



Newcastle-under-Lyme Local Plan Examination

Action Point 12 – what is the Council’s estimate as to how much affordable housing the Plan will deliver through Local Plan allocations.

Introduction

1. This note is provided in response to the Inspector’s query regarding the Council’s estimate as to how much affordable housing the Plan will deliver through Local Plan allocations. This was discussed in Matter 4 (Housing Requirement) on Thursday 22 May 2025.
2. The Council has reviewed the site allocations proposed in the Local Plan and has prepared table 1 (below). This includes an assessment of the location of the site (in which proposed value area) and provides a corresponding view on the level of affordable housing expected to be delivered through allocations alone. Table 1 also includes an assessment of current planning approvals on relevant draft allocation sites and the corresponding amount of affordable housing expected to be provided. It is anticipated that 1,434 new affordable homes would be provided for by allocations in the Local Plan.

| Site Ref | Site Name | Planning Application | No. of dwellings | Brownfield or Greenfield | High Value or Low Value | Affordable Provision | |
|----------|---|--|------------------|--------------------------|-------------------------|----------------------|-----|
| AB12 | Land East of Diglake Street | | 125 | Greenfield | Lower | 30% | 38 |
| AB15 | Land North of Vernon Avenue | | 33 | Greenfield | Lower | 30% | 10 |
| AB33 | Land off Nantwich Road / Park Lane, Audley | | 55 | Greenfield | Lower | 30% | 17 |
| BL8 | Land adjacent to roundabout at West Avenue, Kidsgrove | 22/01067/FUL permitted (55 dwellings) | 55 | Brownfield | Lower | 15% | 15 |
| BL18 | Land at Clough Hall | | 150 | Greenfield | Lower | 30% | 45 |
| BL32 | Land at Congleton Road, Butt Lane | | 20 | Greenfield | Lower | 30% | 6 |
| CT1 | Land at Red Street and High Carr Farm, Chesterton | | 550 | Greenfield | Lower | 30% | 165 |
| CH3 | Land off Hoon Avenue | 20/01078/OUT permitted (100 dwellings) | 100 | Greenfield | Lower | 30% | 30 |
| CH13 | Castletown Grange, Douglas Road, Cross Heath | | -7 | Brownfield | Lower | 15% | -1 |
| CH14 | Maryhill Day Centre, Wilmot Drive | | 30 | Brownfield | Lower | 15% | 5 |
| KL13 | Keele Science Park Phase 3 | 20/00162/REM & 17/00934/OUT permitted | 220 | Greenfield | Higher | 0% | 0 |
| KL15 | Land South of A525 Keele | | 260 | Greenfield | Higher | 0% | 0 |
| KG6 | William Road, Kidsgrove (Site of the Galley PH) | | 6 | Brownfield | Lower | 15% | 1 |
| KS3 | Land at Blackbank Road, Knutton | | 150 | Greenfield | Lower | 30% | 45 |
| KS11 | Knutton Community Centre, High Street, Knutton | 24/00023/FUL permitted (21 Dwellings) | 21 | Brownfield | Lower | 100% | 21 |
| KS17 | Knutton Recreation Centre, Knutton Lane | 23/00771/FUL permitted (54 Dwellings) | 54 | Brownfield | Lower | 15% | 54 |
| KS18 | Land North of Lower Milehouse Lane, Knutton | | 10 | Brownfield | Lower | 15% | 2 |
| KS19 | Land at Knutton Lane | | 5 | Brownfield | Lower | 15% | 1 |

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|------|--|---|-----|------------|--------|-----|-----|
| LW87 | Former Petrol Station, Eccleshall Road, Loggerheads | 21/00677/FUL pending (12 dwellings) | 12 | Brownfield | Higher | 25% | 0 |
| LW74 | Land at Baldwin's Gate Farm | 24/00313/REM permitted (200 dwellings) | 200 | Greenfield | Higher | 30% | 50 |
| LW53 | Land at Corner of Muckleston Wood Lane, Loggerheads | 23/00002/OUT permitted 25/00352/REM pco (150 dwellings) | 150 | Greenfield | Higher | 30% | 42 |
| MD29 | Land North of Bar Hill, Madeley | 23/00979/OUT pending (155 dwellings) | 155 | Greenfield | Higher | 30% | 47 |
| NC13 | Land West of Bullockhouse Road, Harsiahead | 25/00358/FUL pending (96 dwellings) | 96 | Greenfield | Higher | 30% | 29 |
| SP2 | Cheddar Drive, Silverdale | 24/00101/FUL pending (14 dwellings) | 14 | Brownfield | Lower | 15% | 14 |
| SP11 | Lyme Park, Silverdale | | 900 | Greenfield | Lower | 30% | 270 |
| SB12 | Land Adj to Clayton Lodge Hotel | 22/00284/FUL permitted (48 dwellings) | 48 | Brownfield | Higher | 25% | 0 |
| SP22 | Former Playground off Ash Grove, Silverdale | 24/00231/FUL permitted (42 dwellings) | 42 | Brownfield | Lower | 15% | 30 |
| SP23 | Land at Cemetery Road / Park Road | | 200 | Greenfield | Lower | 30% | 60 |
| TK6 | Site at Coalpit Hill Talke | | 10 | Greenfield | Lower | 30% | 3 |
| TK10 | Land at Crown Bank, Talke and Butt Lane | | 170 | Greenfield | Lower | 30% | 51 |
| TK17 | Land off St Martins Road, Talke | | 40 | Greenfield | Lower | 30% | 12 |
| TK27 | Land off Coppice Road, Talke | | 90 | Greenfield | Lower | 30% | 27 |
| TB6 | Former Pool Dam Pub site, Orme Road, Poolfields, Newcastle | | 13 | Brownfield | Higher | 25% | 3 |
| TB19 | Land South of Newcastle Golf Club, Thistleberry | | 550 | Greenfield | Higher | 30% | 165 |
| TB23 | Land West of Galingale View, Thistleberry | | 124 | Greenfield | Higher | 30% | 37 |

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|-------|--|---|-----|------------|-------|-----|------|
| TC7 | Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle | 24/00840/FUL pending (175 dwellings) | 175 | Brownfield | Lower | 15% | 43 |
| TC19 | Hassell Street Car Park | | 5 | Brownfield | Lower | 15% | 1 |
| TC20 | King Street Car Park | | 10 | Brownfield | Lower | 15% | 2 |
| TC22 | Marsh Parade, Newcastle (Former Zanzibar Night Club) | 25/00324/FUL & 25/00349/FUL pending (63 apartments) | 63 | Brownfield | Lower | 15% | 63 |
| TC40 | Car Park, Blackfriars Road, Newcastle | | 10 | Brownfield | Lower | 15% | 2 |
| TC50 | Land at Cherry Orchard Car Park, Newcastle | | 5 | Brownfield | Lower | 15% | 1 |
| TC52 | Goose Street Car Park, Newcastle | | 25 | Brownfield | Lower | 15% | 4 |
| TC71 | Midway Car Park, Newcastle-under-Lyme Town Centre | 24/00678/FUL pending (111 dwellings) | 111 | Brownfield | Lower | 15% | 28 |
| RC8 | Land at Liverpool Road, Kidsgrove | 22/00964/FUL permitted (7 dwellings) | 7 | Greenfield | Lower | 30% | 0 |
| WS9 | Land off Canary Grove / Lamphouse Way, Wolstanton | 22/00796/FUL permitted (43 dwellings) | 43 | Greenfield | Lower | 30% | 0 |
| Total | | | | | | | 1434 |