



Newcastle-under-Lyme Borough Final Draft Local Plan

This is the final consultation stage before submission of the Local Plan to Government. The purpose of this consultation is to seek views on whether the Plan has been prepared in accordance with procedural and legal requirements and to ensure it meets the four tests of soundness which are set out in the National Planning Policy Framework, that the Plan is: -

- ✓ Positively prepared
- ✓ Justified
- ✓ Effective; and
- ✓ Consistent with national policy

Representations received by the Council during the consultation will be passed to the Planning Inspector, as part of the Local Plan Examination which we anticipate taking place in 2025.

The consultation will run from 12th August to 7th October 2024.

For more information on this consultation and how you can make representations, visit: <https://www.newcastle-staffs.gov.uk/localplan>

If you have any questions, please contact us at:

- Email: planningpolicy@newcastle-staffs.gov.uk
- Telephone: 01782 742467

The Council wants to thank everyone whose comments have helped shape the Newcastle-under-Lyme Local Plan to date.

All representations must be received by the Council by the 7 October 2024.

This Final Draft Local Plan (known also as the Regulation 19 version) provides the basis for delivering sustainable development within the Borough of Newcastle under Lyme over the period 2020-2040. It sets out a vision for the future of the Borough and a framework for meeting identified development needs and priorities. The plan considers the land use requirements of specific types of development and identifies sites and areas to be protected.

Future development proposals in the Borough will be guided by the policies included in this Final Draft Local Plan, once adopted, which has been prepared according to the requirements of planning legislation, evidence gathering and consultation with various parties including infrastructure providers. Specifically, the Plan has been informed by:

- The National Planning Policy Framework (NPPF) and Planning Practice Guidance
- A robust, objective and up-to-date Evidence Base
- Engagement with specific consultation bodies, organisations, the community and neighbouring authorities; and
- Previous consultations & representations received on the Local Plan at: -
 - The Issues & Options stage consultation stage in 2021
 - The First Draft Local Plan consultation stage in 2023.

Once adopted, the Plan will provide the basis upon which planning applications will be determined, setting out the main criteria that the Council will use in assessing whether planning permission should be granted alongside other factors including approved Neighbourhood Development Plans and other material considerations.

Below is a summary of the Local Plan contents.

NEWCASTLE-UNDER-LYME FINAL DRAFT LOCAL PLAN

The Plan

- Covers the period 2020 to 2040.
- Includes a settlement hierarchy which seeks to identify settlements and their relationship to each other at a strategic scale.
- Allocates a level of employment and residential development to different parts of the Borough based on the settlement hierarchy.

Infrastructure

- Provides for financial contributions towards education and health infrastructure.
- Specifies a new primary school and health centre on a proposed allocated site - Lyme Park in Silverdale (site reference SP11).
- Identifies land to support the future expansion of Madeley High School.
- Supports provision of appropriate broadband facilities.
- Includes policies in relation to transportation including cycleways, bridleways and public rights of way.
- The Draft Plan is supported by an Infrastructure Delivery Plan which sets out infrastructure required to support the Local Plan in a managed way.

Employment & Town Centres

- Provides for a minimum of 63 hectares of employment land.
- Allocates two strategic employment sites - at Junction 16 of the M6 (site reference AB2) to support an exemplar sub-regional logistics focused development and at land adjacent to Keele University (site reference KL15) to support the expansion of the existing science park linked to the University.
- Other sites are also proposed alongside policies that seek to protect employment sites, support skills and training.
- Includes policies on Town Centres / local retail areas.

Environment

- Requires that all qualifying developments result in Biodiversity Net Gain of 10%.
- Has policies and plans that seek to address Climate Change including carbon capture sites/urban tree planting and Renewable Energy.
- Includes policies to support the introduction of Sustainable Urban Drainage systems.
- Has policies in relation to matters including air pollution and land contamination.
- Includes policies in relation to the built and historic environment.

Homes

- Aims to deliver 8,000 homes (average of 400 dwellings per annum) up to 2040.
- Sets out allocations to meet the housing targets set in the Plan. Homes with planning permission, completions since 2020 and a windfall allowance (sites coming forward outside of the Local Plan proposals) will also contribute to the overall housing figures.
- Establishes an Affordable Housing target of up to 30% on sites (depending on location) of 10 dwellings or more.
- Includes Policies on the approach to housing mix and density.
- Specifies housing standards including all residential homes providing for accessibility needs.
- Addresses other housing types including housing for older people, self and custom build and Gypsy and Traveller Accommodation / Travelling Showpeople.

Green Belt

- As much brownfield land as possible has also been utilised for new development before looking at Greenfield or Green Belt sites.
- Strategic employment sites at J16, M6 (Site Ref: AB2), Keele University (Site Ref: KL15) and a number of housing allocations will necessitate land being taken out of the Green Belt.
- National guidance states that Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan.
- It is considered that there are exceptional circumstances for development in the Green Belt to meet Newcastle under Lyme's development needs, contribute towards enabling sectors such as logistics to grow, and facilitate the expansion of the University.
- Compensatory improvements to the environmental quality and accessibility of remaining Green Belt land will be sought to offset loss of Green Belt land. The areas of Green Belt that remain will continue to be protected in accordance with national policy.