



# Newcastle-under-Lyme Borough Council



Authority Monitoring Report  
2021-2023

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## Executive Summary

- 1.1. This Authority Monitoring Report (AMR) assesses the performance of planning policies within Newcastle-under-Lyme for the 2- year monitoring period of 1<sup>st</sup> April 2021- 31<sup>st</sup> March 2023.
- 1.2. The AMR provides an overview of development trends across the Borough, over the monitoring period (2021-2023), and evaluates the effectiveness of the current Development Plan in achieving its objectives.
- 1.3. Key findings for this period (expressed below in Table 1.2) include affordable housing delivery remaining strong, despite the dip in overall housing completions for 2022-2023. It should be noted that the total number of dwellings remaining to be built (i.e. commitments) at the end of March 2023 is 2,934 which will contribute to future supply. The delivery of new employment land continues to present a key challenge, with the majority of applications coming from extensions to existing sites and changes of use. The impact of the COVID pandemic on construction in the period under consideration remains a significant backdrop to the extent and speed of development.

*Table 1.1: Explanation of comparison symbols*

Symbol	Meaning
▲	Improvement from previous year
▼	Decline from previous year
◀▶	Stable

*Table 1.2: Summary of monitoring indicators*

Indicator	01/04/2021-31/03/2022	01/04/2022-31/03/2023	
Gross Housing Completions	582	256	▼
Net Housing Completions <sup>1</sup>	579	254	▼
Affordable Housing Completions	75	115	▲
% Affordable Homes Delivered	12.88%	44.92%	▲
% Homes Delivered on Brownfield Land	89.63%	61.81%	▼
% Affordable Homes Delivered on Brownfield Land	100%	70.21%	▼
Net Hectares of Employment Land Delivered	0.98	0.79	▼
% Major Applications Determined in Time	Data unavailable	86%	◀▶

- 1.4. Table 1.3 summarises the value of financial contributions for which invoices were raised under Section 106 (S106) agreements during the monitoring periods. It is important to note that this does not reflect the total value of all agreements secured or whether these specific invoices have yet been paid. Full and comprehensive details on all developer contributions, including monies secured, received, and spent, are published separately in the Council's Annual Infrastructure Funding Statement (IFS), which is available on the Council's website.

*Table 1.3: Summary of S106 Invoices*

	Invoices Raised (£)
2021/22	368,560.28
2022/23	1,281,475.77

<sup>1</sup> To note: These figures represent that understood at the point in time of collating data for the AMR. Any slight variations to these numbers detailed in government data or other published Council documents reflects more contemporary analysis.

## 2. Introduction

- 2.1. Every Local Planning Authority is required by law to produce an Authority Monitoring Report (AMR). This report is prepared in accordance with Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.2. Monitoring is an integral part of the 'plan, monitor, and manage' cycle. It aims to determine whether the council's planning policies are working as intended and provides a vital evidence base to inform future policy development.
- 2.3. This report covers the period of 1 April 2021 – 31 March 2023, during which the development plan consists of the:
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009),
  - The 'saved' policies from the Newcastle-under-Lyme Local Plan (adopted 2003) and
  - The following made Neighbourhood Development Plans (NDPs).
    - I. Betley, Balterley and Wrinchill Neighbourhood Plan
    - II. Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Plan
    - III. Loggerheads Neighbourhood Plan
    - IV. Madeley Neighbourhood Plan
- 2.4. In the AMR, a number of other NP's were under preparation, these are detailed below in Table 2.1:

Table 2.1: NDP Progress (2023)

NDP	Neighbourhood Area designation date	Drafting the plan
Audley	21/12/2021	To first part of 2023
Keele	03/10/2016	current
Kidsgrove	30/09/2019	current
Silverdale	25/05/2022	current
Bradwell, May Bank, Porthill and Wolstanton	25/04/2023	current

- 2.5. The monitoring framework for this report is primarily based on the policy framework set out in the adopted Core Spatial Strategy (2009). It is acknowledged that this plan was prepared under a previous legislative context and that some of its original indicators are no longer tracked nationally or are of limited relevance. As a result, a pragmatic approach has been taken. This AMR focuses on the key performance indicators from the Core Spatial Strategy that remain essential for assessing the delivery of its strategic aims and objectives. This approach ensures that the effectiveness of the adopted Development Plan is monitored robustly, while adapting to changes in national planning policy and data availability. This is supplemented by reporting on the statutory requirements outlined in the 2012 Regulations.

### (a) Duty to Cooperate

- 2.6. The National Planning Policy Framework (NPPF) requires local planning authorities to cooperate with each other and other prescribed bodies on strategic and cross-boundary matters. Authorities are also required to prepare and maintain Statements of Common Ground to document these strategic and cross-boundary matters and their progress.
- 2.7. As part of the emerging Local Plan, Newcastle-under-Lyme Borough Council has documented ongoing meetings, discussions and agreed actions plus issues of dispute with the following neighbouring Councils:
- Cheshire East Council

- Stoke-on-Trent City Council
- Shropshire Council
- Stafford Council
- Staffordshire Moorlands Council

### (b) Emerging Local Plan

- 2.8 The Emerging Newcastle-under-Lyme Local Plan covers the period of 2020-2040. It sets out the long-term vision for the Borough and includes strategic policies and specific site allocations. The Local Plan will be used as a guide for development, ensuring it is sustainable and meets the needs of the Borough.
- 2.9 Once the Local Plan has been examined and adopted in 2025/26 it will replace the majority of policies currently listed as forming the statutory Development Plan, with the exception of Neighbourhood Plans.

## 3 Delivering a Quality Planning Service

- 3.1 The Council's Planning Service is committed to providing an excellent and proactive service that helps to shape the Borough for the benefit of its residents, businesses, and visitors. The effective delivery of planning functions is central to achieving the council's wider strategic objectives, from supporting economic growth to creating sustainable communities.
- 3.2 This section summarises the key achievements of the service during the 2021-2023 monitoring periods, covering the core functions of plan-making, development management, and enforcement. below demonstrates the service's ongoing contribution to delivering high-quality development and positive outcomes for the community.

#### Planning Policy:

- May 2022 – Madeley Neighbourhood Plan ‘made’ and adopted by the Council following a positive referendum
- Oct 2022 – updated Local Development Scheme – programme for production of Local Plan
- January 2023 – consulted on Bradwell, May Bank, Porthill and Wolstanton Neighbourhood Area / Neighbourhood Forum designations

#### Application processing performance:

- 86% applications for major development determined in time between 2022-2023
- 95% applications for minor development determined in time between 2022-2023
- 94% applications for other development determined in time between 2022-2023
- Average time taken to validate applications was 6 working days between 2022-2023
- 100% of applications for major developments determined in time between 2021-2022
- 97.2% of applications for minor developments determined in time between 2021-2022
- 98.3% of applications for other developments determined in time between 2021-2022
- Average time to validate planning applications was 7 working days between 2021-2022

#### Headline figures of S106 contributions:

- £344,547.50 towards St Giles & St Georges CofE Academy
- £13,116.00 towards Baldwins Gate CE VC Primary School
- £49,951.21 towards Madeley High School
- £236,000.00 & £1,774.66 towards transport schemes

#### Design quality and enforcement highlights:

- 235 Enforcement cases closed between 2022-2023
- 3 Enforcement Notices served between 2022-2023
- 305 Enforcement cases closed between 2021-2022
- 6 Enforcement Notices issued between 2021-2022
- 1 Temporary Stop Notice served between 2021-2022
- Successfully negotiated the reinstatement of a chimney in a conservation area after unauthorised works taken place

- 3.3. It should be noted that the figures for the S106 contributions are taken from the Staffordshire County Council Infrastructure Funding Statement's which can be viewed on their website here [Infrastructure Funding Statement - 2022-2023 - Staffordshire County Council](#)
- 3.4. The Borough Councils Infrastructure Funding Statement can be viewed here [Monitoring information – Newcastle-under-Lyme Borough Council](#)

## 4 Thematic Monitoring: Performance and Trends

### Economic Prosperity

- 4.1 The following are the policies and strategic aims within the **Core Spatial Strategy** that relate to employment aspirations for the Borough:
- **SA5** - *To foster and diversify the employment base of all parts of the plan area, both urban and rural, including development of new types of work and working lifestyles, and supporting the office development sector, new technologies and business capitalising on the inherent advantages of North Staffordshire*
  - **SP1.3** - *Chatterley Valley is designated as the area's Regional Investment Site and will be taken forward for delivery by Advantage West Midlands as a high priority.*
  - **SP1.5** - *Keele University and Science Park will continue to be the focus for high value business growth in a range of knowledge-based industries.*
  - **ASP4.1** - *The Town Centre's unique market town character and ambience will be enhanced through directing public investment and developer contributions towards enhancing the attractiveness and viability of the Open Market and the Town Centre's award winning public realm and open spaces. A greater mix and intensity of Town Centre uses will be encouraged to create a stronger gateway to the Town Centre from the north and north west and to capitalise on natural features such as the Lyme Brook, so long as the main function of the primary shopping area is maintained and enhanced.*
  - **ASP5.3** - *A minimum of 104ha of employment land will be brought forward over the plan period.*
- 4.2 The Core Spatial Strategy has a section outlining monitoring indicators, and within those, the Borough Council included a target of delivering 5.6 hectares of employment land per annum. This target was originally set as part of a regional goal and was linked to the now-withdrawn Regional Spatial Strategy for the West Midlands (WMRSS). Although the WMRSS has been formally revoked, and it is no longer mandatory for the target to be monitored, it still serves as a useful indicator for the purposes of this document.
- 4.3 The use classes for employment are:
- B2 - Use for the carrying on of an industrial process other than one falling within the uses described in Class E
  - B8 - Use for storage or as a distribution centre
  - E(g) – for:
    - E(g)(i) - an office to carry out any operational or administrative functions,
    - E(g)(ii) - the research and development of products or processes, or
    - E(g)(iii) - any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 4.4 The data included in tables 4.1 and 4.2 below is taken from the councils monitoring spreadsheets and includes all the relevant use class planning applications permitted, including not started, under construction and completed. The committed sections consist of all the permitted applications whether the status is not started or under construction, and the completed sections are all the land that was delivered.
- 4.5 The following tables present employment land delivery data for the monitoring period, disaggregated by use class to show performance across different employment sectors. Table 4.1 and Table 4.2 set out both committed land

(planning permissions but not yet completed) and completions for 2021-2022 and 2022-2023 respectively, presented in both square metres and hectares. Understanding this data requires careful interpretation: use classes B2 (industrial), B8 (storage and logistics), and Eg (office/research) respond to different market drivers and policy objectives, and their relative performance reveals important trends about economic change in the Borough.

*Table 4.1: Employment Land Delivery 2021-2022*

2021-2022 (M <sup>2</sup> )	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	20481.4	98420.8	7406.8	22920.4	28839.9	178069.2
Completions	17027.6	-267	-6777.9	0	-216.12	9766.55
2021-2022 (Ha)	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	2.04814	9.84208	0.74068	2.29204	2.88399	17.80692
Completions	1.70276	-0.0267	-0.6778	0	-0.0216	0.976655

*Table 4.2: Employment Land Delivery 2022-2023*

2022-2023 (M <sup>2</sup> )	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	18428.9	91097.9	10104.2	22920.4	28546.9	171098.2
Completions	8833.5	-1173.1	37.6	0	164	7862
2022-2023 (Ha)	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	1.84289	9.10979	1.01042	2.29204	2.85469	17.10982
Completions	0.88335	-0.1173	0.00376	0	0.0164	0.7862

*Figure 1: Employment Floorspace 2021-2023*



- 4.6 Tables 4.1 and 4.2 show that between 2021-2023, 0.98 Ha of employment land was completed in 2021-2022 (comprising 1.70 Ha B2, -0.03 Ha B8, -0.68 Ha Eg uses) and 0.79 Ha in 2022-2023 (comprising 0.88 Ha B2, -0.12 Ha B8, and 0.016 Ha Eg uses). Across the two-year period, this totals 1.77 Ha net employment land completion. This net figure accounts for both new development completions and losses of employment land (instances where existing employment space was converted to non-employment uses). The negative figures for B8 and Eg uses in 2021-2022, and B8 in 2022-2023, reflect losses in these sectors that outweighed new completions in those use classes during those years.
- 4.7 Analysis of the year-on-year breakdown reveals important sectoral patterns. In both years, B2 industrial uses delivered positive completions (1.70 Ha and 0.88 Ha respectively), demonstrating consistent market activity in this sector. However, office-based uses (Eg category) have been broadly stagnant or declining: Egi (administrative



offices) showed a net loss of 0.68 Ha in 2021-2022 and near-zero delivery in 2022-2023. This reflects broader national trends in office space demand, particularly since the COVID-19 pandemic. Logistics (B8) similarly showed net losses across both years, suggesting contraction in this sector despite regional accessibility advantages. These patterns demonstrate that, despite policy frameworks designed to encourage diversification of employment land use, actual market delivery remains heavily weighted towards traditional industrial B2 development.

4.8 In the previous monitoring report covering 2012-2021, 50.41 hectares of gross employment land was delivered, leaving 53.59 Ha to be theoretically brought forward by 2026 to achieve the aim of 104 Ha as set out by Policy ASP5.3 of the Core Spatial Strategy. Using the net figures of completed employment land, 51.89 is now the remaining figure to be completed before the end of the plan period.

4.9 Table 4.3 below shows the number of people in employment and the percentage (of the resident population) taken from [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

*Table 4.3: Number and percentage of people in employment in Newcastle-under-Lyme*

Months	Number	Percentage (%)
Apr 2021-Mar 2022	62,200	74.5
Jul 2021-Jun 2022	64,500	77.8
Oct 2021- Sep 2022	64,600	76.4
Jan 2022- Dec 2022	61,800	72.4
Apr 2022- Mar 2023	61,800	71.5

4.10 The **Core Spatial Strategy** seeks to promote employment land in sustainable locations and where possible maximising previously developed land or brownfield opportunities:

- **SA3-** *To reduce the need to travel, improve accessibility and increase the opportunities for development of sustainable and innovative modes of 33 travel to support the regeneration of the plan area by securing improvements to public transport infrastructure; and the progressive provision of park and ride and facilities to promote walking and cycling.*
- **SA12** - *To renew the fabric of urban and rural areas to promote the best of safe and sustainable urban and rural living.*
- **SA13** - *To protect and improve the plan area's network of canals and watercourses, green spaces/infrastructure and parks to provide the landscape setting for high quality development of homes, employment and leisure opportunities; opportunities for physical activity and to foster a more sustainable way of life.*

4.11 Table 4.4 below shows the percentage of employment applications that were completed on brownfield land, and table 4.5 shows the percentage of all approved applications on brownfield land.

*Table 4.4: Proportion of all completed employment applications on brownfield land*

Proportion of all completed applications on brownfield land	
2021-2022	90.09%
2022-2023	100%

*Table 4.5: Proportion of all approved employment applications on brownfield land*

Proportion of all approved applications on brownfield land	
2021-2022	89.66%
2022-2023	90.81%



- 4.12 The figures in tables 4.4 and 4.5 show that the Borough has stayed consistent and generally in-keeping with the aspirations set out in the Core Spatial Strategy in relation to bringing forward brownfield development. In terms of completed applications on brownfield land, the number has not dipped below 90% since the 2011/12 financial year which is a positive for the Borough. It should be noted that the majority of employment applications on brownfield land involve a change of use to employment or extensions to existing employment sites.
- 4.13 The Newcastle-under-Lyme Local Plan (2011) includes allocations for industrial and business use. These allocations have been re-assessed in the Housing and Economic Needs Assessment (HENA) update (2023). The document overall contains a detailed insight into employment land throughout the Borough and also explains the quality of the current supply. It can be accessed here [Housing and economic needs assessment update \(2023\) – Newcastle-under-Lyme Borough Council](#).
- 4.14 In the assessment of these sites, it highlights that there is still 41.9 Hectares of employment land remaining to be built out through the allocations, meaning 15.7 Ha has been developed since the previous Annual Monitoring Report covering 2012-2021. The quality of the existing supply of employment land has been assessed- no sites have been classed as ‘Very Good’ instead the majority fall under ‘Average’ condition.
- 4.15 The conclusion of the report states that “at least 36.5ha, and as much as 68.8ha could be needed over the slightly extended period to 2040”. The data also shows that the current existing supply is 49.9Ha. The context to this and the other relevant facets of the 2023 HENA referred to is presented within Figure 2 below.
- 4.16 The Economic Needs Assessment includes various forecasts for job creation. It states: “Experian, whose forecast- envisaging the creation of 235 jobs per annum in Newcastle-under-Lyme – was deemed the most reasonable of the three interrogated in the ENA. Cambridge Econometrics were then anticipating slightly fewer (c.225pa) while Oxford Economics were forecasting the loss of 68 jobs per annum, albeit this appeared to have been skewed by an underlying assumption of population decline which did not appear to align with the recent trend so was attributed less weight”. It should be noted that the Housing and Economic Needs Assessment will continue to be updated through the development of the Local Plan.

Figure 2: Housing and Economic Needs Assessment update (2023) - *continues overleaf*

**Table 4.3 Summary of site assessments for current employment sites in Newcastle-under-Lyme**

Ref. 2020-	Name	Net area (ha)	Rank
N32	Keele Science Park, Phase 3	6.28	Good
N12	Chatterley Valley (East of mainline), Chatterley	5.5	Good
N29	Land at Meadow Street/London Road, Chesterton	0	Good
N47	Silverdale Business Park, Cemetery Road, Silverdale	0.3	Good
N13	Chatterley Valley (West of mainline), Chatterley	26.5	Average
N28	Land at London Road, Chesterton	0	Average
N27	Speedway Stadium, Chesterton	4.8	Average
N31	Land between Lower Milehouse Lane and Brymbo Road	0	Average
N24	Land off Watermills Road, Chesterton	0	Average
N11	Land and buildings at West Avenue, Kidsgrove	0	Average
N10	West Avenue, Kidsgrove	0	Average
N17	Chemical Lane Site	2.1	Average
N60	Hilltop Business Centre, Talke	0	Average
N22	Ex Servicemen's Club, Heathcote Street	0	Average
N23	Rowhurst Close, Chesterton	1.52	Average
N7	Land off Linley Road, Kidsgrove	2.86	Poor
N45	Station Road, Kidsgrove	0	Poor
N61	Former Wolstanton Colliery Stock Yard (Centre 500)	0	Poor
N51	Water Street, George Street, Newcastle	0	Very Poor

**Table 5.3: Implied Need for Employment Land in B Use Classes (2022-40)**

	Midpoint		Labour supply		Cambridge	
	Floorspace (GEA, sqm)	Additional land	Floorspace (GEA, sqm)	Additional land	Floorspace (GEA, sqm)	Additional land
Office	20,954	1.4ha	26,358	1.8ha	22,391	1.5ha
Industrial	-12,869	-3.2ha	-12,869	-3.2ha	-21,891	-5.5ha
Warehouse	59,250	14.8ha	76,216	19.1ha	51,088	12.8ha
<b>Total</b>	<b>67,335</b>	<b>13.0ha</b>	<b>89,705</b>	<b>17.6ha</b>	<b>51,587</b>	<b>8.8ha</b>

Source: Experian; Cambridge Econometrics; Edge Analytics; Turley analysis

**Table 5.4: Implied Need for Employment Land Allowing for Losses (2022-40)**

	Lost floorspace to be replaced...			...added to each scenario		
	Annual (sqm)	Remaining 18 years of plan period (sqm)	Land required	Midpoint	Labour supply	Cambridge
Office	2,122	38,196	<b>+2.5ha</b>	3.9ha	4.3ha	4.0ha
Industrial	749	13,482	<b>+3.4ha</b>	0.2ha	0.2ha	-2.1ha
Warehouse	2,866	51,588	<b>+12.9ha</b>	27.7ha	32.0ha	25.7ha
<b>Total</b>	<b>5,737</b>	<b>103,266</b>	<b>+18.8ha</b>	<b>31.8ha</b>	<b>36.4ha</b>	<b>27.6ha</b>

Source: Turley analysis

**Table 5.8: Existing Supply of Employment Land (March 2022)**

	Land, net (ha)
Local Plan allocations	41.9
Vacant land within existing employment sites	2.9
Sites with extant planning permission for B-class employment development	5.1
<b>Total</b>	<b>49.9</b>

Source: Newcastle-under-Lyme Borough Council; Aspinall Verdi analysis

4.17 As part of formulating the evidence base of the emerging Local Plan, the need for housing and employment land will be reviewed further in light of the latest information, any changes in national policy and views shared during consultation. The publication of the HENA in March 2023 therefore reflects the position as at this date, with the assumption that these issues will be revisited in the following monitoring period.

#### 4.18 Conclusions:

- Tables 4.1 and 4.2 demonstrate that during the 2021-2023 monitoring period, a net total of 1.77 hectares of employment land was completed, equivalent to an average of 0.88 hectares per annum. This represents underperformance against the Core Strategy target of 5.6 hectares per annum set out in Policy ASP5.3, representing delivery at only 16% of the annual target rate. If this delivery rate were to continue across the remaining three years to 2026, it would result in a cumulative shortfall of approximately 14.4 Ha against the remaining policy target of 51.89 Ha. The shortfall is driven primarily by underperformance in office (Eg) and logistics (B8) uses, with B2 industrial development alone exceeding annual targets but unable to offset losses in other use classes.
- A clear achievement, however, has been the implementation of the brownfield-first principle established in Policy SP1. Over the two-year period, 90% to 100% of determined employment applications were located

on previously developed land. This consistent performance demonstrates sustained commitment to sustainable development principles and urban regeneration. The trend is notable for consistency, the proportion has remained above 90% since the 2011-12 financial year, representing a 13-year track record of policy delivery in this respect. This is a genuine success that reflects both clear policy intent and effective implementation through development management.

- Analysis of Tables 4.1 and 4.2 reveals clear market preference for industrial B2 uses, which delivered positive net completions in both years totalling 2.59 Ha, representing the only consistently performing use class across the monitoring period. In contrast, B8 logistics uses delivered net negative completions (totalling -0.15 Ha combined), and office-based uses (Eg) similarly underperformed with net losses of -0.68 Ha in 2021-22 and near-zero delivery in 2022-23. This aligns with Strategic Aim SA5 and demonstrates that the Council's employment policies have successfully created conditions for appropriate economic activity. The logistics sector strength reflects regional accessibility benefits and post-pandemic distribution requirements.
- However, two significant policy ambitions have not been realised: First, diversification into office development, explicitly referenced in Strategic Aim SA5 and reflecting earlier regional aspirations, has seen minimal delivery. This reflects a national post-pandemic structural shift in office space demand, driven by flexible working arrangements and reduced occupancy assumptions. The 2009 Core Strategy obviously predated these changes, and its assumptions about office-led regeneration (particularly in Newcastle Town Centre) have not come to fruition.
- Second, the overall delivery rate of 0.85 hectares per annum (2021-23 average) falls substantially short of the policy target. Whilst short-term fluctuations are normal, the 13-year data series (2011-2023) shows an average delivery rate of 4.34 hectares per annum, undershooting the target (i.e. 5.61ha) by approximately 23%. Continuing at this rate, the remaining requirement of 51.89 hectares is unlikely to be met by the end of the plan period (2026), despite the Council's clear and consistent policy framework and targeted site allocations.
- The underperformance is not directly attributable to policy weakness or lack of planning permissions. Rather, it reflects: Structural economic changes (notably away from office development), post-pandemic adjustment in business space requirements, the legacy of industrial decline limiting market demand for new industrial floorspace, viability challenges on some allocated sites, the long timescales between planning permission and implementation on larger schemes.

#### 4.19 Recommendations:

These findings provide important evidence for the emerging Local Plan policy framework. Whilst the 2009 Core Strategy's emphasis on brownfield-first development has proven highly effective, its specific output targets for employment land and office development are no longer appropriate. The emerging Local Plan (2020-2040) contains draft employment policies and allocations specifically designed to reflect current market conditions and provide a more realistic and deliverable framework for sustainable economic growth. This includes greater flexibility on location, recognition of changing space types, and a focus on quality and viability.

## Housing Delivery

4.20 The following are the policies and strategic aims within **the Core Spatial Strategy** that relate to housing aspirations for the Borough:

- **SA4** - *To balance the supply and demand for quality housing; removing surplus and unfit/obsolescent accommodation; providing a better choice of homes in sustainable locations and to ensure that a sufficient number of new homes are affordable.*
- **SA10** - *To facilitate development within identified priority regeneration areas of the North Staffordshire conurbation.*

- **SA11** - To focus development within the communities of Loggerheads, Madeley and Audley Parish to support their function as rural service centres which meet the requirements of local people.
- **SA18** - To promote mixed use and residential development where it can support city, town and local centres.
- **SP1.1** - New housing will be primarily directed towards sites within:
  - the Inner Urban Core, including the City Centre;
  - Newcastle Town Centre;
  - Neighbourhoods within General Renewal Areas and Areas of Major Intervention and other Areas of Housing Intervention identified by RENEW North Staffordshire, and
  - Within the identified significant urban centres,

All as indicated on the Key Diagram and where it can demonstrably support the Housing Market Renewal Strategy.

Within the Inner Urban Core particular emphasis will be given to development within Areas of Major Intervention.
- **SP1.7** - New development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.
- **ASP5.1** - For the period 2006 – 2026, a minimum of 4,800 net additional dwellings will be provided within the urban area subject to the outcome of the Regional Spatial Strategy Revision as referred to in paragraph 2.11, of which approximately 25% will be affordable. These figures are purely indicative and will be adjusted further through subsequent Development Plan Documents. The figure for 'Newcastle Urban Central' comprises the communities within the Renew Pathfinder boundary. As such it includes development in the Town Centre, which is addressed separately in the Newcastle Town Centre Area Spatial Strategy.
  - Kidsgrove - 600
  - Newcastle Urban Central (including Silverdale, Thistleberry, Knutton, Cross Heath, Chesterton and the Town Centre) – 3,200
  - Newcastle Urban South and East (including Clayton, Westlands, Seabridge, May Bank, Wolstanton, Porthill and Bradwell) – 1,000
- **ASP5.4** - Close partnership working between the Council, RENEW North Staffordshire, Staffordshire County Council, local Registered Social Landlords, and the private sector, will create an urban community that boasts a number of distinctive, attractive and vibrant residential neighbourhoods offering a greater choice of housing types, tenures and prices.
- **ASP5.5** - The density of new development will balance the need to make the most efficient use of land and the need to provide a wide range of housing types, tenures, sizes and prices. In some areas it may be appropriate to plan for lower densities where there is an identified need for higher value housing.
- **AS56.1** - There will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key rural service centres (see Key Diagram), namely - Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements – in particular, the need for affordable housing.
- **ASP6.4** - A positive approach will be taken towards development for supported and special needs housing where it supports the Housing Strategy for Newcastle Borough.
- **Policy CSP6 – Affordable Housing:**
  1. All development involving housing above the following size thresholds must make provision for an element of affordable housing to meet identified need in the latest published evidence of need.
  2. New residential development within the urban area, on sites or parts of sites proposed to, or capable of, accommodating 15 or more dwellings will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.

3. New residential development within the rural areas, on sites of 5 dwellings or more will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.
4. In some areas the local need for affordable housing may be for less than 25%. In this case a financial contribution to off site affordable housing provision will be required at the equivalent rate to meet priority needs elsewhere.
5. Housing developments within the identified City Centre boundary will not be required to provide affordable housing to assist promotion of this new housing market sector and ensure increased investment in the quality of adjacent public spaces.
6. In other areas, particularly within Areas of Major Intervention, a higher level of affordable provision will be accommodated on the site if demonstrated by local needs surveys. Increased provision will be funded from a cocktail of sources including developer contributions.
7. Within the plan area the affordable housing mix will be negotiated on a site by site basis to reflect the nature of development and local needs. Generally, affordable housing types will be expected to reflect that of the site as a whole.
8. Affordable housing units should be fully integrated with the market housing, be built to the same design, quality and space standards and should not be visually distinguishable from other development on site. It should be assumed that affordable housing will be required to be provided without subsidy.
9. Within the rural area, where published evidence of need highlights a local need not capable of being met through normal housing provision policy, sites may be released as Rural Exception Sites – as defined in Planning Policy Statement 3. If such a site cannot be accommodated within an existing village, then a site immediately adjoining the village may be deemed appropriate. The scale of development should not exceed the level of need identified. Schemes should be able to be afforded by local people identified as having housing need and will remain affordable in perpetuity.

4.21 The Core Spatial Strategy (CSS) set a target of 5,700 new homes to be built between 2006-2026 (285 per annum). The CSS housing targets and evidence base it relates to is out of date and the new Local Plan (2020-2040) will address a new housing target and trajectory.

Table 4.6: Overall Gross Housing Completions for 2021-2023

Ward	2021-2022 Completions	2022-2023 Completions	Total
Audley	10	5	15
Bradwell	3	3	6
Clayton	4	2	6
Crackley & Red Street	34	5	39
Cross Heath	89	66	155
Holditch & Chesterton	10	12	22
Keele	52	3	55
Kidsgrove & Ravenscliffe	2	11	13
Knutton	20	0	20
Loggerheads	39	28	67
Madeley & Betley	2	11	13
Maer & Whitmore	5	3	8
May Bank	2	13	15
Newchapel & Mow Cop	3	5	8
Silverdale	1	7	8
Talke & Butt Lane	0	13	13

Ward	2021-2022 Completions	2022-2023 Completions	Total
Thistleberry	24	58	82
Town	271	8	279
Westbury Park & Northwood	0	1	1
Westlands	5	1	6
Wolstanton	6	1	7
	582	256	838

4.22 The previous AMR (2012-2021) noted that 4,208 homes were built between 2006-2021 in the borough. Adding this onto the 838 completed over the period of this document, gives a rolling total of 5,046 Leaving 654 to be built. This equates to 225 per annum required over the next 3 years, to achieve the target.

4.23 Appendix A shows that in borough-wide terms most of the housing built during the 21-22 time period was on brownfield land with the exception of development in the wards of Loggerheads, Thistleberry and Maer and Whitmore. The total number of houses built on brownfield land across the Borough comes to 519, which is 89.63% of the net total.

4.24 For 2022-2023 (please refer to Appendix B for details) the wards that don't have a majority of completions on brownfield land are Loggerheads, Thistleberry and Holditch and Chesterton. Overall, of 254 net completions, 157 were on brownfield land which equates to 61.8% of the total provision. Whilst this is a lower proportion when compared to the previous monitoring year, it still remains as the majority source of development land.

Table 4.7: Affordable Housing Commitments and Completions

Year	Commitments	Completions
2021-2022	274	75
2022-2023	204	115

Table 4.8: Affordable Housing Completions 2021-2022

Planning ref	Ward	Affordable Completions (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
16/00902/DEEM4 18/00854/REM	Crackley & Red Street	12	Brownfield	
17/01033/FUL	Crackley & Red Street	18	Brownfield	
15/01004/FUL 17/00953/FUL	Keele	21	Brownfield	
18/00443/FUL	Knutton	8	Brownfield	
18/00016/FUL	Knutton	4	Brownfield	
18/00461/FUL	Knutton	2	Brownfield	
18/00465/FUL	Knutton	2	Brownfield	
18/00441/FUL	Knutton	1	Brownfield	
17/00722/FUL	Town	7	Brownfield	
Totals		75	75	0

4.25 All of the affordable homes delivered for the period of 2021-2022 were on brownfield land which is very positive for the Borough and in keeping with its aspirations set out in the Core Spatial Strategy.



Table 4.9: Affordable Housing Completions 2022-2023

Planning ref	Ward	Affordable Completions (Between 01/04/2022 - 31/03/2023)	Brownfield	Greenfield
17/01033/FUL	Crackley & Red Street	5	Brownfield	
22/00521/FUL 22/00012/REM 20/00369/FUL	Holditch & Chesterton	14		Mixed
20/01096/FUL	Holditch & Chesterton	2	Brownfield	
18/00932/FUL	Knutton	19	Brownfield	
22/00344/FUL 19/00066/FUL	Knutton	2	Brownfield	
20/00158/REM 20/00159/FUL 16/00866/DEEM4	Loggerheads	11		Greenfield
22/00046/REM 18/00507/OUT	Maer & Whitmore	3		Greenfield
18/00714/FUL	Silverdale	19	Brownfield	
20/00336/FUL 14/00477/FUL	Town	6	Brownfield	
19/00515/OUT	Westlands	13	Brownfield	
Totals		94	66	28

4.26 For 2022-2023 70.21% of the affordable homes were delivered on brownfield land which represents a decrease from the previous year's 100%, albeit at a still high level.

Table 4.10: Affordable Housing Commitments with site status 2021-2022

Planning ref	Ward	Affordable Commitments 2021-2022	Brownfield	Greenfield	Site status
17/00515/DEEM4	Bradwell	21		Greenfield	Not Started
17/01033/FUL	Crackley & Red Street	12	Brownfield		Under Construction
20/00463/FUL	Holditch & Chesterton	16	Brownfield		Not Started
20/01096/FUL	Holditch & Chesterton	2	Brownfield		Under Construction
18/00932/FUL	Knutton	30	Brownfield		Under Construction
19/00066/FUL	Knutton	2	Brownfield		Not Started
20/00201/REM 15/00015/OUT	Loggerheads	32	Brownfield		Not Started
15/00202/OUT 18/00315/REM	Loggerheads	18		Greenfield	Under Construction
20/00158/REM 20/00159/FUL 16/00866/DEEM4	Loggerheads	11		Greenfield	Under Construction



Planning ref	Ward	Affordable Commitments 2021-2022	Brownfield	Greenfield	Site status
21/00365/REM 17/00067/DEEM4	Loggerheads	16		Mixed	Not Started
17/01001/FUL	Loggerheads	4		Greenfield	Under Construction
19/00036/FUL	Madeley & Betley	8		Greenfield	Not Started
21/00593/REM 17/00514/OUT	Madeley & Betley	8		Mixed	Not Started
18/00507/OUT	Maer & Whitmore	3		Greenfield	Not Started
18/00714/FUL	Silverdale	19	Brownfield		Under Construction
20/00501/FUL	Talke & Butt Lane	9	Brownfield		Under Construction
14/00948/OUT 19/00623/REM	Thistleberry	28		Mixed	Under Construction
20/00336/FUL 14/00477/FUL	Town	6	Brownfield		Under Construction
19/00515/OUT	Westlands	13	Brownfield		Not Started
19/00301/OUT	Wolstanton	16		Mixed	Not Started
Totals		274	141	133	

4.27 The affordable commitments for the year 2021-2022 are evenly split between brownfield and greenfield, with a slight majority being brownfield.

Table 4.11: Affordable Housing Commitments with site status 2022-2023

Planning ref	Ward	Affordable Commitments 2022-2023	Brownfield	Greenfield	Site status
21/00470/REM 17/00515/DEEM4	Bradwell	21		Greenfield	Under Construction
17/01033/FUL	Crackley & Red Street	7	Brownfield		Under Construction
20/00463/FUL	Holditch & Chesterton	16	Brownfield		Not Started
15/00202/OUT 18/00315/REM	Loggerheads	18		Greenfield	Under Construction
21/00365/REM 17/00067/DEEM4	Loggerheads	16		Mixed	Under Construction
21/00393/FUL 17/01001/FUL	Loggerheads	6		Greenfield	Under Construction
20/00201/REM 15/00015/OUT	Loggerheads	32	Brownfield		Under Construction
22/00840/FUL 19/00036/FUL	Madeley & Betley	8		Greenfield	Under Construction
21/00593/REM 17/00514/OUT	Madeley & Betley	8		Mixed	Not Started
18/00714/FUL	Silverdale	19	Brownfield		Under Construction
20/00501/FUL	Talke & Butt Lane	9	Brownfield		Under Construction

Planning ref	Ward	Affordable Commitments 2022-2023	Brownfield	Greenfield	Site status
14/00948/OUT 19/00623/REM	Thistleberry	28		Mixed	Under Construction
19/00301/OUT	Wolstanton	16		Mixed	Not Started
Totals		204	83	121	

- 4.28 In table 4.11 there is a significant decline in the number of brownfield affordable commitments and a slight decrease in greenfield affordable commitments when compared to the prior table 4.10. This is something that will continue to be monitored in the future to better realise the Borough's aspirations.
- 4.29 Policy CSP6 establishes a target of 25% affordable housing provision on qualifying developments. Against this benchmark, the monitoring period reveals two distinctly different years: In 2021-2022, 75 affordable homes were delivered from 579 total completions, representing 12.88% of housing output. This falls significantly short of the 25% policy target, indicating that in this year, affordability provision did not meet policy expectations. However, this performance improved markedly in 2022-2023, when 115 affordable homes were delivered from 254 total completions, representing 44.92% of housing output. This substantially exceeds the 25% policy target, delivering nearly double the policy-required proportion of affordable units.
- 4.30 The swing from underperformance to significant outperformance between the two years reflects specific project completions rather than a fundamental shift in delivery mechanisms. The 2022-2023 performance was driven by completion of larger scale, committed affordable housing schemes that had been under construction during the previous year (evident from Tables 4.10 and 4.11 which track site status). This demonstrates that, when major projects complete, the Council's policy framework is capable of delivering substantial affordable housing numbers. However, the fluctuation between years (swinging from 12.88% to 44.92%) also highlights the dependency of affordable delivery on the phasing of larger schemes and suggests that sustainability of this performance requires careful management of the pipeline to avoid future dips as these schemes complete.
- 4.31 Looking at the committed pipeline (Tables 4.10 and 4.11), 204 affordable homes remain under construction or not yet started as of March 2023. Maintaining policy delivery will require ongoing negotiation and Section 106 monitoring to ensure these commitments translate into completions and that future applications continue to achieve the 25% target consistently.
- 4.32 Conclusions:
- These findings show that progress has been made on housing delivery between 2021-2023, with a target of 570 across the 2 years being exceeded considerably with 838 dwellings being completed.
  - The overall location of housing completions is in line with the spatial distribution objectives set out in the Core Spatial Strategy.
  - Affordable housing delivery demonstrated fluctuating performance against policy targets during the monitoring period. Delivery in 2021-2022 fell short of the 25% policy requirement at only 12.88%, but this improved dramatically in 2022-2023 when 115 units were completed, representing 44.92% of total output and exceeded policy requirements. This swing reflects the project-specific nature of affordable delivery and highlights both the effectiveness of the policy framework when major schemes complete and the need for careful pipeline management to ensure consistent performance.
  - Additionally, the proportion of housing delivered on brownfield land was strong in 2021-2022 but had a drop in 2022-2023 (albeit from a very high comparator point), with this potentially exaggerated by the drop in overall housing numbers delivered for that period.
- 4.33 Recommendations:
- Continue to monitor the location of housing applications to retain a focus on sustainable locations and making use of brownfield land opportunities.

- Continue to negotiate affordable housing provision in line with policy targets and using S106 to secure delivery.
- Continue to monitor development in terms of the type of land and location so that we can identify trends and ensure appropriate actions are taken when necessary.

## Renewable Energy and Sport and Leisure Facilities

- 4.34 This section monitors policy performance relating to renewable energy (Strategic Aim 17 and Policy CSP3) and sport and leisure provision (part of Strategic Aim 13 and Policy CSP5) of the 2009 Core Spatial Strategy.
- 4.35 Whilst the 2009 Core Strategy and Policy CSP5 address comprehensive environmental quality—including protection and improvement of the plan area's network of canals and watercourses, green spaces and infrastructure, parks, open space, sports and leisure assets—this monitoring report captures data only on renewable energy schemes and sports and leisure facility changes. Traditional environmental quality indicators (air quality, water quality, biodiversity protection, and green infrastructure) were not captured within the Council's monitoring framework at this time. These monitoring gaps have been identified as a priority for the emerging Local Plan's monitoring framework, and the development of more robust environmental monitoring systems is recommended as part of the transition to the new planning policy period.

## Renewable Energy

- 4.36 Strategic Aim 17 seeks to promote renewable energy provision and contribute to tackling climate change. Although renewable energy relates to a distinct policy framework from the open space and sports/leisure focus (Strategic Aim 17 and Policy CSP3 rather than SA13/CSP5), it is included in this section as part of the Council's broader environmental quality monitoring.
- 4.37 Table 4.12 below shows the number and capacity of renewable energy schemes approved between 2021 and 2023.

*Table 4.12: Number of renewable energy schemes approved between 2021 and 2023.*

Year	Planning ref	Address	Type of Renewable Energy Scheme	Ward	Total Site Area Ha	Status	Brief Description
2021	21/00855/FUL	Brampton Lodge Brampton Road Newcastle Under Lyme Staffordshire ST5 0QW	Solar	May Bank	1.23	Not started	3 Solar Panels on the south facing roof

- 4.38 The number of small-scale solar PV installations continues to come through at a steady pace, but the AMR has identified no new large-scale renewable energy schemes. The delivery of new, standalone renewable energy schemes, outside of permitted development, during the 2021-2023 monitoring period has been very limited. Data shows only one minor scheme (a domestic solar panel installation) was approved in 2021-2022, with no new schemes approved in 2022-2023. Whilst small-scale solar PV installations are expected to continue at a steady pace (including through any changes in permitted development rights), no large-scale projects such as wind turbines or solar farms have to date come forward.

## Sport and Leisure Facilities

- 4.39 Table 4.13 below sets out sports and leisure applications with their site status and indicates the net change in sport and leisure floorspace.

4.40 In table 4.13, the applications that are highlighted represent a loss of floor space for the use classes providing sport and leisure facilities. Overall, 5 of the applications are now completed totalling 1.75 Ha of new and additional sport and leisure provision. However, the net change across all applications (approved, under construction, and not started) shows a more complex picture, with some applications representing gains in provision whilst others represent losses of existing facilities.

*Table 4.13: Sports and Leisure Applications with Site Status*

Planning ref	Description of proposal	Ward	Greenfield or Brownfield	Site area Ha	Status
14/00178/FUL	Erection of replacement sports pavilion and improvement to car parking area (Previously approved 08/00463/FUL)	Keele	Mixed	1.740898	Not Started
17/00124/FUL	Erection of ground floor extension	Audley	Mixed	1.8103521	Not Started
17/00252/FUL	Demolition of former swimming baths and construction of 273 room student development with associated communal area and car parking, alternative to Planning Approval 15/00166/FUL	Town	Brownfield	0.188206	Under Construction
20/00131/COU	Proposed change of use from bus depot (sui generis) to a gym (D2)	Town	Brownfield	0.81902578	Completed
20/00747/FUL	Erection of a Club House, provision of boundary fencing, erection of gates, two portable viewing boxes and an open patio area	Madeley & Betley	Brownfield	1.28762147	Not Started
20/00914/FUL	Minor demolition works and an external and internal refurbishment to the existing building (replacement of pool hall glazing and sports hall roof with composite cladding panels, new external AHU plant for the pool hall)	Kidsgrove & Ravenscliffe	Brownfield	0.7406032	Completed
19/00042/FUL	Proposed extension to existing school sports centre to form new Sports Hall including the demolition of existing outbuildings and formation of new car park widened vehicular access point off highway.	Town	Brownfield	0.9377721	Under Construction
21/00731/FUL	Single storey timber clad building to accommodate new changing and showering facilities for cricket club	Audley	Brownfield	0.0103	Completed
21/00876/FUL	Change of Use for a martial-arts training centre, more specifically characterised as requiring a E(d) Use Class Order for the purposes of 'indoor sport, recreation or fitness'.	Kidsgrove & Ravenscliffe	Brownfield	0.1606	Completed
21/00739/FUL	New side extension to the club house to create a pro shop and extension to bar area	Madeley & Betley	Brownfield	0.0555	Not Started
21/00971/FUL	Proposed single storey extension to clubroom	Clayton	Brownfield	1.9492	Not Started
21/01112/COU	Change of use from Dance Studio to a convenience store with off-licence facility	Loggerheads	Brownfield	0.0422	Not Started
21/00705/FUL	Remodelling of existing Sports Hall to provide new construction teaching workshop. Construction of new Sports Hall, two number classrooms and supporting accommodation.	Town	Brownfield	0.6784	Not Started
22/00047/DEEM3	Prior approval for demolition of bowls pavilion and stores and installation of new shelter for bowlers	Holditch & Chesterton	Brownfield	0.0202	Completed

4.41 Whilst Policy CSP5 requires that the plan area's open space, sports and leisure assets are to be "enhanced, maintained and protected," comprehensive monitoring data on public open space provision, including changes to formal and informal spaces, additions, losses, and improvements to existing facilities, has not been collated within the standard monitoring framework for this reporting period. Similarly, data on play facility delivery and improvements is not currently captured. This represents a significant gap in assessing policy compliance, particularly given that Strategic Aim 13 and Policy CSP5 explicitly commit to green space and recreation provision as essential to quality of life and sustainable development.

#### 4.42 Conclusions:

- This performance indicates that the Core Strategy's overarching aim to promote renewable energy (Strategic Aim SA17 and Policy CSP3) is only being met at a very minor, domestic scale. The data shows that these legacy policies are not proving effective in bringing forward the medium or large-scale projects necessary to make a significant contribution towards tackling climate change. The primary reason for this is that the policy framework within the 2009 Core Strategy is now considerably outdated. It lacks the specific targets and positive framework required by current national policy to proactively encourage and guide investment in renewable energy. Its effectiveness is hampered by its age and its reliance on superseded guidance, making it more of a challenge to address the urgency of the climate emergency. A revised policy framework with clearer targets and more positive support mechanisms will support future delivery.
- Regarding sport and leisure facilities, the monitoring period shows a net positive position with 1.75 Ha of new and additional provision delivered. However, without comprehensive open space and play space data, the ability to assess overall compliance with Strategic Aim 13 and Policy CSP5 is limited. The current monitoring framework does not capture the breadth of open space and recreation asset changes that policy commits to protecting and enhancing. Future monitoring improvements will be essential to track whether the Council is successfully managing the full range of environmental and recreational assets that policy requires.

#### 4.43 Recommendations:

- The policy approach to renewable energy is insufficient to drive the scale of delivery necessary to meet climate commitments and national targets. A strengthened policy framework in the emerging Local Plan is needed, incorporating clearer strategic objectives, positive policy support for new renewable energy infrastructure, and more realistic mechanisms for delivery. This should include consideration of spatial planning frameworks that identify appropriate locations for different scales of renewable energy development, positive policies to encourage uptake, and clear linkage between renewable energy targets and broader climate change objectives.
- The monitoring framework does not adequately track provision, losses, and improvements to open space and play facilities despite Policy CSP5's explicit commitment to enhance, maintain, and protect these assets. The emerging Local Plan should establish comprehensive monitoring systems for: (a) net changes in public open space provision (formal and informal); (b) play facility delivery and improvements; (c) community facility changes; and (d) alignment of provision with community need assessments. Implementation of robust baseline data collection at the start of the new plan period will enable future AMRs to provide evidence-based assessment of whether the Council is meeting its policy commitments to environmental quality and recreational provision.

## 5 Conclusion and Future Priorities

5.1 This AMR has provided a profile for the Borough as for the period 2021-2023, identifying the effects of various planning policies on economic prosperity, housing delivery and environmental quality to determine the extent to which objectives are being met.

5.2 This helps to inform and guide the future development of policies to ensure a continued quality planning service delivering for the Borough.

- 5.3 The report finds that in the case of economic prosperity; the Council has been highly successful in implementing its long-standing 'brownfield first' strategy for new employment development. The data indicates a strong market for industrial, and logistics uses, which has contributed positively to the Borough's employment base. However, the analysis also highlights that the 2009 Core Strategy's ambitions for economic diversification through new office development have not been met, reflecting significant shifts in national working patterns and the demand for office/employment floorspace. This disparity between the outdated policy and current market trends underlines the critical need for the more flexible and realistic policy approach to be contained within the emerging Local Plan.
- 5.4 Regarding housing delivery, the report highlights a mixed picture on affordable housing provision. Policy CSP6 establishes a target of 25% affordable housing on qualifying developments. In 2021-2022, 75 affordable homes were delivered from 579 total completions (12.88%), falling short of the policy target. However, this improved substantially in 2022-2023, when 115 affordable homes were delivered from 254 total completions (44.92%), substantially exceeding the policy target. This fluctuation reflects the project-specific nature of affordable delivery, with performance dependent on completion phasing of larger committed schemes. With 204 affordable units remaining in the pipeline, the Council's approach to securing affordable housing through Policy CSP6 demonstrates capacity for strong delivery when major schemes complete, though consistency between years remains variable. Overall net housing completions experienced a decline in 2022-23, though the forward pipeline of committed sites remains robust.
- 5.5 Regarding environmental quality, the monitoring period shows that the delivery of new renewable energy schemes has been limited, particularly at a scale that would make a significant contribution to tackling climate change. This reflects the limitations of the adopted 2009 policy framework, which is no longer sufficient to proactively encourage and guide the necessary investment. The findings reinforce the need for the new Local Plan, which contains a dedicated suite of new and up to date policies on Climate Change (CRE1) and Renewable Energy (CRE2) designed to provide a much clearer and more effective framework for delivering the Borough's environmental objectives.
- 5.6 Based on the key findings identified throughout this report, a number of recommendations are proposed to guide future work and ensure the continued effective delivery of planning policy. These are summarised in the table below.

*Table 5.1: Summary of recommended actions*

Section	Recommended Action
Economic Prosperity	Policies and allocations in the emerging Local Plan to contain revised employment policies specifically designed to reflect current market conditions and provide a more realistic and deliverable framework for sustainable economic growth
Housing Delivery	Continue to monitor the location of housing applications to ensure they are being focused in town centre locations.  Continue to use S106 to secure provision of affordable housing.
Environmental Quality	Create more robust policies in the emerging Local Plan that provide a clear framework for delivering the renewable energy infrastructure the Borough needs.  Monitor the number, type, and capacity of approved schemes

- 5.7 Building on the findings and recommendations of this AMR, the monitoring priorities for the forthcoming year will focus on three key areas: addressing identified performance challenges, improving the robustness of the evidence base, and preparing for the implementation of the new Local Plan's monitoring framework.
- 5.8 Specifically, the service will:



- **Maintain a close focus on key challenge areas:** Particular attention will be given to monitoring trends in: (a) economic diversification, specifically the delivery of office and research space; (b) renewable energy scheme delivery; and (c) environmental quality indicators, particularly the establishment of robust monitoring systems for air quality, water quality, biodiversity, and community facility provision (open space and play facilities). These represent areas where legacy policies have shown weakest performance and where improved monitoring frameworks are critical to assess emerging Local Plan policy effectiveness.
- **Seek to enhance the evidence base:** The Council will investigate opportunities to re-establish a methodology for collecting key datasets that have been unavailable in recent years, with a particular priority on exploring a cost-effective way to monitor town centre vacancy rates to better inform policies for town centre vitality.
- **Prepare for the transition to the new Local Plan:** The primary focus of the team's monitoring work will be to ensure that robust systems are in place to collect and analyse data for the new indicators set out in the emerging Local Plan's Monitoring Framework. This will ensure that from the moment of adoption, the performance of the new plan can be effectively and consistently measured.

## 6 Appendices

Appendix A: Net Housing Completions by ward for 2021-2022

Appendix B: Net Housing Completions by ward for 2022-2023



Appendix A: Net Housing Completions by ward for 2021-2022

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
16/00747/FUL	Audley	1	Brownfield	
19/00591/FUL	Audley	3	Brownfield	
15/00467/FUL	Audley	1	Brownfield	
19/00235/COU	Audley	-1	Brownfield	
19/00308/FUL	Audley	1	Brownfield	
17/00429/OUT 18/00085/REM	Audley	1		Greenfield
19/00159/FUL	Audley	1	Brownfield	
19/01014/FUL	Audley	1	Brownfield	
13/00394/FUL 15/00088/FUL	Audley	1	Brownfield	
21/00371/FUL	Audley	-1	Brownfield	
Totals:		8	7	1
08/00225/OUT 13/00847/REM	Bradwell	1	Brownfield	
16/00677/FUL	Bradwell	1	Brownfield	
20/00025/FUL 17/00717/FUL	Bradwell	1		Greenfield
Totals:		3	2	1
18/00960/FUL	Clayton	4	Brownfield	
Totals:		4	4	
16/00902/DEEM4 18/00854/REM	Crackley & Red Street	15	Brownfield	
17/01033/FUL	Crackley & Red Street	18	Brownfield	
20/00774/FUL	Crackley & Red Street	1	Brownfield	
Totals:		34	34	
17/00281/FUL	Cross Heath	60	Brownfield	

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
20/00550/COUNOT 20/00956/COUNOT	Cross Heath	29	Brownfield	
21/00821/DEM	Cross Heath	-1	Brownfield	
Totals:		88	88	
19/00968/FUL	Holditch & Chesterton	5	Brownfield	
18/00967/FUL	Holditch & Chesterton	5	Brownfield	
Totals:		10	10	
15/01004/FUL & 17/00953/FUL	Keele	52	Brownfield	
Totals:		52	52	
13/00698/FUL	Kids Grove & Ravenscliffe	2	Brownfield	
Totals:		2	2	
18/00443/FUL	Knutton	8	Brownfield	
18/00016/FUL	Knutton	4	Brownfield	
18/00461/FUL	Knutton	2	Brownfield	
18/00465/FUL	Knutton	2	Brownfield	
18/00441/FUL	Knutton	1	Brownfield	
17/00601/FUL	Knutton	2	Brownfield	
21/00133/COU	Knutton	1	Brownfield	
Totals:		20	20	
15/00202/OUT 18/00315/REM	Loggerheads	20		Greenfield
20/00158/REM 20/00159/FUL 16/00866/DEEM4	Loggerheads	13		Greenfield
20/00324/REM 18/00022/OUT	Loggerheads	1		Mixed

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
20/00407/REM 17/00368/OUT	Loggerheads	2	Brownfield	
20/00520/FUL	Loggerheads	2	Brownfield	
15/00506/FUL	Loggerheads	1	Brownfield	
Totals:		39	5	34
17/00070/FUL	Madeley & Betley	1	Brownfield	
20/00380/FUL 18/00725/FUL	Madeley & Betley	1		Mixed
Totals:		2	1	1
17/00581/FUL	Maer & Whitmore	1		Greenfield
19/00930/FUL	Maer & Whitmore	1	Brownfield	
19/00512/FUL	Maer & Whitmore	1		Greenfield
19/00984/FUL	Maer & Whitmore	1	Brownfield	
20/00456/FUL	Maer & Whitmore	1		Mixed
Totals:		5	2	3
20/00225/FUL	May Bank	1	Brownfield	
21/00656/FUL	May Bank	1	Brownfield	
Totals:		2	2	
19/00268/FUL	Newchapel & Mow Cop	1	Brownfield	
18/00188/FUL	Newchapel & Mow Cop	1	Brownfield	
16/00822/COUNOT	Newchapel & Mow Cop	1	Brownfield	
Totals:		3	3	
19/01000/FUL	Silverdale	1	Brownfield	
Totals:		1	1	
19/00229/FUL	Thistleberry	1	Brownfield	

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
16/01108/DEEM4 18/00482/REM	Thistleberry	1	Brownfield	
18/00184/FUL	Thistleberry	2	Brownfield	
14/00948/OUT 19/00623/REM	Thistleberry	19		Mixed
21/00615/FUL	Thistleberry	1		Greenfield
Totals:		24	4	20
18/01014/FUL 18/01015/LBC	Town	1	Brownfield	
19/00105/FUL	Town	1	Brownfield	
20/00080/FUL	Town	1	Brownfield	
18/00774/FUL	Town	4	Brownfield	
19/00597/FUL	Town	1	Brownfield	
19/00920/FUL	Town	1	Brownfield	
20/00389/FUL	Town	2	Brownfield	
20/01055/FUL	Town	1	Brownfield	
21/01070/FUL 20/01002/FUL 16/01106/FUL	Town	224	Brownfield	
17/00722/FUL	Town	27	Brownfield	
21/00226/FUL	Town	1	Brownfield	
21/00300/COU	Town	1	Brownfield	
20/00702/FUL	Town	4	Brownfield	
21/00849/FUL	Town	1	Brownfield	
21/01072/COU	Town	1	Brownfield	
Totals:		271	271	
17/00988/FUL	Westlands	1	Brownfield	
18/00878/FUL	Westlands	1	Brownfield	
17/00572/FUL	Westlands	2	Brownfield	

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
17/00483/FUL	Westlands	1	Brownfield	
Totals:		5	5	
19/00352/FUL	Wolstanton	5	Brownfield	
20/00181/FUL	Wolstanton	1	Brownfield	
Totals:		6	6	

Appendix B: Net Housing Completions by ward for 2022-2023

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2021 - 31/03/2022)	Brownfield	Greenfield
17/00805/OUT 19/00406/REM	Audley	1	Brownfield	
18/00842/FUL	Audley	1	Brownfield	
20/00471/REM 18/00634/OUT	Audley	1		Greenfield
21/00005/FUL	Audley	1	Brownfield	
16/00150/FUL	Audley	1		Greenfield
Totals:		5	3	2
20/01112/REM 19/00022/OUT	Bradwell	2	Brownfield	
21/00573/FUL	Bradwell	1	Brownfield	
Totals:		3	3	
18/00250/FUL 19/01017/FUL	Clayton	2	Brownfield	
Totals:		2	2	
17/01033/FUL	Crackley & Red Street	5	Brownfield	
Totals:		5	5	
17/00281/FUL	Cross Heath	61	Brownfield	
19/00135/FUL	Cross Heath	2	Brownfield	
21/01166/FUL	Cross Heath	2		Greenfield
21/00981/FUL	Cross Heath	1	Brownfield	
Totals:		66	64	2
22/00521/FUL 22/00012/REM 20/00369/FUL	Holditch & Chesterton	9		Mixed
18/00243/FUL	Holditch & Chesterton	1	Brownfield	

Planning ref	Ward	Total number of dwellings completed on site (Between 01/04/2021 - 31/03/2022)	Brownfield	Greenfield
20/01096/FUL	Holditch & Chesterton	2	Brownfield	
Totals:		12	3	9
20/00506/FUL	Keele	3	Brownfield	
Totals:		3	3	
15/00400/REM	Kidsgrove & Ravenscliffe	1	Brownfield	
19/00441/FUL	Kidsgrove & Ravenscliffe	1		Mixed
15/00400/REM	Kidsgrove & Ravenscliffe	1	Brownfield	
19/00441/FUL	Kidsgrove & Ravenscliffe	1		Mixed
16/00852/OUT 18/00686/REM	Kidsgrove & Ravenscliffe	6	Brownfield	
21/00660/FUL	Kidsgrove & Ravenscliffe	1		Greenfield
Totals:		11	8	3
15/00202/OUT 18/00315/REM	Loggerheads	9		Greenfield
20/00158/REM 20/00159/FUL 16/00866/DEEM4	Loggerheads	15		Greenfield
19/00502/FUL 22/00401/FUL	Loggerheads	1	Brownfield	
21/00456/FUL	Loggerheads	1	Brownfield	
20/00089/FUL	Loggerheads	1		Greenfield
16/01107/OUT 21/00208/REM 21/00316/REM	Loggerheads	1		Greenfield
Totals:		28	2	26



Planning ref	Ward	Total number of dwellings completed on site (Between 01/04/2021 - 31/03/2022)	Brownfield	Greenfield
20/00969/REM 20/00223/OUT	Madeley & Betley	1	Brownfield	
22/00840/FUL 19/00036/FUL	Madeley & Betley	4		Greenfield
21/00800/FUL	Madeley & Betley	1		Mixed
16/00151/FUL	Madeley & Betley	1	Brownfield	
19/00923/FUL	Madeley & Betley	4	Brownfield	
Totals:		11	6	5
20/00127/OUT 21/00217/REM	Maer & Whitmore	2		Greenfield
19/00157/FUL	Maer & Whitmore	1	Brownfield	
Totals:		3	1	2
19/00254/FUL	May Bank	11	Brownfield	
20/00856/FUL	May Bank	1		Greenfield
22/00144/FUL	May Bank	1	Brownfield	
22/00603/FUL	May Bank	-2	Brownfield	
Totals:		11	10	1
18/00653/COUNOT	Newchapel & Mow Cop	1	Brownfield	
22/00945/FUL 19/00257/FUL	Newchapel & Mow Cop	1	Brownfield	
19/00561/FUL	Newchapel & Mow Cop	1	Brownfield	
17/00421/FUL	Newchapel & Mow Cop	1		Greenfield
21/00344/REM 19/00766/OUT	Newchapel & Mow Cop	1		Greenfield
Totals:		5	3	2
21/00374/COU	Silverdale	1	Brownfield	
17/00223/FUL	Silverdale	2	Brownfield	

Planning ref	Ward	Total number of dwellings completed on site (Between 01/04/2021 - 31/03/2022)	Brownfield	Greenfield
18/00910/FUL	Silverdale	1	Brownfield	
17/00223/FUL	Silverdale	2	Brownfield	
18/00910/FUL	Silverdale	1	Brownfield	
Totals:		7	7	
08/00014/FUL	Talke & Butt Lane	8	Brownfield	
20/00501/FUL	Talke & Butt Lane	5	Brownfield	
Totals:		13	13	
16/01108/DEEM4 18/00482/REM	Thistleberry	1	Brownfield	
14/00948/OUT 19/00623/REM	Thistleberry	45		Mixed
22/01007/COU	Thistleberry	6	Brownfield	
22/01008/COU	Thistleberry	6	Brownfield	
Totals:		58	13	45
22/00126/FUL 20/00609/FUL 19/00614/FUL	Town	1	Brownfield	
19/00077/COUNOT	Town	1	Brownfield	
21/00762/FUL	Town	3	Brownfield	
21/00847/FUL	Town	1	Brownfield	
22/00034/FUL	Town	1	Brownfield	
22/00235/FUL	Town	1	Brownfield	
Totals:		8	8	
19/00410/FUL	Westbury Park & Northwood	1	Brownfield	
Totals:		1	1	
20/00363/FUL	Westlands	1	Brownfield	
Totals:		1	1	
22/00249/FUL	Wolstanton	1	Brownfield	

Planning ref	Ward	Total number of dwellings completed on site (Between 01/04/2021 - 31/03/2022)	Brownfield	Greenfield
Totals:		1	1	