



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

**Hearing Statement - Matter 5 Housing Supply (Policy PSD1 and PSD2)**

**NC77: Bent Farm, Newchapel**

**April 2025**

## **Contents**

	<b>Page</b>
<b>1. Introduction</b>	<b>3</b>
<b>2. Hearing Matters</b>	<b>5</b>

# 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, 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 5 Housing Supply (Policy PSD1 and PSD2)

Issue 5 - Does the Plan provide an appropriate supply of deliverable and developable sites to meet identified needs and do these align with national policy?

- 2.1 While the previous consultation on the Regulation 19 draft was not the place for detailed debate in respect of specific sites, the flaws identified – particularly in respect of Policies PSD1 and PSD3 – the Council’s new mandatory housing target, and the changes to national policy following the adoption of NPPF 2024 have obvious implications for the Plan’s housing land supply and subsequent site allocations, and there will be a need to identify additional sites for development, particularly in the north of the Borough.
- 2.2 In order to address this, the starting point should be:
- Reinstatement of sites that were allocated in the Regulation 18 draft but removed ahead of the publication of the Regulation 19 draft; we consider that NC77 Bent Farm, Newchapel should be one of these; and
  - A review of the 2017 Green Belt Assessment in order to identify Grey Belt opportunities, and lower quality Green Belt sites, with a particular focus on the north of the Borough given the unbalanced distribution of housing land supply.
- 2.3 As referred to above, one of the sites that ought to be reinstated should be NC77: Bent Farm, Newchapel, for the following reasons:
- The site is available, developable and deliverable in that there is a willing landowner, and the site is being promoted for residential-led development by Condote and a housebuilding partner; and
  - The proposal represents sustainable development in a sustainable location.
- 2.4 Although the Council allocated the site in the Regulation 18 draft of the Plan, it was removed from the Regulation 19 version despite nothing changing. Reasons given for the site’s removal were as follows:
- Deliverability – this despite the site being viable, confirmation that a policy compliant planning application could be progressed, and the fact that the site is being promoted for development alongside a housebuilder;
  - Loss of agricultural land – the land is no more than scrubland, historically was mined in places, and is the lowest grade in terms of agricultural land;
  - Access – the site can be accessed from Turnhurst Road-Newtown; and
  - Green Belt – as has been outlined in previous representations, the site makes a minimal contribution to Green Belt purposes, while the changing national policy context reinforce this: parts of the site would be viewed as Grey Belt, while the remainder would be seen as lower quality Green Belt. More pertinently, the Council changed its position in respect of the site’s Green Belt merits between

the Regulation 18 and 19 drafts despite nothing changing – if they were comfortable with its release at Regulation 18 stage, why not at Regulation 19?

## Contact



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