



Newcastle-under-Lyme Local Plan Examination

Action Point 2 - Provide a note on the 800-figure allocated to Keele, what constitutes student accommodation and the approach of student accommodation in the Local Plan (confirm ratio etc)

1. The Local Plan promotes allocations for student accommodation at KL13 (220 units) and KL15 (260 units). In respect of KL13, there is an extant planning permission (Ref. 17/00934/OUT & 20/00162/REM) for 220 units of student residential accommodation.
2. Table 1 (below) sets out the planning commitments and completions at Keele Village and Keele University. In total there are commitments consisting of 507 as set out in table 1, alongside the extant planning permission at KL13 of 220 and the proposed allocation of 260. This totals 987.
3. Of the 987 units, 886 relate to student accommodation provided for by commitments or proposed allocations.
4. For the purposes of calculating the contribution made by student accommodation to housing land supply, the Council uses a ratio of 2.5 to estimate the release and / or maintenance of market housing through the supply of new purpose-built student accommodation [EX/NBC/04, para 5.10- 5.16, pg 8].
5. It is noted that Keele / Keele University is in close proximity to a number of other allocations, including SP11 (900 dwellings) and TB19 (550 dwellings) that provide for market and affordable housing.

Table 1: Keele Planning Commitments as at 01 April 2024

Planning Reference	Address	Commitments	Completions	Student (Y or N)
21/00779/FUL	Red Heath House Pepper Street Keele	1	0	N
22/00094/FUL	Land North Of Pepper Street Keele	85	12	N
22/00099/FUL	14 Highway Lane Keele	0	1	N
18/00698/FUL (1685 student units, 732 demolition leads to a net gain of 953 units).	Sites Of Horwood, Lindsay and Barnes Halls Keele University	953 units (42 self contained units and 911 shared units) (ratio applied = 364 units). 364 + 42 = 406 units in total	0	Y
20/00506/FUL	The Hawthorns Keele	2	3	Y