



Newcastle-under-Lyme Local Plan Examination

Response to Inspector's Post Examination Hearing Views – Housing Trajectory

1. The Inspector in her post examination hearing views (EX/INS/06, para 34 and 35) asked the Council to review the housing trajectory for the Local Plan and adjust to take account of the changes proposed in the Inspector's post hearing views. The Inspector noted that the previous trajectory was optimistic, and the Council has subsequently reviewed the housing trajectory in the light of the comments made by the Inspector.
2. The revised housing trajectory is set out in Appendix 1. The housing trajectory confirms delivery of 8,955, which compared to the housing requirement of 400 dwellings per annum (8,000 over the Plan period) and represents a Plan supply flexibility of circa 12%.
3. In terms of the five-year supply position, this is set out in Table 1 below for 400 dwellings per annum (7.1 years) and table 2 for 550 dwellings per annum (5.2 years).
4. As set out in the Council's matter 1 statement [EX/HS/M1a/01, paragraph 1.12.4] The Council is, through the transitional arrangements in the December 2024 National Planning Policy Framework, to commence work on a new Plan, under the revised Plan-making system provided for by the Levelling Up and Regeneration Act (as soon as the relevant provisions are brought into force in 2025 and the emerging Local Plan is adopted). A local development scheme has been prepared in this regard [EX/NBC/02] to set out a programme for the delivery of the revised Local Plan. The preparation of a Local Plan update will support the Council's ongoing deliverable housing land supply in the medium term also.

Table 1: Five Year Supply Calculation - 400 Dwellings Per Annum

Five Year Supply Calculation for period 2025 - 2030 - 400 dwellings per annum		
Calculating the required supply		
A	Five-year housing land need 2025/6 – 2029/30	2,000

B	Shortfall	0
C	Five-year requirement with Shortfall	2,000
D	Five-year requirement including shortfall and buffer	2,100
E	Annual requirement including shortfall and buffer	420
F	Supply over 5-year period 2025/6 – 2029/30	2,979
Five-year land supply (expressed in years)		7.1 (rounded)

Table 2: Five Year Supply Calculation - 550 Dwellings Per Annum

Five Year Supply Calculation for period 2025 - 2030 - 550 dwellings per annum		
Calculating the required supply		
A	Five-year housing land need 2025/6 – 2029/30	2,750
B	Shortfall	0
C	Five-year requirement with Shortfall	2,750
D	Five-year requirement including shortfall and buffer	2,888
E	Annual requirement including shortfall and buffer	578
F	Supply over 5-year period 2025/6 – 2029/30	2,979
Five-year land supply (expressed in years)		5.2 (rounded)