p>Furthermore, there is a lack of clarity regarding the apportionment of such a requirements between KL15 and neighbouring housing allocation, particularly as the link dissects KL15 land.</p> <p>This bullet point should be deleted as it is not justified or consistent with national</p>

	policy, as required by paragraph 36 of the NPPF.
KL15 bullet point 14 require 'Financial contributions to improvements in the capacity of health facilities'. The site includes student accommodation. The emerging Local Plan is supported by an infrastructure delivery plan which has identified the need for contributions (pg 162, CD16) from the site towards health facilities.	This is a matter that should be determined based on robust evidence of need at the time of a planning application. No such evidence has or can be proportionately presented at this stage to justify this requirement, and this bullet point should therefore be deleted from Policy KL15.

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:

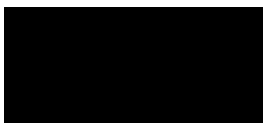


Name: Allan Clarke

Position: Planning Policy Manager

Date: 26.03.2025

Signed on behalf of Keele University:



Name: Chris Garlick

Position: Director of Estates and Campus Services

Date: 26.03.2025

KS18: Land North of Lower Milehouse Lane, Knutton

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land North of Lower Milehouse Lane, Knutton				
Local plan ref:	KS18				
Total capacity:	10				
Plan period completions:	10				
Five year completions:	10				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	10

KS19: Land at Knutton Lane

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Knutton Lane				
Local plan ref:	KS19				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	5	0

Please see enclosed Statement of Common Ground. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Aspire Housing

Regarding Site Allocations: Knutton Community Centre, High Street, Knutton/KS11; Knutton Recreation Centre, Knutton Lane/KS17; Land North of Lower Millhouse Lane, Knutton/KS18; Land at Knutton Lane/KS19

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Aspire Housing (represented by Knights PLC)

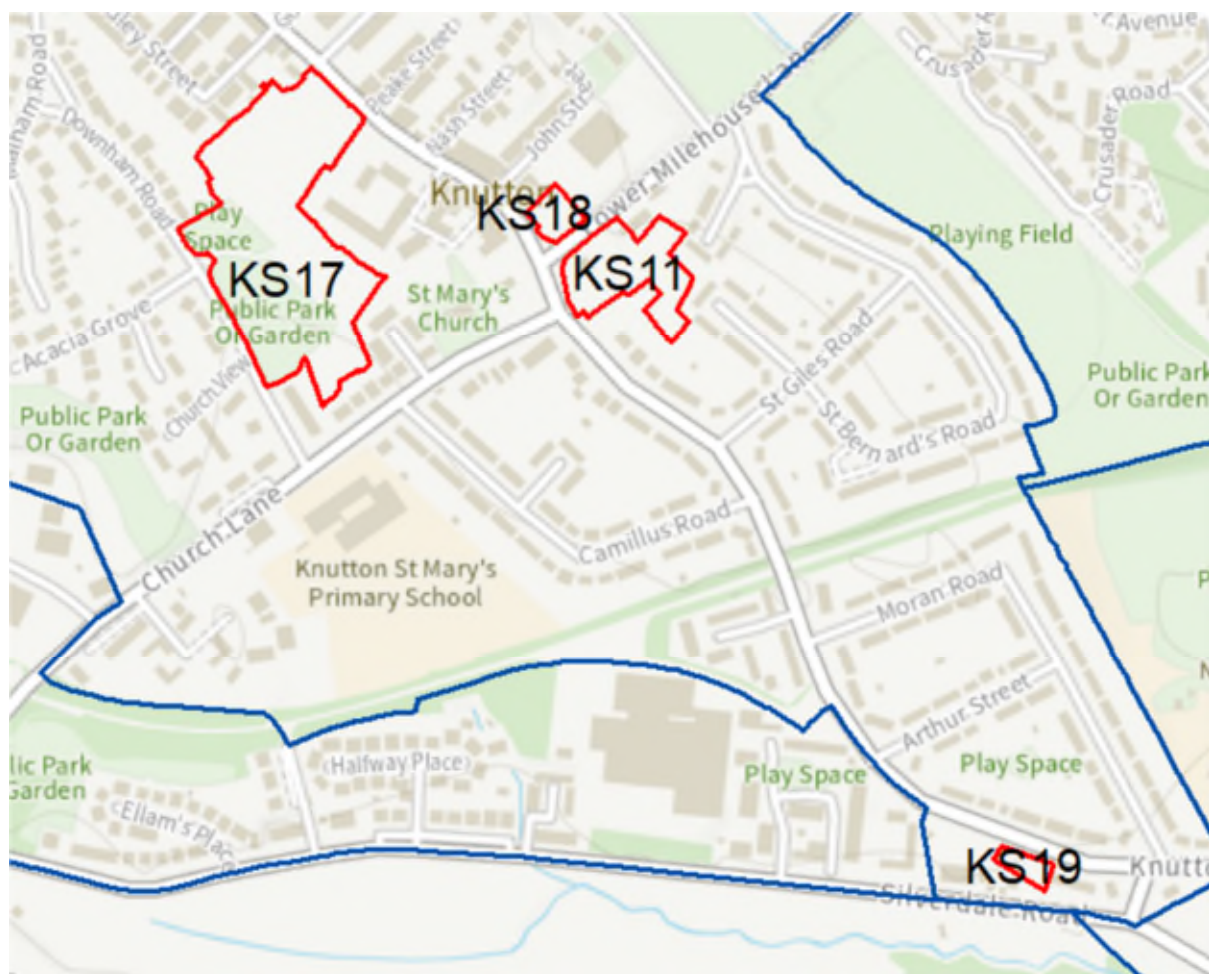
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Aspire Housing (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the four (4) sites in the Local Plan.

3. Site Details

- 3.1 Site Names, addresses & allocation references:
 - Knutton Community Centre, High Street, Knutton: KS11
 - Knutton Recreation Centre, Knutton Lane: KS17
 - Land North of Lower Millhouse Lane, Knutton: KS18
 - Land at Knutton Lane: KS19
- 3.2 Gross Site Area: hectares.
 - KS11: 0.58ha
 - KS17: 2.33ha
 - KS18: 0.18ha
 - KS19: 0.08ha
- 3.3 Site Location Plan: See Figure 1 below.
- 3.4 Proposed development - The Sites (x4) are each allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 9 dwellings (KS11); 55 dwellings (KS17); 10 dwellings (KS18); 5 dwellings (KS19). Developments will be expected to accord with the masterplan proposals for the wider Knutton area and their site-specific implications (where relevant).

Figure 1: Site Boundary Plan for KS11, KS17, KS18, KS19



4. Key Policy Requirements

- 4.1 The development of the sites will be carried out in accordance with the specific requirements of Policies KS11, KS17, KS18, KS19 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated sites will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
KS18	0	0	0	0	0	10	0	0	10
KS17	0	24	30	0	0	0	0	0	54
KS11	0	21	0	0	0	0	0	0	21
KS19	0	0	0	0	5	0	0	0	5

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Sites (x4) for residential development in accordance with the allocations (x4) in the emerging Local Plan.
 - The site boundaries (x4) as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Sites are available and deliverable within the Plan period.
 - The specific requirements of policies of KS11, KS17, KS18, KS19 are appropriate and justified.

9. Areas of Disagreement

- KS19 – note: technically challenging site and subject to constraints and viability.

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 14.03.2025

Signed on behalf of Aspire Housing

A large black rectangular redaction box covers the signature of Allan Clarke. A small, dark, curved mark is visible to the right of the box, possibly a stray mark or the end of a signature.

Name: Graham Nolan

Position: Head of Development & Regeneration

Date: 22/01/25

KS3: Land at Blackbank Road, KS3**B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)**

Site name:	Land at Blackbank Road				
Local plan ref:	KS3				
Total capacity:	150				
Plan period completions:	150				
Five year completions:	75				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	75	75	0

Please see enclosed Statement of Common Ground. The site is owned by Staffordshire County Council. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Staffordshire County Council

Regarding Site Allocation: Land at Blackbank Road, KS3

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Staffordshire County Council

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Staffordshire County Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land at Blackbank Road
- 2.2 Site Address: Land at Blackbank Road, Knutton
- 2.3 Site Allocation Reference: KS3
- 2.4 Site Area: 3.76 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 150 dwellings.

Figure 1: Site Boundary Plan for KS3



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy KS3 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.

- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
KS3				150					

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

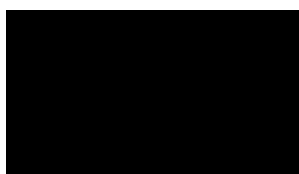
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy KS3 are appropriate and justified.

9. Areas of Disagreement

- 9.1 Following previous discussions with NBC it is also proposed to use the adjacent area to the east of the site within the proposed housing development. This area was previously submitted to NBC but appears to not have been included in the site outline for KS3. The additional area is currently vacant and surplus to SCC's requirements and could provide additional dwellings dependant on further discussions/requirements of house types/numbers by NBC. Further pre-application advice is due to be sought shortly following the completion of the TOPO and Ground Investigations of the additional land. A plan showing the whole area to be considered as KS3 has been attached for information.

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:

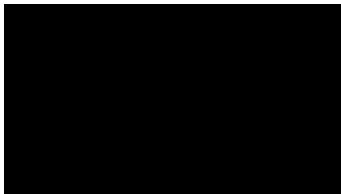


Name: Allan Clarke

Position: Planning Policy Manager

Date: 20.02.2025

Signed on behalf of Staffordshire County Council:

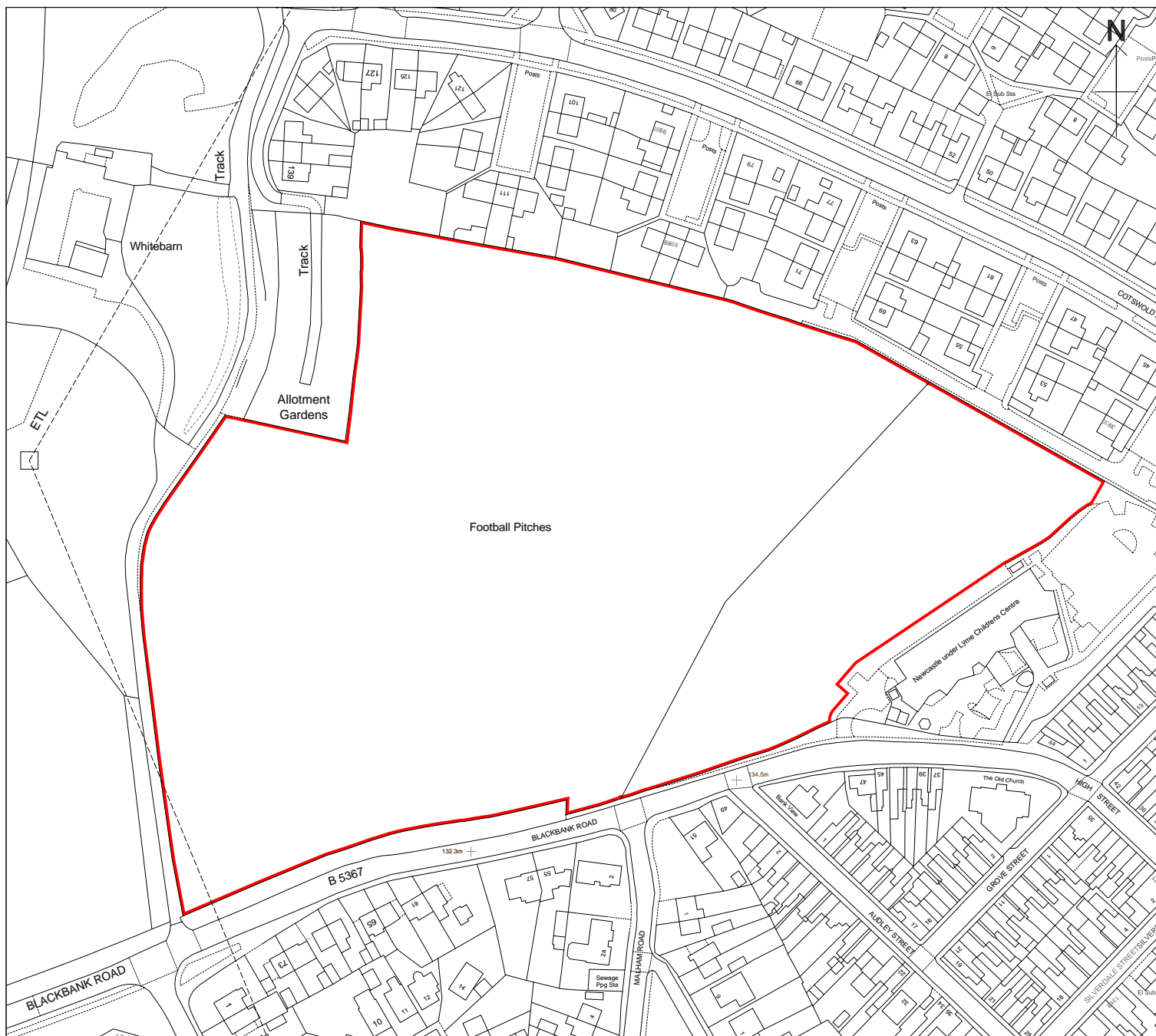


.....

Name:Lynsey Palmer.....

Position: ...Strategic Planning Advice Manager.....

Date:17/02/25.....



Scale: 1:2000

Paper Size : A4

Date: 26/07/2024

Plan Ref: 5777

Title:
 Land at Blackbank Road
 Newcastle-under-Lyme
 ST5 6DD

Site LW53: Land at Corner of Mucklestone Wood Lane, Loggerheads

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Corner of Mucklestone Wood Lane, Loggerheads				
Local plan ref:	LW53				
Total capacity:	150				
Plan period completions:	150				
Five year completions:	110				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	18	30	32	30

The site is a draft allocation of 130 dwellings in the Local Plan. The site has outline planning permission for 150 dwellings (ref 23/00002/OUT) granted at appeal on the 29.01.2025.

It is confirmed, through the statement of common ground that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Shropshire Homes

Regarding Site Allocation: LW53 - Land at Corner of Mucklestone Wood Lane, Loggerheads

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Shropshire Homes

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Shropshire Homes (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land at Corner of Mucklestone Wood Lane, Loggerheads
- 2.2 Site Address: Land at Corner of Mucklestone Wood Lane, Loggerheads, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: LW53
- 2.4 Site Area: 8.35 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 130 dwellings. Permission has been granted for up to 150 dwellings (application ref 23/00002/OUT). The development will be expected to accord with the general principles within the planning permission including the illustrative masterplan and planning conditions.

Figure 1: Site Boundary Plan for Land at Corner of Mucklestone Wood Lane, Loggerheads



Key Policy Requirements

- 4.1 The development of the site will be carried out in general accordance with the outline planning permission (application red 23/00002/OUT).

4. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

5. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030 - 2035	2035-2040	Total
LW53 Mucklestone Wood Lane, Loggerheads	0	0	18	30	32	30	40	0	150

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

6. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

7. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan and the outline planning permission (application ref 23/00002/OUT).
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan once adopted and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy LW53 are appropriate and justified.

8. Areas of Disagreement

- 9.1 None

9. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 13.03.2025

Signed on behalf of Shropshire Homes:



Name: Andrew Rogers

Position: Land Manager

Date: 13th March 2025

Site MD29 Land North of Bar Hill, Madeley

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land North of Bar Hill				
Local plan ref:	MD29				
Total capacity:	150				
Plan period completions:	150				
Five year completions:	125				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	5	40	40	40

Please find attached a signed statement of common ground with the site promotor.

An outline planning application on the site (reference 23/00979/OUT) for 155 dwellings has a resolution to grant planning permission subject to a S.106 following a planning committee meeting held on the 3 December 2024.

It is confirmed, through the statement of common ground that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Lone Star Land Limited, represented by Pegasus Group

Regarding Site Allocation: MD29 - Land North of Bar Hill, Madeley

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Lone Star Land Limited, represented by Pegasus Group

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Lone Star Land Limited (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land North of Bar Hill, Madeley
- 2.2 Site Address: Land North of Bar Hill, Madeley, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: MD29
- 2.4 Site Area: 15.7 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 150 dwellings.

Figure 1: Site Boundary Plan for Land North of Bar Hill, Madeley



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy MD29 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. At the point of signing this SoCG, the site has a resolution to grant planning permission following planning committee on Tuesday 3 December 2024 for 155 dwellings, subject to agreeing a S.106 (Ref:23/00979/OUT).
- 5.4 The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.5 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions, information and resolution to approve application 23/00979/OUT.
- 6.2 Subject to progression with the S.106, the anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
			5	40	40	40	30		

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 Technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) have been prepared to support the outline planning application on the site. These assessments have been carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

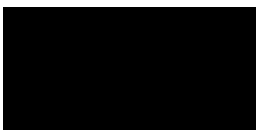
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy MD29 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 13.02.2025

Signed on behalf of Lone Star Land Limited:

.....
.....

Name: Reuben Bellamy

Position: Planning Director Lone Star Land

Date: 13th February 2025

Site NC13: Land West of Bullockhouse Road

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Bullockhouse Road				
Local plan ref:	NC13				
Total capacity:	100				
Plan period completions:	100				
Five year completions:	100				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	50	50

Please find attached a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Bloor Homes

Regarding Site Allocation: NC13 - Land West of Bullockhouse Road, Harriseahead

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Bloor Homes, represented by Knights

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Bloor Homes (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land West of Bullockhouse Road, Harriseahead
- 2.2 Site Address: Land West of Bullockhouse Road, Harriseahead, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: NC13
- 2.4 Site Area: 3.2 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 100 dwellings.

Figure 1: Site Boundary Plan for Land West of Bullockhouse Road, Harriseahead



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy NC13 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
					50	50			

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

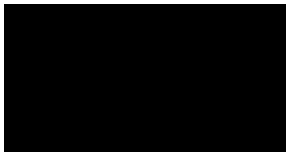
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy NC13 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 12/02/2025

Signed on behalf of Bloor Homes:



Name: Alan Corinaldi-Knott (Agent for Bloor Homes)

Position: Senior Associate, Knights

Date: 12/02/2025

Site SP11: Lyme Park

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Lyme Park				
Local plan ref:	SP11				
Total capacity:	900				
Plan period completions:	900				
Five year completions:	120				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	40	80

Please see enclosed Statement of Common Ground. The site is owned by Newcastle-under-Lyme Borough Council. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Newcastle-under-Lyme Borough Council

Regarding Site Allocation: Lyme Park, SP11

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC, planning team)
- Newcastle-under-Lyme Borough Council (in its role as landowner, the promotor)

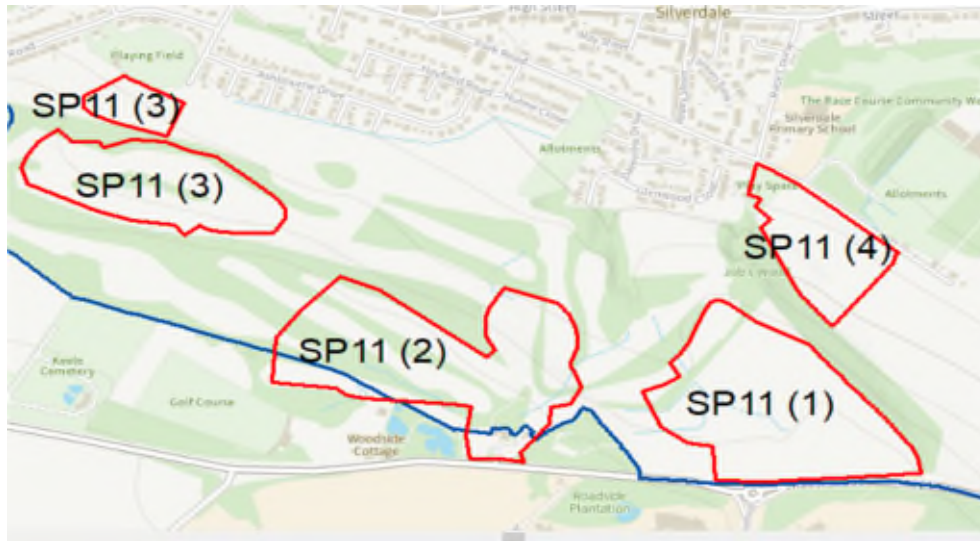
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council Planning Team) and Newcastle-under-Lyme Borough Council (in its role as landowner) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name: Lyme Park
- 3.2 Site Address: Lyme Park, Silverdale, Newcastle-under-Lyme
- 3.3 Site Allocation Reference: SP11
- 3.4 Gross Site Area: 75.74 hectares.
- 3.5 Site Location Plan: See Figure 1 below.
- 3.6 Proposed development - The Site is allocated for residential development, and community uses within a wider country park setting in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 900 dwellings, a local centre including a health centre to meet local needs and a 1 form entry primary school. The development will be expected to accord with the masterplan and design code for the site.

Figure 1: Site Boundary Plan for SP11



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy SP11 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with relevant stakeholders, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory (built dwellings) for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
					40	80	780		900

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development and community uses in accordance with the allocation in the emerging Local Plan.
 - The site boundaries (including the discrete parcels 1-4) as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of Policy SP11 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Louise Beeby

Position: Property Manager

Date: 30.01.25

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 14.02.2025

Site SP2: Cheddar Drive, Silverdale

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Cheddar Drive, Silverdale				
Local plan ref:	SP2				
Total capacity:	14				
Plan period completions:	14				
Five year completions:	14				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	14	0	0	0

Clear evidence relating to¹:

The site is allocated for 8 dwellings in the emerging Local Plan. It has a resolution to grant planning permission for 14 dwellings (planning reference 24/00101/FUL) following planning committee on the 3 December 2024.

It is confirmed, through the statement of common ground that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.

¹ PPG ID:68-007



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Aspire

Regarding Site Allocation: SP2 - Cheddar Drive, Silverdale

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Aspire

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Aspire (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Cheddar Drive, Silverdale
- 2.2 Site Address: Cheddar Drive, Silverdale, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: SP2
- 2.4 Site Area: 0.26 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 8 dwellings.

Figure 1: Site Boundary Plan for Cheddar Drive, Silverdale



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy SP2 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.

- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
SP2	0	0	8	0	0	0	0	0	8*

*See section 8

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

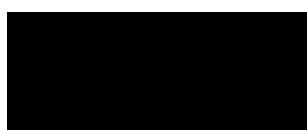
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy SP2 are appropriate and justified.
 - The site now has a resolution to grant planning permission for 14 dwellings (reference 24/00101/FUL) following planning committee on the 3 December 2024. The permission is subject to a section 106 obligation to secure the provision of off-site Biodiversity Net Gain contributions.

9. Areas of Disagreement

- 9.1 None

10. Signatures

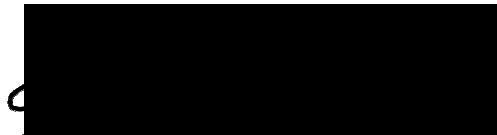
Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 11.03.2025



Signed on behalf of Aspire Housing

Name: Graham Nolan

Position: Head of Development & Regeneration

Date: 22/01/25

Site SP22: Former Playground off Ash Grove, Silverdale**B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)**

Site name:	Former Playground Off Ash Grove, Silverdale				
Local plan ref:	SP22				
Total capacity:	42				
Plan period completions:	42				
Five year completions:	42				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	42	0

The site has a resolution to grant planning permission for 42 dwellings (reference 24/00231/FUL). The application was considered at planning committee on the 28 January 2025.

It is confirmed, through the statement of common ground that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council and Aspire
represented by Knights**

Regarding Site Allocation: Former Playground off Ash Grove, Silverdale SP22

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Aspire represented by Knights

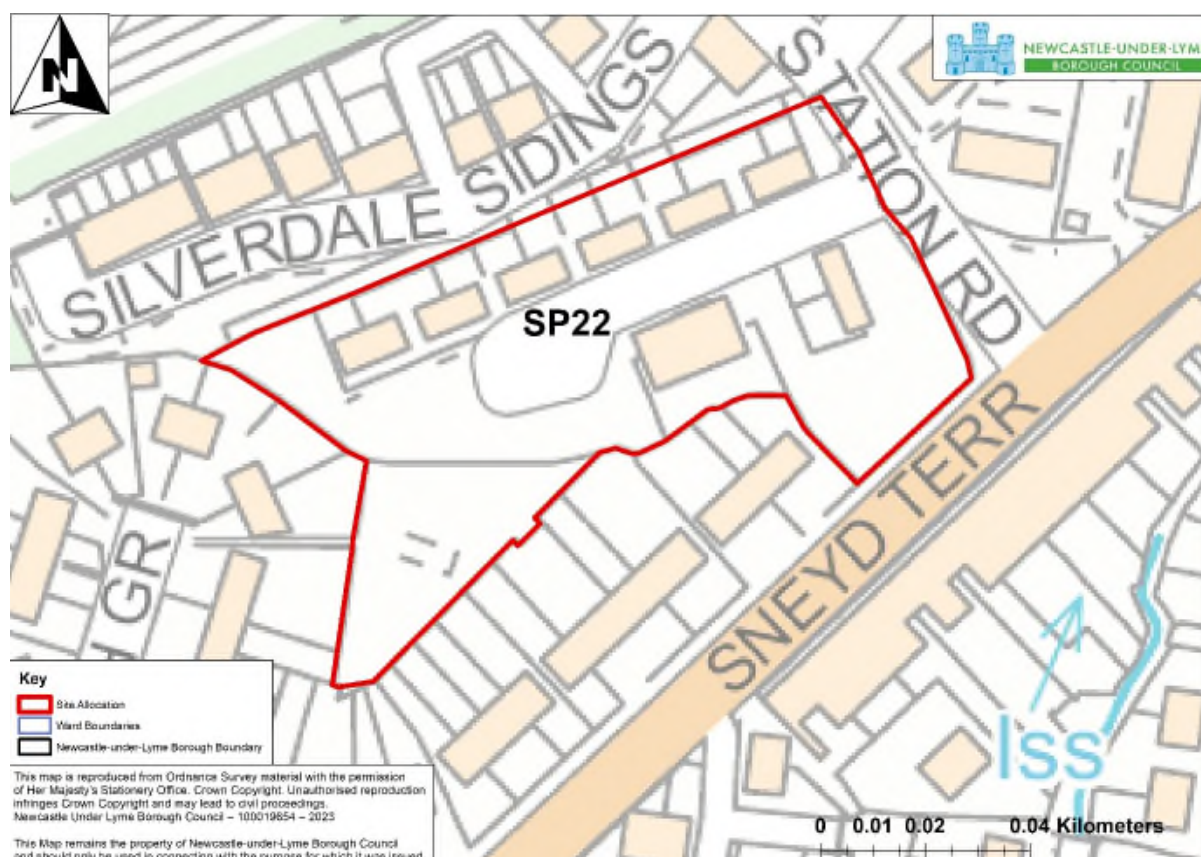
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Aspire (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name & Address: Playground off Ash Grove, Silverdale
- 3.2 Site Allocation Reference: SP22
- 3.3 Gross Site Area: 0.7 hectares.
- 3.4 Site Location Plan: See Figure 1 below.
- 3.5 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040.

Figure 1: Site Boundary Plan for SP22



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy SP22 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.

- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
SP22	0	0	0	0	42	0	0	0	42

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

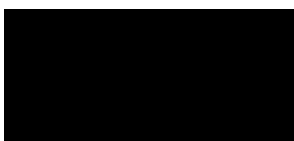
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy SP22 are appropriate and justified.
 - The site has a resolution to grant planning permission for 42 dwellings (reference 24/00231/FUL). The application was considered at planning committee on the 28 January 2025.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 11.03.2025

Signed on behalf of Aspire Housing



Name: Graham Nolan

Position: Head of Development & Regeneration

Date: 22/01/25

Signed on behalf of Aspire:

Site SP23 Land at Cemetery Road / Park Road

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Cemetery Road / Park Road				
Local plan ref:	SP23				
Total capacity:	200				
Plan period completions:	200				
Five year completions:	110				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	30	40	40

Please find enclosed a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council and Richborough
represented by Knights**

Regarding Site Allocation: Land at Cemetery Road/Park Road SP23

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Richborough represented by Knights

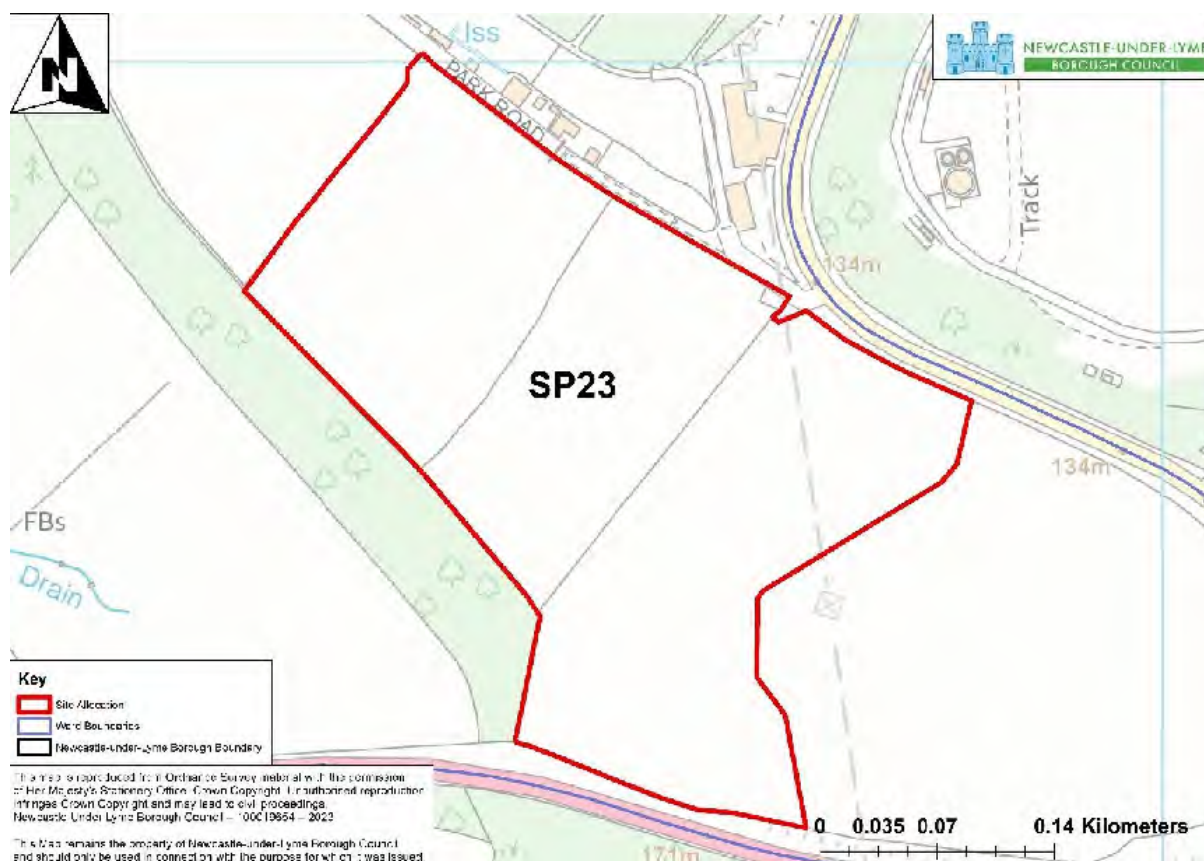
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Richborough represented by Knights (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name: Land at Cemetery Road/Park Road
- 3.2 Site Address: Land at Cemetery Road/Park Road, Silverdale
- 3.3 Site Allocation Reference: SP23
- 3.4 Gross Site Area: 9.21 hectares.
- 3.5 Site Location Plan: See Figure 1 below.
- 3.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 200 dwellings.

Figure 1: Site Boundary Plan for SP23



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy SP23 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows, based on a single housebuilder:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
SP23	0	0	0	30	40	40	90	0	200

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy SP23 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 10.03.2025

Signed on behalf of Richborough Estates:



Name: Alan Corinaldi-Knott (Agent)

Position: Senior Associate, Knights

Date: 26.03.2025

TB19: Land South of Newcastle Golf Club, Thistleberry

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land South of Newcastle Golf Club, Thistleberry				
Local plan ref:	TB19				
Total capacity:	550				
Plan period completions:	550				
Five year completions:	280				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	30	80	80	80

Please find attached a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council and Richborough
, represented by Knights**

Regarding Site Allocation: Land South of Newcastle Golf Club, Thistleberry TB19

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Richborough , represented by Knights

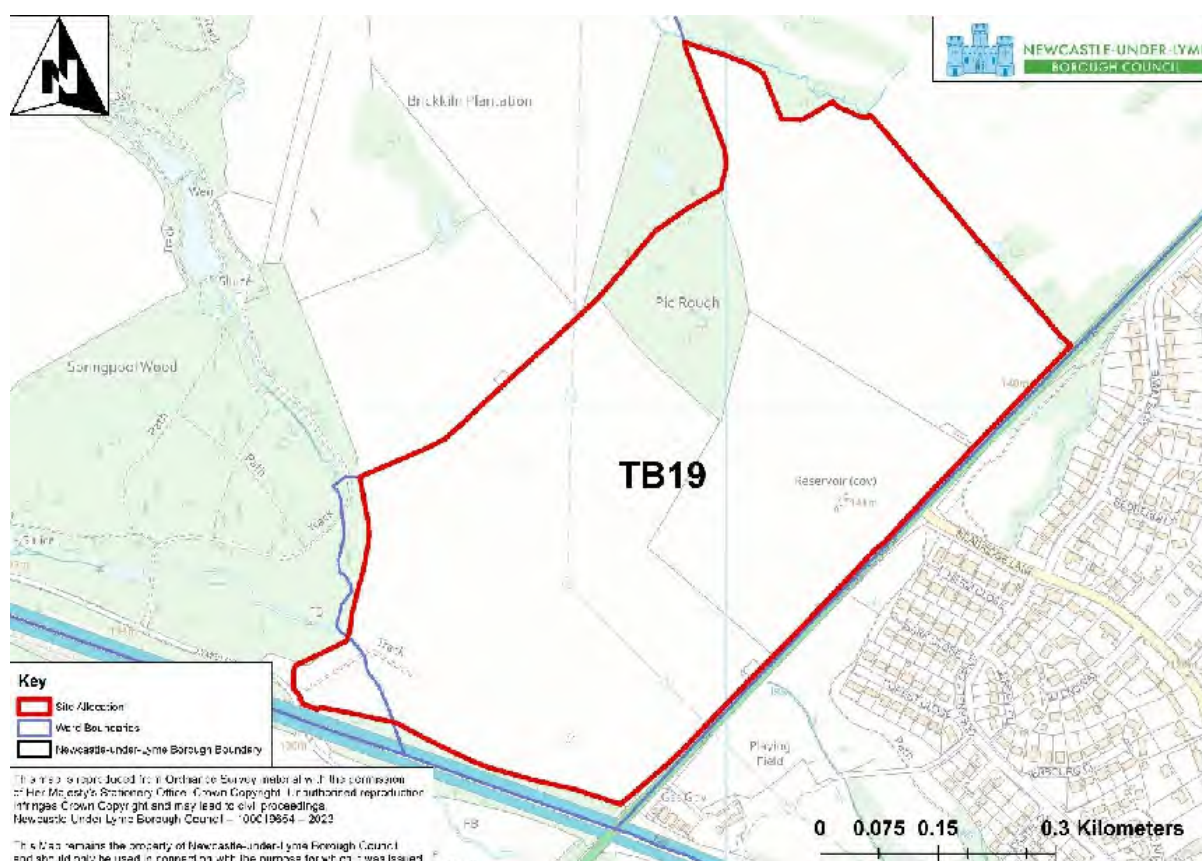
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Richborough (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name: Land South of Newcastle Golf Club, Thistleberry
- 3.2 Site Address: West of Whitmore Road, Thistleberry
- 3.3 Site Allocation Reference: TB19
- 3.4 Gross Site Area: 45 hectares.
- 3.5 Site Location Plan: See Figure 1 below.
- 3.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 550 dwellings and associated infrastructure.

Figure 1: Site Boundary Plan for TB19



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TB19 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows, based on two housebuilders delivering through two outlets across the site frontage:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TB19	0	0	30	80	80	80	280	0	550

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TB19 are appropriate and justified.
 - Richborough is committed to delivering a bus/cycle/pedestrian link between Whitmore Road and the site boundary with the University.
 - Richborough is supportive of the principle of a full vehicular link road to the University, if it is fully justified.

9. Areas of Disagreement

- 9.1 Richborough do not object to the principle of a full link road to accommodate vehicular traffic, and whilst not a specific area of disagreement, they do wish to further explore at examination the specification and reasoning for a full vehicular link in order to ensure that this aspect of the allocation policy is fully justified.

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:

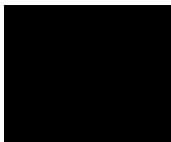


Name: Allan Clarke

Position: Planning Policy Manager

Date: 10.03.2025

Signed on behalf of Richborough Estates:



Name: Alan Corinaldi-Knott (Agent)

Position: Senior Associate (Knights)

Date: 26.03.2025

Site TB23: Land west of Galingale View, Thistleberry

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land West of Galingale View				
Local plan ref:	TB23				
Total capacity:	124				
Plan period completions:	124				
Five year completions:	100				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	10	45	45

Please find enclosed a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Persimmon Homes represented by Asteer Planning

Regarding Site Allocation: Land West of Galingale View, Thistleberry, TB23

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Persimmon Homes (North West) Limited, represented by Asteer Planning LLP

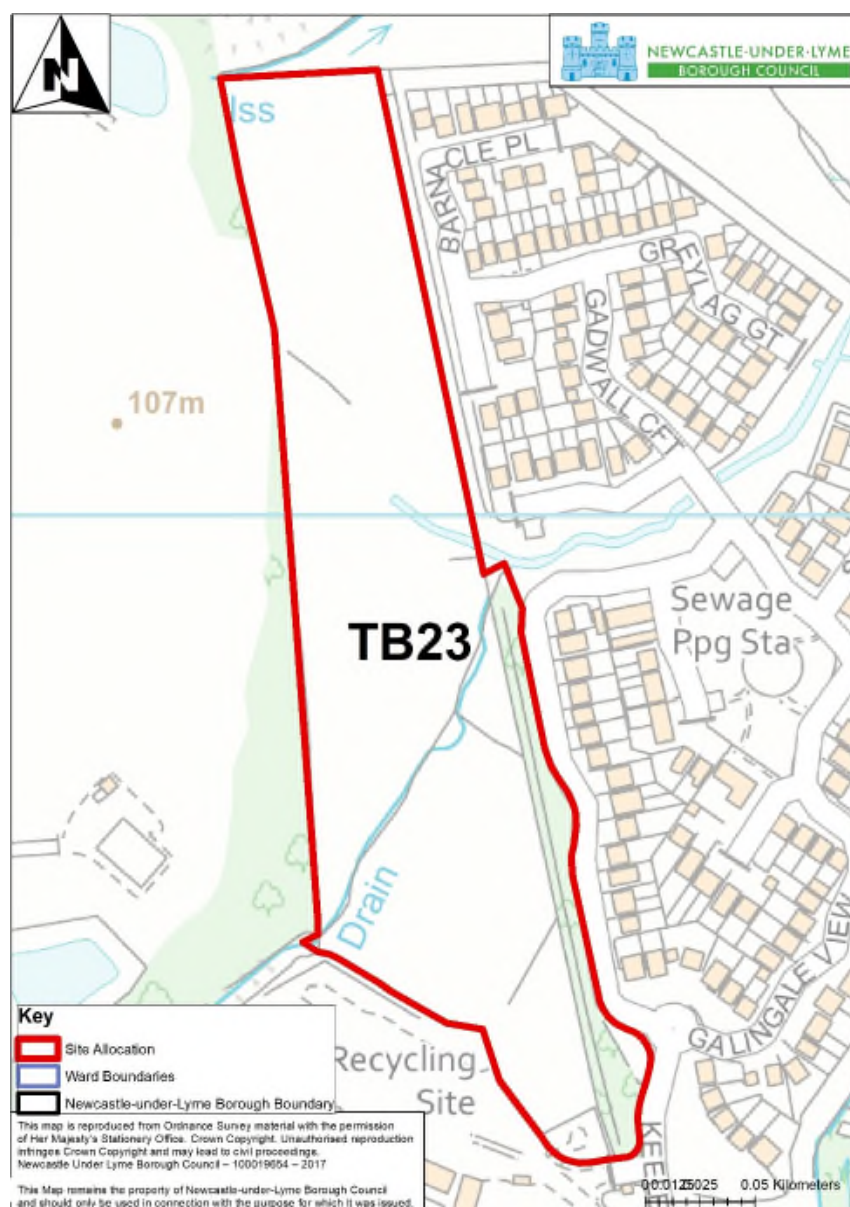
2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Persimmon Homes (Developer) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name & Address: Land West of Galingale View, Thistleberry
- 3.2 Site Allocation Reference: TB23
- 3.3 Gross Site Area: 4.37 hectares.
- 3.4 Site Location Plan: See Figure 1 below.
- 3.5 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 124 dwellings.

Figure 1: Site Boundary Plan for TB23



4. Site Availability and Deliverability

- 4.1 The Developer owns the freehold to the allocated site and confirms that it will be made available for development within the Plan period (2020-2040).
- 4.2 The Developer is freehold landowner and confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 4.3 The Developer considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Developer will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.

- 4.4 The Developer confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

5. Delivery Trajectory

- 5.1 The Developer has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 5.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TB23	0	0	0	10	45	45	24	0	124

- 5.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

6. Further Assessments

- 6.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

7. Areas of Agreement

- 7.1 The Council and the Developer agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.

8. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 13.03.2025

Signed on behalf of Persimmon Homes (North West) Limited:

A solid black rectangular box used to redact the signature of Adele Jacques.

Name: Adele Jacques

Position: Group Strategic Land Director

Date: 13th March 2025

Site TB6: Former Pool Dam Pub Site

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Former Pool Dam Pub Site				
Local plan ref:	TB6				
Total capacity:	13				
Plan period completions:	13				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	0

Town Centre Car Park Sites: Hassell Street Car Park (TC19), King Street Car Park (TC20), Blackfriars Road Car Park (TC40), Cherry Orchard Car Park (TC50), Goose Street Car Park (TC52)

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Town Centre Car Park Sites: Hassell Street Car Park (TC19), King Street Car Park (TC20), Blackfriars Road Car Park (TC40), Cherry Orchard Car Park (TC50), Goose Street Car Park (TC52)				
Local plan ref:	TC19, TC20, TC40, TC50 & TC52				
Total capacity:	55				
Plan period completions:	55				
Five year completions:	30				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	15	5	10

Please find enclosed a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Newcastle-under-Lyme Borough Council

Regarding Site Allocations: Hassell Street Car Park (TC19), King Street Car Park (TC20), Blackfriars Road Car Park (TC40), Cherry Orchard Car Park (TC50), Goose Street Car Park (TC52)

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC, local plan team)
- Newcastle-under-Lyme Borough Council (NULBC, as landowners, promotor)

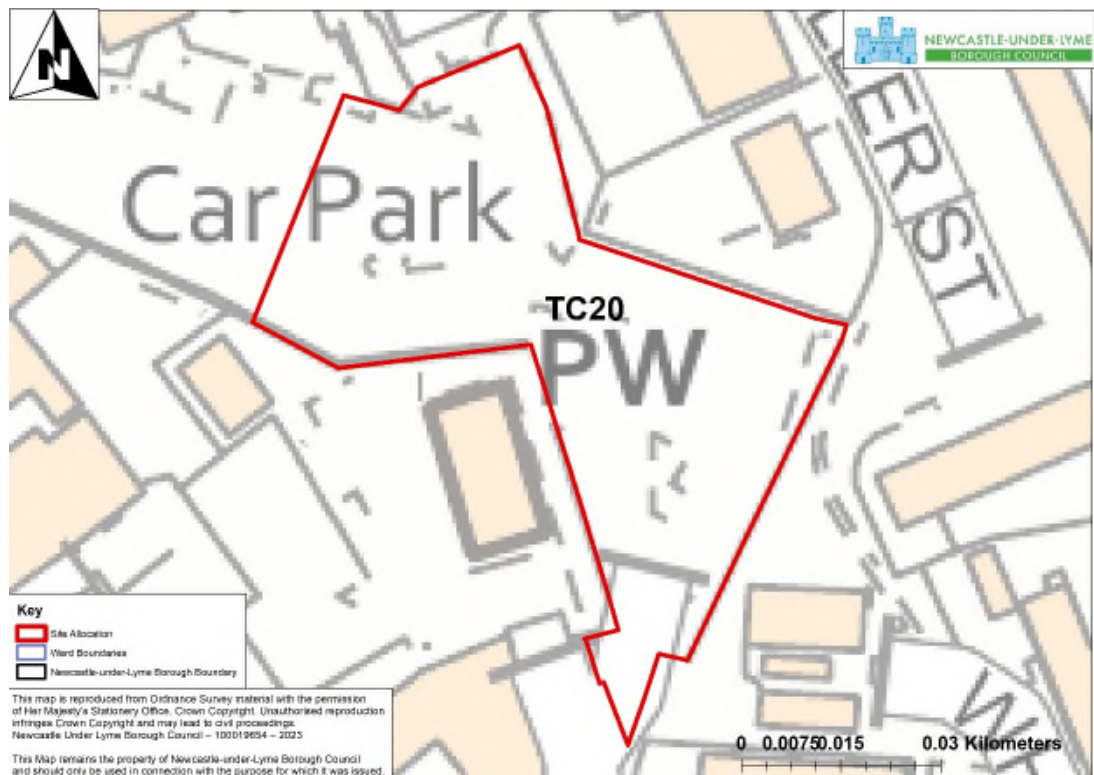
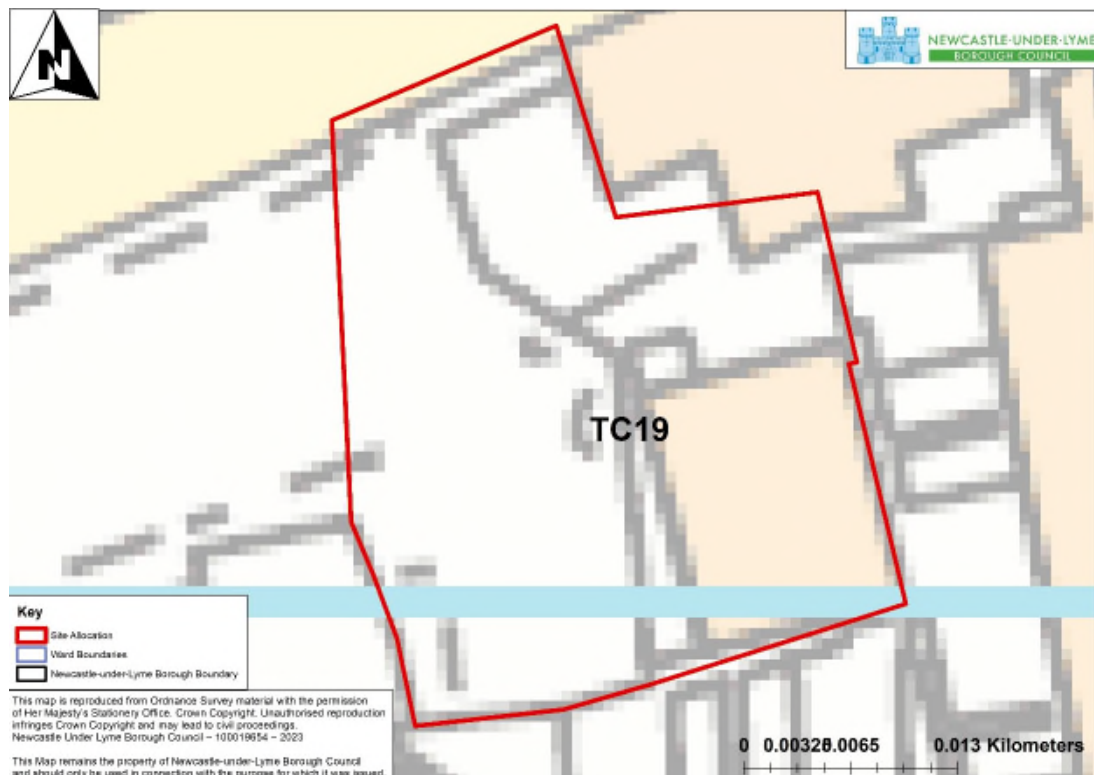
2. Introduction

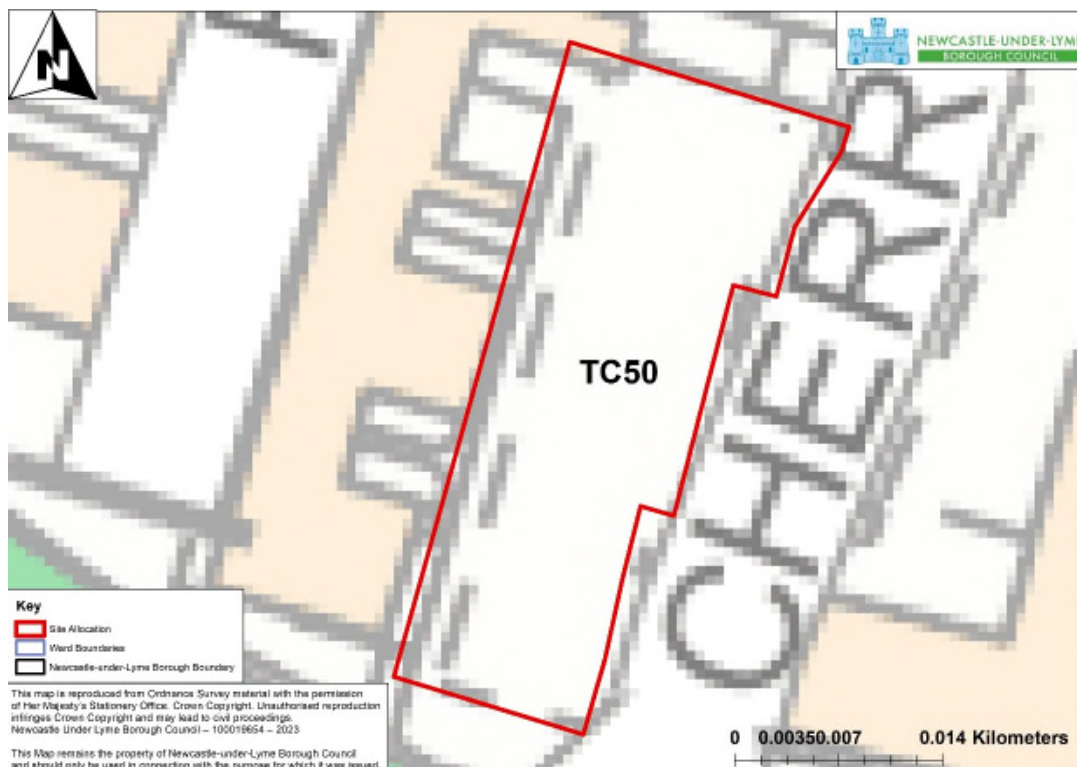
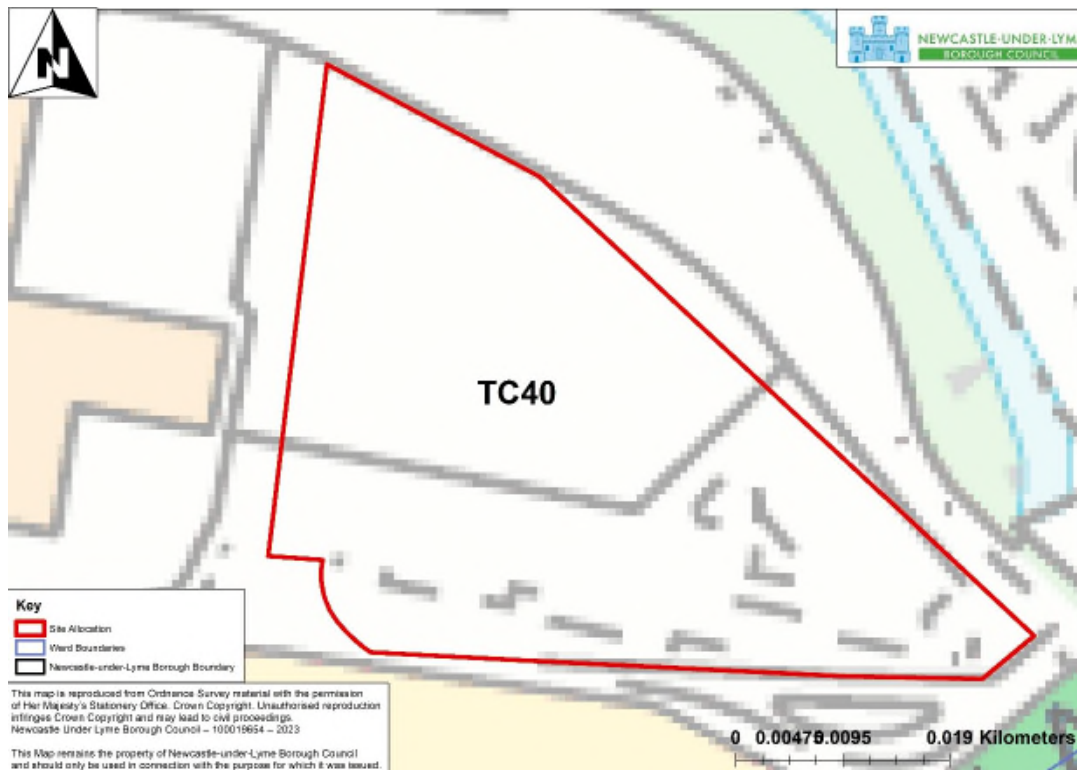
- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Newcastle-under-Lyme Borough Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site(s) in the Local Plan.

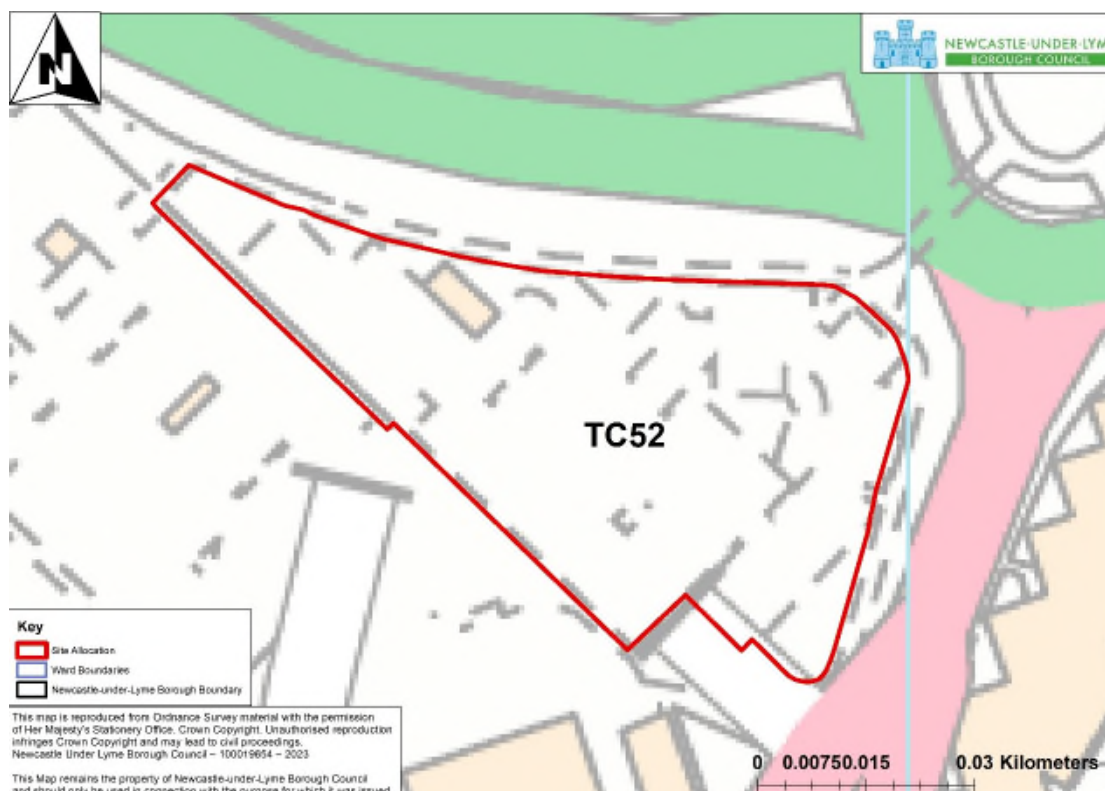
3. Site Details

- 2.1 Site Names:
 - TC19 Hassell Street Car Park (5 dwellings),
 - TC20 King Street Car Park (10 dwellings),
 - TC40 Blackfriars Road Car Park (10 dwellings),
 - TC50 Cherry Orchard Car Park (5 dwellings),
 - TC52 Goose Street (25 dwellings)
- 2.2 Site Addresses: Newcastle Town Centre
- 2.3 Site Allocation Reference: TC19, TC20, TC40, TC50, TC52
- 2.4 Site Area: 1.384 hectares in total.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Sites are proposed as allocations for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040 for residential and car parking uses.

Figure 1: Site Boundaries Plan for Car Park Sites:







4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policies TC19, TC20, TC40, TC50, TC52 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TC19	0	0	0	5	0	0	0	0	5
TC20	0	0	0	0	0	10	0	0	10
TC40	0	0	0	10	0	0	0	0	10
TC50	0	0	0	0	5	0	0	0	5
TC52	0	0	0	0	0	0	25	0	25

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

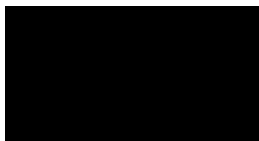
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policies TC19, TC20, TC40, TC50, TC52 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council (Local Plan Team):

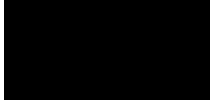


Name: Allan Clarke

Position: Planning Policy Manager

Date: 13.03.2025

Signed on behalf of Newcastle-under-Lyme Borough Council (as landowner):



Name: Louise Beeby

Position: Property Manager

Date: 13/03/2024

Site TC22: Marsh Parade (former Zanzibar Nightclub)

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Marsh Parade (fomer Zanzibar Nightclub)				
Local plan ref:	TC22				
Total capacity:	60				
Plan period completions:	60				
Five year completions:	60				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	30	30	0	0

Please find enclosed a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council and Aspire
represented by Knights**

Regarding Site Allocation: Marsh Parade (Former Zanzibar Nightclub), TC22

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Aspire represented by Knights

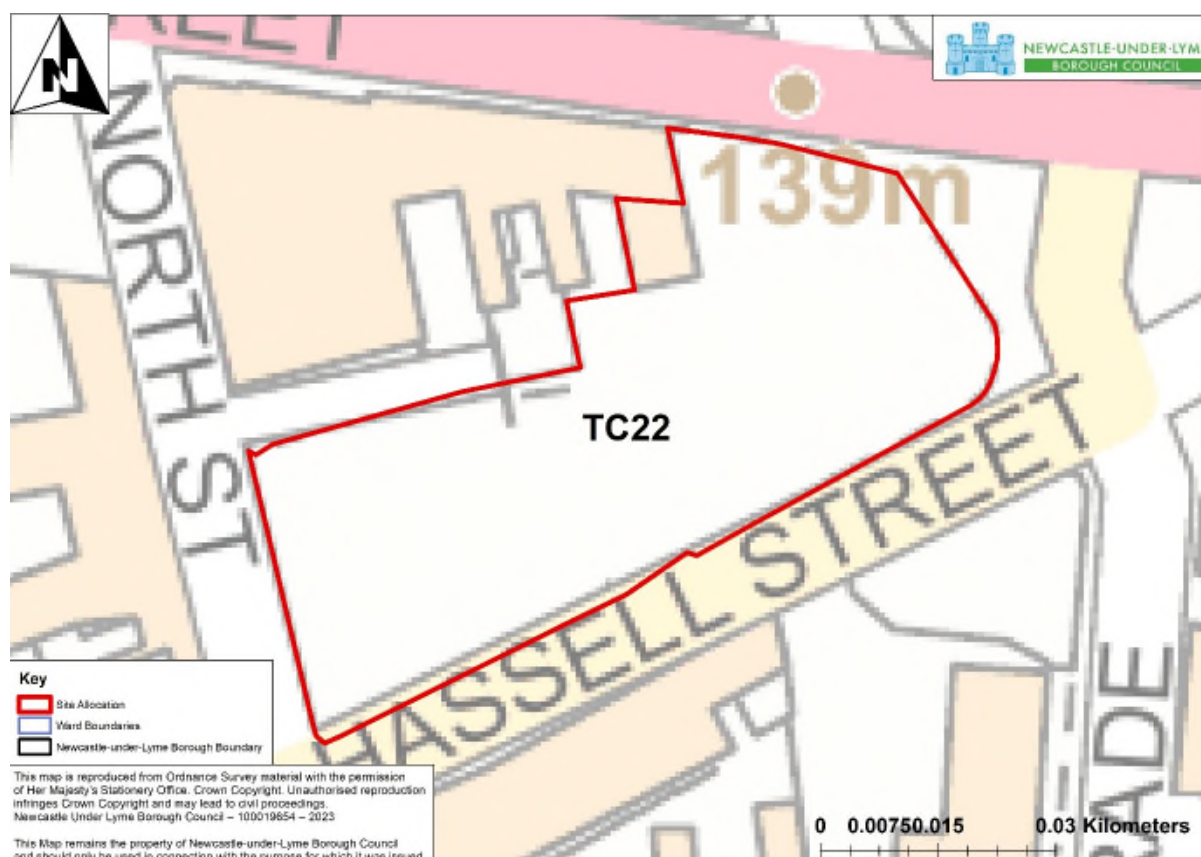
2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Aspire represented by Knights (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Marsh Parade (Former Zanzibar Nightclub)
- 2.2 Site Address: Marsh Parade (Former Zanzibar Nightclub), Newcastle
- 2.3 Site Allocation Reference: TC22
- 2.4 Site Area: 0.35 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for mixed-use development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 70 dwellings and commercial units.

Figure 1: Site Boundary Plan for TC22



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TC22 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.

- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TC22	0	0	30	30	0	0	0	0	60*

*the site promotor is now anticipating 60 units rather than the 70 stated in the local plan.

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

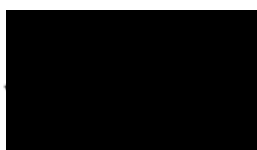
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for mixed use development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TC22 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 11.03.2025

Signed on behalf of Aspire:

Name: Graham Nolan



Position: Head of Development & Regeneration

Date: 22.01.2025

Signed on behalf of Aspire

Site TC7: Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle				
Local plan ref:	TC7*				
Total capacity:	214				
Plan period completions:	214				
Five year completions:	214				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	100	114	0	0

- The site is allocated for 75 dwellings in the emerging Plan

Please find enclosed a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.

There is a planning application submitted for 171 dwellings and associated landscaping (Ref 24/00840/FUL) which is anticipated to be considered at Planning Committee in April 2025

There is a planning application submitted for 53 retirement apartments (use class C3) (Ref 24/00792/FUL) which is anticipated to be considered at planning committee in April 2025.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council and Aspire
Regarding Site Allocation: TC7 - Land bound by Ryecroft, Ryebank, Merrial Street, Corporation
Street and Liverpool Road, Newcastle**

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Newcastle-under-Lyme Borough Council (as promotor)

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Newcastle-under-Lyme Borough Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle
- 2.2 Site Address: Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: TC7
- 2.4 Site Area: 1.92 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential and commercial development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 75 dwellings and 1.63 hectares of employment floorspace.

Figure 1: Site Boundary Plan for Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TC7 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TC7	0	0	100	114	0	0	0	0	224

*the site is allocated for 75 dwellings in the emerging local plan.

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for mixed use development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TC7 are appropriate and justified.
 - A planning application has been submitted for residential development comprising 171 dwellings and associated landscaping (Ref 24/00840/FUL) which is anticipated to be considered at planning committee at April 2025.
 - A planning application has been submitted for 53 retirement apartments (use class C3) (Ref 24/00792/FUL) which is anticipated to be considered at planning committee at April 2025.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Simon McEneny

Position: Deputy Chief Executive

Date: 17th March 2025

Signed on behalf of Newcastle-under-Lyme Borough Council



Name: Allan Clarke

Position: Planning Policy Manager

Date: 17.03.2025

Site TC71: Midway Car Park

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Midway Car Park				
Local plan ref:	TC71				
Total capacity:	111				
Plan period completions:	111				
Five year completions:	111				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	111	0	0	0

The capacity of the site has increased to 111 units (from 100 in the emerging Local Plan). It is confirmed, through the statement of common ground that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.

A planning application has been received for the site (24/00678/FUL) which is expected to be considered at planning committee in April 2025



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Newcastle under Lyme Borough Council

Regarding Site Allocation: Midway Car Park, TC71

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC, local plans team)
- Newcastle-under-Lyme Borough Council (NULBC, as landowner, promotor)

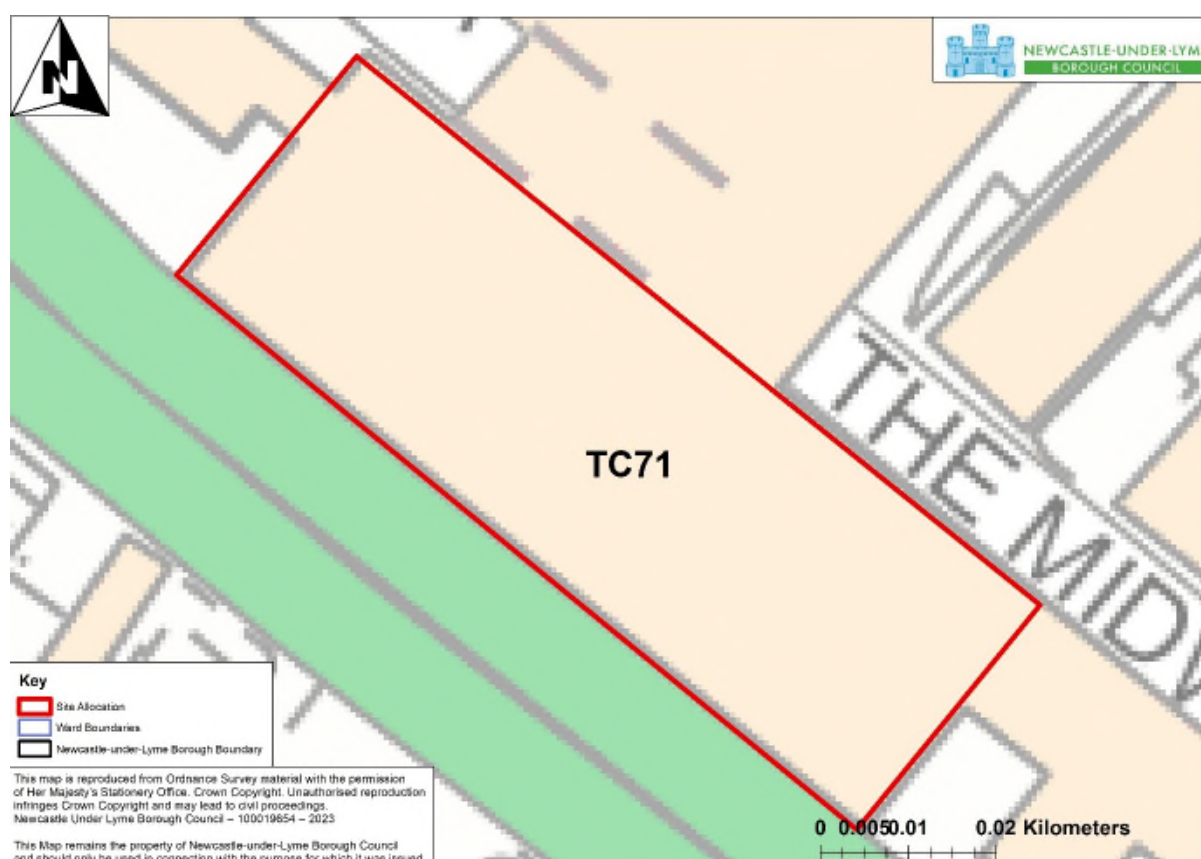
2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Newcastle-under-Lyme Borough Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Midway Car Park
- 2.2 Site Address: Midway Car Park, Newcastle-under-Lyme Town Centre
- 2.3 Site Allocation Reference: TC71
- 2.4 Site Area: 0.326 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 100 dwellings.

Figure 1: Site Boundary Plan for TC71



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TC71 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.

- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TC71	0	0	111	0	0	0	0	0	111*

*the local plan anticipated 100 units for this site.

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

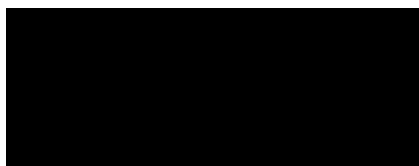
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TC71 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Simon McEneny

Position: Deputy Chief Executive

Date: 5th March 2025

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 12.03.2025

TK10: Land at Crown Bank, Talke

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Crown Bank, Talke and Butt Lane				
Local plan ref:	TK10				
Total capacity:	170				
Plan period completions:	170				
Five year completions:	90				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	30	30	30

Please find attached a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Dr Hodgkinson

Regarding Site Allocation: TK10 - Land at Crown Bank, Talke and Butt Lane

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Dr Hodgkinson, represented by Knights

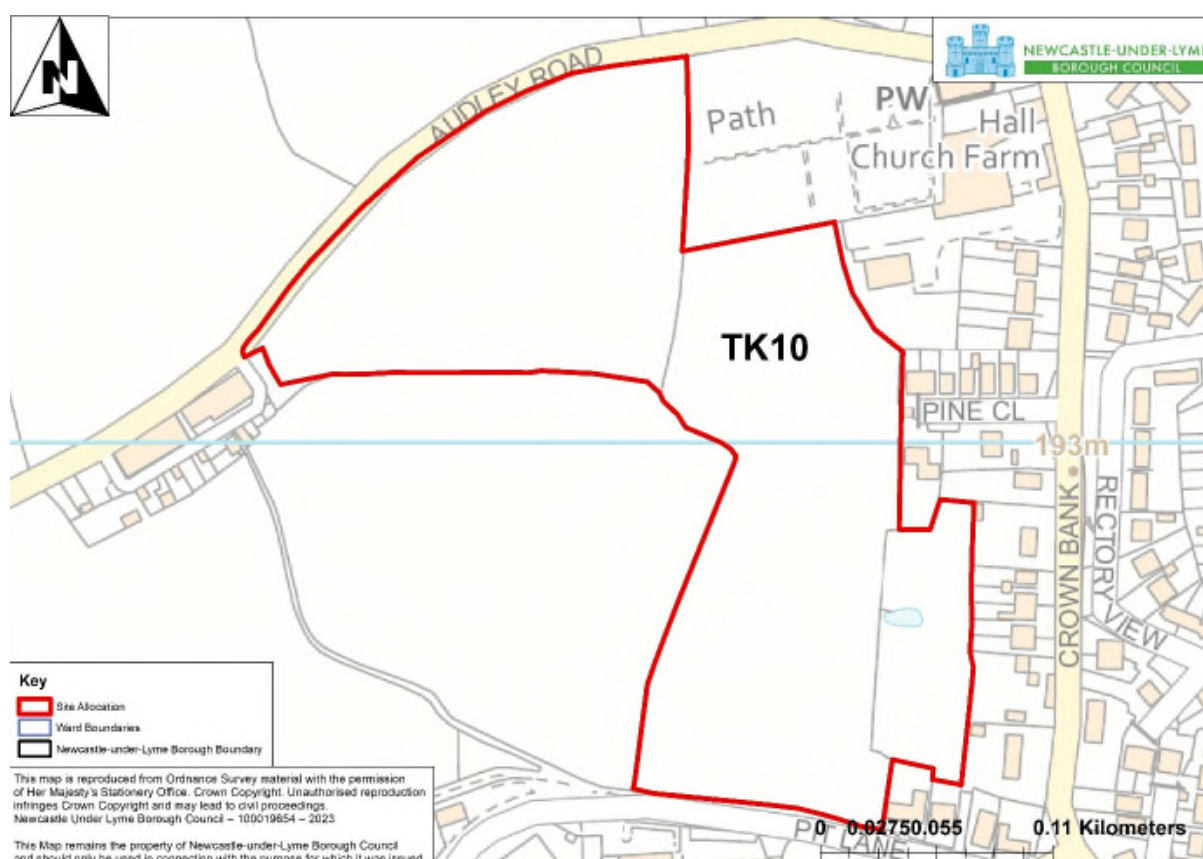
2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Dr Hodgkinson (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land at Crown Bank, Talke and Butt Lane
- 2.2 Site Address: Land at Crown Bank, Talke and Butt Lane, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: TK10
- 2.4 Site Area: 5.33 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 170 dwellings.

Figure 1: Site Boundary Plan for Land at Crown Bank, Talke and Butt Lane



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TK10 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TK10	0	0	0	30	30	30	80	0	

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TK10 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 10.03.2025

Signed on behalf of Dr Hodgkinson:



Name: Alan Corinaldi-Knott (Agent)

Position: Senior Associate, Knights

Date: 06.03.2025

Site TK17: Land off St Martins Road, Talke

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land off St Martins Road, Talke				
Local plan ref:	TK17				
Total capacity:	40				
Plan period completions:	40				
Five year completions:	40				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	40	0

Please find attached a signed statement of common ground with the site promotor. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council
and Araripe Limited, represented by Pegasus Group**

Regarding Site Allocation: TK17 - Land off St Martins Road, Talke

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Araripe Limited, represented by Pegasus Group

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Araripe Limited (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Land off St Martins Road, Talke
- 2.2 Site Address: Land off St Martins Road, Talke, Newcastle-under-Lyme
- 2.3 Site Allocation Reference: TK17
- 2.4 Site Area: 1.28 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising 40 dwellings.

Figure 1: Site Boundary Plan for Land off St Martins Road, Talke



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TK17 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TK17 Talke					40				40

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TK17 are appropriate and justified, subject to the areas of disagreement in section 9 below.

9. Areas of Disagreement

- 9.1 The parties disagree on the need to identify a fixed number of dwellings on site. The promotor has also made representations in relation to points 6, 12 and 13 of the site-specific policy wording. Both parties agree to ongoing discussions on the points raised.

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 13/02/2024

Signed on behalf of Araripe Limited:



Name: Eliot Baker

Position: Head of Planning

Date: 13/02/2024

Site TK27: Land off Coppice Road, Talke

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Coppice Road, Talke				
Local plan ref:	TK27				
Total capacity:	90				
Plan period completions:	90				
Five year completions:	90				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	15	30	30	15

Please see enclosed Statement of Common Ground. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



**Statement of Common Ground between Newcastle-under-Lyme Borough Council and Paul Smith
Strategic Land Group, represented by Emery Planning**

Regarding Site Allocation: TK27 - Land off Coppice Road, Talke

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Paul Smith of the Strategic Land Group, represented by Emery Planning

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Paul Smith of the Strategic Land Group (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name: Land off Coppice Road, Talke
- 3.2 Site Address: Land off Coppice Road, Talke, Newcastle-under-Lyme
- 3.3 Site Allocation Reference: TK27
- 3.4 Site Area: 2.82 hectares.
- 3.5 Site Location Plan: See Figure 1 below.
- 3.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 90 dwellings.

Figure 1: Site Boundary Plan for Land off Coppice Road, Talke



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TK27 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.
- 5.5 The Promoter is an experienced land promoter with an established track record of delivering sites for residential development. The Promoter has already completed much of the technical work required to support a planning application, and it is their intention to submit a planning application within 3 months of the Local Plan being adopted, and to sell the site to a developer at the earliest opportunity thereafter.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TK27	0	0	15	30	30	15	0	0	90

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TK27 are appropriate and justified.
 - The Site does not make a strong overall contribution to Green Belt purposes
 - The release of the site would not harm the overall function and integrity of the Green Belt
 - The site comprises an accessible location and a safe and suitable access can be achieved
 - There are no known ecological reasons why the site should not be developed
 - The site is greenfield and is not known to be subject to any contamination that would preclude development. Historic mine workings are unlikely to be a constraint to development.
 - The site is not of high landscape sensitivity, and there are no landscape or visual impact reasons why the site should not be developed.
 - A heritage impact assessment will be submitted with a planning application. The site promotor considers that there is sufficiently distant from designated heritage assets to conclude that the development of the site would not impact upon their setting. There are no heritage reasons why the site should not be allocated.

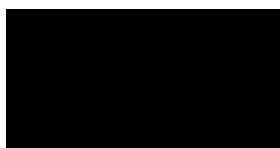
- The site comprises Grade 3b agricultural land and is not 'best and most versatile'.

9. Areas of Disagreement

- 9.1 The site promotor has asked for amendments to criterion 8, 9 & 10 of the site policy for the site, as well as amendments to development management policies HOU1, HOU3 and SA1. There is agreement to ongoing discussions regarding the points raised between the parties.

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:

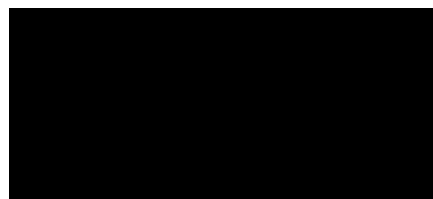


Name: Allan Clarke

Position: Planning Policy Manager

Date: 12 February 2025

Signed on behalf of Paul Smith Strategic Land Group:



Name: PAUL SMITH

Position: MANAGING DIRECTOR

Date: 11 FEBRUARY 2025

Site TK6: Site at Coalpit Hill

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Site at Coalpit Hill				
Local plan ref:	TK6				
Total capacity:	10				
Plan period completions:	10				
Five year completions:	10				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	10	0	0

Please see enclosed Statement of Common Ground. The site is owned by Staffordshire County Council. It is confirmed that there are no ownership or legal impediments to deliver the site within the Plan period. The site promotor considers that the site is deliverable and will work with relevant stakeholders to ensure the necessary access, utilities and infrastructure are delivered in a timely manner.



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Staffordshire County Council

Regarding Site Allocation: Site at Coalpit Hill, TK6

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Staffordshire County Council

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Staffordshire County Council (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 2.1 Site Name: Site at Coalpit Hill
- 2.2 Site Address: Site at Coalpit Hill, Talke
- 2.3 Site Allocation Reference: TK6
- 2.4 Site Area: 0.46 hectares.
- 2.5 Site Location Plan: See Figure 1 below.
- 2.6 Proposed development - The Site is allocated for residential development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040, comprising approximately 10 dwellings.

Figure 1: Site Boundary Plan for TK6



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy TK6 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has provided an indicative trajectory for the delivery of development on the allocated site, as set out below and based on current assumptions and information.
- 6.2 The anticipated delivery trajectory for the proposed development is as follows:

Site Ref and Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2030-2035	2035-2040	Total
TK6 Site at Coalpit Hill				10					10

- 6.3 It is acknowledged that the delivery trajectory is indicative and may be subject to change, depending on factors such as detailed site investigations, market conditions, and the timing of planning approvals.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment, Heritage Impact Assessment, Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement

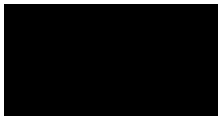
- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for residential development in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy TK6 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:

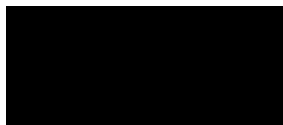


Name: Allan Clarke

Position: Planning Policy Manager

Date: 11/02/2025

Signed on behalf of Staffordshire County Council:



Name: Lynsey Palmer

Position: Strategic Planning Manager

Date: 05/02/25

Site LW87 Former Petrol Station, Eccleshall Road, Loggerheads

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Former Petrol Station, Eccleshall Road, Loggerheads				
Local plan ref:	LW87 (Appendix 4)				
Total capacity:	12				
Plan period completions:	12				
Five year completions:	12				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:	0	0	0	0	12

The site has resolution to grant planning permission (ref 21/00677/FUL) following planning committee on the 18.07.2023 for the redevelopment of a former petrol station to form 12 apartments. The permission is subject to a S.106 for a contribution towards secondary education provision and off-site public space.

Site CH3 Land at Hoon Avenue

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land at Hoon Avenue				
Local plan ref:	CH3 (included in Appendix 4 of the Local Plan)				
Total capacity:	100				
Plan period completions:	100				
Five year completions:	100				
	2025/6	2026/7	2027/8	2028/9	2029/30
Annual completions:		20	30	50	0

The site currently has outline planning permission (20/01078/OUT) granted at appeal on the 29.02.2024. The site is owned by Staffordshire County Council. The site has been marketed for disposal by the County Council and a decision on the disposal of the site is anticipated later in the year.