



Newcastle-under-Lyme Local Plan Examination in Public Hearing Statement

Matter 5: Housing Supply

On behalf of Persimmon Homes (North West) Ltd.

[In relation to Site Ref TB23:](#)
Land to the West of Galingale View

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CONTENTS

1 INTRODUCTION 1

2 HOUSING SUPPLY 2

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1 INTRODUCTION

- 1.1 Asteer Planning LLP has been instructed by Persimmon Homes (North West) Ltd (“Persimmon”) to prepare this Hearing Statement in relation to the Newcastle-under-Lyme (“NUL”) Local Plan 2020-2040 Submission Draft (“Submission Plan”) and the Matters, Issues and Questions (“MIQs”) posed by the Inspector.
- 1.2 Persimmon controls land to the Land to the West of Galingale View (“the site”) which is allocated for residential development as Site TB23 – and which has been promoted through the entirety of the Local Plan process. The site is wholly deliverable (being suitable, available and achievable) for residential development as demonstrated robustly by the evidence presented in duly made representations in August 2023 (at Regulation 18 Stage) and in October 2024 (at Regulation 19 Stage), which have been supported by a Vision Document and Masterplan.
- 1.3 This Statement responds directly to the Inspectors MIQs at Matter 5; however, it should be read in parallel with our detailed Regulation 19 representations. Separate statements have been prepared in respect of the following matters and should be read in conjunction with this Hearing Statement:
- Matter 2 – Spatial Strategy
 - Matter 6 – Allocations
- 1.4 Persimmon considers that to ensure an adequate supply of homes during the Plan Period, deliverable sites such as TB23 must be allocated to ensure that the supply of homes can be maintained, particularly in the early part of the Plan Period.

2 HOUSING SUPPLY

Q5.1: Are the assumptions that have been made to inform the trajectory justified in relation to the delivery of housing sites, in particular in relation to:

a) lead in times for grant of full permissions, outline and reserved matters and conditions discharge;

b) site opening up and preparation; and dwelling build out rates?

- 2.1 Persimmon makes no overall comment on the soundness of the assumptions that underpin the overall Local Plan housing trajectory. It is however critical that sites that are deliverable are identified, that can support early delivery and ensure that a 5 Year Housing Land Supply ("5YHLS") is maintained once the Local Plan is adopted, in line with national policy and to support a sound Local Plan.
- 2.2 An assessment of the Site TB23 has been undertaken by Persimmon's professional team of technical experts demonstrates that the delivery of the entire site is achievable, supported by the Vision Document and Masterplan submitted at Regulation 19 Stage.
- 2.3 Site TB23 can deliver residential development within the first 5 years of the Plan Period, based on a Local Plan adoption date of Q4 2025, with the following key dates anticipated to site completion (this trajectory is subject to the capping of Walleys Quarry in December 2026):
 - Q4 2026 – Planning Application determined and conditions discharged.
 - Q1 2027 - Start on site.
 - Q3 2027 - Occupation of the first dwelling.
 - Q3 2029 - Development complete (based on a development rate of 40dpa, based on one outlet, for both market and affordable housing).
- 2.4 This trajectory is expanded upon in Persimmon's response to Matter 6, in relation to Site TB23.
- 2.5 Site TB23 is therefore an important element of NUL's housing land supply, with Persimmon controlling the entire site and presenting a track record in housing delivery. Persimmon is a hugely experienced housebuilder and has an extensive track record in delivering a diverse range of high-quality new housing developments across the UK and in delivering adjacent successful developments the Hampton's and Milliners Green.