



## Neighbourhood Development Plan

### A Numbers Game

What would be the right number of new dwellings for our Neighbourhood Area during the course of the Neighbourhood Plan (2013–2033)? A simple enough question to ask, but not so simple to answer. The answer lies in how many new dwellings are planned for in Newcastle-under-Lyme.

In July 2015 Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council produced an assessment of “housing need” for the Joint Local Plan, which will cover the years 2013–2033. It concluded that between 1,177 and 1,504 new dwellings would be needed each year across Newcastle-under-Lyme and Stoke-on-Trent. The report also indicated that 31% should be in Newcastle and 69% in Stoke.

In July 2017 a new report was produced which concluded that 1,390 new dwellings would be needed each year. It also concluded that 586 (42%) should be built annually in Newcastle, and 804 (58%) in Stoke.

Then, in mid-September 2017, as part of its attempt to fix England’s “broken” housing market, the Government has launched a public consultation on adopting a uniform method across the country for calculating the number of new dwellings needed in each local authority area over a 10-year period.

In an attempt to get sufficient housing built in the “right” places to meet local need, the Government has also published a table showing the numbers of new dwellings that it has assessed should be built each year in each local authority area. The Government’s annual assessment for the 10-year period 2016–2026 is Newcastle-under-Lyme 361 houses and Stoke-on-Trent 487. That makes a total of 848 per year across the two local authorities – rather different from the assessments made by Newcastle and Stoke!

Where does that leave our Neighbourhood Area? In 2015 a Housing Need Assessment was prepared by consultants AECOM. They calculated a range of numbers based on different scenarios, but the final answer was based on “proportionate share”, meaning that the number of new dwellings should be calculated on the basis of population.

Our Neighbourhood Area’s population is 2% of the population of Newcastle, therefore 2% of the total housing “need” for Newcastle is deemed to be the right amount. In 2015 the number was between 148 and 197 for the whole 20-year Plan period (2% of 1,177 and 1,504). In July 2017 the number shot up to 234 for the 20-year period (2% of the total allocation to Newcastle). Now, the figures published by the Government in September suggest that the number should be 144 (equal to 7.2 dwellings annually).

Where do we stand in all this? From 1 January 2013 (the beginning of the Plan period) to September 2017 permissions have been given for 144 dwellings in our Neighbourhood Area. These are for both new builds and conversions and changes of use.

Is that the end of the story? Probably not. Watch this space – and continue to keep up with news about the Neighbourhood Plan.

You can read and respond to the Government’s consultation “Planning for the right homes in the right places” at [www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals](http://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals). The consultation is open for anyone to respond until 8 November 2017.

**It’s your neighbourhood – please support the Neighbourhood Plan!**

**Please participate in the Local Consultation**

**Visit the website: [www.cmaw-neighbourhoodplan.org.uk](http://www.cmaw-neighbourhoodplan.org.uk)**

**Email us: [cmaw-neighbourhoodplan@hotmail.com](mailto:cmaw-neighbourhoodplan@hotmail.com)**