



# **Newcastle-under-Lyme Local Plan 2020-2040**

**Hearing Statement – Matter 1a Legal Compliance**

**NC77: Bent Farm, Newchapel**

**April 2025**

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# 1. Introduction

## The Statement

- 1.1 This statement has been prepared by Condate Ltd. in response to the Newcastle-under-Lyme Local Plan Examination in Public Hearing Matter 1a, and in particular in respect of site NC77: Bent Farm, Newchapel which was allocated within the Regulation 18 version of the Local Plan but discounted from the Regulation 19 version.
- 1.2 Condate is working with the landowner and a housebuilder to progress the development of the site for residential, care provision, and small-scale local retail uses.

## NC77: Bent Farm, Newchapel – The Site and Surroundings

- 1.3 The site comprises 13.87 acres of predominantly scrubland, a small area of previously developed land associated with the now demolished Packmoor Working Men's Club, and a number of lock-up garages off Turnhurst Road. The boundaries of the site are formed by built form to the north and east (Newtown), hedgerows and trees to the west along Birchenwood Road, and a housing estate dating from the late 1990s/early 2000s to the south.
- 1.4 The site is located in a predominantly residential area, but immediately opposite the site is a local medical centre, public house, and a pharmacy. The Packmoor Ormiston Academy (primary level) is within a five-minute walk of the site, as is the Packmoor Community Hall.
- 1.5 Newtown and Turnhurst Road forms part of one of the area's main bus routes, and there is a bus stop directly opposite the site.
- 1.6 It is important to note that the City of Stoke-on-Trent/Borough of Newcastle-under-Lyme boundary passes through the site – 54% (7.49 acres) is within Newcastle-under-Lyme, 46% (6.38 acres) is within Stoke-on-Trent – and it is located within the Stoke-on-Trent Green Belt.

## The Proposed Development

- 1.7 Our indicative development proposal is as follows:

### *Newcastle-under-Lyme Portion*

- 57 homes – 40 open market sale, 17 affordable (Use Class C3);
- 70 unit care facility (Use Class C2);
- 3 retirement bungalows (Use Class C3); and
- Local Centre and associated car parking and service area (Use Classes Ea and F.2a).

### *Stoke-on-Trent Portion*

- 35 homes – 24 open market sale, 11 affordable (Use Class C3); and
- 9 retirement bungalows (Use Class C3).

- 1.8 It is intended that the development proposal (the Newcastle-under-Lyme portion) will accord with Policy HOU2: Housing Mix, Density and Standards of the draft Local Plan. As such the mix for the 57 C3 dwellings will be as follows:
- 2-bed – 23 (40%);
  - 3-bed – 26 (45%); and
  - 4-bed – 8 (15%).
- 1.9 The mix for the 17 affordable units, care facility and retirement bungalows will be agreed in consultation with the Council’s strategic housing team and the selected Registered Provider.
- 1.10 In terms of the site’s ability to be progressed, it is:
- **Available:** the site is being taken forward via a promotion agreement between the landowner and Condate and therefore is available;
  - **Developable:** the site will be developable subject to policy change and successful allocation – this representation demonstrates the justification and begins the building of an evidence base; and
  - **Deliverable:** as referred to above, the site is being progressed via a promotion agreement between the landowner and Condate, who will be working with a housebuilder around the delivery of the scheme. In addition, a locally operating Registered Provider will be engaged to secure the provision and management of affordable and retirement elements, while the landowner will be responsible for the delivery and management of the local centre.
- 1.11 It is anticipated that the scheme could be progressed and completed over a four year period from granting of a planning permission. Assuming that the site is subsequently allocated in the Plan, then a policy compliant planning application could be submitted in the first half of 2026. If a permission is granted late 2026, this would see the completion of the development by late 2030/early 2031.

## 2. Hearing Matters

### Matter 1a – Legal Compliance

*Having regard to the proposed release of land from the Green Belt:*

- 2.1        There are a range of strategic cross-boundary issues (Newcastle-under-Lyme/Stoke-on-Trent) in the north of the Borough relating to economic growth and a complementary housing offer, and public transport connections that affect the achievement of sustainable development. These issues are all impacted by the proposed release of land from the Green Belt, the approach to which we consider to be flawed; this is discussed further in our Hearing Statement in respect of Matter 3.
- 2.2        Fundamentally though, the proposed release of land from the Green Belt is based on an out-of-date assessment and does not respond to the dramatically changed national policy context.

*Does the Plan include policies to address the strategic priorities for the development and use of land in Newcastle-under-Lyme? How are these identified in the Plan?*

- 2.3        While the Plan does include policies to address the strategic priorities for the development and use of land in Newcastle-under-Lyme, we consider that a number of the proposed policies are flawed due to a number of fundamental issues; these are discussed further in subsequent Hearing Statements.

## Contact



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