

**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

**Newcastle-under-Lyme Local Plan
Examination – Response to Inspector's
Matters, Issues and Questions**

MATTER 6

On Behalf of Aspire Housing

Document Ref: ASP21/187/ACK/LP/MIQ

Document date: April 2025

1. MATTER 6 - HOUSING ALLOCATIONS

1.1 Aspire currently have an interest in a number of sites across the Borough, some of which are identified as proposed allocations. The proposed allocations that Aspire have an interest in are as follows:

- (a) TC22 – Former Zanzibar night club site – A planning application for this site has been submitted for enabling and remediation works to prepare the site for development (application reference 25/00262/FUL), and the site has already been cleared. A planning application for the development of the site will be submitted in 2025.
- (b) CH13 – Castletown Grange, Cross Heath – this site currently comprises moribund accommodation which is now vacant. Aspire have recently sold the site and the site is being refurbished for private tenants.
- (c) TC7 – Ryecroft – a planning application was determined at planning committee on 29 April 2025 for 53 retirement apartments, where Members resolved to grant planning permission.
- (d) KS11, KS17, KS18, KS19 – Knutton masterplan sites delivering a total of 73 affordable dwellings. Planning permission has recently been granted for KS11 and KS17 which would provide 75 affordable homes. Aspire does not control KS3, which is the other Knutton masterplan site, however Aspire would be interested in delivering this site as either the sole developer or as an affordable housing partner to a private developer.
- (e) SP2 – Cheddar Drive / Bath Road Parade – This site comprises moribund accommodation which is now vacant. Aspire submitted a planning application (application reference 24/00101/FUL) for 14 dwellings and reported to the Council's Planning Committee on 3 December 2024 where Members resolved to grant planning permission, subject to the completion of a Section 106 agreement.
- (f) SP22 - St Luke's Close, Silverdale - this site previously comprised vacant moribund accommodation with prior approval for its demolition obtained from the Council. Planning permission was granted on 11 March 2025 for the development of 42 dwellings on this site.

1.2 The above sites are therefore deliverable allocations within the Local Plan.