

**Stoke-on-Trent City Council and
Newcastle-Under-Lyme Borough
Council**



**Joint Local Plan Issues
Consultation**

Housing Technical Paper

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1.0 What we are required to do:

National Planning Policy

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to have a clear understanding of the housing needs in their area, the scale and mix of housing and range of housing tenures that the local population is likely to need over the plan period.”¹. To gain this understanding a Strategic Housing Market Assessment (SHMA) should be prepared to objectively assess the demand for housing across their housing market area. This is known as the full ‘objectively assessed need’ (OAN) for housing. The factors that need to be taken into account in working out the OAN include: demographic trends, market signals (housing market and economic trends), affordable and student housing requirements and any specialist housing needs e.g. extra care, before arriving at an OAN figure. This is the stage the councils have reached to date. At this stage policy constraints such as sustainability or housing land availability issues are not taken into account.
- 1.2 The next task is to identify the policy constraints in order to begin to change the OAN into an actual housing target. Therefore the OAN is only the starting point for calculating the housing target. The housing target is not fixed until other issues have been taken into account, such as factors which restrict the supply of development, negotiations with other local authorities and results of public consultation.
- 1.3 Nevertheless a local authority must aim to meet its OAN unless there are policy constraints such as sustainability or environmental factors and housing land availability issues that indicate this is not possible. The existence of such constraints might result in the housing target being adjusted upwards or downwards.
- 1.4 National policy also states that SHMAs should be done through working with neighbouring authorities where housing market areas cross administrative boundaries.² In circumstances where authorities share a HMA (and therefore the HMA is wider than a single borough/district) the needs arising from one authority may need to be met by the other authorities to ensure all needs are met within the HMA. [Paragraph 47 NPPF – put in footnote] However this is only where it is reasonable to do so and consistent with achieving sustainable development [paragraph 182 NPPF put in footnote].
- 1.5 The NPPF also requires that authorities prepare a Strategic Housing Land Availability Assessment (SHLAA).³ This is technical assessment of the amount of land potentially available to meet the identified need for housing over the plan period.

¹ National Planning Policy Framework DCLG (2012) paragraph 159

² National Planning Policy Framework DCLG (2012) paragraph 159

³ National Planning Policy Framework DCLG (2012) paragraph 159

- 1.6 Further guidance on the role and preparation of SHMAs and SHLAAs is contained in the National Planning Practice Guidance (PPG).
- 1.7 The Government has also issued a separate 'Planning Policy for Traveller Sites'.⁴ This states that local planning authorities should make their own assessments of the need for traveller sites, and that fair and effective strategies to meet this need should be developed through local planning authorities working in a collaborative way.

2.0 Our Approach in the Past:

Local Planning Policy

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2009 to 2026

- 2.1 The existing adopted Core Spatial Strategy (CSS) (2009) sets a housing requirement for 5,700 additional dwellings (285 dwellings per annum) in Newcastle-under-Lyme and 11,400 additional dwellings (570 dwellings per annum) in Stoke-on-Trent between 2006-2026⁵.
- 2.2 This Strategy was prepared before the introduction of NPPF, and the housing targets were derived from the Regional Spatial Strategy Phase Two Revision, which has now been revoked. Due to changes to national planning policy, we can no longer rely on the housing targets because they may no longer accurately reflect housing needs. The councils have therefore prepared a Joint Strategic Housing Market Assessment (SHMA), which forms the starting point for identifying a new figure for housing need to comply with national planning policy.
- 2.3 The Core Spatial Strategy was written to address the following Strategic Aims related to housing:
- **Strategic Aim 1 (SA1)** – To halt net outward migration from Stoke-on-Trent and retain and attract population to the conurbation.
 - **Strategic Aim 4 (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.

⁴ Department for Communities and Local Government (DCLG) Planning policy for traveller sites (2015)

⁵ Core Spatial Strategy (CSS) (2009) p.44

- **Strategic Aim (SA10)** – To facilitate development within identified priority regeneration areas of North Staffordshire conurbation.
- **Strategic Aim (SA11)** – To focus development within the communities of Loggerheads, Madeley and Audley Parish to support their function as a rural service centres which meet the requirements of local people.
- **Strategic Aim 12 (SA12)** – To renew the fabric of urban and rural areas to promote the best of safe and sustainable urban and rural living.
- **Strategic Aim 18 (SA18)** – To promote mixed use and residential development where it can support city, town and local centres.

2.4 In order to deliver these aims, the Core Spatial Strategy intends housing to be built primarily in areas which support the overarching principle of targeted regeneration. This requires all development to be channelled towards the highest priority areas – the city and town centres and areas identified for priority intervention and regeneration (the most deprived areas of the borough and city) and restraining development within non priority locations. This relied upon ensuring economic and housing investments were aligned to help facilitate the development of integrated renewal strategies and investment programmes for the most deprived communities.”⁶

2.5 The CSS also seeks to “prioritise previously developed land in accordance with national and regional policy and in a manner which will deliver effective and sustained regeneration.”⁷

Newcastle-under-Lyme Local Plan 2011

2.6 A number of local planning policies from the Newcastle-under-Lyme Local Plan 2011 are relevant to housing and were saved from deletion under the provisions of the Planning and Compulsory Purchase Act (2004). These ‘saved’ policies continue to remain in force until superseded by new planning policies within the Joint Local Plan. Many of these are detailed policies and set out the requirements for housing development such as parking facilities, the conversion of rural buildings and non-residential urban buildings, supported housing, and the design of residential extensions. One of the saved policies (H10) supports the renewal of three planning approvals that were extant at the time that the Local Plan was prepared but have since been fully developed.

Other Strategies:

⁶ Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) page 40

⁷ Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) page 40

Local and Sub-Regional Plans, Policies and Programmes

- 2.7 Both authorities are reviewing their housing strategies and once complete this will help to inform the development of the Local Plan Strategy.
- 2.8 The Newcastle-under-Lyme Housing Strategy 2011-2016 was prepared to provide an overall framework for housing activity and investment in Newcastle. It primarily seeks to contribute to the prosperity and sustainability of the borough, meet housing needs and develop housing choice for residents and support vulnerable people and prevent homelessness in the borough. Work is underway to review this strategy and initial consultation with stakeholders has taken place, identifying the following key thematic priorities:
- Affordable housing
 - Help and advice to finding a home
 - Reduce the number of empty properties
 - Support to the private rented sector
 - Promote independence and inclusion
- 2.9 A draft Stoke-on-Trent Housing Strategy has been prepared and work is underway to update this draft. It will be informed by the SHMA. Stoke-on-Trent City Council also has vacant properties strategy which seeks to address the issue of empty properties in Stoke-on-Trent to bring them back into use. The City Council has a Homelessness Strategy which seeks to tackle the issue of homelessness in Stoke-on-Trent.

3.0 Past Trends:

Completions Data

- 3.1 Residential completions (number of dwellings) from 2006/07 onwards are shown below:

Table 1 – Stoke-on-Trent Completions

Year	Gross Completions	Total New-Builds	Gains (from change of use/conversions)	Losses (from change of use/conversions)	Demolitions	Net Additional
2014-15	674	532	142	13	8	653
2013-14	436	377	59	5	42	389
2012-13	394	330	64	17	51	326
2011-12	399	285	114	5	229	165
2010-11	583	520	63	6	73	504
2009-10	294	239	-	-	227	58
2008-09	675	568	107	19	422	234
2007-08	880	821	59	12	224	644
2006-07	850	805	45	11	219	620

Table 2 – Newcastle-under-Lyme Completions

Year	Gross Completions	Total New-Builds	Net Gain/Loss from change of use/conversions	Demolitions	Net Additional
2014-15	224	201	24	6	219
2013-14	302	279	18	2	295
2012-13	414	389	25	0	414
2011-12	312	301	11	61	251
2010-11	192	174	18	9	183
2009-10	267	259	8	60	207
2008-09	364	335	29	87	277
2007-08	204	185	19	62	142
2006-07	260	215	45	52	208

Table 3 – Completion Breakdown for Stoke-on-Trent and Newcastle under-Lyme (2014/15)

		Stoke-on-Trent City Council	Newcastle-under-Lyme Borough Council
Completions (gross)		674	224
Affordable housing units		128 (19%)	54 (24%) ⁸
Units on previously developed land		647(96%)	201 (90%)
Density Information	Less than 30 dph	221 (33%)	54 (24%)
	30 – 50dph	194 (29%)	142 (63%)
	Over 50 dph	259 (38%)	30 (13%)
Total flats		305 (45%)	No data available
Total houses		369 (55%)	No data available

⁸ Derived from Homes and Communities Agency (HCA) Housing Statistics 1 April 2014 to 31 March 2015: <https://www.gov.uk/government/statistics/housing-statistics-1-april-2014-to-31-march-2015--2>

3.2 The annual residential approvals (planning permissions granted) figures for both councils are shown in the following table for 2006/07 to 2014/15 as number of dwellings approved in each of the years:

Table 4 – Residential units approved

Year	Number of residential units approved	
	Stoke-on-Trent City Council	Newcastle-under-Lyme Borough Council
2014-15	1216	980
2013-14	1561	538
2012-13	681	306
2011-12	545	85
2010-11	111	161
2009-10	293	113
2008-09	770	344
2007-08	1225	1127
2006-07	734	193

3.3 For comparison, a table is provided below showing how the number of units granted residential planning permission has historically differed from the number of housing completions. These figures show that, overall, there has historically been a substantial number of new houses granted planning permission in the two areas which have then not been built.

Table 5 – Residential Permissions and completions across Newcastle-under-Lyme and Stoke-on-Trent

Year	Comparing residential permissions and completions across Newcastle-under-Lyme and Stoke-on-Trent		
	Residential units granted planning permission	Gross completions	Net completions
2014-15	2196	898	872
2013-14	2099	738	684
2012-13	987	808	740
2011-12	630	711	416
2010-11	272	775	687
2009-10	406	561	265
2008-09	1114	1039	511
2007-08	2352	1084	786
2006-07	927	1110	1228
Total (2006/07- 2013/14)	8787	7724	6189
Average each year (2006/07- 2013/14)	1098	858	688

Figure 1 - Newcastle-under-Lyme Planning Permissions and Housing Completions 2006-15

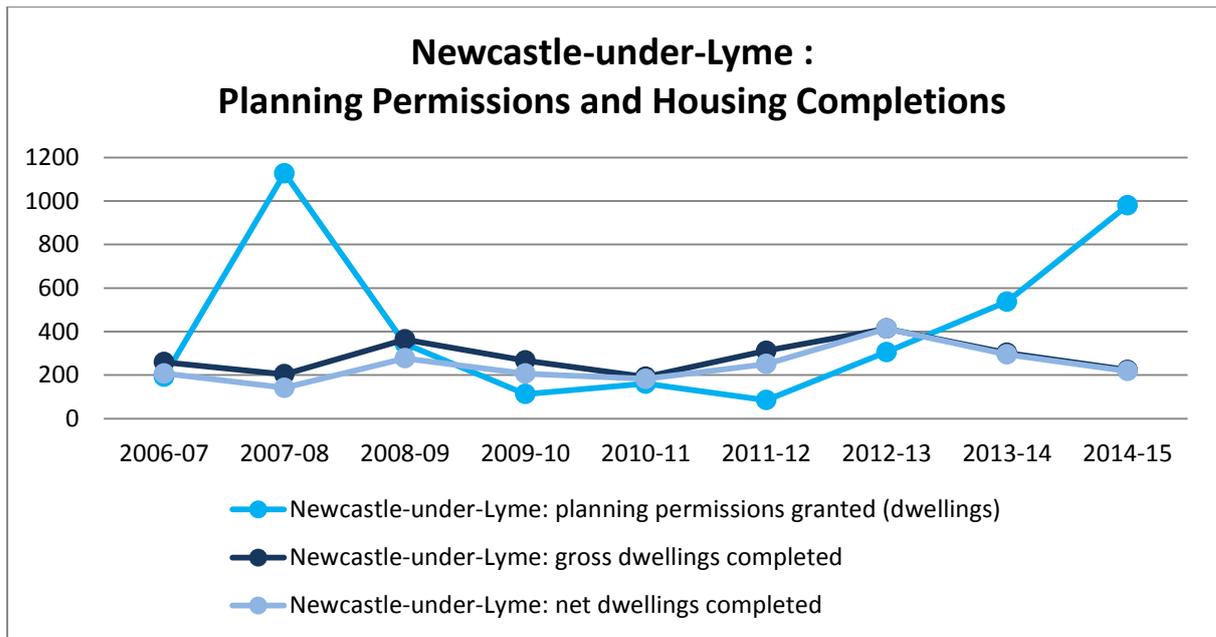
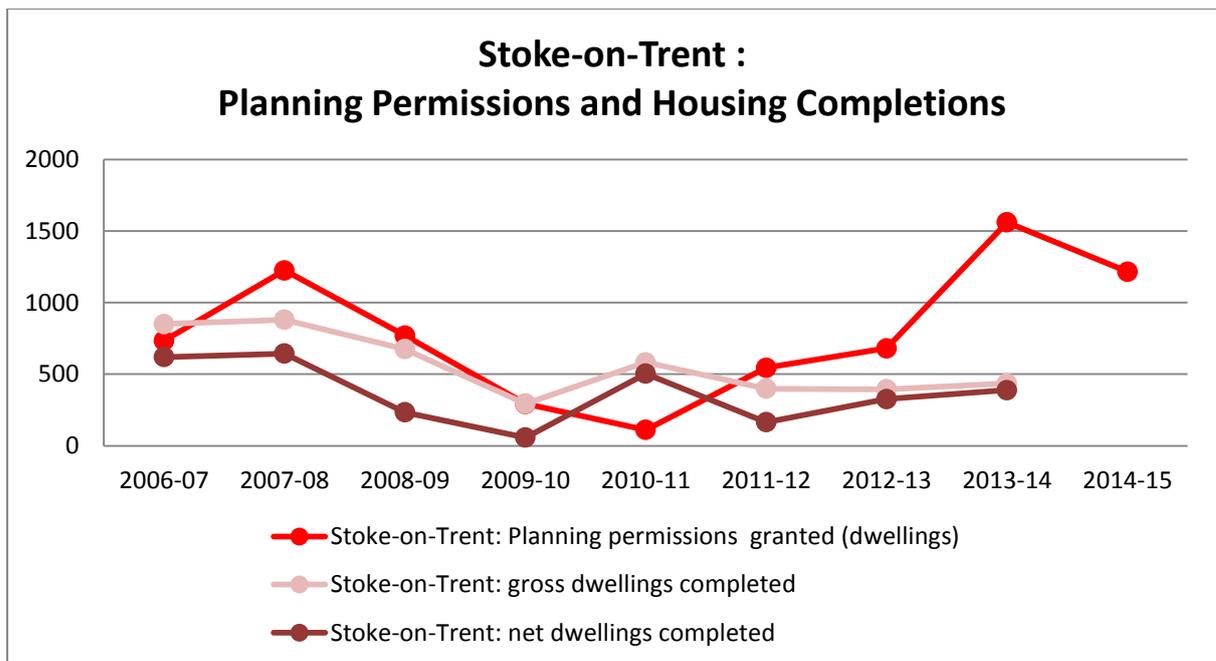


Figure 2 - Stoke-on-Trent Planning Permissions and Housing Completions 2006-15



Five year supply in Newcastle-under-Lyme

3.4 Below is a table showing how the five year housing land supply in Newcastle-under-Lyme has changed over time. This is a measure of the number of sites at a given point in time expected to be delivered within five years against housing targets from the previously adopted Core Strategy. This therefore shows how many years of future deliverable housing supply the borough could demonstrate in previous years. The future supply of housing sites in Newcastle-under-Lyme has dwindled over recent years, and since 2010-11 the council has been unable to demonstrate a five year supply of housing against the housing requirement from the adopted Core Strategy.

Table 6 – 5 year housing land supply in Newcastle-under-Lyme

Year	Housing Land Supply (years)
2013-14	3.12
2012-13	3.27
2011-12	3.98
2010-11	4.74
2009-10	5.1
2008-09	5.7
2007-08	6.4
2006-07	5.5

- 3.5 The Borough Council has reviewed the housing requirement which forms the basis of the five year supply calculation in response to the publication of the national Planning Practice Guidance (PPG) in 2014, as this states that housing targets derived from Regional Spatial Strategies ‘may no longer adequately reflect current housing needs’. This is relevant to the Core Spatial Strategy plan target which was derived from the West Midlands Regional Spatial Strategy Phase 2 Revision. In the April 2015 calculation, the Borough Council applied an indicative target of 284 new dwellings per year which was derived from the national household projections but is highly comparable with the Core Spatial Strategy target of 285 new dwellings per year. As a result of increased planning approvals, this statement identified an improved supply of land sufficient to provide 5.07 years of housing development when measured against the national household projections.
- 3.6 However, it was emphasised within that statement that using the household projections as the basis for undertaking the five year supply calculation is just a starting point, and would have a lower weight in decision making on development proposals. This stance is in line with the PPG which recognises that the household projections have not been tested against the local housing market or against local constraints to development. The Borough Council has now undertaken a mid-year update to the five year housing land supply calculation providing an update on the delivery of residential development (1st April 2015 – 30th September 2015). The calculation has been based on up to date housing need evidence for the borough from the SHMA and identifies a range of housing needs for the borough, from 367 to 679 new dwellings per annum. On this basis in order to have a five year housing land supply the borough currently needs to provide at least 1,835 new dwellings over the next five years and possibly as many as 3,395 new dwellings. This does not take account of other factors such as past under delivery. Section 4 of this paper provides further detail on the SHMA and the housing need evidence contained within it.

Stoke-on Trent 5 Year Housing Land Supply

- 3.7 Stoke-on-Trent City Council has not produced a formal 5 year housing land statement to date. A recent appeal decision concluded that the council does

not have a 5 year supply of housing land and consequently the housing policies in the Core Spatial Strategy are considered to be out of date.

3.8 As identified above, the information presented by the Strategic Housing Market Assessment provides a range of full, objectively assessed housing needs for both authority areas and provides the starting point for setting out the issues and challenges. In terms of identifying a housing target however this is only part of the calculation and economic projections are also required which calculate the areas job requirements in order to provide for the sustainable growth of the area. The issues consultation therefore provides an opportunity to scrutinise the evidence including the ELR and SHMA in more detail before detailed work is undertaken on identifying land requirements at the next Joint Local Plan stage.

3.9 Both Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council will publish a joint 5 year housing land supply position statement to inform Strategic Options (July / August 2016).

4.0 What we are doing now:

Evidence Base

Strategic Housing Market Assessment (SHMA)

4.1 To comply with national planning policy, a SHMA has been prepared jointly for Newcastle-under-Lyme and Stoke-on-Trent. It sets out local evidence on a number of housing topics.

- Housing Market Geography
- Housing Stock
- Demographic and Economic Drivers of the market
- Market Signals
- Alternative Projections of Housing Need
- Affordable Housing Need
- Housing Requirements of Specific Groups

4.2 Key strategic issues are summarised below.

Housing Market Area

4.3 National policy requires that housing needs are assessed and planned for across housing market areas, rather than individual local authorities.

4.4 The SHMA has identified Newcastle-under-Lyme and Stoke-on-Trent as a single housing market area, based on an analysis of migration and commuting patterns, house prices and other relevant data. Therefore, as both authorities form a single housing market area, national planning policy requires that housing needs and supply should be assessed across Newcastle-under-Lyme and Stoke-on-Trent as a whole.

- 4.5 The SHMA also identifies that there are wider housing market relationships with other authorities including Staffordshire Moorlands, Stafford and Cheshire East but these relationships are not considered strong enough for any of these authorities to be included in the housing market area of Newcastle-under-Lyme and Stoke-on-Trent.

Objectively Assessed Need (OAN) for Housing

- 4.6 The SHMA identifies that **there is an objectively assessed need for 1,177 to 1,504 dwellings per annum across this area**. This is a 'policy-off' position as it does not consider policy constraints that may affect the councils' ability to meet this need.
- 4.7 In accordance with Government guidance these figures have been arrived at by not only taking into account household projections for Newcastle-under-Lyme and Stoke-on-Trent but local factors such as migration trends, market signals and the amount of housing needed to accommodate future workers. However these needs must be assessed across the housing market area, as opposed to a single local authority area, which may not be the same. Taking these factors together it is then possible to identify an 'Objectively Assessed Need' (OAN) for housing. However the OAN does not take into account constraints imposed by the supply of land, viability or infrastructure needs and is therefore only the starting point for developing a final housing target. The final housing target will not be reached until the constraints on land supply have been fully considered together with the results of statutory public consultation in response to both this Issues Consultation Paper but also the spatial Options for addressing the issues, which the councils will consult on later in 2016.
- 4.8 The lower end of the OAN range represents the likely growth in households from demographic factors, such as births and deaths, and migration to and from the area. This lower figure also takes into account the historic difficulties facing younger age groups seeking to access housing in both areas. The upper end of the range represents the likely number of houses required to accommodate the future workforce and required to meet potential future job growth in the area, as forecast by 'Cambridge Econometrics'. The Employment Land Review has identified this forecast as the most appropriate estimate of future economic growth. A key aim of this consultation paper is to begin to narrow this range down further to a single figure through consultation on the Joint Local Plan. However, it will not be until the Draft Local Plan is prepared that the council will have all the pieces of the puzzle in place to be able to identify a watertight housing requirement.

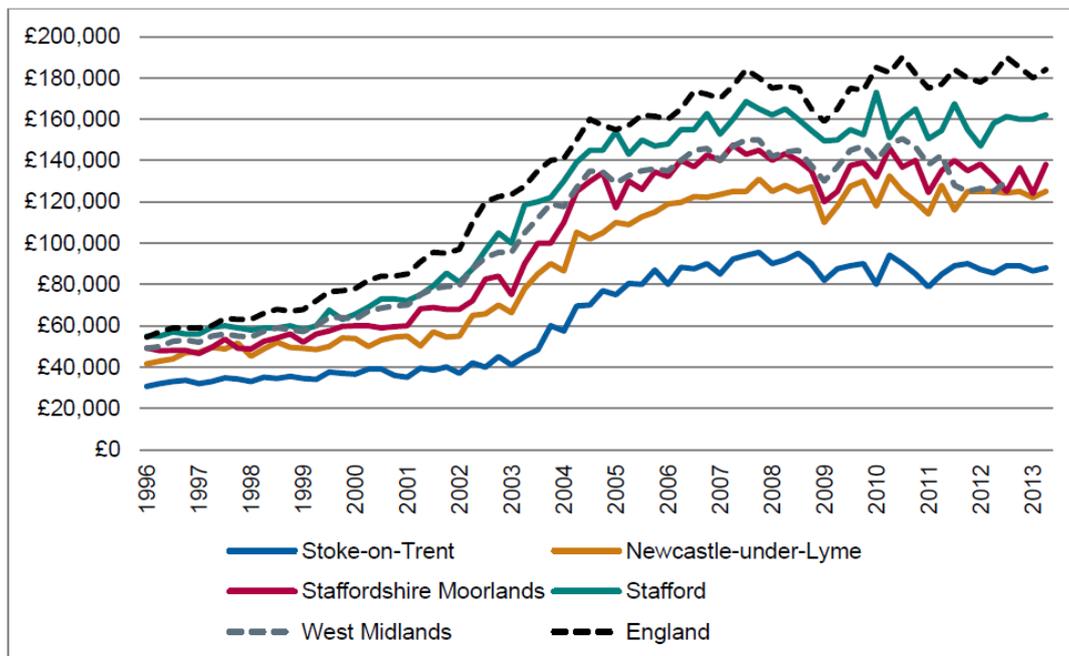
Local Housing Market Conditions

- 4.9 The SHMA identifies that both areas' housing stock has grown significantly below comparable regional and national figures. This slow rate of housing growth reflects the weaker local housing market and the national move away

from regeneration schemes – such as the RENEW Housing Market Renewal scheme – which sought to improve the housing stock of the housing market area and formed the basis of the previous Core Strategy’s targeted regeneration within the urban areas of Newcastle-under-Lyme and Stoke-on-Trent. The SHMA suggests that this may have played a role in constraining overall housing delivery and could have impacted on confidence within the local housing market area.

4.10 House prices and average rents in Newcastle-under-Lyme and Stoke-on-Trent have consistently fallen below the national and regional averages and house prices have been increasingly volatile since the recession. Historically, there has been a substantial gap between the number of dwellings which have been permitted and the completions delivered in the housing market area over the same period. The SHMA recognises that there has been a good pipeline of housing sites provided by planning permissions and highlights that this shortfall in completions reflects market factors and the deliverability of sites, rather than planning constraints. Consultation with local estate agents indicates that there are signs that the local housing market is tentatively recovering, with the area viewed as a viable commuter location given its rail and motorway links to other centres such as Manchester, with the relative affordability of the area also being a major attraction. However, consultation also highlights that a lack of inward investment and well-paid jobs, alongside potential increases in interest rates may pose a risk to this slight recovery.

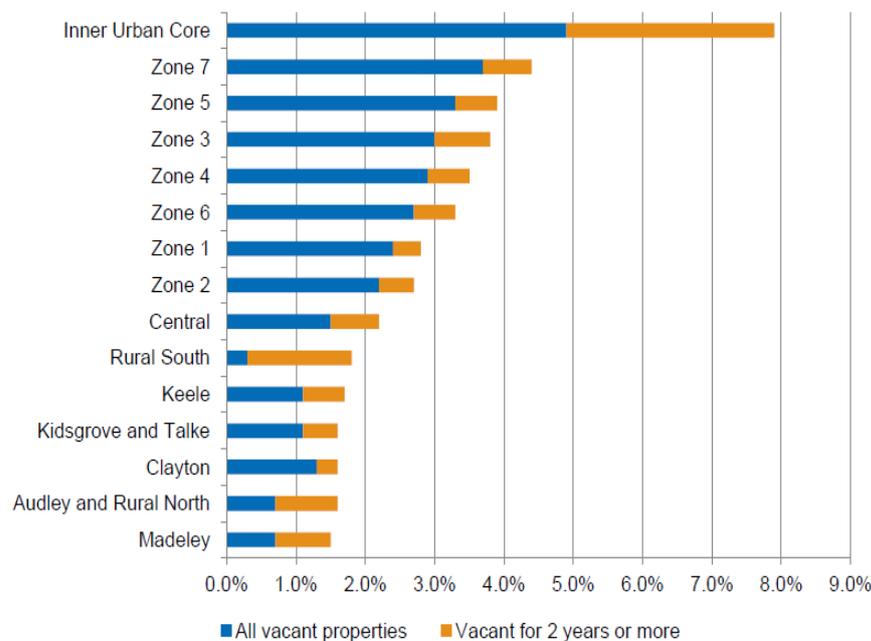
Figure 3 – House prices in Newcastle-under-Lyme and Stoke-on-Trent



Source: Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Strategic Housing Market Assessment 2015

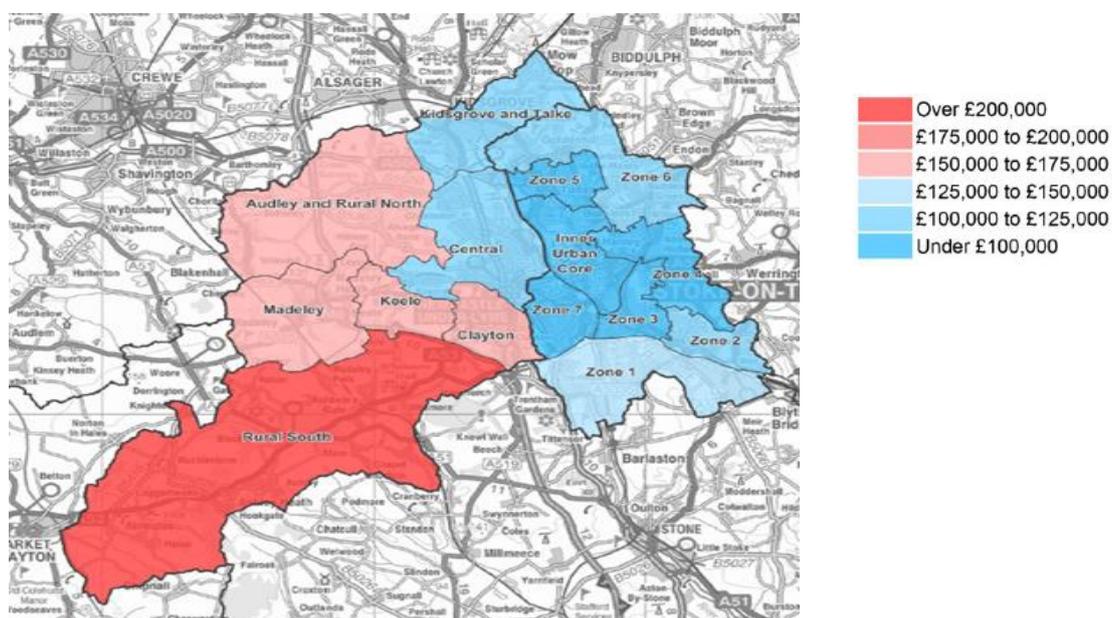
4.11 The housing market within Newcastle-under-Lyme has historically performed better than Stoke-on-Trent's but still falls below regional and national averages. It has experienced higher house prices and has maintained a stronger level of completions even after the recession, compared to the significantly lower level of delivery in Stoke-on-Trent. In particular, the housing market appears to be strongest in the south of Newcastle-under-Lyme and in its rural areas, but housing development may be less viable outside of these locations, unless barriers to delivery can be minimised. Vacancy rates in Stoke-on-Trent are also significantly above national and regional rates, with vacancy rates in Newcastle-under-Lyme being broadly in line with regional and national averages. There is a particularly high level of vacant stock in Stoke-on-Trent's Inner Urban Core sub area; however all sub areas seeing higher levels than in Newcastle-under-Lyme.

Figure 4 – Percentage of Vacant Homes by Postcode Area



Source: Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Strategic Housing Market Assessment 2015

Figure 5 – Average Price Paid across Newcastle-under-Lyme and Stoke-on-Trent (September 2013 – August 2014)

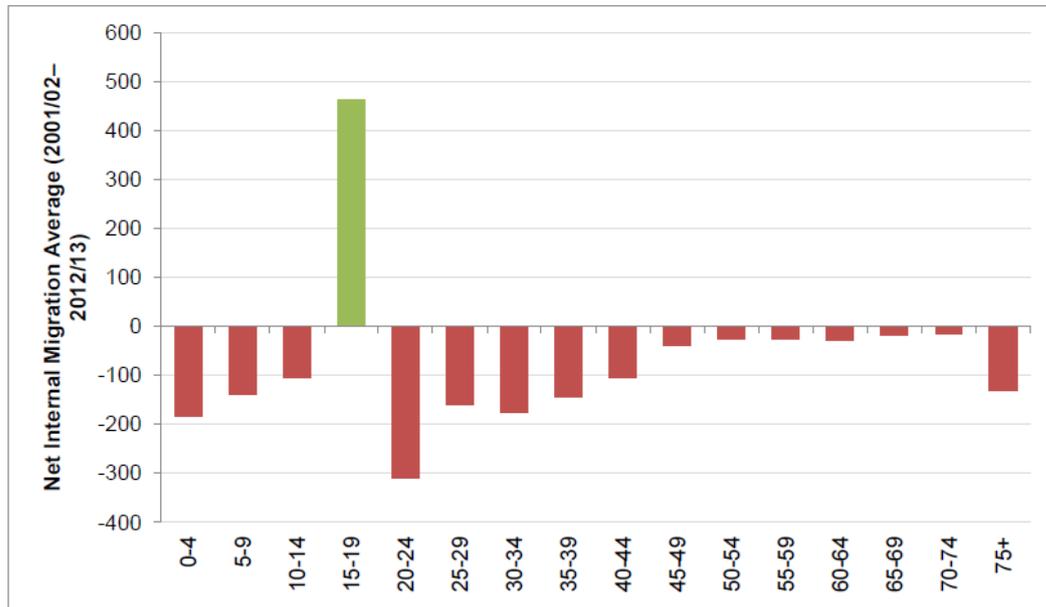


Source: Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Strategic Housing Market Assessment 2015

4.12 Both areas have a large proportion of semi-detached housing, above both the regional and national averages. There is also a large proportion of terraced stock in Stoke-on-Trent in particular, although local regeneration programmes have seen a reduction in the amount of terraced housing. There are also a smaller proportion of flats across in the area than the regional and national averages, although this type of supply has still been significantly increasing in more recent years, with evidence of an increased demand for flats in sub areas of Stoke-on-Trent. This may in part reflect the high number of students in the Central and Inner Urban Core sub areas. Whilst the provision of detached housing has been improving, with over 1,486 detached homes being provided in Stoke-on-Trent between 2001-2011, Stoke-on-Trent in particular still holds less detached housing, compared to regional and national averages. Newcastle-under-Lyme holds more detached housing stock, with its Rural South holding around three times the proportion of detached stock compared against the regional and national averages.

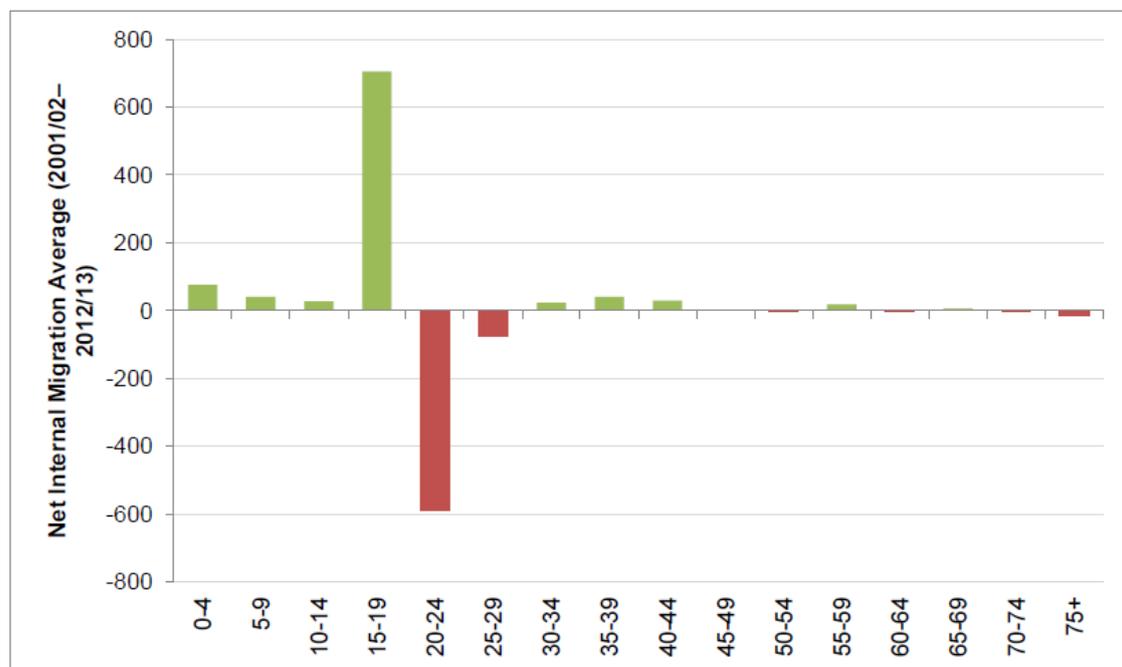
4.13 Both Newcastle-under-Lyme and Stoke-on-Trent have grown in population between 2001 and 2011 however, unlike neighbouring authorities, within Stoke-on-Trent there is still a net out-flow of population from Stoke-on-Trent to other areas of the UK, with the inflow of Staffordshire University students in the 15-19 year age group being the only exception. In Newcastle-under-Lyme, most age groups are balanced in terms of the number of people moving in and out of the area. However, there is also a large net inflow of people aged 15-19 due to students attending Keele University, which is then followed by a large net out flow of people aged 20-24. This suggests that it is likely that graduates or other young people move outside of Newcastle-under-Lyme to find work.

Figure 6 - Stoke-on-Trent: Average net moves by age group (2001/02 – 2012/13)



Source: Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Strategic Housing Market Assessment 2015

Figure 7 - Newcastle-under-Lyme: Average net moves by age group (2001/02 – 2012/13)



Source: Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Strategic Housing Market Assessment 2015 –

4.14 This trend could have a negative impact on higher earning job growth because of the difficulty in retaining a skilled workforce within both areas.

Affordable Housing Needs

- 4.15 Affordability is less of an issue in the HMA than in surrounding areas of Stafford, Staffordshire Moorlands and overall in England. However, affordability in the area has still worsened since 1997 and stakeholders suggest that low wages and limited jobs mean there are still areas of poverty despite the availability of cheaper housing. The SHMA suggests that to meet future affordable housing needs, the councils will need to meet their range of objectively assessed need (OAN) scenarios for market housing and deliver affordable housing as part of new market schemes. However, the SHMA also recognises that development viability issues in many weaker areas of the local housing market may limit the proportion of affordable housing which can viably be delivered alongside market housing.
- 4.16 The SHMA identifies that, whilst private rented tenure is not included in the definition of affordable housing in the NPPF, it plays a significant role in housing residents who would otherwise need an affordable home, with many residents claiming housing benefit currently residing in private renter accommodation. However, the SHMA also raises the concern that cheaper housing stock in private rented sector has associated quality issues, recognising that such housing may not always be suitable and appropriate to meet needs.
- 4.17 Intermediate housing and in particular shared ownership housing is identified as having the potential to help meet identified future needs for affordable housing in the housing market area. However, lower property prices and rents in certain parts of the housing market area can mean open market housing is cheaper than some types of intermediate housing, which can challenge the viability of intermediate housing and reduce its appeal to potential buyers. This may mean intermediate products may not be delivered in these areas, despite their potential to meet affordable housing needs.

Specialist Housing Needs

- 4.18 All growth forecasts contained in the SHMA indicate that Newcastle-under-Lyme and Stoke-on-Trent are expected to see a large increase in the elderly population between 2014 and 2039. Whilst it is not identified where this growth will take place within each authority, Newcastle-under-Lyme currently has a higher proportion of ageing residents than Stoke-on-Trent, in particular in the Audley and Rural North, Clayton, Madeley and Rural South sub areas, which may have implications for the type of housing required and the need for specialist accommodation, such as nursing homes.
- 4.19 The SHMA identifies that historically there has been a comparatively limited number of higher income earners within both authorities, and that there is comparatively little high value housing stock likely to be attractive to a more skilled workforce when considered against the regional and national average. The SHMA recommends that following the completion of the ELR the councils

should update the previously published Executive Housing Market Study – the ARC4 Report (2010).

- 4.20 According to its Strategic Plan for 2015-2020, Keele University is planning to increase the student base at the University by around 3000 students. The Estate Strategy has not yet been renewed to establish whether the University plans to deliver additional student bed spaces to accommodate this growth. If the University does not accommodate this extra demand, there will be an increased demand for student accommodation in Newcastle-under-Lyme and Stoke-on-Trent. This may need to be met through either additional purpose-built student accommodation or Houses in Multiple Occupation (HMO) in the private rented market.
- 4.21 Staffordshire University recently announced plans to relocate the majority of courses, students and staff to Stoke-on-Trent campus, with an expectation that the Stafford campus will be vacated by 2016. It is anticipated that this would likely increase the number of students living in the area, meaning that additional supply of HMOs or purpose-built student accommodation may be required to meet the needs of students moving into the area.

The SHMA can be found on either council's joint local plan webpages – www.newcastle-staffs.gov.uk/jointlocalplan or www.stoke.gov.uk/jointlocalplan

Strategic Housing Land Availability Assessment (SHLAA)

- 4.22 The role of the SHLAA is to inform the plan-making process as it will provide an assessment of the land available to meet future housing requirements. Work is underway to produce separate SHLAAs for each authority but to an agreed methodology in order to ensure that any assumptions that are applied are consistent. Draft Assessments will be completed in time to inform development of spatial options for the Joint Local Plan and the next consultation stage. Further information on work to produce a SHLAA can be found on either council's joint local plan webpage. If you would like to suggest potential site/s for future development you must complete a 'Call for Sites' form, which is available on either council's website and submit this to the respective council.

Newcastle-under-Lyme SHLAA 2013/14

- 4.23 Newcastle-under-Lyme's previous SHLAA considered the amount of housing land available within the borough to contribute towards local housing requirements, which at the time were set by the Core Spatial Strategy (2009). The assessment concluded that, as of April 2013, the authority could not demonstrate enough deliverable or developable sites to meet the targets set out in the Core Spatial Strategy⁹. A key conclusion raised was that, whilst the objective to build new homes on brownfield (previously developed) land had been successful up to a point, the supply of deliverable brownfield land within

⁹ Core Spatial Strategy (2009) p.17

the borough was running out and could not meet the targets identified in the Core Spatial Strategy¹⁰.

Gypsy and Traveller Needs Assessment 2015

4.24 The North Housing Market Area sub-regional Gypsy and Traveller Accommodation Needs Assessment was completed in December 2007 and set out the future requirements for Gypsy and Travellers in the sub-region. A new assessment was jointly commissioned by Newcastle-under-Lyme, Stafford Borough Council, Staffordshire Moorlands and Stoke-on-Trent City Council in September 2014 in order to update the evidence base and inform the emerging Local Plan policies for each of the four authorities.

4.25 The study provides information relating to the current and future accommodation of Gypsies and Travellers, and Travelling Showpeople and this is broken down by respective local authority area.

Stoke-on-Trent

4.26 In Stoke-on-Trent the study identifies that there are currently 43 pitches on sites across the city, 33 of the pitches are on local authority owned sites and 10 are on a private authorised site. There are currently no travelling showpeople plots in Stoke-on-Trent.

4.27 The research concludes that there is an undersupply of pitches based on current need and therefore for 2014/15 to 2018/19, 22 pitches should be provided to meet current demand. In terms of meeting the requirement over the longer term and take into account emerging future households, the study recommends that Stoke-on-Trent should provide up to 16 pitches (2019/20 and 2033/34). To address the transit requirements in the Council area, provision for five transit pitches should be made between 2014/15 and 2018/19. A summary of the requirements can be found below:

Table 7 – Stoke-on-Trent Gypsy & Traveller Requirements

	Gypsy & Traveller	Showperson
Number of Pitches/ Households	43	N/A
Identified five year shortfall (2014/15 to 2018/19)	22	N/A
Longer Term Need (2019/20 to 2033/34)	16	N/A

¹⁰ Core Spatial Strategy (2009) p.8

Newcastle-under-Lyme

- 4.28 The study identifies that there are currently 21 pitches on sites across Newcastle-under-Lyme, 19 on a housing association site and two on a private authorised site. There is also one authorised private Showperson site with three plots.
- 4.29 The research concludes that there is a slight undersupply of pitches across the authority in the short term and therefore provision should be made for 1 pitch between 2014/15 to 2018/19. In the longer term (2019/20 and 2033/34) the study concludes that there is a need to provide up to 6 pitches and this would meet the requirement of new emerging households in the future. Like Stoke-on-Trent, Newcastle-under-Lyme also needs to identify and provide five transit pitches.

Table 8 – Newcastle-under-Lyme Gypsy & Traveller Requirements

	Gypsy & Traveller	Showperson
Number of Pitches/ Households	21	0
Identified five year shortfall (2014/15 to 2018/19)	1	0
Longer Term Need (2019/20 to 2033/34)	6	0

5.0 Housing Strengths and Weaknesses

Strengths	Weaknesses
<ul style="list-style-type: none"> • Good supply of brownfield land. • Good supply of sites with planning permission for housing development in Stoke-on-Trent. • Slight recovery in the housing market is likely to improve development viability within the area. • Location of Stoke-on-Trent and Newcastle-under-Lyme in relation to Manchester and Birmingham gives good access to wider centres. • Rental Values continue to be lower than regional and national averages with little evidence of rental increases over recent years. • Both authorities have historically seen lower house prices when compared against adjoining authorities, however there are notable spatial variations across the housing market area. • Housing delivery has remained relatively consistent in Newcastle-under-Lyme, despite the recession. • Housing is relatively affordable in Newcastle-under-Lyme and Stoke-on-Trent compared to surrounding areas and national averages. 	<ul style="list-style-type: none"> • There is a high reliance on the social rented sector. • Notable spatial variation in house prices across the HMA. • Some areas in the City experience high levels of vacant stock, particularly in the Inner Urban Core. • Historically, planning permissions for housing have not always been built out. • The amount of new additional housing delivered in both areas is substantially below future projected needs. • Loss of residents to other areas, particularly skilled graduates. • There are fewer large high-value properties when compared to neighbouring authorities and a comparatively limited number of high income earners within both authorities. This lack of housing choice may therefore cause households to move out of the area to access greater choice and creates a relatively low representation of households with higher income earners. • Weaknesses in the local housing market may have historically led to planning permissions for housing not being built out. • Stoke-on-Trent has a particularly weak housing market compared to surrounding areas (e.g. Newcastle-under-Lyme, Cheshire East, Staffordshire Moorlands etc.) • Viability of land – The economic downturn has stimulated a sharp decline in land values. • Developer confidence in the area may have been reduced following the RENEW scheme.

Strengths	Weaknesses
	<ul style="list-style-type: none"><li data-bbox="882 331 1505 432">• Poor quality of the private rented sector, which helps to accommodate those in need of affordable housing.<li data-bbox="882 465 1441 499">• The quality of student accommodation.<li data-bbox="882 533 1505 633">• Perception of the area – The change in the economic landscape has created some environmental issues in the area.<li data-bbox="882 667 1505 768">• Past under delivery of housing against local housing targets in Newcastle-under-Lyme and Stoke-on-Trent.<li data-bbox="882 801 1505 978">• Low paid jobs in the City mean that housing affordability is still getting worse, despite low house prices and rents (affordability is not considered to be an issue from outside the area).