

Submission to Inspector from Save Our Greenspace

We are a local campaigning organisation set up to protect greenspace in Keele and Silverdale. We would like the following to be taken into consideration in the examination of the Newcastle under Lyme Borough's Local Plan.

Matter 7 - Housing Policies

Policies HOU1, HOU2, HOU3, HOU4, HOU5, HOU6

Issue 7 - Does the Plan set out positively prepared policies to meet affordable housing needs and the housing needs of other groups, which are justified, effective and consistent with national policy?

7.1 a) In Policy HOU1 are the (brownfield/greenfield) affordable housing requirements justified, and will the policy be effective in helping to maximise affordable housing and not undermining deliverability? The affordable housing requirements are based on the findings of the Local Plan Viability Assessment (ED004). Are the assumptions used within this soundly based? Why do the thresholds in policy HOU1 differ from those recommended in ED004? Should the policy include a threshold for older person homes and at what level should this be set?

It is stated in the plan that the greatest need in our area is for smaller, more affordable homes. The plan proposes that 278 affordable homes will be needed per annum over the lifespan of the plan. Four hundred houses are proposed in total per annum. Thus, seventy percent of our housing need is for affordable homes. The maximum percentage of affordable homes to be delivered in new developments is thirty percent on greenfield sites. We are at a loss to understand how the plan can deliver sufficient affordable homes. This lack of consistency means the document is ineffective and not deliverable and is not in line with national policy. It fails to meet objectively assessed requirements for affordable homes.

Diane Smith,

Administrator,

Save Our Green Space.

30th April 2025.