

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

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

MATTER 7

On Behalf of Aspire Housing

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

Document date: April 2025

1. **MATTER 7 – HOUSING POLICIES**

HOU1

- 1.1 Chapter 12 of our response to the Regulation 19 Consultation sets out the position of Aspire in respect of the matters raised in the Inspectors MIQs. The position of Aspire set out at that time are still relevant and in order to avoid unnecessary repetition, Aspire will rely on those submissions as part of the examination hearings. In summary, Aspire recommend the following changes to the policy:

- (a) Amend criteria 1 so that the overall affordable housing requirement for all major housing sites is 30%.
- (b) If criteria 1 is to be retained, re-designate the Audley Ward as a high value zone.
- (c) Remove the requirement for 25% of the affordable housing tenure split to be First Homes from criteria 3.
- (d) Amend criteria 3 to allow a flexible approach to the affordable tenure mix on a case by case basis.

HOU2

- 1.2 As per the submissions made at Regulation 19 stage, Aspire maintain that it is necessary for there to be a flexible approach to on-site affordable housing provision in terms of the size, type and tenure of affordable homes.

HOU3

- 1.3 With regard to the provision of M4(2) dwellings and NDSS, Aspire set out their response to this policy at Regulation 19 stage and relies on the submissions made at that time for the purposes responding to the Inspectors MIQs.
- 1.4 In summary, Aspire have suggested the following policy wording for HOU3:

Policy HOU3: Housing Standards:

- (a) All new dwellings (excluding conversions) will be provided to Part M4(2) (Accessible Adaptable Dwellings) set out in Building Regulations.
- (b) From 6 months following the date of the adoption of the Local Plan, all new open market dwellings will be provided to the Nationally Described Space Standard (NDSS) or the Building Control space standard relevant at the time of determining the application.
- (c) For affordable housing units, space standards should meet the minimum size thresholds that meet the requirements for grant led affordable homes agreed with Homes England.
- (d) On major residential development sites of 50 dwellings or more, 10% of the open market dwellings proposed should be built to M4(3) wheelchair accessible standards

- (e) For developments of specialist housing for older people as defined by national policy, 10% dwellings proposed should be built to M4(3) wheelchair accessible standards
- (f) For developments of 100% affordable housing schemes the provision of M4(3) dwellings will be negotiated on a case by case basis.
- (g) For affordable housing coming forward as part of open market residential schemes, the provision of M4(3) dwellings coming forward as part of the affordable tenure mix will be negotiated on a case by case basis.

HOU8

- 1.5 Again, Aspire made a number of comments relating to Policy HOU8 at Regulation 19 stage, and rely on the submissions made at that time in response to HOU8 in response to the MIQs.