



# Newcastle-under-Lyme Local Plan 2020-2040



**First Draft Local Plan (Regulation 18  
stage)**

**June 2023**

# Foreword

Welcome to the Newcastle-under-Lyme Borough Council First Draft Local Plan.

This is the next step towards the adoption of a new Borough Local Plan which will help shape development up to 2040.

The new Plan will provide the key set of policies and site designations that will inform future planning applications and contribute to the achievement of sustainable development.

The purpose of this document is to engage people in a discussion about the content of the draft Plan in addressing identified needs for housing and jobs whilst protecting the environment and supporting our towns and rural communities.

This is not the final Plan, and we are keen to hear from residents and stakeholders to understand views on the emerging Plan. We encourage people at this stage to submit their views so that it may shape the final draft Plan. Comments can be submitted to us in a number of ways including by post, e-mail and through our consultation portal. A number of consultation events will also take place across the Borough.

Following the consultation on the draft Plan, the Council will take the information given to inform the production of the Final Draft Local Plan. We will then consult on this Final Draft before submitting the Plan to Government for public examination next year.

The Council looks forward to your engagement with this consultation and receiving any constructive comments you may have about the Plan.

Cllr Andrew Fear - Portfolio Holder - Strategic Planning



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# 1 Consultation

- 1.1** The new draft Local Plan for the Borough sets planning policies and allocates sites for development. This document is the first draft of the Local Plan. Once adopted, the Local Plan will replace policies contained in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009) and Saved Policies of the Newcastle-under-Lyme Local Plan (adopted 2003). This first draft Local Plan has been informed by: -
- National planning policies and guidance
  - A variety of studies, reports and other research
  - Consultation responses received from the Issues and Options paper
  - Involvement of key stakeholders
  - Recommendations from appraisals, technical reports and assessments including the Sustainability Appraisal and Habitats Regulations Assessment
- 1.2** The first draft Local Plan is being prepared in a context of changes in national planning policy and legislation. It has been prepared in accordance with the July 2021 version of the NPPF. As the Plan develops, it will respond to any changes in national planning policy and guidance as appropriate and views are being sought on how best the Council should respond to such changes during this consultation stage.

## How to respond to the consultation

- 1.3** We are interested to hear the views of residents, businesses, community groups, infrastructure providers and all other stakeholders with an interest in the Plan.
- 1.4** All comments received will contribute towards the new Local Plan that will be submitted to the Government next year for public examination. The examination will seek to test the 'soundness' and legal compliance of the Local Plan, including whether the Plan is positively prepared, justified, effective and consistent with national policy.
- 1.5** Responses received to this consultation, including responses received from delivery partners and infrastructure providers will help determine the final growth strategy and selection of sites for the Plan to be published next year. We are keen to hear from residents, statutory consultees, infrastructure providers, neighbouring authorities and all parts of our diverse community to understand views on the emerging Plan. This expert, technical and valued local perspective will help us determine the suitability of the overall approach and specific sites and Plan policies.
- 1.6** This document and supporting evidence base can be viewed and downloaded from the Council's website at: <https://www.newcastle-staffs.gov.uk/localplan>
- 1.7** You can send comments to us in the following ways:
- By using our consultation portal. The consultation portal can be accessed on the Council's website using the link above.
  - By post to: Planning Policy, Newcastle-under-Lyme Borough Council, Floor 2, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL
  - By e-mail to: [planningpolicy@newcastle-staffs.gov.uk](mailto:planningpolicy@newcastle-staffs.gov.uk)
- 1.8** The consultation period starts on the 19 June and runs for a period of 8 weeks, ending on the 14 August 2023. Responses submitted after this date cannot be considered.
- 1.9** Please note that we will only consider comments by respondents who provide their name and address. Your name, organisation and response will be made publicly available once we publish responses; any comments made in your response therefore cannot be treated as confidential (published comments will exclude your personal contact details). Any comments considered to be

irrelevant, inappropriate, offensive or racist will not be accepted. Comments will be processed in line with the planning policy privacy notice, which can be viewed here: - <https://www.newcastle-staffs.gov.uk/privacy-notices/planning-policy-privacy-notice>

- 1.10** We cannot consider matters that are outside the boundaries of the planning process and likely to be civil matters between parties. These include representations in relation to loss of property value, loss of view from property, private access rights, moral issues and restrictive covenants.
- 1.11** Decisions on sites will not solely be based upon how many responses of support or objection are received but will primarily be based on the impact of the development assessed against local and national policy and the requirements that a Local Plan must meet.
- 1.12** If you would like your email address to be added to the Local Plan consultation database so that you are notified of future Local Plan consultations, please request this by emailing [planningpolicy@newcastle-staffs.gov.uk](mailto:planningpolicy@newcastle-staffs.gov.uk) including your full name and email address.

## 2 Introduction

- 2.1** The Government requires local planning authorities to draw up a Plan containing policies and proposals that will guide future decisions about how land will be used and sets out policies that will be used in the determination of planning applications. This is done through a Local Plan.
- 2.2** The Borough Council is committed to a successful, sustainable and growing Borough which supports healthy, active and safe communities with accessible town centres for all – these are key priorities of the Council's Plan. The new Local Plan will set out how much land should be provided to accommodate a number of things including new homes and jobs that are needed within Newcastle under Lyme up to 2040 and where this should be located. It will consider this need for new homes and jobs alongside the need for associated infrastructure such as shops, community facilities, transport, open space, sport and recreation, health and education facilities. The Plan will allocate sites for housing and employment to provide certainty on where growth will occur. In addition, the Plan will contain policies which will be used to help assesses planning applications. The Local Plan is based on existing and emerging robust evidence and is delivered through co-operative working with our neighbouring Council's and other statutory organisations, where possible.
- 2.3** The Council believes that a new Local Plan presents the opportunity to reflect the aspirations for the Borough and its unique characteristics, link effectively with Neighbourhood Plans and be responsive to wider changes in the economy. The Plan will
- Reflect the issues that have arisen since adoption of the Council's current development plan documents
  - Provide for the additional new housing and other development that will be required to meet future identified needs
  - Establish a plan period up to 2040 in order to ensure that there will be a minimum 15-year time horizon
  - Demonstrate sustainable development that helps combat climate change and carbon reduction
- 2.4** Between 2013 & 2020, the Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan. Whilst the joint Local Plan has no status, some of the evidence base used to inform the draft Plan contains important, relevant information to the two areas and may continue to be used or updated to inform the new Local Plan for Newcastle-under-Lyme.
- 2.5** The policies and proposals in this First Draft Local Plan have been prepared with regard to the National Planning Policy Framework (July 2021), supplemented by the Planning Practice Guidance (PPG) iterative web-based resource and other government policies and legislation.
- 2.6** The evidence base that has informed the Plan can be viewed at <https://www.newcastle-staffs.gov.uk/>. The evidence base is subject to a continuing process of revision and updating, some of the information more frequently than others. What appears in this draft Local Plan is a digest of the evidence.
- 2.7** In line with paragraph 48 of the National Planning Policy Framework, local planning authorities may give weight to relevant policies in emerging Plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the National Planning Policy Framework.
- 2.8** This is not the final stage of the Plan. Your views submitted as part of this consultation will help inform the next stage and ultimately the document to be submitted to the Secretary of State (SoS) for examination in public (EIP). There will then be an examination by an independent Inspector, on behalf of the SoS before the Council can finally consider the adoption of the Local Plan.

## Sustainability Appraisal and Habitats Regulations Assessment

- 2.9** The Sustainability Appraisal is an ongoing process undertaken to support the preparation of the Local Plan. Its role is to consider the extent to which the Plan helps achieve relevant environmental, economic, and social objectives. The Sustainability Appraisal has assessed options and reasonable alternatives to inform the plan preparation and decision-making process.
- 2.10** A Habitats Regulations Assessment (HRA) has also been prepared to support the development of the First Draft Local Plan. Again, the HRA is an ongoing process and will help assess the impacts of the Plan on certain nature conservation sites.
- 2.11** Both the Sustainability Appraisal and Habitats Regulations Assessment have been published alongside the First Draft Local Plan, for comment.

## Current Development Plan

- 2.12** The Development Plan for the Borough currently consists of a number of documents and some saved policies. These are as follows: -
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009)
  - Saved policies of the Newcastle-under-Lyme Local Plan (adopted 2003, with saved policies established in 2011)
  - Minerals Local Plan (2015 – 2030) Staffordshire County Council
  - Staffordshire and Stoke-on-Trent Waste Local Plan (2010-2026)
  - Several 'Made' Neighbourhood Plans

## Neighbourhood Plans

- 2.13** Neighbourhood Plans are prepared by the community, typically on a Parish basis, setting out local planning policies, as well as potentially looking to identify sites for new development. They have to be prepared in line with national and local planning policy, independently examined and then voted upon in a local referendum as to whether or not they should be formally made (i.e. adopted). Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. An emerging neighbourhood plan is likely to be a material consideration in many cases. Once 'made', they become part of the statutory Development Plan for the area. In the event of a conflict between policies in a Development Plan, the conflict is resolved in favour of the policy contained in the last document to become a Development Plan. There may also be other material considerations that influence decision taking, such as a new / revised National Planning Policy Framework.
- 2.14** The 'made' Neighbourhood Development Plans in the Borough are currently; -
- Loggerheads Neighbourhood Plan ('made' February 2019)
  - Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Plan ('made' January 2020)
  - Betley, Balterley and Wrinehill Neighbourhood Plan ('made' January 2022)
  - Madeley Neighbourhood Plan ('made' May 2022)

## Stages of development of the Local Plan

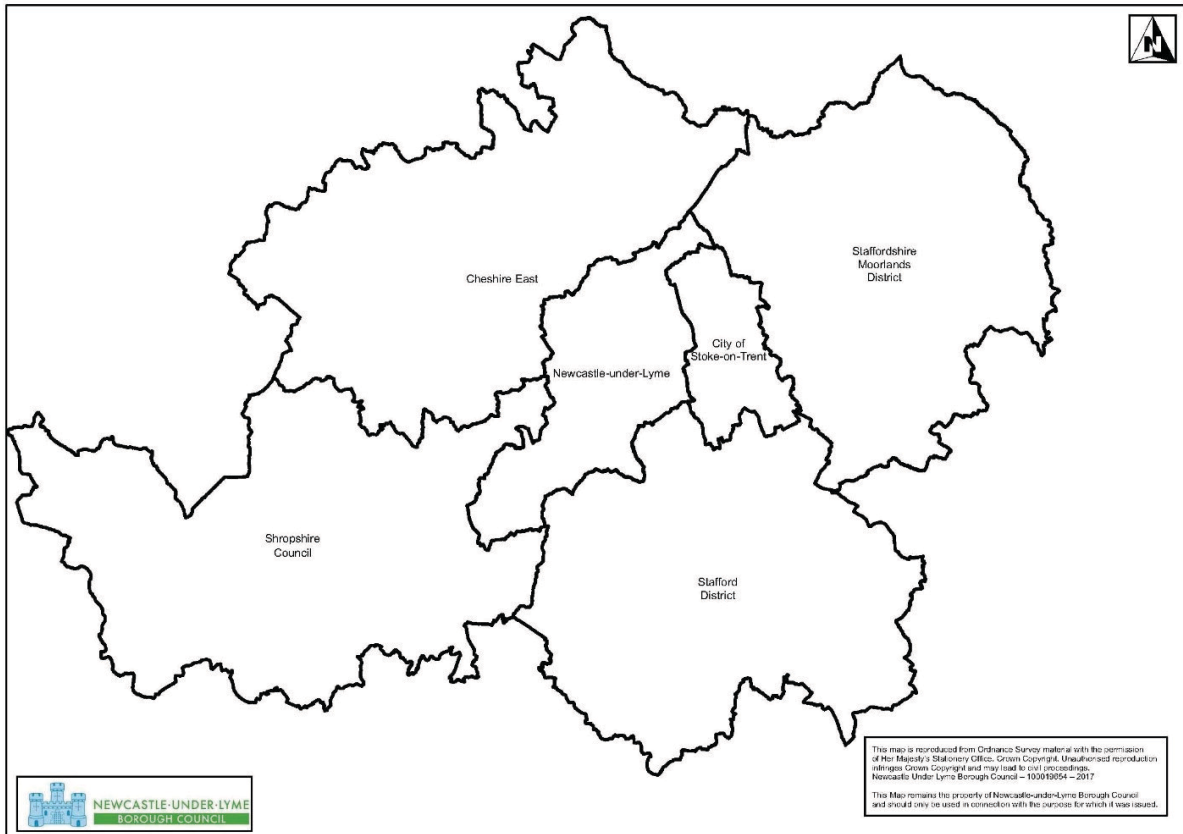
- 2.15** The Local Development Scheme (LDS) is the project plan for the production of the Local Plan and was approved in October 2022 for the period 2022 – 2025. There are a number of stages in the development of a Local Plan: -
- Issues and Strategic Options – the Council consulted on this document in late 2021 / early 2022

- **The First Draft Local Plan – is this document, which contains a draft spatial strategy, site allocations and policies to guide future development. It has been informed by evidence documents, ongoing Duty-to-Cooperate discussions, and the responses to the Issues and Strategic Options document**
- The Publication Draft Local Plan – this is the conclusion of earlier stages of plan making and will be the final version of the Plan that will be consulted upon and then submitted to the Planning Inspectorate for independent examination. Responses received at this stage focus on the ‘soundness’ (whether the Plan is positively prepared, justified, effective and consistent with national policy) and legal compliance of the Plan.
- Submission and examination of the Plan – an independent planning inspector will consider the soundness and legal compliance of the Local Plan to determine whether the Borough Council can adopt the Plan. The inspector will carefully consider representations made alongside the Plan and its evidence. Fundamental issues at this stage could result in the Local Plan being withdrawn by the Council or being found ‘unsound’ by the Inspector. However, in most cases an inspector will suggest ‘modifications’ to the Plan which, if implemented, by the Council should enable the Local Plan to be found sound and capable of adoption
- Adoption – at this stage, the Borough Council can seek to adopt the Plan at Full Council and use it to guide decisions for planning applications until 2040, unless a review of the Local Plan indicates that an update is required earlier.

## 3 Context

- 3.1** Newcastle-under-Lyme Borough Council is in north Staffordshire. The Borough is located between Manchester and Birmingham, and to the west of Stoke-on-Trent urban area. It is also close to the Peak District National Park, located to the east, and Derby which is to the southeast of Stoke-on-Trent. The county town of Stafford is to the south. Cheshire East and Shropshire Council's border the western extent of the Borough.

**Figure 1 Locational Context of Newcastle-under-Lyme**



- 3.2** The Borough covers 211 square kilometres with a population density of 584 residents per square kilometre. 53,400 households make up a population of approximately 123,000 (2021 Census) spread across a mix of rural and urban villages alongside the two main urban areas, Newcastle-under-Lyme and Kidsgrove.
- 3.3** The Housing and Economic Needs Assessment (2023) indicates that meeting the minimum need for housing over the remainder of the Plan period (2022 – 2040) could grow the Borough's population by circa 7%. The older population, aged 65 or above, would be expected to grow at three times this rate but the working age population – aged 16 to 64 would be expected to grow at a slower rate of 4%.
- 3.4** 60,300 people in Newcastle-under-Lyme are economically active, with 53,500 employees and 6,800 people self-employed. Of these, most people work full time (65.9%), with 34.1% working part time. Educational attainment remains generally below the national averages, with 36% of people achieving NVQ4 qualifications, compared to the West Midlands (38.9%) and the UK (43.6%). Work in Wholesale and Retail Trade is the type of work most frequently engaged with (20.5%), followed by Education (13.6%) and Human Health and Social Work Activities (11.4%). Unemployment in Newcastle-under-Lyme is higher than the national average at 3.8% (compared with 3.7%) but is lower than the regional average of 4.9%. Of those residents of working age in Newcastle-under-Lyme, 10.4% are claiming out of work benefits, which is lower than both the averages for the West Midlands (12.2%) and the United Kingdom (11%)<sup>1</sup>.

- 3.5** There is a higher than national prevalence of excess weight and obesity amongst adults and children in the borough. Newcastle is the only Borough in Staffordshire to have a higher than national prevalence of obesity amongst the reception age group. One of the four identified priorities of the Staffordshire Joint Health and Wellbeing strategy 2022-2027 is healthy weight.
- 3.6** Keele University is a key facilitator of job creation for the Borough and wider region. The existing Science and Innovation Park currently provides some 600 jobs across some 50 companies (July 2020). These range in size and status from start-up companies to satellite premises of multi-national organisations. All are knowledge-based enterprises.
- 3.7** The Borough contains two statutory protected RAMSAR sites; Midland Meres and Mosses Phase 1 & 2 at Betley Mere. These are recognised as wetlands of international importance under the Ramsar Convention. There are also five sites of Special Scientific Interest (SSSI) in the Borough.
- 3.8** Ancient Woodland is defined as an area of woodland that has existed continuously since the year 1600 in England. Natural England's Ancient Woodland Inventory identifies 112 individual Ancient Woodland sites totalling 707.60 hectares in Newcastle-under-Lyme.
- 3.9** In 2015 four geographical areas of the borough were declared as Air Quality Management Areas (AQMA) due to exceedances of objective levels of nitrogen dioxide. These areas include Newcastle Town Centre, Maybank, Kidsgrove and Little Madeley. In 2018, Stoke-on-Trent and Newcastle-under-Lyme were issued a Ministerial Direction to produce a joint Air Quality Plan to address these specific air quality issues.
- 3.10** There are 381 Listed Buildings and structures in Newcastle-under-Lyme. Of these, 3 are Grade I, 25 are Grade II\* and 353 are Grade II. There are 13 Scheduled Ancient Monuments in the Borough and 2 historic parks and gardens at Keele and Maer. There are 21 designated Conservation Areas in the Borough with 135 buildings of local and historical importance.

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<sup>1</sup> NOMIS (2022) Labour Market Profile - Newcastle-Under-Lyme [online] Available at: <https://www.nomisweb.co.uk/reports/Imp/la/1946157176/report.aspx?town=newcastle%20under%20lyme#tabquals>



## 4 Vision and Strategic Objectives

### Vision for the Borough

By 2040, the Borough will have delivered sustainable new homes and jobs meeting local needs and providing more opportunities for people. We will have supported the growth of businesses, town centres and our University, whilst preserving and enhancing our natural environment and reduce our carbon footprint. We will have respected and improved the character and distinctiveness of our market towns, villages and other rural areas with a particular focus on broadening our network of Neighbourhood Plans.

- 4.1** Place making is at the heart of the Local Plan Vision, creating development which will support a brownfield site first approach, conserve and enhance the Borough's natural and historic assets, and complement its distinctive towns, local centres and villages as well as foster a sense of community. The Local Plan will set a framework for this, focusing on the issues that matter to the local community and providing a context within which community-led planning initiatives, including neighbourhood plans, can flourish and prosper. Through its implementation, the Local Plan will seek to create successful, safe, strong, cohesive, and sustainable communities where residents are actively involved in shaping the places where they live. In essence, it will strive to achieve a balanced approach to conserve what makes the Borough special in our urban and rural communities, whilst delivering growth, innovation, and opportunity.
- 4.2** In addition to meeting the general requirements of the plan making process set in national policy, the Local Plan will meet the following inter-related local objectives (which are not sequenced in such a way as to reflect degree of priority) to deliver the vision for the future of Newcastle-under-Lyme Borough: -

### Strategic Objectives for the Borough

**SO-I** Create development with a sense of place and character, which naturally enhances human health through utilising sustainable construction methods and sustainable transport connections, where possible.

**SO-II** Diversify the Borough's employment base and deliver employment sites which will benefit economic growth for the region focusing on sectors: advanced manufacturing, distribution and logistics, supporting technology and the green economy to generate more skilled jobs for local people.

**SO-III** Further investment in the regeneration and renewal of the distinctive market towns of Newcastle-under-Lyme and Kidsgrove to promote attractive public spaces, improvement and enhancement of the streetscape, independent stores, great restaurants, bars and cafes, a higher mix of residential and more alternative uses which draw in visitors and create vibrant centres. To support visitors and residents with access to healthier food choices and accessible, sustainable green spaces and active travel options to support health and wellbeing.

**SO-IV** Reduce the Borough's carbon footprint and mitigate the impact of climate change in the Borough ensuring local policies promote sustainability and harness opportunities for renewable energy generation, carbon sequestration, and greener construction, where this is viable and deliverable.

**SO-V** Provide a mix of housing types which are attractive to people who want to live and work in the Borough and to provide aspirational housing which is well designed and adaptable.



**SO-VI** Support the vitality of rural villages, preserving and enhancing the special character which is valuable to each local community whilst enabling balanced growth to improve affordability and to provide choice in housing types for local people.

**SO-VII** Support active and sustainable travel across the Borough. Raise the profile of Kidsgrove Railway Station and improve the connectivity to Kidsgrove town centre as a significant sustainable transport hub in the Borough.

**SO-VIII** Provide a clear local strategic planning framework to support the development of Neighbourhood Plans which will set out the more detailed policies to guide development in the Borough.

**SO-IX** Support activity, including sport and recreation. Maintain the vast majority of the wide variety of open spaces in urban areas and improve green corridor linkages, one of the Borough's greatest unique assets to help enhance health and wellbeing.

**SO-X** Enable the growth of Keele University to support its vision for increasing student numbers and expanding its capacity for research and development; supporting its role as a centre for innovation and as an economic asset for North Staffordshire, whilst preserving and enhancing the character of the surrounding area.

**SO-XI** Deliver targeted development seeking a balance between growth and conservation to ensure that the Borough retains its identity as both an urban and rural Borough which provides the ideal setting for people wanting to enjoy countryside, village and town life in the West Midlands.

**SO-XII** Protect the Green Belt, except where exceptional circumstances justify strategic Green Belt release to meet strategic needs identified by the Plan.

## 5 Approach to Policies

- 5.1** The Plan is being prepared during a period of change. For some time, the Government has been signalling its intention to make significant changes to the planning system in England. The Levelling-Up and Regeneration Bill is currently before parliament. The Bill will have implications for Local Plans once it receives Royal Assent (anticipated to be later in the year). Alongside this, the government has recently consulted on proposed changes to the National Planning Policy Framework. This may result in changes to the approach to Plan making.
- 5.2** Whilst acknowledging that these changes may have significant implications for plan making in the future, the Government has reiterated the importance of maintaining progress to get up to date Local Plans in place. We are mindful of this advice and therefore intend to continue to prepare the new Local Plan under the current planning system.
- 5.3** The discussions around the future role of national development management policies and their scope have influenced the approach that this Plan has taken so far. The Plan has necessarily looked to limit the number of policies it contains and focus on strategic matters relevant to the Borough. It is also the case that the Plan intends, at later stages to build out policies on several development management matters such as, for example, self and custom build, community facilities, amenity policies etc. **The Council would welcome comments during the consultation on policy areas that require further detail and development, including what the Plan should contain at the next stage (Regulation 19). A key diagram of Plan proposals will be included in the Regulation 19 version of the Local Plan.**

## 6 Planning for Sustainable Development

### Policy PSD 1: Overall Development Strategy

1. A minimum of 7,160 dwellings will be delivered in the Borough over the Plan period 2020-2040 which equates to 358 dwellings per annum.
2. Provision will be made for a minimum of 69 hectares of employment land to support the local economy. The existing employment land supply of around 50 hectares will be allocated to secure its future use.
3. Provision will be made through the Plan for (a) strategic employment site(s) to ensure a resilient supply of employment land to support investment and growth, including in the wider sub-regional economy.
4. The Council will make sufficient provision for housing, employment, and other uses and seek to deliver sustainable development within the Borough by supporting the development of sites allocated in section 15 of the Local Plan and identified on the draft Polices Map.

### Supporting Information

- 6.1** The Local Plan will make sufficient provision for housing and employment needs over the Plan period (2020-2040). The Housing and Economic Needs Assessment suggests that the expected population change outlined in this policy will support the creation of around 269 jobs per annum over the Plan period. The working age population in the Borough – aged 16 to 64 – is expected to grow by 4% and the Borough’s population by circa 7%. Evidence included in the Housing and Economic Needs Assessment indicates that the level of housing growth proposed in policy PSD 1 is broadly aligned with this anticipated level of jobs growth.
- 6.2** The base date of the Plan is the 01 April 2020. The monitoring and calculation on housing and employment calculations (including position on local housing need) has been calculated as at the 31 March 2022. This date links to the Council’s most recent monitoring position. The local housing need position as at 2022 is similar to the quantum of housing in 2020 (at 355 respectively). It should be noted that local housing need, calculated using the standard method, can change because of factors included in the calculation, including affordability ratios etc. For example, the position as at the 31 March 2023 provides for a standard method figure of 347 (or 6,940 over the Plan period). The most up to date monitoring position will be included in the Regulation 19 version of the Local Plan.
- 6.3** Alongside commitments and completions, the allocation of sites in the Local Plan will be identified to support a continuous supply of housing. The following table outlines the contribution of all sources of housing supply: -

**Table 1 Housing Supply Information**

Elements of housing supply	Figures
Housing Requirement	7,160 (358 dwellings per annum)
Dwellings completed (2020-2022)	1,206
Dwellings with planning permission as at 31 March 2022	2,215
Total completions and commitments	3,421
Residual target for Local Plan Allocations	3,739

- 6.4** Sites which are delivered without being identified or allocated in a Plan are known as ‘windfall’ development. Having an up-to-date plan in place would very likely reduce the level of windfall development going forward as the plan will identify opportunities for deliverable sites to come forward for single or generally a small number of dwellings. However, even with an up-to-date plan in place, housing development can come forward which has not been anticipated and therefore this will effectively form part of the ‘buffer’ for non-delivery. A housing trajectory will be prepared and presented in the Regulation 19 version of the Local Plan, once the sites proposed in the Plan have been finalised.
- 6.5** A site selection methodology has been implemented to identify potential sites for inclusion in the First Draft Local Plan. This has been informed by a raft of evidence base studies including the Strategic Housing and Employment Land Availability Assessment.
- 6.6** The Council has also commissioned evidence, through the Strategic Employment Sites Assessment Report (2023) that indicates that there is a case for the provision of a single or a group of strategic employment sites to be identified through the Plan. The Council is publishing the paper alongside the First Draft Local Plan and is seeking views on the case for and sites with potential for allocation in the Plan as strategic locations.

## Related Documents

- Housing and Economic Needs Assessment (Turley’s, 2023).
- Strategic Employment Site Assessment Report (Aspinall Verdi, 2023).

## Policy PSD 2: Settlement Hierarchy

### **Strategic Centre**

Newcastle-under-Lyme forms the strategic centre of the Borough and contains the greatest range of services and facilities, retail, sport and leisure, economic and residential areas, sustainable transport connections and accessible public open space. This centre represents the most sustainable location for growth and therefore is a focus for new development. Newcastle-under-Lyme Town Centre is the primary focus for uses which attract large numbers of people such as major cultural, tourist, social and community venues; and the primary focus for large scale retail, leisure and office development. Development proposals should maximise the use of existing resources and infrastructure to allow jobs, homes and other facilities to be located close to each other and be accessible by public transport.

### **Urban Centre**

Kidsgrove forms an urban centre in the Borough. The centre performs a secondary, but complementary role to the Strategic Centre, providing a high number of services and facilities, retail and leisure, economic and residential areas, sustainable transport connections and accessible public open space. It is a key location for growth. Development should be of a scale, location and nature that recognises the distinctiveness of Kidsgrove to maintain its vitality and viability. Kidsgrove Town Centre is also an appropriate location for uses which attract large numbers of people such as cultural, tourist, social and community venues; as well as retail, leisure and office development. Development which supports the viability of Kidsgrove Railway Station and helps to improve connectivity and the linkages between the town centre and rail station will be encouraged where it contributes to an attractive public realm.

### **Rural Centres**

Rural Centres provide a role in service provision to the local population and contain several essential services and facilities in order to meet the day to day needs of residents. The Rural Centres will meet some of the development needs of the Borough, commensurate to their role as villages and with the type, density and design of development seeking to protect and enhance their rural and

historic character. It is recognised that there is a range amongst these villages in terms of size and facilities and therefore the scale of development in each area should be relative to its role, function and infrastructure capacity.

The Rural Centres are Audley and Bignall End (joint), Baldwins Gate, Betley and Wrinehill (joint), Keele Village (with University Hub), Loggerheads, Madeley and Madeley Heath (joint)

## Other Settlements and Rural Areas

These areas comprise smaller settlements, the open countryside and areas of Green Belt where development is restricted. The rural economy is a key asset of the Borough and will have grown stronger through the Plan period, based primarily on agriculture but supplemented by appropriate diversification, where justified. Areas of landscape value, sites of nature conservation importance and heritage assets and their settings will have been maintained and enhanced.

## Supporting Information

- 6.7** The settlement hierarchy identifies and groups settlements in the Borough according to the level of services and facilities they contain and their role in servicing the surrounding area. The hierarchy establishes which locations are more sustainable and therefore more appropriate to accommodate greater levels of new growth.
- 6.8** Newcastle-under-Lyme and Kidsgrove represent the higher order centres in the Borough, reflective of their population and access to services and facilities. For the rural centres, the rural area topic paper has considered the role and function of many of smaller centres in the Borough. The study outcomes have influenced those centres considered to be rural centres in the Plan.
- 6.9** Policy RET 1 (Retail) of this Local Plan includes information on the approach to the retail hierarchy alongside the retail impact thresholds and sequential test to ensure development supports the vibrancy and vitality of centres.

## Related Documents

- Newcastle-under-Lyme and Stoke-on-Trent City Council Retail and Leisure Study (Nexus Planning, 2019).
- Rural Area Topic Paper (NUL, 2021).

## Policy PSD 3: Distribution of Development

1. The strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of 4,800 new homes
2. The urban centre of Kidsgrove is expected to accommodate in the order 900 new homes
3. The rural centres are expected to accommodate development as shown below: -
4.
  - a. Audley and Bignall End (joint): in the order of 250 new homes
  - b. Betley & Wrinehill (joint) and Madeley & Madeley Heath (joint): in the order of 200 new homes
  - c. Loggerheads: in the order of 500 new homes
  - d. Keele and Keele University (joint): in the order of 600 new homes

## Supporting information

- 6.10** The First Draft Local Plan is testing and refining several spatial options and associated site selection before the approach is formalised in the final draft of the Local Plan. The distribution set out in Policy PSD 3 is currently the preferred spatial option and is supported by potential sites.
- 6.11** There is a planning appeal (Public Inquiry May 2023) at a site at Baldwins Gate (Baldwins Gate Farm, Newcastle Road, planning reference 21/01041/OUT) for up to 200 dwellings set within a community parkland. This site is significant in scale. The outcome of the appeal will be considered and reflected upon in the next stage of plan making (Regulation 19).
- 6.12** The figures presented are intended as a guide and are neither a ceiling nor a target. Commitments and completions since the start of the Plan period will contribute towards the indicative targets outlined above and to maintain an available supply of housing land.

- 6.13** The Council has sought to direct the greatest level of development to the higher tiers of the settlement hierarchy. These have the highest service provision and infrastructure, as well as the best sustainable transport opportunities in the Borough. Rural Centres will take a smaller share of overall target, to support their services and facilities and to ensure the continued vitality and viability of these centres.
- 6.14** The Regulation 19 version of the Local Plan will consider the approach for setting out the housing requirement for designated neighbourhood areas, in line with the requirements of the National Planning Policy Framework which reflects the overall strategy for the pattern and scale of development and any allocations.
- 6.15** The other settlements and rural areas tier of the settlement hierarchy (including villages identified by 'village envelopes' in Policy H1 of the Newcastle-under-Lyme Local Plan and associated Policies Map) will be expected to accommodate development in line with the policy approach set out in the Local Plan but is not expected to be a focus for growth through this policy.
- 6.16** For employment sites, a proportion of the sites are already in the Council's employment land supply and are listed in appendix 2. Sites in the existing employment land supply are proposed to be allocated through the Plan. Additional employment sites submitted to the Council have been considered through the Local Plan and a number are considered suitable for proposed allocation and are expected to contribute towards meeting overall employment land requirements.

## Related Documents

- Issues and Strategic Options Paper (NUL, 2021).
- Sustainability Appraisal (Lepus Consulting, 2023).

## Policy PSD 4: Development Boundaries and the Open Countryside

1. Development boundaries for the Strategic Centre, Urban Centre and Rural Centres are defined on the draft Policies Map. Outside of these centres, Other Settlement Village Boundaries are also identified and defined on the draft Policies Map. Open countryside is defined as land outside of the development or Other Settlement Village Boundary.
2. Within Development or Other Settlement Village Boundaries, development proposals will be supported where they are in keeping with the scale, role, and function of that settlement and do not conflict with any other relevant policy in the Local Plan.
3. The Council will encourage the redevelopment / re-use of previously developed land and buildings when proposals do not conflict with other relevant Local Plan policies.
4. In the open countryside, the following types of development will be supported: -
  - a. Development that has an operational need for a countryside location such as agricultural, forestry or essential farming operations
  - b. Development associated with the essential expansion or redevelopment of an existing business
  - c. Development associated with the conservation and enhancement of a heritage asset
  - d. For limited extensions that would not adversely affect the form, scale, massing or proportion of the building
  - e. Re-use of existing rural buildings where the building is of permanent and substantial construction and would not require extensive alteration, rebuilding or extension. The building should be structurally capable of being converted for the proposed use
  - f. Replacement existing inhabited dwellings whereby the new building is not materially larger than that of the building it is proposed to replace
  - g. The infill of a small gap with one or two dwellings in an otherwise built-up frontage



- h. Where the development meets a demonstrable local housing need such as affordable housing and / or self-build plots<sup>2</sup>
  - i. In the case of new dwellings which meets one of the exceptional circumstances for isolated homes in the countryside including exceptional design and / or sustainability as set out in the National Planning Policy Framework and have been through a formal design review process.
5. Development proposals should not harm the character, appearance and environmental quality of the Countryside as an asset that contributes to the Borough's identity, and that should be preserved.
  6. Outside of sites allocated for development in the Local Plan, development proposals should avoid the loss of best and most versatile agricultural land unless it can be demonstrated that the benefits of development clearly outweigh the loss of the land and every effort has been made to mitigate for the overall impact of the development on best and most versatile agricultural land.

## Supporting Information

- 6.17** The role of the development boundary is to define the built limits of a settlement and thus differentiate between what is the built area of a settlement where the principle of development is usually acceptable and the countryside where development is subject to restriction.
- 6.18** A criteria-based policy approach will be used to determine applications within the countryside. Like residential development, non-residential development within the countryside must be sustainable and respectful to its setting. Commercial enterprises where a rural location can be justified to maintain and enhance the rural economy (for example, rural diversification schemes) will be supported providing all other relevant criteria are met
- 6.19** The existing boundaries for the strategic and urban centre are defined by the Green Belt Boundary. A number of boundaries for the Rural Centres are defined by the Village Envelope boundaries taken from the existing Development Plan. Minor alterations have been made to the boundaries in Loggerheads through the Neighbourhood Plan.
- 6.20** As set out in policy PSD 5, an inset boundary is proposed at Keele. This will form the development boundary for Keele once the Plan is adopted.
- 6.21** There are several villages defined in Policy H1 of the 'Saved' Policies included in the Newcastle-under-Lyme Borough Council Local Plan (2003) as 'village envelopes'. The village envelope boundaries are shown on the draft Policies Map and are called "Other Settlements Village Boundaries". The approach to and boundaries of village envelopes / "Other Settlements Village Boundaries" will be reviewed in the preparation of the Regulation 19 version of the Local Plan.
- 6.22** The Local Plan will predominantly modify the boundaries at the strategic, urban and rural centres to outline new sites allocated for development in this Plan which meet development needs and / or for some significant reason. Minor amendments or extensions to the boundaries for additional sites can also be made through the Neighbourhood Plan process.
- 6.23** Best and most versatile agricultural land is land in grades 1, 2 and 3a of the agricultural land classification as set out in the National Planning Policy Framework.
- 6.24** The Council is seeking to encourage the appropriate redevelopment of previously developed land, where it does not conflict with policies in the Local Plan. These sites will make an important overall contribution towards meeting our development requirements. The Council is currently reviewing the future role of car parking provision in the Borough through its asset rationalisation process. A list of car parks to be included in this review are set out in Appendix 3. These sites may contribute to future development requirements through 'windfall' development over the Plan period.

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<sup>2</sup> Where an application is for Self-Build, the site must be directly adjacent to the development boundary and other residential development.



**6.25** The Council has also commissioned evidence to look at the urban capacity of Newcastle-under-Lyme and Kidsgrove town centres to look to see if there are any sites that could be included in the Plan beyond the sites identified in the Strategic Housing and Employment Land Availability Assessment 2022. The study indicates that none of the sites identified in the study at the current point in time are deliverable or developable, but this position will be reviewed in the Regulation 19 version of the Local Plan.

## Related Documents

- ‘Made’ Neighbourhood Plans including Loggerheads (2019), Chapel and Hill, Chorlton, Maer and Aston and Whitmore (2020), Betley, Balterley and Wrinehill (2022), Madeley Neighbourhood Plan (2022).
- Strategic Housing and Employment Land Availability Assessment (NUL, 2022).
- Newcastle-under-Lyme and Kidsgrove Urban Capacity and Town Centre Study (Aspinall Verdi & Turley's 2023).

## Policy PSD 5: Green Belt and Safeguarded Land

1. The Green Belt boundary is defined on the draft Policies Map.
2. The Green Belt boundary will be altered through this Plan to
  - a. Support the allocation of the Green Belt sites listed in section 15 of this Plan
  - b. Establish an inset boundary at Keele
3. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with National Planning Policy Framework.
4. The construction of new buildings within the Green Belt should be regarded as inappropriate, unless it is one for the exceptions listed within national planning policy.
5. Certain other forms of development are also considered not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, and these are listed in the National Planning Policy Framework.
6. Development proposals for sites removed from the Green Belt and allocated or safeguarded in this plan should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of the removal of land from the Green Belt.
7. The Plan, at Regulation 19 stage, will consider whether it is necessary to identify areas of safeguarded land between the urban area and the Green Belt, to meet longer-term development needs stretching well beyond the Plan period. If land is identified as safeguarded land, it is not allocated for development at the present time. Planning permission would only be granted following an update to a Plan which proposes the development.

## Supporting Information

- 6.26** The Green Belt in Newcastle-under-Lyme consists of the North Staffordshire Green Belt, which covers the northern half of the Borough and is contiguous with the Green Belt in Cheshire East to the north and Stafford to the south. This was originally defined in 1967.
- 6.27** National planning policy sets out the policy position on the purposes of Green Belt and advises on the forms of development which are ‘inappropriate’ in the Green Belt. National planning policy also sets out exceptions to this approach.
- 6.28** Safeguarded land is land between the urban area and the Green Belt that is required to meet longer term development needs stretching beyond the period of the Local Plan. The Council has also received advice in the Green Belt Assessment Part 3 study relating to Safeguarded Land.

Safeguarded land is land not allocated for development at the present time. The Council will consider its position on the need for, distribution of and sites for potential safeguarding at the next stage (Regulation 19) of preparing the Plan.

- 6.29** The Green Belt Village Study (2019) sets out the evidence for establishing a new inset boundary at Keele. A detailed assessment of a potential inset boundary is included in the study and comments are being sought on the approach outlined during the consultation on the Local Plan.
- 6.30** Compensatory improvements to the Green Belt will be secured through planning condition or through planning obligations such as section 106 agreements.

## Related Documents

- Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council, Green Belt Village Study (Ove Arup, 2019).
- Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council, Green Belt Assessment (Ove Arup, Part 1 in 2017, Part 2 in 2020) Newcastle-under-Lyme Borough Council Green Belt Assessment Part 3 (Ove Arup, 2023).

## Policy PSD 6: Health and Wellbeing

1. Supports public health initiatives and encourages healthy lifestyles and environments to tackle health inequalities and:
  - a. Is supported by a rapid health impact assessments (HIA) as part of the application process on all major development proposals. This will include a review of the potential health impacts of a policy or proposal. Following the screening assessment, a full health impact assessment may be required.
  - b. For housing developments, achieves Building for a Healthy Life Standard (or as updated).
  - c. Provides opportunities for healthy living and promote mental wellbeing through the encouragement of safe and accessible walking and cycling, good housing design (including the minimisation of social isolation and creation of inclusive communities) and access to services.
  - d. Does not result in the unnecessary loss of open spaces identified in the Open Space Strategy
  - e. Provides appropriate access to sports facilities and opportunity for recreation and leisure
  - f. Supports schemes that encourage life-long learning and skills training
  - g. Supports initiatives that seek to reduce obesity across the Borough, including for schemes that require planning permission by
    - i. Ensuring hot food takeaways within 400 metres of a primary or secondary school are not open to the public before 17:00 on weekdays and there is no over the counter sales before that time
    - ii. Reducing the clustering of hot food takeaways by ensuring that no more than 2 hot food takeaways are located adjacent to each other in the town centres of Newcastle-under-Lyme and Kidsgrove
    - iii. Ensuring any proposals for hot food takeaways are subject to a full health impact assessment, at the cost of the developer.

## Supporting Information

- 6.31** The NPPF states that Local Authorities should ‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and design layouts that encourage walking and cycling’

- 6.32** The Council is committed to promoting and enabling healthy communities and recognises the importance of the planning system in driving and supporting health improvements and encouraging healthier lifestyles.
- 6.33** Building for a Healthy Life (previously known as Building for Life 12) is the latest edition of an industry standard, written in partnership with Homes England, NHS England and NHS Improvement, and endorsed by Government for well-designed homes and neighbourhoods. This standard is required to be met for all new housing developments.
- 6.34** The Staffordshire Joint Wellbeing Strategy (2022) aims to address the four priorities of
- Health in early life
  - Good mental health
  - Healthy ageing
  - Healthy weight
- 6.35** A review of local data shows that: -
- In the Borough, GP-registered prevalence of Hypertension, Diabetes, Asthma, Coronary Heart Disease and Stroke are higher than national figures
  - Rates of adult obesity in the Borough are 5th highest amongst its 16 similar statistical neighbours.
  - 27% of Reception-aged children have excess weight (ranked 1 of 16 similar statistical neighbours). 13% are considered obese (ranked 1 of 16 similar statistical neighbours)
  - 37% of Year 6- aged children have excess rate (ranked 10 of 16 similar statistical neighbours). 23% are considered obese (ranked 7 of 16 similar statistical neighbours).
  - 93% of diabetes patients in NUL are type 2 (i.e., more likely to be associated with diet and lifestyle): mostly concentrated in more deprived areas.
- 6.36** Newcastle has higher than national average rates of excess weight and obesity amongst children. This adds to the increased strain to health services as conditions previously considered 'adult' are now prevalent amongst children and has led to an increase in obesity related hospital admissions.
- 6.37** National monitoring of children's weight occurs at Reception (4-5 years) and Year 6 (10-11 years). When those who are overweight or obese is combined 40% of reception pupils are included and 60% of year 6 are considered overweight or obese in Newcastle. The type of food on sale nearest to schools can influence the diet of school children.
- 6.38** The policy also looks at secondary schools as children in this age bracket may have more disposable income to use on takeaways at lunchtime or after school. Excess weight could increase drastically during the Local Plan period as reception and Year 6 cohorts reach secondary school.
- 6.39** Reducing children's exposure to foods high in salt, sugar and fat can support health and wellbeing. The aim of the policy is to ensure that during times where children are making food choices (such as at lunch time or after school), the availability of hot food takeaways is not encouraging unhealthy choices. The use of a 400m buffer equates to approximately a 5-minute walk, which is a reasonable distance from schools within which to control the environment.
- 6.40** People who are considered obese tend to have poorer health, a reduced life expectancy, and associated limiting long-term health conditions such as hypertension, diabetes, coronary heart disease, asthma, stroke and musculoskeletal conditions. This can have serious and wide-ranging impacts on society, particularly health services and the economy if these associated health conditions lead to a person being unable to work. Poor access and quality of healthcare services worsens ill health and makes effective treatment more difficult. Additional services will be required to support new development to prevent pressure being placed on existing services. Existing services must also be enhanced alongside this.

- 6.41** Whilst there have been some improvements regarding educating the public on making healthy choices, more needs to be done to improve obesity rates. The policy therefore seeks to prevent a concentration of takeaway premises to protect and deter developments near secondary school premises. Hot food takeaways in Newcastle under Lyme are at a rate of 103 per 100,000 population and are densely populated in town centres and areas of deprivation which are also where the majority of the Borough's primary and secondary schools are located.
- 6.42** With consideration of the local data, the policy therefore proposes a full Health Impact Assessment (HIA) is required for any hot food takeaway proposals, where planning permission is required
- 6.43** Screening is a simplified process to determine if a full HIA on a development proposal is required. The Council will seek contributions towards new or enhanced health and social care facilities from developers where development results in a shortfall or worsening of provision. Screening should include who may be affected by the proposal, what determinants of health may be affected and what further actions should be recommended to develop/ secure a positive impact or mitigate a negative impact.
- 6.44** The council will consider providing further guidance to developers on what to include in an HIA, such as through a Supplementary Planning Document (SPD)

## Related Documents

- Better Health Staffordshire (2017).
- Staffordshire Joint Health and Wellbeing Strategy (2022-2027).
- Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn and Singleton).

## Policy PSD 7: Design

1. Development proposals should accord with the National Design Code, National Design Guide, and any local design guide or code
2. Developments should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness and sense of place in terms of: -
  - a. Height, scale, form, and grouping;
  - b. Choice of materials;
  - c. External design features;
  - d. Massing of development;
  - e. Green infrastructure; and
  - f. Relationship to neighbouring properties, street scene and the wider neighbourhood
3. Development proposals for major development schemes should demonstrate that design proposals have positively responded to the Design Review process
4. Development proposals should ensure that housing developments achieve Building for a Healthy life standard (or as updated)
5. Developments should ensure high levels of passive surveillance of streets, spaces and parking, including appropriate lighting, and making sure that the site layout and design minimises the risk of crime. Design should take into account Secured by Design Principles
6. Developments should create high quality, beautiful and sustainable buildings and places, avoiding generic design solutions where they do not establish or maintain a strong sense of quality and place.
7. Developments should be accessible and inclusive, ensuring that they can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances

## Supporting Information

- 6.45** Development should have due regard to the site and wider setting in respect to layout, movement and connections, scale and height, landscape character, townscape character and in their appearance both in terms of architectural quality and materials. Development should also ensure high levels of passive surveillance of streets, spaces and parking through the arrangement and design of buildings, streets and spaces and the activity within them. Boundary treatments and hard surfaces are equally important to successful design.
- 6.46** Design and access statements and design codes should set out the story of the design and how the design has evolved and strengthened and responded to site requirements. Developers should engage with the Council, the local community and relevant statutory consultees at the earliest opportunity to make sure the development appropriately responds to the unique character and sense of place in the Borough.
- 6.47** Development proposals should take account of any locally adopted supplementary planning documents, the National Design Guide, National Model Design Code, and Manual for Streets (and any updates to those documents). Neighbourhood Plans can also help identify the special character of the local area.
- 6.48** For large and complex sites, design review at an early stage will be encouraged to ensure proposals reflect these principles. Design review would be paid for by applicants/proposed applicants.
- 6.49** Secured by design principles seeks to deliver effective crime prevention and security standards.

## Related Documents

- National Design Guide (2019, DLUHC (Department for Levelling Up, Housing and Communities)).
- National Model Design Code (2021, DLUHC).
- Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn and Singleton).
- Secured by Design, Police Crime Prevention Initiatives Limited.

# 7 Climate and Renewable Energy

## Policy CRE 1: Climate Change

1. The Council expects development to follow the energy hierarchy and seek to achieve a high rating under schemes such as BREEAM and Building for a Healthy Life (or as updated).
2. To ensure a high standard of fabric and energy efficiency performance, all new development will be expected to exceed the carbon emission targets set by UK Building Regulations (Part L of the Building Regulations or as amended / updated).
3. All residential development proposals should seek to reduce the use of mains water through adoption of water saving measures (e.g., smart meters), fittings and appliances. Residential developments should be designed to achieve a maximum of 110 litres per person per day, in line with the Optional Standard of Building Regulations, part G. Non domestic developments should be designed to meet the BREEAM 'excellent' standards on water efficiency, unless demonstrated as not feasible or viable. Where the 'Excellent' Standard cannot be achieved, evidence must be submitted with an application to the satisfaction of the Council. The BREEAM 'Very Good' standard must be met as a minimum.
4. Developments should use appropriate design, construction, insulation, layout and orientation to create developments that are resilient to climate change, minimise energy use, use natural resources prudently, and promote the use, recovery and recycling of materials to reduce embodied carbon. This should include: -
  - a. The use of blue and green infrastructure, trees and other planting to provide opportunities for cooling and shading, to connect habitats by using native plants that can meet the predicted climatic condition.
  - b. The growing and sourcing of local food supplies (such as allotments).
  - c. The maximisation of both natural heating and ventilation through the orientation and location of buildings and choice (and colour) of materials.
  - d. The minimisation of the generation of waste and energy consumption in the design, construction, use and life of buildings.
  - e. Evidence of construction methods that maximise the use of locally sourced recycled materials.
  - f. Wherever possible, retain and creatively re-use existing buildings as part of new development to minimise the release of embodied carbon.
5. Development proposals should provide space for physical protection measures and / or make provision for the future relocation of vulnerable development and infrastructure, where demonstrated as necessary to ensure the future resilience of communities and infrastructure to climate change impacts.
6. Opportunities for extensions to the district heat network at Keele should be explored. New development with the potential to connect or extend a heat network should assess the feasibility of this option before considering other heat sources.
7. Development proposals should include green spaces and tree planting measures (including maintenance) that will improve the environment through carbon capture.
8. Schemes that help to deliver the Council's Carbon Capture Areas and Urban Tree Planting Strategy to facilitate carbon capture will be supported.

## Supporting Information

- 7.1** The 2019 Climate Change Act amendment makes it a legal requirement for all businesses, corporations and organisations to reach net zero by 2050. The NPPF states that the planning system should 'shape places in ways that contribute to radical reductions in greenhouse



gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure’.

- 7.2** The Council declared a climate emergency in 2019. It is important for the Plan to raise the standard of sustainable design and construction of homes and buildings in the Borough to ensure that all new and existing developments contribute to the reduction in greenhouse gas emissions and resource use, maximise the potential for sustainable construction methods and minimise demolition and construction waste.
- 7.3** The Climate Change Adaptation and Mitigation report (2020) states that 56.1% of energy consumption comes from domestic buildings which is significantly higher than Staffordshire’s average (34.2%) and nationally. Therefore, this policy seeks to radically increase efficiency in homes.
- 7.4** Information on how a proposal seeks to meet energy efficiency standards should be provided upfront through an energy / sustainability statement.
- 7.5** Where viability or feasibility assessments are submitted by an applicant in response to the standards set out in the policy, they will be evaluated independently with the cost being borne by the applicant.
- 7.6** Staffordshire is classified as an area under moderate water stress. It is important to conserve water in this context. Where water efficiency measures are proposed, the Design and Access Statement should set out how they will be integrated with broader measures such as landscaping designs, SuDS (Sustainable Drainage Systems), and the provision of green / blue infrastructure, to reduce demands on the public water supply.
- 7.7** The Council’s Sustainable Environment Strategy (2020) commits to the urban tree planting programme to facilitate carbon capture. The Green Infrastructure and Open Space Strategy has identified areas where native tree and shrub planting meadow, species rich grassland creation and complimentary innovative carbon capture measures would be supported.

## Related Documents

- Sustainable Environment Strategy (NUL, 2020).
- Open Space and Green Infrastructure Strategy (RSK Landscape, part of RSK Environment Ltd, 2022).
- Building for a healthy life (2021, Birkbeck and Kruczkowski with Jones, McGlynn and Singleton).
- Climate Change Adaptation and Mitigation Report (Staffordshire County Council / AECOM, 2020).
- Newcastle-under-Lyme Council, Sustainable Environment Strategy and Action Plan (2022 – 2023)

## Policy CRE 2: Renewable Energy

1. Development proposals should optimise the use of decentralised, renewable or low carbon energy sources. All ‘major’ proposals for residential and non-residential development should provide for at least 10% of their energy needs from renewable or low carbon energy generation on site unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.
2. The development of renewable or sustainable energy technologies, storage of energy and complementary infrastructure will be supported, subject to conformity with Local Plan policies and the consideration of the cumulative impact of the proposed development along with other committed or completed development.

3. Renewable and low carbon energy schemes that result in a significant adverse impact on the following matters will not be supported; -
  - a. The surrounding landscape and townscape including buildings, features and adjoining land uses;
  - b. Habitats and species of internal, national and local importance
  - c. Residential amenity including visual intrusion, air, dust, noise, odour, traffic and recreation access;
  - d. The operation of air traffic movement and safety;
  - e. The historic environment.
4. Evidence should also be provided of construction methods that maximise the use of locally sourced recycled materials and minimises the use of non-renewable energy sources.
5. Associated development and buildings such as access roads, fencing, and lighting must be designed to minimise its visual impact, whilst ensuring public safety.
6. Proposals should include a decommissioning statement, detailing the lifespan of the technology and how the full restoration of the site will be ensured.
7. In addition to the above, large scale solar energy proposals should also
  - a. Demonstrate that available brownfield sites have been examined before greenfield development.
  - b. Avoid the loss of best and most versatile land
  - c. Maximise efficiency through panel orientation
  - d. Be supported by a glint and glare assessment, where necessary
8. Outside of permitted development, solar energy schemes on the roofs of commercial or domestic properties will be supported where they do not conflict with other Local Plan policies, particularly in relation to heritage assets. Schemes will be encouraged to maximise solar gain through appropriate layout, design and orientation.
9. For wind energy proposals, less constrained potential opportunity areas suitable in principle for wind energy development are shown on the draft Policies Map. Wind energy proposals, in addition to the above, must also demonstrate all of the following: -
  - a. Proposals do not adversely affect the integrity of ecological designations.
  - b. Impacts of the proposed wind energy development on key landscape characteristics are minimised.
  - c. Sufficient distances can be maintained between the proposal and sensitive receptors to protect amenity, particularly with respect to noise, light and visual impacts.
  - d. Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.

## Supporting Information

- 7.8** Major schemes are defined in the NPPF as 10 or more homes for residential development or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more.
- 7.9** Renewable or sustainable energy technologies include solar, wind, district heating, hydroelectricity, ground source heat and complementary battery storage schemes.
- 7.10** This policy addresses the need for Newcastle-under-Lyme to invest in Low and Zero Carbon technologies; currently, 46.4% of the Borough's energy comes from natural gas, a non-renewable energy resource which contributes to global warming by emitting CO<sub>2</sub>. This is higher than the national average of 29%. However, the policy also considers protection of the local amenity, character and heritage of the local area.



- 7.11** Modern wind and solar farms are designed to operate for at least 25 to 30 years. Appropriate decommissioning methods gives the Council an opportunity to promote principles of a circular economy. Planning conditions / legal obligations will be used to make sure that sites are decommissioned when no longer in use and the land is restored to its previous use.
- 7.12** This policy also promotes the use of solar and wind energy generation specifically, as the Climate Change and Adaptation report identified 21,096 hectares, an estimated 26.6%, as land considered a less constrained opportunity area for these Low and Zero Carbon technologies.

## Related Documents

- Climate Change Adaptation and Mitigation Report (Staffordshire County Council / AECOM, 2020).
- Newcastle-under-Lyme Borough Council, Sustainable Environment Strategy and Action Plan (2022 – 2023)

# 8 Housing

## Policy HOU 1: Affordable Housing

1. In residential development<sup>3</sup> affordable housing<sup>4</sup> will be provided as follows: -
  - a. For major residential developments of greenfield sites, 30% of all units are to be affordable
  - b. For major residential developments of brownfield sites in the low value zone as shown on the draft Policies Map, 15% of all units are to be affordable
  - c. For major residential developments of brownfield sites in the high value zone as shown on the draft Policies Map, 25% of all units are to be affordable
2. The size and type of affordable dwellings to be provided including<sup>5</sup> will be dependent on recognised local housing need (including the need of older residents and residents with disabilities) and confirmed with the Council's Housing Team prior to application determination, and will generally comprise: (at least) 25% to be delivered as First Homes, 65% to be delivered as social rented, and 10% delivered as other forms of affordable housing In line with national policy. .
3. Affordable housing is required to be provided on site, however, in exceptional circumstances where it can be proven that on site delivery is not possible, as a first alternative, off-site provision of affordable housing will be accepted: as a second alternative a financial contribution may be accepted, where justified, in lieu of on-site provision.
4. Secure arrangements are required to ensure that the affordable housing provided in accordance with this policy will remain affordable in perpetuity (or in exceptional circumstances) that the subsidy will be recycled for alternative affordable housing provision and available to meet the needs of people with a local connection<sup>6</sup>
5. Where it has been demonstrated with robust justification that the proportion of affordable housing sought would not be viable, the maximum proportion of affordable housing will be sought that does not undermine the development's viability. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, the LPA will arrange for them to be independently appraised at the expense of the applicant.
6. The on-site delivery of affordable housing should see a fair dispersal throughout a development, achieving high-quality design, and be indistinguishable from market dwellings unless specific circumstance suggests clustering and/or a distinctive design is appropriate
7. In regard to Rural Exception Sites and Entry Level/First Homes Exceptions Sites, the development of affordable housing will be permitted on small sites<sup>7</sup> as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to all of the following criteria being met:
  - a. Sites should adjoin rural centres development boundaries or 'village envelopes' in the other settlements or rural areas tier of the settlement hierarchy and have reasonable access to existing employment, services and facilities including public transport;
  - b. There is a proven and as yet unmet local need, having regard to the latest Housing Needs Assessment and other local data, e.g. a 'made' Neighbourhood Plan;
  - c. No other suitable and available sites exist within the Development Boundary of the village or rural centre;

<sup>3</sup> In this policy, residential development is taken to mean development within Use Class C3, as defined in the Town and Country Planning (use classes) order 1987, as amended.

<sup>4</sup> As defined in the glossary and Annex 2 of the NPPF

<sup>5</sup> conversions and sub-divisions, above the thresholds set out within this policy

<sup>6</sup> In line with the Council's Local Connection policy

<sup>7</sup> in the context of Exception sites, 'small' is defined as a site which should not exceed whichever is the lesser of 5% of the number of dwellings within the main built-up area of the village or 1 hectare.

- d. Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people in perpetuity;
- e. The scale and location of the site relates well to the existing settlement and landscape character, with a site not exceeding a maximum of 1 hectare in line with the definition of a small site;
- f. Where viability for 100% affordable housing provision cannot be achieved, an element of market housing<sup>8</sup> may be included within a Rural Exception and Entry Level/First Home scheme to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, a viability assessment will be submitted to demonstrate that cross-subsidisation is necessary and will be independently verified at cost to the applicant;
- g. Where local evidence suggests that a significant local need exists for one or more other forms of affordable housing on a proposed Entry Level/First Homes Exception Site, applicants may alter the proportions of affordable housing to include small quantities (up to 25%) of other affordable housing products<sup>9</sup>
- h. Entry Level/First Homes Exception Sites are not permitted within the Green Belt. The Written Ministerial Statement and the NPPG are clear that in these Green Belt locations, only Rural Exception Sites can be brought forward for affordable housing on unallocated sites beyond the development boundaries.

## Supporting Information

- 8.1** The Housing Needs Assessment (HNA, May 2023) indicates a shortfall of around 278 affordable dwellings each year across the Borough of Newcastle-under-Lyme.
- 8.2** The Affordable Housing Update Written Ministerial Statement published on 24 May 2021 explains the national standards for First Homes:
- a. A First Home must be discounted by a minimum of 30% against the market value;
  - b. After the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London); and
  - c. The home is sold to a person who meets the First Homes eligibility criteria, as set out in first 2 paragraphs under First Homes eligibility criteria.
- 8.3** In addition, to qualify as a First Home, there should be a section 106 agreement securing the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions, with the exception of the sale price, are applied to the property at each future sale. Homes meeting the above minimum criteria can be sold as First Homes and should be considered to meet the definition of 'affordable housing' for planning purposes. Given the acute need for social rented accommodation, the HNA Update (2023) recommends the tenure split of affordable homes to be 65% social rented, 10% other affordable housing product and 25% affordable home ownership through First Homes.
- 8.4** The NPPF allows for the inclusion of some market homes to facilitate sites coming forward to provide affordable housing to meet identified local needs. This policy recognises that and enables affordable housing on Rural and Entry Level/First Home Exception Sites to be cross subsidised from the sale of market homes where, without this element of market housing, the site would not come forward for affordable housing. A viability assessment will be required to demonstrate that this cross-subsidy is necessary, which will be independently verified at the expense of the applicant.

<sup>8</sup> Maximum proportion of market homes is 20% of the overall number of units on the site where this is proven essential to the delivery of the Rural Exception site/First Home Exception site.

<sup>9</sup> Applicants will be expected to provide evidence of this need in the form of a Local Housing Needs Assessment, local authority Housing Register, or other sufficiently rigorous local evidence

## Related Documents

- Whole Plan Viability Assessment (NCS, 2023)
- Housing and Economic Needs Assessment (Turleys, 2023)

## Policy HOU 2: Housing Mix, Density and Standards

1. Residential development proposals will generally be expected to achieve the following net densities;
  - a. On sites within the Strategic Centre, development should achieve a net density of around 40-50 dwellings per hectare;
  - b. On sites within the Urban Centre, development should achieve a net density of around 40 dwellings per hectare;
  - c. On sites within Rural Centres, development should achieve a net density of around 20-30 dwellings per hectare;
  - d. In accordance with the densities prescribed in adopted Neighbourhood Plans, where appropriate.
2. The form and density of housing will vary across development sites and respond to sensitive locations such as Conservation Areas, Listed Buildings, areas of flooding or archaeological interest or ecological / biodiversity value. Design and density of schemes should reflect the sensitivity and the unique characteristics of different areas. Development densities immediately adjacent to such areas should be adjusted downwards as appropriate to ensure that impact on them is minimised
3. All major residential development sites, having regard to location and site size, should contain a mix of types and sizes of market housing which should also include housing suitable for the needs of older people. The mix will be informed by the most up-to-date evidence comprising Housing Need Assessments (HNA) / Strategic Housing Market Assessment (SHMA) and, where available, by other local data; this could include housing registers, Neighbourhood Plans, parish surveys, parish plans, or the latest council position statements. The current evidence suggests a market housing mix, comprising of (and is subject to change on the basis of updated evidence): -
  - a. 40% as 1-2 bed dwellings;<sup>10</sup>
  - b. 45% as 3 bed dwellings;
  - c. 15% as 4 or more bed dwellings;
  - d. In terms of the type of housing, 75-80% as houses and 20-25% evenly split as bungalows and flatted units.
4. Proposals for new residential development in the Borough should meet the Nationally Described Space Standard.
5. All new dwellings should meet the requirements of Building Regulations Part M4(2) dwelling standard (Accessible and Adaptable Dwellings).
6. On major residential developments and specialist housing for older people, 10% of the dwellings should also meet the requirements of Building Regulations Part M4(3)(2)(a) wheelchair adaptable dwellings
7. Where housing for older people or people with special needs falling into Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) is proposed, permission will be supported provided that:
  - a. There is an evidenced requirement for that type of accommodation;

<sup>10</sup> 1 bed units should be provided as flatted accommodation.

- b. It is designed to meet the particular requirements of residents with a particular focus on social, physical, mental and / or health care needs; and
- c. The scheme has good access to public transport, healthcare, shopping and other community facilities for its residents, their visitors and on-site workers.

## Supporting Information

- 8.5** Housing development (allocated and windfall) in Newcastle-under-Lyme will make the most effective and efficient use of land. Housing density will be designed to enhance the character and quality of the local area, whilst also being a viable scheme and provide contributions to infrastructure capacity, where necessary.
- 8.6** The policy is intended to secure the provision of housing to support mixed and balanced communities and to ensure that a range of household needs continue to be accommodated.
- 8.7** National Planning Policy requires Councils to plan for a mix of housing based on evidence and to identify the size, type, tenure and range of housing that is required. If it is not possible to secure a mix of housing types, in terms of size, scale, density, tenure and cost that reflects the overall need, some households will be forced to satisfy their housing demand and needs beyond the plan area.
- 8.8** In line with the NPPF, the Council has set out their own approach to housing density to reflect local circumstances and have based this around previous delivery. The emphasis is on ensuring that developable land, which is a finite resource, is used effectively and efficiently to provide maximum flexibility in meeting local housing needs. In doing so, development should not adversely affect the character and appearance of settlements.
- 8.9** Higher densities do not necessarily mean poor design or quality, for example, some older attractive parts of towns and villages are built to high densities. They can make development more sustainable by making more efficient use of land, concentrating development and bringing people, services and facilities closer together, thereby reducing the need to travel and supporting inclusion and wellbeing. Higher densities can lead to land uses and their occupiers being in closer proximity, which could generate adverse impacts such as noise and disturbance, loss of privacy, additional traffic movements and pressure on parking spaces.
- 8.10** Lower densities do, however, mean that more land must be used to deliver the housing needed, putting pressure on valuable and attractive countryside. A balance must be struck between both but setting absolute density targets is not likely to be the most appropriate or effective way of achieving the best quality housing in all locations. This policy sets minimum densities throughout the settlement hierarchy with a flexible approach taken where local characteristics dictate.
- 8.11** High levels of accessibility afforded by sites being located close to facilities and services in the Strategic and Urban Centres, or near to public transport interchanges and high frequency public transport routes, justify higher densities in such locations. These levels are subject to the density criteria set out in the policy, which ensure flexibility and responsiveness to local circumstances, including infrastructure capacity to support the development. Site density will be measured in terms of the number of dwellings per hectare, based on the net developable area. Net dwelling density is defined as including only those site areas that will be developed for housing and directly associated uses, including access roads in the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.
- 8.12** It is important to consider the impact of development proposals on the character of the local area as well as the impact on the quality of new housing. Planning applications will need to demonstrate how the density of the surrounding area informs the scheme design and how the development proposal enhances the area. Where an adopted Neighbourhood Plan is in place that sets out alternative densities based on local character analysis, these should be considered also.
- 8.13** Housing needs have been assessed in the 2023 Housing and Economic Needs Assessment update, demonstrating that the Borough is an area of increasingly high population of older people, with approximately 18% of residents aged 65 or more in 2021 than there was the previous

decade. This equates to circa. 26,844 residents falling within this category. The 2021 Census data confirms that all but 3% of older people, aged 65 or above, live in private dwellings rather than institutional accommodation such as care homes. The Housing and Economic Needs Assessment states that over the period to 2040, across the study area, the number of people aged 65 and over is expected to increase by as much as 21% if the minimum need for housing is met.

- 8.14** The increased physical accessibility of housing is not just relevant to older people but to younger people too, including families with young children and those with specific needs. Adopting enhanced accessibility and space standards for new dwellings would improve the choice of homes and enable the Borough Council to plan for homes to be adaptable for the changing needs of families, couples and single people as their mobility decreases with age.
- 8.15** Developers' assessments of market housing demand will also be taken into account in the consideration of an appropriate market housing mix, along with specific local needs assessments where these are available.
- 8.16** Local Planning Authorities (LPA) have the option to set additional technical requirements that exceed the minimum standards required by Building Regulations. The Standards published in 2015 are nationally set but need to be adopted by the LPA within a Local Plan to be applied locally. The Viability Assessment Report concluded that there would be no impact on viability of schemes from the added optional standards.
- 8.17** Approved Document M of the Building Regulations 2010 (or as updated) sets out these standards. M4 (1): visitability is the mandatory building standard that applies to all new homes. M4 (2): accessible and adaptable dwellings and M4 (3): wheelchair user dwellings are the optional standards that local authorities can apply. Planning conditions will be used for relevant schemes to specify the M4(2) and M4(3) requirements that apply. In the circumstances where category 3 (wheelchair user) housing applies, the condition will specify that optional requirement M4(3) (2)(a) will apply requiring that dwelling should be wheelchair adaptable. The implementation of accessibility and wheelchair standards will take account of site-specific factors such as vulnerability to flooding, site topography and other factors. Where it is clearly demonstrated that step-free access cannot be achieved or is not viable, neither of the optional requirements in the policy will apply.
- 8.18** The Nationally Described Space Standard sets out a minimum floor space requirement for dwellings based on the number of bedrooms and the types of dwelling. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for Gross Internal Area (GIA) of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. Applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. Applicants will be expected to submit appropriate and proportionate evidence alongside planning applications to make sure that compliance with the standards can be verified.
- 8.19** Reference should also be made to the energy efficiency, open space and renewable energy generation standards included in the Local Plan.

## Related Documents

- Housing and Economic Needs Assessment (Turley's, 2023)
- Local Plan Viability Study (NCS, 2023)

## Policy HOU 3: Gypsy, Travellers and Travelling Showpeople

1. Sites will be approved to meet the needs set out in the most recent Gypsy and Traveller Accommodation Needs Assessment (GTAA).
2. Gypsy and Traveller and Travelling Showperson sites should make sure that they: -



- a. Respect the scale of, and do not dominate, the nearest settled community when located in rural areas;
  - b. Avoid placing an undue pressure on the local infrastructure, highways, and services;
  - c. Are well planned, including clearly marked site and pitch / plot boundaries and appropriate boundary treatment;
  - d. Provide a safe environment for intended occupants through access, layout, design, and lighting;
  - e. Provide adequate space for parking, turning and servicing;
  - f. Provide for an appropriate level of essential services and utilities to service the site;
  - g. Make provision for waste to be stored appropriately for disposal and be collected in an efficient manner.
3. Alongside the above, proposals for Gypsy and Traveller and Travelling Showperson sites should not conflict with other local or national policies relating to flood risk, contamination, landscape character, protection of the natural and built environment, heritage assets or agricultural land quality unless mitigation is possible. The proposal should be located within reasonable travelling distance to both primary health care facilities and schools, preferably by walking, cycling or public transport.
  4. There will be a presumption against the loss of existing permanent consented Gypsy, Traveller and Travelling Showperson sites where this would result in an identified shortfall, unless suitable replacement provision of equal or enhanced value are provided. Opportunities for the intensification and extension of existing sites will be supported when the policy requirements outlined above are satisfactorily addressed.

## Supporting Information

- 8.20** Planning Policy for Traveller Sites (PPTS) (2015) sets out how Local Authorities should assess the need for Gypsy and Traveller Accommodation. However, Local Planning Authorities also need to be aware of the implications of the Court of Appeal [2022] EWCA Civ 1391 ruling of 31 October 2022, which, in short, reached the judgement that the definition of Travellers in that PPTS was discriminatory, and there was no proper justification for that discrimination. The discrimination the Court found centred on the exclusion from the definition of those persons who have ceased to travel 'permanently'.
- 8.21** A Gypsy and Traveller Accommodation Assessment was undertaken jointly by Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council in 2020 for the period 2020/21 to 2036/37. Taking account of the need for cultural accommodation in the study and turnover on sites to take account of natural change (i.e people moving from the site or passing away) results in a need for 8 permanent pitches (5 pitches in the first 5 years and 3 pitches for longer term needs). The turnover position will be kept under review by the Council as additional evidence becomes available.
- 8.22** Since the completion of the GTAA, there have been planning permissions granted for 4 permanent pitches and a pitch granted a personal permission at a separate site. There has also been temporary planning permission granted at Station Road, Newchapel for a single pitch. The Council has undertaken an initial site selection process and has not been able to formally identify appropriate site options at this stage. The Council will review this position following the consultation alongside other options such as making temporary sites permanent for the needs set out in the GTAA to be satisfactorily addressed.
- 8.23** For transit provision, there are several ways to deliver temporary places where Travellers can stop whilst passing through a local authority area. The GTAA sets out several options for the Council to consider further in respect of transit provision. The Council is currently considering stopover places and negotiated stopping arrangements for sites.

**8.24** For Travelling Showpeople, there is currently one yard in the Borough accommodating 3 households on 3 plots. The GTAA has evidenced a need for 4 additional plots over the period to 2036/37. The Council has not been able to identify appropriate sites to allocate for Travelling Showperson uses. This position will be reviewed following the consultation to inform the Regulation 19 version of the Local Plan.

## Related Documents

- Newcastle-under-Lyme and Stoke-on-Trent Gypsy and Traveller Accommodation Assessment (Arc 4, 2020)
- Newcastle-under-Lyme Gypsy and Traveller Initial Site Selection Report (NUL, 2023)



## 9 Employment

### Policy EMP 1: Employment

1. The sites highlighted in Appendix 2 will be utilised to contribute to the supply of employment land in accordance with Policy PSD:1. Consideration will also be given to allocating a new strategic employment site(s) to ensure delivery of the qualitative and quantitative employment land requirements for this Plan period.
2. A proposal for the expansion, intensification, upgrading or redevelopment of an existing employment site for employment uses or uses that would contribute to the improvement of the physical appearance of existing employment sites or premises will be supported provided that adverse environmental and amenity impacts are avoided or minimised to an acceptable level.
3. The proposed use must be compatible with adjacent land uses and not prejudice the operation, viability or future development of other businesses.
4. Within the employment areas (& subject to site-specific criteria to be established at Regulation 19 of the Local Plan), proposals for development in use class E(g)), B2 and B8 will be supported in principle.
5. Existing premises and land or floorspace which is used, or was last used, for employment uses (including those outside identified employment areas) will be protected, unless it can be satisfactorily demonstrated that the site (or part of the site) or premises is genuinely redundant and is unlikely to be re-used for employment uses within the Plan period, having regard to the following factors:
  - a. The primary focus is to protect existing employment uses (particularly those with good access to and from the strategic road network and those with positive attributes of topography & ground conditions), however, greater flexibility will be given to other employment generating uses (such as ancillary operations) which cannot reasonably be located elsewhere;
  - b. If the introduction of any non-employment uses will not negatively impact on the operation of the remaining or neighbouring uses;
  - c. If the site, with or without adaptation, would not be capable of accommodating an acceptable employment development;
  - d. If no effective demand exists or is likely to exist in the future to use the land or buildings for employment use. Consideration should include the length of time the property has remained vacant, the attempts made to sell/let it and the demand for the size and type of employment premises in the area;
  - e. If the loss of a small proportion of floorspace would lead to a significant upgrade of the remaining employment floorspace; and
  - f. If the existing use conflicts with neighbouring uses.

### Supporting Information

- 9.1 The provision of appropriate land for businesses to invest, expand and adapt is a key part of the Strategy of the Local Plan. The Plan must ensure that businesses are supported to help create new jobs and protect existing jobs – a healthy, diverse jobs market is a fundamental part of the area's long-term future.
- 9.2 In looking to achieve this, the Housing and Economic Needs Assessment (2020 and Updated 2023) recommendations have been balanced against other considerations, such as the momentum that could be generated by more recent interest and initiatives and the need to have a range and choice of sites, the Borough's aspirations for economic growth and the suitability of sites for other uses. Alongside exploring the provision of new employment sites, the Council will also focus on protecting existing employment areas.

- 9.3** It is important that the Borough plans for an economic growth that meets identified needs and encourages such development through promoting a choice of sites and is flexible enough to cater for unforeseen circumstances. The Local Plan provision figure highlighted in PSD:1 provides for both the quantum of land, but also enables a varied mix of site types, size and locations considered necessary to achieve the economic growth objectives of the Local Plan. This approach towards employment land supply is consistent with national policy and guidance and allows for some flexibility in employment land supply to enhance the choice and variation afforded to developers and occupiers.
- 9.4** The scenarios detailed within the 2023 HENA can be seen to imply a need for between 36.5 hectares and 68.8 hectares of employment land in Newcastle-under-Lyme over the remainder of the new plan period (2022-40). Given this, the evidence base advocates the Council remaining positive in its response to the identification of other sites which respond to the evidenced market need and demand for land. This recognises the results of the business survey undertaken as part of the 2023 HENA, and subsequent discussions with individual businesses, which have highlighted that several have a need for new land and premises to support their plans for growth.
- 9.5** The sites that form the 49.9 hectares of employment land identified to date are listed in Appendix 2, with the 2023 HENA providing steer as to further locations that may be suitable for allocation to address the approximate 19 hectares shortfall (to the 68.8 figure). Further analysis of these prospective additional sites relative merits will be undertaken, reflecting on any relevant consultee responses received at the Regulation 18 stage as well as market, physical, and sustainability signals in preparation of the Regulation 19 Final Draft Local Plan.
- 9.6** All applications will be expected to address the site-specific criteria to be established within the Regulation 19 version of the Local Plan, and where development gives rise to infrastructure needs, financial contributions will be sought in accordance with Policy IN1 to address needs arising from the development.
- 9.7** Development of any new strategic employment site(s) (detailed further in Chapter 14) will be expected to follow a masterplan-based approach to avoid potential piecemeal development and ensure that appropriate infrastructure is delivered at the right time. The Council will need to agree on any masterplan prior to development taking place. The prospective opportunities of the strategic employment sites in satisfying local, as well as sub-regional and regional need, will also be considered further.
- 9.8** The delivery of the Local Plan is set to commence at a time when society is still adapting to and recovering from the pandemic. It is too early to predict fully what the implications will be on the local economy in the sub-region, but future reviews of the Plan will need to take a proactive approach to ensuring the local conditions for growth are in place.

## Related Documents

- Housing and Economic Needs Assessment (Turley's, 2023)
- Strategic Employment Site Assessment Report (Aspinall Verdi, 2023)

# 10 Retail

## Policy RET 1: Retail

1. In order to protect, promote and retain the long-term vitality and viability of retail centres in the Borough, the following retail hierarchy of centres should be followed: -

**Table 2 Retail Hierarchy**

Role and tier in settlement hierarchy	Centre Name	Centre(s)
Strategic Centre	Strategic Town Centre	Newcastle-under-Lyme Town Centre
Urban Centre	Urban Town Centre	Kidsgrove Town Centre
Rural Centre	Rural Centre	Loggerheads (Eccleshall Road), Madeley (Newcastle Road), Baldwin's Gate (Newcastle Road) and Audley (Church Street) □
	District Centres	Chesterton (London Road), Silverdale High Street and Wolstanton High Street
	Neighbourhood Centres	Bradwell (Hanbridge Avenue), Butt Lane (Congleton Road), Chesterton (Barbridge Road), Clayton (Cambridge Drive), Clayton (Clayton Road, opposite Abbot's Way), Cross Heath (Liverpool Road), Knutton (Knutton Lane), May Bank (High Street), Rookery (High Street), Newcastle Town (George Street, Eastern End), Parksite (Bath Road), Porthill (Watlands View), Seabridge (Tyne Way), Talke (High Street), Thisteberry (Paris Avenue), Thistleberry / Town (Higherland / Drayton Street), Westlands (Windermere Road), Westbury Park (Westbury Road).

2. Development proposals should reflect the role, function, and character of each centre in the retail hierarchy.
3. Town Centre and Primary Shopping Area boundaries for the Strategic Centre and Urban Centre are shown on the Policies Map.
4. Development proposals for use class E (a) retail development or investment to enhance existing use class E(a) retail provision will be supported within the Primary Shopping Area and Rural, District and Neighbourhood Centres.
5. Development proposals for main town centre uses outside of defined centres should satisfy the requirements of the sequential test as set out in national planning policy.
6. Development proposals for retail and leisure uses that are located on the edge or outside of a defined centre, are not in accordance with an up to date plan and exceed the floorspace thresholds set out below, will have to demonstrate that they would not have a significant adverse impact in the terms set out in the National Planning Policy Framework where:-
7. The proposal provides a gross floorspace in excess of 500 sqm gross: or

- a. The proposal is located within 800 meters of the boundary of a district, rural or neighbourhood centre and is in excess of 200 sqm gross.
- b. Retail convenience and comparison floorspace needed arising in the Borough over the Plan period will be met primarily through further retail development focused on sites in the Strategic and Urban Town Centre boundaries.

## Supporting Information

- 10.1** The boundaries for rural, district, and neighbourhood centres will be defined on the Policies Map for the Regulation 19 version of the Local Plan.
- 10.2** The Town Centre Boundary for Kidsgrove is the same boundary as the Primary Shopping Area boundary. The Retail Study (July 2019) identifies potential changes to the town centre boundaries of Newcastle-under-Lyme and Kidsgrove. These changes are reflected on the draft Policies Map which will accompany the consultation.
- 10.3** In the circumstances where a locally set threshold would require the submission of an impact assessment, national guidance states that the impact test should be undertaken in a proportionate and locally appropriate way, commensurate to the scale of development proposed. The level of detail would typically be agreed with planning officers during the pre-application process to avoid overly onerous requirements that may otherwise restrict and delay development opportunities from coming forward. The impact test set out in the policy RET 1 will apply to proposals including a mezzanine floor and / or variation of restrictive conditions.
- 10.4** The sequential test will apply to applications for main town centres' uses where it is proposed to be a subdivision, expansion, creation of mezzanine floors within or removal of restrictions on existing units outside of the defined centre. In undertaking the sequential test, flexibility should be demonstrated on matters such as format and scale. Applicants are encouraged to engage with the Council at an early stage to discuss the implementation of the sequential and impact test.
- 10.5** The Retail Study (July 2019) identifies a limited amount of localised convenience goods capacity in Newcastle-under-Lyme at the end of the reporting period, which is estimated to be a requirement for between 400 square metres and 700 square metres of net convenience goods floorspace by 2033. For comparison, the Retail Study identifies between 6,900 and 11,800 sqm of capacity. It should be noted that retail forecasts should be treated with caution given the inherent uncertainties in predicting the future economic performance and to reflect changes to relevant available data.

## Related Documents

- Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council Retail and Leisure Study (Nexus Planning, July 2019)

# 11 Infrastructure and Transport

## Policy IN 1: Infrastructure

1. The Council will support infrastructure related development subject to other policies in the Local Plan.
2. The Council will work with infrastructure providers, neighbouring authorities and stakeholders to ensure that development is supported by appropriate utility, transport, social, community and environmental infrastructure delivered in a timely and sustainable manner.
3. Development should be located so as to make the best use of existing infrastructure. Where new or improved infrastructure is required to meet needs arising directly from a development or to mitigate any adverse impacts of a development on existing infrastructure, the development will make provision either through the direct allocation of land and / or financial contribution through Community Infrastructure Levy (CIL) regulations or planning obligation made under Section 106 of the Town and Country Planning Act 1990 or any other future 'developer contributions' regime towards the provision of infrastructure.
4. Development should have regard to the latest Infrastructure Delivery Plan (IDP). The areas potentially subject to direct provision and / or contributions include but are not limited to:
  - a. Affordable housing;
  - b. Highway and transport infrastructure including sustainable transport measures;
  - c. Flood prevention and surface water drainage including future maintenance;
  - d. Green infrastructure, including future maintenance;
  - e. Education;
  - f. Health care provision;
  - g. Biodiversity net gain
5. Where appropriate, developments will be required to incorporate new infrastructure onsite.
6. Where a financial contribution is required, the level of the financial contribution will take into account the total contribution liability incurred by the development arising from all policy and site-specific requirements. The overall level of contribution required will allow developments to remain viable, wherever this is compatible with securing essential works that are fundamental to the acceptability of the proposal.
7. Where appropriate and in consultation with the relevant infrastructure provider, the Council will consider proposals by developers to provide the necessary infrastructure as part of their development proposals rather than making a financial contribution.
8. Infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development. For sites that are proposed for delivery over a number of phases/years, a Phasing and Delivery Strategy will be required to be submitted as part of the planning application.
9. Developers will be required to work with appropriate providers to provide the necessary digital infrastructure to support broadband and associated infrastructure

## Supporting Information

- 11.1** Infrastructure is the term given to the range of services, facilities, and structures needed for places and society to function. New development can put a strain on existing infrastructure but can also secure new improved infrastructure and support services and facilities which may be in danger of closure.

- 11.2** Pressure on infrastructure caused by new development should be offset by infrastructure investment funded by that development. Additional and improved infrastructure may be provided on site by the developer. It is often the case however that for development to integrate into existing patterns of infrastructure, a developer will make a financial contribution towards the upgrade of existing infrastructure or provision of new infrastructure by the infrastructure provider.
- 11.3** Good infrastructure planning is essential to achieving a high quality of development. The Local Plan is supported by an Infrastructure Delivery Plan (IDP) prepared through joint working with public and private infrastructure providers. The IDP sets out the key infrastructure needed during the period of the Local Plan, how much this will cost and the expected source of funding. The Council will review regularly the IDP and use this to prioritise the infrastructure necessary to support the growth of the Borough.
- 11.4** A Phasing and Delivery Strategy will be required for larger developments that are to be delivered over several years/phases. The Strategy should demonstrate communication with infrastructure providers and outline how each phase interacts with other phases. When necessary, the Strategy must be updated to reflect any changing circumstances between each phase(s). Any associated permissions / strategies must be consistent with the updated site wide Infrastructure Strategy.
- 11.5** Policy IN1 establishes a framework for the provision of necessary infrastructure and for the provision of developer contributions through Section 106 obligation and/or through any future Infrastructure Levy if one is introduced. It applies to any proposed development including development allocated in this Local Plan. Individual allocation policies do not list all contributions to infrastructure.
- 11.6** Access to high quality digital infrastructure will support social inclusion, enabling everyone to take up employment, education and social opportunities, as well to access the full range of services that are increasingly provided online. It will also enable greater homeworking, and hence reduce pressures on transport systems.

## Related Documents

- Interim Infrastructure Delivery Plan (LUC (Land Use Consultants), 2023)

## Policy IN 2: Transport and Accessibility

1. Development proposals which contribute towards an accessible, efficient and safe transport network that offers a range of transport choices for the movement of people and goods and improves accessibility through sustainable modes of travel will be supported. All developments should demonstrate, where appropriate, that they have had regard to the following criteria:
  - a. Located where travel can be minimised, and the use of sustainable transport modes maximised.
  - b. Minimise additional travel demand with measures such as travel planning, safe and convenient public transport and associated infrastructure, car clubs, walking and cycling links, and integration with existing infrastructure.
  - c. Make allowance for low and ultra-low emission vehicle refuelling infrastructure.
  - d. Protect, and where possible, enhance public rights of way.
  - e. Not cause unacceptable highway safety problems.
  - f. Avoid severe residual impacts on the road network, either direct and / or cumulative.
2. All applications likely to generate significant travel movements should be accompanied by a Transport Assessment and a Travel Plan which will address the following requirements: -
  - a. Demonstrate that the safety, capacity and efficiency of the highway network will not be severely affected by development.
  - b. Show how the proposed development will link into and enhance existing or proposed walking, cycling or public transport infrastructure.



- c. Encourage sustainable and active travel alternatives (such as walking, cycling or public transport use).
  - d. Travel Plans prepared for major developments will be required to monitor its effectiveness.
3. Development should consider the impact of development on the wider transport network and contribute to meeting the wider transport needs generated by the impact of development in the area. Development should have regard to the Infrastructure Delivery Plan, Local Transport Plan alongside the Local Cycling and Walking Infrastructure Plan, Borough Integrated Transport Strategy for Newcastle-under-Lyme and, where necessary contribute to the delivery of proposals.
  4. The Council requires all developments to consider appropriate parking provision using the following criteria: -
    - a. Developments have designated parking and consider what existing parking is available;
    - b. Developments consider the impact of safety and residential amenity of on street parking and have identified measures to overcome this;
    - c. Any employment premises have considered appropriate parking measures for their employees;
    - d. Developments consider priority parking for cycling, electric vehicles as a means of promoting their use;
    - e. Developments encourage the use of public transport, walking and cycling.
  5. Developments should ensure design, access and egress of the development safeguards the needs of pedestrians, cyclists and buses as well as emergency services, deliveries and refuse collection vehicles with routes that are accessible and appropriately lit.
  6. Development which supports the viability and vitality of Kidsgrove Railway Station will be supported. Proposals should improve connectivity and linkages between the town centre and railway station and provide for an attractive public realm.
  7. Development proposals affecting the Borough's waterways should include environmental improvements and make a positive contribution to the visual appearance of the corridor to support active travel links

## Supporting Information

- 11.7** To decrease carbon emissions, improve local air quality and reduce congestion within the Borough, the council will encourage the use of sustainable modes of travel such as public transport (bus and train), walking and cycling. Accessible walking and cycling routes are particularly encouraged to support an active lifestyle.
- 11.8** Congestion of key strategic roads and junctions can inhibit the ability of local people to access services/facilities and employment. Furthermore, poor access to such can affect regeneration efforts which impacts investment in Newcastle-under-Lyme.
- 11.9** The NPPF highlights the importance of sustainable transport modes and to influence where development is located to reduce demand to travel. The Council's Sustainable Environment Strategy 2020 states that 38% of the Borough's CO<sup>2</sup> emissions comes from transport. Good transport links and highways networks are vital for a successful economy and ensuring residents have a good quality of life. This policy also addresses the need for highway improvements to accommodate the additional road trips that come from increased development.
- 11.10** Development proposals should have regard to the Staffordshire Local Transport Plan, Borough Integrated Transport Strategy for Newcastle-under-Lyme and the Staffordshire Local Walking and Cycling Infrastructure Plan.
- 11.11** Development proposals should provide for infrastructure for charging electric vehicles in line with the installation and charge point requirements in Part S of the Building Regulations (or as updated).
- 11.12** Alongside being appropriately lit, proposals should provide for appropriate width of cycle and footpaths and permeability.



## Related Documents

- Newcastle-under-Lyme Sustainable Environment Strategy (2020)
- Staffordshire Local Transport Plan (2011)
- Staffordshire Local Walking and Cycling Infrastructure Plan (2021)
- Borough Integrated Transport Strategy for Newcastle-under-Lyme (2015)

# 12 Sustainable Environment

## Policy SE1: Pollution, Contamination and Amenity

1. Development proposals that are likely to result in detrimental impacts on air quality and other forms of pollution will not be permitted unless mitigation measures to reduce the impact of pollutants can be demonstrated. Development proposals must:
  - a. Not lead to significant adverse effects on public health, the environment or amenity from polluting emissions or odours;
  - b. Not result in negative impacts on air quality within areas designated as Air Quality Management Areas (AQMA), the designation of a new AQMA, or compromise the implementation of the North Staffordshire Local Air Quality Plan and Newcastle-under-Lyme Air Quality Action Plan;
  - c. Ensure that proposals are suitable and appropriate in the context of its surrounding environment and existing conditions;
  - d. Take into account the cumulative effects of emissions from proposed development alongside other and existing sources of air pollution in the vicinity;
  - e. Demonstrate that mitigation measures can be achieved to reduce pollution, both during construction and operational phases of development.
  - f. Include appropriate noise attenuation measures (from development that will likely generate significant noise levels) to reduce the impact on the surrounding land uses, existing or proposed and sensitive receptors to acceptable levels in accordance with Government guidance.
  - g. Ensure that any proposals where external lighting is required, a lighting scheme will be required for the security and to achieve working activities which are safe and to ensure any light spill and potential glare and impact on the night sky is minimised through the control of light direction and levels, particularly in residential and commercial areas, areas of wildlife interest or the visual character of historic buildings and rural landscape character.
  - h. Under the agent of change principle, if new development or uses are to be introduced near a pre-existing business, it is the responsibility of the developer to ensure solutions to address and mitigate noise and/or light are put forward as part of proposals.
2. A substantial improvement to air quality will be sought in the Borough of Newcastle-under-Lyme by:
  - a. Reducing emissions derived from vehicular travel by minimising the need to travel, and maximising opportunities for more sustainable modes of travel including walking, cycling and public transport;
  - b. Promoting the use of low zero carbon emission vehicles, and facilitating the provision for electric charging facilities;
  - c. Identifying opportunities to protect and enhance ecosystems and the green infrastructure network to assist in the absorption of air pollutants;
3. All applications which fall within a Coal Mining Referral Area, unless on the Coal Authority's Exemptions List, should prepare a coal mining risk assessment to identify and mitigate any risks from the legacy of coal mining in the area.
4. Development on or near land that is, or may be, affected by contamination will only be permitted where:
  - a. An appropriate contaminated Land Assessment has been carried out as part of the application to identify any risks to human health, the natural environment or water quality

- b. Where contamination is found which would pose an unacceptable risk to people's health, the natural environment or water quality, the council will impose a condition, if appropriate, to ensure the applicant undertakes a desktop study, and if required, an intrusive site investigation, remedial measures, and a validation report to ensure that the site is suitable for the proposed use and that the development can safely proceed.
- c. Remediation works will usually be carried out prior to first occupation or use of any part of the development. Required remediation methods will be secured through a planning condition.

## Supporting Information

- 12.1** Air pollution is one of the major environmental issues in the UK, with impacts occurring at the national, regional and local scale as well as affecting the health and wellbeing of residents. The following national legislation, policy and guidance are the most relevant to the air quality policy as they collectively set out a framework for local authorities to manage air quality within their areas.
- 12.2** The UK Government's Environmental Act 2021 requires the Government to set legally binding environmental targets on air quality, including for fine particulate matter (PM<sub>2.5</sub>) which is the air pollutant of greatest harm to human health. Local authorities and other relevant bodies are required to work together more closely to tackle local air quality issues.
- 12.3** Requirements for local air quality management are set out in Part IV of the Environment Act 1995 as amended by the Environment Act 2021. The Act places a duty on all local authorities to regularly review and assess air quality in their area and take action to improve air quality in those areas where objectives set out in regulation have been shown not to have been achieved, or areas where it is thought there is a risk that they will not be achieved. When the review and assessment process identifies an exceedance of an Air Quality Strategy objective, local authorities must declare an Air Quality Management Area (AQMA) and develop an Action Plan to tackle problems in the affected areas.
- 12.4** Road traffic is the most significant source of pollution within the Borough of Newcastle-under-Lyme. This is reflected by the designation of four Air Quality Management Areas (AQMA). These are as follows:
- AQMA 1: Liverpool Road, Kidsgrove
  - AQMA 2: Newcastle-under-Lyme Town Centre
  - AQMA 3: May Bank, Wolstanton, Porthill
  - AQMA 4: Little Madeley
- 12.5** A high proportion of traffic travels into and through these locations because they are strategically connected by major A roads (i.e. A500, A34, A525). Their designations are a result of exceedance in air quality standards as defined by the Department for Environment, Food and Rural Affairs (DEFRA). More specifically, these areas are identified for their exceedance in Nitrogen Dioxide (NO<sub>2</sub>) which is associated with car exhaust fumes. Breathing in high concentrations of NO<sub>2</sub> can irritate and inflame the airways and lungs, with those suffering with respiratory diseases (i.e. asthma) being particularly affected.
- 12.6** The Clean Air Strategy 2019 sets out a wide range of actions by which the Government will meet the legally binding targets to reduce emissions of five key pollutants: fine particulate matter (PM<sub>2.5</sub>), sulphur oxides (SO<sub>x</sub>), nitrogen oxides (NO<sub>x</sub>), ammonia (NH<sub>3</sub>) and non-methane volatile organic compounds (NMVOCs), by 2020 and 2030. Actions are focused around four main sources of emissions including transport, domestic, farming and industry. The strategy sets out air quality standards (in line with legislation) and objectives for the key air pollutants which are designed to protect human health and the environment. Furthermore, it sets out how different sectors including industry, transport and local government can contribute to achieving the air quality objectives. The strategy supports the Local Air Quality Management (LAQM) regime as described above.

- 12.7** The National Planning Policy Framework (NPPF) sets out the need for local authorities to prevent development from contributing to unacceptable levels of air pollution. Policies and decisions should sustain and contribute towards compliance with relevant national objectives for pollutants and considering the presence of AQMAs (Air Quality Management Areas). The Planning Practice Guidance (PPG) provides further advice on how air quality can be considered as part of the planning process. The PPG encourages the reduction of emissions in line with the national standards and objectives established and promotes the undertaking of the Local Air Quality Management (LAQM) regimes where required.
- 12.8** The Air Quality and Pollution policy aims to reduce and prevent air pollution and the generation of harmful emissions because of new and existing development, and thereby improve air quality within the Borough. The policy also seeks to support the adoption of AQMAs in line with legislative requirements where applicable, and prevent the need for new AQMA designations.
- 12.9** As well as direct impacts on human health, pollutants can be harmful to the natural environment, particularly in relation to habitats, species, and biodiversity. Ecosystems are impacted by air pollution through acidification. Excess emissions in the atmosphere are deposited in water, on vegetation and in soils through what is known as 'acid rain. Acid rain is harmful to flora and fauna, and can disrupt the nutrient cycling process. In aquatic ecosystems eutrophication can occur which involves the accumulation of nutrients (i.e. Nitrogen). Algae blooms form and starve the water bodies of oxygen resulting in the loss of life.
- 12.10** Vegetation acts a natural filter for our water systems. If air pollutants negatively affect vegetation (i.e. acid rain), it then compromises the filtering process resulting in harmful pollutants entering our water and drinking resources (i.e. groundwater). This in turn can affect water quality. Affected vegetation can also have negative consequences on other ecosystem services such as carbon sequestration and thereby reducing the impacts of climate change.

## Related Documents

- Air Quality Reports (2021), Newcastle-under-Lyme Borough Council Website

## Policy SE2: Flood Risk, Water Resources and Management

1. In order to minimise the impacts of and from all forms of flood risk a Flood Risk Assessment (FRA) is required for all development:
  - a. Within flood zones 2, 3 or 3b (as defined by the latest Environment Agency mapping);
  - b. Within flood zone 1 with a site area of 1 hectare or more or where the SFRA (Strategic Flood Risk Assessment) shows it will be at risk of flooding from a river/water course in the future
  - c. Within areas with critical drainage problems;
  - d. That increases the vulnerability classification and is in flood zone 1 where the SFRA shows it is at risk from other sources of flooding.
2. Flood risk assessments; All development proposals requiring a Flood Risk Assessment in (a) above will assess all sources and forms of flooding, must adhere to the advice in the latest version of the SFRA and will;
  - a. Provide level-for-level floodplain compensation, up to the 1% annual probability (1 in 100) flood extent with an appropriate allowance for climate change, and volume-for-volume compensation unless a justified reason has been submitted and agreed which may justify other forms of compensation
  - b. Ensure no increase in flood risk on site or elsewhere, such as downstream or upstream receptors, existing development and/or adjacent land, and ensure there will be no increase in fluvial and surface water discharge rates or volumes during storm events up to and including the 1 in 100-year storm event, with an allowance for climate change (the design storm event)

- c. Not flood from surface water up to and including the design storm event, or any surface water flooding beyond the 1 in 30-year storm event, up to and including the design storm event will be safely contained on site
  - d. Explore opportunities to reduce flood risk overall, including financial contributions from the developer where appropriate
  - e. Ensure development is safe from flooding for its lifetime (and remain operational where necessary) including an assessment of climate change impacts
  - f. ensure development is appropriately flood resistant, resilient and safe and does not damage flood defences, but does allow for the maintenance and management of flood defences
  - g. Take all sources and forms of flooding into account
  - h. Ensure safe access and exits are available for development in accordance with Department for Environment, Food and Rural Affairs (DEFRA) guidance. Access to “safe refuges” or “dry islands” are unlikely to be considered safe, as this will further burden the Emergency Service in times of flood
  - i. Include detailed modelling of any ordinary watercourses within or adjacent to the site, where appropriate, to define in detail the area at risk of flooding and model the effect of climate change
  - j. Provide an assessment of residual flood risk
  - k. Provide satisfactory Evacuation Management Plans, where necessary, including consultation with the Emergency Services and Emergency Planners
3. Sewer Flood Risk. The risk of flooding from any source must be considered. Applicants will be required to consult with the water and sewerage undertaker to confirm the nature and extent of any flood risk from sewers and reservoirs.
4. Sustainable Drainage Systems (SuDS): SuDS are designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to environmental enhancement and place making. With this in mind, the multi-functionality and multiple benefits of SuDS should always be considered. In order to minimise the impacts of and from all forms of flood risk, the following is required:
- a. Ensure development layouts are informed by drainage strategies incorporating SuDS and complete site-specific ground investigations to gain a more local understanding of groundwater flood risk and inform the design of sustainable drainage components
  - b. Where possible, design and use sustainable drainage systems (SuDS) for the effective management of surface water run-off on site, as part of the submitted planning application and not increase flood risk elsewhere, including sewer flooding.
  - c. Where site-specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems
  - d. In considering SuDS solutions, the need to protect groundwater quality must be taken into account, especially where infiltration techniques are proposed in considering a response to the presence of any contaminated land.
  - e. Applicants will be required to provide a management plan to maintain SuDS in new developments, and a contribution will be required for maintenance of the scheme/SuDS
  - f. Onsite attenuation options should be tested to ensure that changing the timing of peak flows does not exacerbate flooding downstream,
  - g. Only in exceptional circumstances will surface water connections to the combined or surface water system be permitted. Applicants will need to demonstrate in consultation with the sewerage undertaker that there is no feasible alternative and that there will be no detriment to existing users.
  - h. Applicants will be required to liaise with the lead local flood authority (Staffordshire County Council), Internal Drainage Boards, and the Environment Agency on any known flood issues, and identify issues from the outset via discussions with statutory bodies.

## Supporting Information

- 12.11** In accordance with both the National Planning Policy Framework and the National Planning Practice Guidance it is critical that assessment of flood risk to development proposals takes account of all forms of flood risk including sewer flood risk and reservoir flood risk.
- 12.12** On-site Flood Risk: For those sites with a record of flooding in the vicinity of the site:
- Applicants should engage with utility providers to consider the detailed design of the site and drainage details. The risk of sewer flooding could affect the developable area of the site and the detail of the design.
- 12.13** SuDS operate through infiltration where possible and attenuation combined with slow conveyance. Many SuDS solutions employ a combination of infiltration and attenuation. Situations where infiltration is not an option, for example because of the soil type or contamination, tend to favour attenuation type SuDS.
- 12.14** Where possible, development should adopt exemplar source control SuDS techniques to reduce the risk of flooding due to post-development runoff. SuDS design should follow current best practice (CIRIA Manual 2015 or as replaced) and design and management and agreed by the Lead Flood Authority (Staffordshire County Council) on runoff rates and volumes to deliver wider environmental benefits. Where the final discharge point is the public sewerage network, the runoff rate should be agreed with the sewerage undertaker.
- 12.15** The Environment Agency needs to be consulted where infiltration is proposed in contaminated land. SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. Opportunities will be sought to enhance natural river flows and floodplains; increasing their amenity and biodiversity value and a watercourse advice A note is being prepared for further guidance.
- 12.16** Good SuDS design should follow the SuDS philosophy, and refer to the Sustainable Drainage Systems (SuDS) Handbook commissioned by Arcadis for Staffordshire County Council in 2019 which calls for the inclusion of several key principles:
- A management train – using several SuDS components in series and characterising areas into land use and drainage type
  - Source control – managing runoff as close as possible to where it falls as rain
  - Managing water on the surface – wherever possible, runoff should be managed on the surface
  - Early and effective engagement – consider the use of SuDS at the earliest stages of site selection and design.
- 12.17** SuDs designs need to reflect each individual proposed development site, due to the wide range of techniques available. To determine the right techniques, it is necessary to first:
- Understand existing drainage patterns
  - Establish soil conditions (permeability)
  - Verify the quality of the land – is it affected by contamination?
  - Establish the position of the water table beneath the site
  - Establish a suitable point of discharge (with permission where applicable), whereby surface runoff not collected for reuse must be discharged to one or more of the following in order of priority: into the ground / to a surface water body / to a surface water sewer, highway drain, or other surface water drainage / to a combined sewer
  - Determine allowable runoff rates, indicative attenuation volumes and land take requirements
  - Consider site biodiversity, heritage and landscape features and how SuDS can complement these.



## Related Documents

- Strategic Flood Risk Assessment (JBA Consulting, 2019)
- Water Cycle Study: Phase 1 (JBA Consulting, 2020)

## Policy SE3: Water Resources and Water Quality

Development proposals that are likely to have an adverse effect on the quality, quantity and flow of both groundwater and surface water, both during the construction and operational phase will not be supported. Development proposals should:

1. Not lessen or compromise the ability of water bodies to meet the objectives of the Water Framework Directive and Habitats Directive;
2. Take into account relevant information, including the aims, objectives and actions of River Basin Management Plans affecting the Borough. This includes the Humber, North Western District and Severn River Basin Management Plans;
3. Avoid unacceptable uses within groundwater source protection zones, and to accord with the Environment Agency guidance, set out within the document entitled 'The Environment Agency's approach to groundwater protection', or any subsequent iteration of the guidance;
4. In cases of development within Groundwater Source Protection Zones (SPZs), provide a quantitative and qualitative risk assessment and mitigation strategy to manage the risk of pollution to public water and the water environment;
5. Ensure there is, or will be, adequate water infrastructure in place in relation to water supply, foul drainage, wastewater and sewage treatment;
6. Where possible, help to conserve and enhance existing watercourses (rivers and streams) and riverside habitats in line with the (biodiversity policy and green infrastructure policy). Management and mitigation measures should seek to improve water quality and create or enhance aquatic habitats

## Supporting Information

- 12.18** The NPPF states that policies and decision should contribute to the enhancement of the natural and local environment, and thereby prevent new and existing development from having adverse effects and causing unacceptable levels of water pollution. Where possible, development should improve local environmental conditions such as water quality.
- 12.19** The Water Framework Directive establishes a legal framework for the protection, enhancement and sustainable use of water bodies and resources. This includes both surface water bodies and groundwater resources. Its objective is to improve the quality of water bodies, reduce water pollution, conserve aquatic habitats and promote the sustainable use of water.
- 12.20** Development is required to comply with the Water Framework Directive through the meeting of relevant River Basin Management Plans requirements. Newcastle-under-Lyme falls under the Humber, North Western District and Severn River Basin Management Plans requiring the protection, restoration and enhancement of its water bodies (e.g. lakes, rivers, canals etc) with the overall aim of achieving 'good' status.
- 12.21** There are various Source Protection Zones (SPZ) across the Borough which are designated by the Environment Agency to provide additional protection to safeguard drinking water quality. Development poses a risk to the provision of clean water, and this policy seeks to safeguard these areas and minimise the impacts of development.
- 12.22** Existing watercourses and wetlands are a vital part of the natural environment and play an important role in maintaining biodiversity. They also bring health benefits both physically and mentally, support recreation and tourism, and form key components of the green infrastructure network.



- 12.23** Severn Trent Water and United Utilities are responsible for wastewater services within Newcastle-under-Lyme Borough. Sewerage Undertakers have a duty under Section 94 of the Water Industry Act 1991 to provide sewerage and treat wastewater arising from new domestic development. Except where strategic upgrades are required to serve very large or multiple developments, infrastructure upgrades are usually only implemented following an application for a connection, adoption, or requisition from a developer. Early developer engagement with both companies is therefore essential to ensure that sewerage capacity can be provided without delaying development.
- 12.24** A joint Water Cycle Study (WCS) was undertaken in 2020 to assess the development of the draft Joint Plan between Stoke City Council and Newcastle under Lyme Borough Council at the time. The conclusions were that a Water Resource Management Plan will be adopted prior to the increase in demand caused by the development proposals in the Local Plan. Which will address the supply-demand deficit, and sufficient time to adapt the long-term plan to include emerging trends in population, no further assessment is recommended as part of a Phase 2 Outline study. The WCS also concluded that there is enough water resource to supply all the proposed developments with no limitations on the provision of water supply infrastructure identified. However, site by site assessments have not been completed as part of the WCS therefore, individual sites should be assessed as part of the planning application process, and early engagement between developers and the utility providers is recommended to ensure that the water supply network has sufficient capacity locally to accommodate the additional demand without detriment to existing customers.

## Related Documents

- Water Cycle Study (JBA Consulting, 2020)
- Level 1 Strategic Flood Risk Assessment Report (JBA Consulting, 2019)

## Policy SE4: Open Space, Sports and Leisure Provision

1. The Council will work with developers and other stakeholders to provide, enhance and maintain open space across the Borough to meet the needs of existing and future residents and aid the Council's strategy of Carbon Capture Areas.
2. Proposals which result in the loss of open space or sports and recreational provision will be refused unless:
  - a. An assessment is provided which shows that the existing site is surplus to requirements and not needed to meet future recreational need;
  - b. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss;
  - c. The development will not adversely affect the function of the site; or
  - d. The replacement or alternative provision is of better quality, quantity or accessibility to the community it serves
3. This policy applies to all sites that have an open space or recreational value, including those owned by public, private and voluntary sectors.
4. The direct provision of or contributions towards sports and leisure provision will be sought in line with Playing Pitch Strategy (2019) and the Sports England Sport Pitch Calculator. Leisure provision should also refer to the Retail and Leisure Study (2019)
5. All major schemes should provide open space as a matter of good design and to support health and well-being. The provision of open space will be sought on a site-by-site basis, taking account of the location, type, and scale of the development: -

- a. Major residential developments should provide for open space (including amenity green space and natural and semi-natural greenspace) in accordance with table 5.1: Proposed open space accessibility and quantity standards with justifications in the Open Space and Green Infrastructure Strategy
  - b. This should be provided on site unless the site is in a location, such as a town centre, where a financial contribution to off-site provision may be considered more appropriate. Any off-site contribution should be of equivalent value to on-site provision.
  - c. For smaller residential developments, of up to 10 dwellings, where there are limitations on providing satisfactory on-site provision, a financial contribution to off-site provision may also be considered more appropriate for part or all of the open space requirement. Off-site provision must be of equivalent value to on-site provision.
6. Major development schemes will need to demonstrate how the management and maintenance of additional open space provision will be provided for and will be secured by condition / planning obligation.
7. Major development schemes should also make reference to Natural England's Green Infrastructure Framework and the accessible greenspace standards included in the Framework.

## Supporting Information

- 12.25** Green space and the implementation and maintenance of sports facilities are integral to creating strong, flourishing communities, and promoting health and wellbeing throughout the Borough.
- 12.26** The NPPF states that planning policies should be based on 'robust or up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.' This information should then be used to determine what open, sport and recreational space is needed, which the Local Plan will accommodate.
- 12.27** The draft policies map identifies open space from the Open Space Strategy (2022) and identifies sites considered through the Playing Pitch Strategy (2020). The draft policies map also includes outcomes from the Council's Urban Tree Planting Strategy, which links to the Council's efforts regarding Carbon Capture.
- 12.28** Made neighbourhood plans can also show areas of open space plus Local Green Spaces.
- 12.29** The council will account for the needs of existing and future communities open space requirements in accordance with the standards set out in Table 5.4 of the Open Space and Green Infrastructure Strategy which shows the current open space surplus or deficit of the various green space typologies, as follows

**Table 3 Open Space Standards**

Open Space Typology	Proposed Standard (Ha per 1000 population)
Allotments	0.125
Amenity Greenspace	0.98
Natural and Semi-Natural Greenspace	1.80
Parks and Gardens	0.80
Provision for Children and Teenagers (per 1000 population; age group 19 and under)	0.349

- 12.30** The Playing Pitch Strategy provides an evidence base to support delivery of sport and recreation activity across the Borough and ensure that the future demand for playing pitches is planned holistically to meet the current and growing population of the Borough. The strategy categorises the following sports facilities:

- Football Pitches (including 3G pitches)
- Cricket Pitches
- Rugby Union Pitches (including 3G pitches)
- Hockey Artificial Grass Pitches (AGPs)
- Tennis Courts
- Bowling Green
- Netball Courts
- Golf Courses

**12.31** Natural England have published a Green Infrastructure Framework, incorporating Green Infrastructure Standards to support the benefits of access to Green Infrastructure for health and wellbeing.

## Related Documents

- Playing Pitch Strategy (Knight, Kavanagh & Page, 2020)
- Open Space and Green Infrastructure Strategy (RSK Environment Ltd, 2022)
- Retail and Leisure Study (Nexus Planning, 2019)
- Green Infrastructure Framework (Natural England, 2023)

## Policy SE5: Biodiversity and Geodiversity

1. Development proposals should provide for net gain of a minimum of 10% increase (biodiversity net gain) in biodiversity units when set against the baseline biodiversity value of the site. Reference should be made to the Nature Recovery Network and Local Nature Recovery Strategy in the delivery of biodiversity net gain.
2. Major development should calculate biodiversity net gain using the most up-to-date version of the Biodiversity Metric calculation. For minor developments, the latest small sites metric (or equivalent) should be used to calculate net gain. Biodiversity net gain should be delivered on site primarily, where on site delivery is not feasible then it should be provided on land adjacent to, or as close to the development site as possible. As a last resort, net gain should be secured on land within the Borough boundary.
3. Any planning application affecting designated nature conservation and geological sites should ensure that these sites are safeguarded and enhanced having regard to the status and designation of the site, as follows: -
  - a. Development proposals on or affecting internationally designated sites, including candidate sites, will only be supported where there is an overriding public need, or it can be demonstrated that there will be no significant adverse effect on the integrity of these sites
  - b. Development proposals on or affecting nationally designated sites will only be supported where the benefits of the development clearly outweigh harm to the nature conservation value of the site
  - c. Development proposals on or affecting locally designated sites will only be supported where it can be demonstrated that the need for the development outweighs the harm to the nature conservation value or geological value of the site
4. In accordance with the mitigation hierarchy, all development proposals must make sure that significant harm to biodiversity and geodiversity is: -
  - a. Firstly avoided; then
  - b. If impacts cannot be avoided, identify and implement measures to acceptably mitigate these impacts; then
  - c. Finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made

5. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.
6. Effective avoidance, mitigation and compensation will be secured through the imposition of planning conditions or planning obligations as appropriate, including monitoring of the effectiveness of these measures.
7. The weight attributed to the protection of nature conservation interests will be commensurate to their status and significance, and any other designation applying to the site, habitat or species concerned. For proposals that affect nationally protected sites, robust evidence would be required to demonstrate that the benefits of the development proposal clearly outweigh the loss or harm and that appropriate compensation will be sought.
8. The Council will, where appropriate, expect ecological surveys for planning applications. These must be undertaken by a suitably qualified person and consistent with nationally accepted standards and guidance (BS 42020: Biodiversity – Code of Practice for planning and development; and CIEEM (Chartered Institute of Ecology and Environmental Management) Ecological Report Writing guidance) or as replaced.
9. Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife corridors, incorporating features to encourage biodiversity, retain and where possible enhance existing features of nature conservation value on site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors including water courses should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.
  1. Where development is proposed within, or adjacent to, a biodiversity opportunity area,
  0. biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a Biodiversity Opportunity Area from being achieved will not be permitted.
  1. Development proposals which are likely to have a significant adverse impact on a local
  1. nature reserve will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development.

## Supporting Information

- 12.32** The Borough contains nationally and locally designated sites important for biodiversity value. Other sites, both individually and collectively, that are not designated can contribute towards protecting and enhancing diversity of species locally.
- 12.33** Development proposals (unless exempt) will be required to deliver a minimum net gain of 10% biodiversity units and will be expected to use the appropriate DEFRA Biodiversity Metric 3.1 (or as updated) to calculate and demonstrate net gains. Biodiversity net gain should be additional to any habitat creation required to mitigate or compensate for impacts of new development and should be delivered even if there are no losses through development. Biodiversity net gain should not be applied to irreplaceable habitats.
- 12.34** Planning conditions/obligations will be used to ensure net gains in biodiversity by helping to deliver the Staffordshire Biodiversity Action Plan targets in the biodiversity opportunity areas and other areas of local biodiversity priority. A monitoring and management plan will be required for biodiversity features on site to ensure their long-term suitable management (secured through planning condition or Section 106 agreement).
- 12.35** Development proposals should refer to the Nature Recovery Network Mapping (2022) as showing areas which possess existing good habitat connectivity and where there is potential for future habitat creation or restoration or contribute to a more successful nature recovery network.
- 12.36** The benefits of green infrastructure to biodiversity value of the Borough should be supported through reference to Natural England's Green Infrastructure Framework in line with policy SE4 Open Space, Sports and Leisure Facilities.

## Related Documents

- Staffordshire Wildlife Trust Nature Recovery Network Mapping (2022)
- Green Infrastructure Framework (Natural England, 2023)
- Habitats Regulations Assessment (Lepus Consulting, 2023)

## Policy SE6: Historic Environment

1. Development proposals are required to respond positively to local distinctiveness and character, respect and enhance significant views and the setting of heritage assets.
2. Proposals will avoid harm to designated and non-designated assets, including their setting in a manner suitable to their significance.
3. Applications that are likely to propose a risk to a heritage asset, will be required to submit a Heritage Assessment <sup>11</sup>.
4. Development that results in any harm to, or loss of, the significance of a designated heritage assets will require clear and convincing justification. Substantial harm to or loss of:
  - a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional
  - b. Assets of the highest significance, notably scheduled monuments, registered battlefields, grade 1 and II\* listed buildings / registered parks and gardens should be wholly exceptional
5. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: -
  - a. The nature of the heritage asset prevents all reasonable uses of the site; and
  - b. No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d. The harm or loss is outweighed by the benefit of bringing the site back into use.
6. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
7. Where a development proposal effects the significance of a non-designated heritage asset directly or indirectly, the scale of harm or loss will be balanced against the significant of the heritage asset.
8. The Council will not permit the loss of the whole or part of a heritage asset without evidence that demonstrates that the new development will proceed after the loss has occurred.
9. With any proposals which impact on the setting of heritage assets, developers will ensure that its design, location, siting form and appearance conserves or enhances the significance of the heritage asset, setting and surrounding key views; and consider any additional impacts on the setting of heritage assets, including the degree of permanence of any impact.
  1. If such a proposal is permitted, where loss of significance is unavoidable, a recording will be
  0. made and added to the Historic Environment Record.

## Supporting Information

**12.37** Newcastle-under-Lyme has several distinct and valued heritage assets which contribute to the Borough's character. These assets include listed buildings, conservation areas, registered historic parks and gardens and Scheduled Ancient Monuments. Additionally, there are undesignated

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<sup>11</sup> In line with the following guidance <https://www.newcastle-staffs.gov.uk/downloads/file/79/guidance-on-statements-of-significance-for-heritage-assets>



heritage assets including locally listed buildings and sites of archaeological potential. Such heritage assets are vulnerable to change and potential harm, and therefore should be managed proactively and sensitively, and should be protected and enhanced in a manner appropriate to their significance.

**12.38** The local register created by the council currently has 135 entries including buildings from the Borough such as a post box in Audley, estate houses in Keele Village and pubs in the town centre. These historical assets are key to the future as well as being a unique connection to the past but can also add value to regeneration and help to draw business to the Borough, acting as a stimulus to local economic growth.

**12.39** The heritage statement is expected to evaluate the significance of the heritage asset(s) affected and the contribution of its setting to the significance. It should consider how a proposal contributes positively to the special interest, character and appearance of the heritage asset and the impact of any proposal may have on the heritage asset. Early consultation with Historic England is required where an applicant's scheme has the potential to directly impact upon a Grade I and II\* Listed Buildings, Scheduled Monuments or their settings; Grade I and II\* Registered Parks and Gardens and Registered Battlefields. In the case of Grade I and II\* Registered Parks and Gardens the applicant should also consult with the Garden History Society at the earliest opportunity.

## Related Documents

- Register of locally important buildings and structures, Newcastle-under-Lyme Borough Council website.
- Staffordshire Historic Environment Record

## Policy SE7: Landscape

1. Development proposals should take account of the qualities, features, characteristics and guidelines outlined in the Landscape and Settlement Character Assessment and Landscape Strategy (2022) or subsequent update. Alongside the direct impacts of the proposal, this should consider cumulative effects alongside any existing planned, or committed development
2. Development proposals should use the Landscape Strategy (2022) to design schemes that conserve character and quality and where possible enhance and effectively manage local landscape character
3. Proposals should use appropriate materials, building styles, native species and other characteristic features and elements to strengthen local landscape distinctiveness.
4. Landscaping schemes, where required, should respond sympathetically to topography, landscape features and existing green and blue infrastructure networks to help integrate the new development into the existing landscape. This should also appropriately consider the provision of maintenance and aftercare of the scheme.

## Supporting Information

**12.40** The Landscape Character and Landscape Strategy Studies identify and records the patterns, features and elements of the various types of landscape and areas of distinctive character in the Borough noting how one landscape may differ from another. It is these factors that contribute towards local distinctiveness and a sense of place. The landscape strategy forms part 2 of the Newcastle-under-Lyme Landscape and Settlement Character Study and provides a basis for developing an integrated, positive approach to managing landscape change.

**12.41** Site-specific proposals should also be informed by the historic landscape character mapping provided by the Staffordshire Historic Landscape Characterisation Project.

## Related Documents

- Landscape and Settlement Character Assessment Study (CBA, 2022)
- Landscape Strategy (CBA, 2022)
- Staffordshire Historic Landscape Characterisation Project.



## 13 Site Allocations

- 13.1** At this stage, the Council is seeking views on several options for the location of sites around the Borough. The Council is seeking views from statutory consultees, infrastructure providers, neighbouring authorities and residents to understand views on the emerging Plan. This expert, technical and valued local perspective will help us determine the suitability of our overall approach, including on specific sites.
- 13.2** Following initial site assessment, the Council is proposing several potential site allocations to meet the development requirements established in the draft Plan. These potential site allocations are included in the following sections. **As set out above, the Council, at this Regulation 18 stage, is seeking views on the sites proposed and whether there are alternative options that the Council should include in the next iteration of the Plan, the Regulation 19 version of the Plan.**
- 13.3** Allocation of a site, once the Plan is adopted, establishes the principle of a land use but does not grant planning permission for development on that site. Planning applications for development on allocated sites will be determined in accordance with Local Plan and Neighbourhood Plan policies (where relevant) and any other material considerations. Policies included in the Local Plan will apply to sites listed as allocations, once adopted.
- 13.4** The sites with potential for allocation in the draft Local Plan are shown on the emerging draft Policies Map.
- 13.5** The sites with potential for allocation in the draft Plan are classified as follows: -
- Local Plan sites – where the indicative scale and location of development is defined
  - Strategic Locations – where the general location of development is known but greater definition and information is required to confirm its final extent and proposals. These sites are not proposed to be allocated in the Plan at this stage, but views are being sought on the sites to inform decisions made in the next iteration of the Plan (at Regulation 19 stage).

## 14 Approach to Strategic Allocations

- 14.1** The Council's *Issues and Strategic Options* document in 2021/2022 identified the potential for strategic employment sites to be considered through the Local Plan. These are sites of scale, measuring over 25 hectares in size.
- 14.2** Consultants Aspinall Verdi have prepared a Strategic Employment Site Report for the Council which has reviewed the sub-regional need and demand for such uses, concluding that there is a clear rationale for the allocation of at least two strategic employment sites in the Borough. There is robust market demand for such uses in the local area and a level of alignment with the Local Enterprise Partnership and sub-regional evidence. The study also includes high level site appraisals and analysis on deliverability.
- 14.3** The strategic employment sites report has considered three potential strategic locations: -
- Land at J16 of the M6 (ref AB2)
  - Land at Barkers Wood, Keele (ref KL15)
  - Land off Talke Roundabout / A500 (ref TK30)
- 14.4** Two of the sites, land at Barkers Wood and at Talke Roundabout also include a mix of other uses, including housing.
- 14.5** **The Council is mindful that the sites are in the Green Belt and are significant in scale. To recognise this, we have included the sites as potential strategic locations in the Plan. For the avoidance of doubt, the Council is not proposing to allocate the sites in the Plan at this stage but is seeking views on the principle of allocating strategic employment sites and is also seeking views on the site options themselves. The Council is seeking views from statutory consultees, infrastructure providers, neighbouring authorities and residents to understand views and receive further technical information on the sites.**
- 14.6** Should the Council decide to allocate one or a number of these sites, then the policy context to support future delivery is likely to include requirements for: -
- Masterplan / Design Code (including information for Design Review)
  - Infrastructure delivery strategy and approach to planning obligations and utilities provision on the site
  - Green Belt – exceptional circumstances and matters including compensatory improvements
  - Transport Assessment including access from sustainable travel modes
  - Detailed information on access arrangements into the site
  - Information on flooding, drainage and water management
  - Landscape assessments
  - Archaeology and historic environment
  - Agricultural land quality assessments
  - Suitable biodiversity / ecological assessments and assessments of Biodiversity Net Gain
  - Site specific criteria including contamination, assessment of coal mining risk (where relevant) heritage and archaeology, landscape, protection and enhancement of Public Rights of Way

14.7 The strategic locations are listed below: -

**Table 4 Strategic Locations**

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area)	Indicative Dwellings	Indicative Employment Land (Hectares)
AB2 (Strategic Location)	Land adjoining corner of A500 and M6 southbound	Rural Centre (Audley)	69.912Ha	n/a	Around 54
KL15 (Strategic Location)	Land South of A525 between Keele University and Newcastle	Rural Centre (Keele)	18.053Ha	Around 260	Around 13
TK30 (Strategic Location)	Land off Talke Road and A500, Talke	Urban Centre (Talke & Butt Lane)	66.373Ha	Around 390	Around 51

## 15 Residential and Employment Allocations

- 15.1** The Local Plan sets out several sites for development which will accommodate the growth targets set out in the earlier chapters. Allocating land for development sets a positive planning strategy for housing and employment, providing a level of certainty over the Plan period about where development will be located.
- 15.2** The Local Plan covers the period 2020-2040. The development requirements of the Plan will be met by counting any residential development built since 2020 (completions) any site with planning permission for housing (commitments) and allocating new sites to accommodate the residual target in this plan.
- 15.3** For employment sites, appendix 2 sets out sites in the Council’s employment land supply (as at 31 March 2022). Sites will also be considered for allocation for employment uses as opportunities arise.
- 15.4** **Allocating sites in the plan does not automatically grant planning permission to any site. It simply establishes the principle that the proposed development is acceptable in that location. Detailed planning applications will still be required and assessed before any new site identified in the Local Plan will be developed.**
- 15.5** Planning applications for development on allocated sites, once the Plan is adopted, will be determined in accordance with the policy for that site, as well as all other policies in the local plan and any other material considerations. The site-specific policies in this section do not repeat Local Plan policies but these policies apply to all sites including those allocated in the Plan.
- 15.6** At this stage, the Council is seeking views on the proposed sites for housing and employment land. Evidence and supporting material on infrastructure, viability, heritage and other technical matters are still being developed and views from statutory consultees, infrastructure providers, neighbouring authorities and communities will help us determine the suitability of our overall approach, including on specific sites. Consultation responses to the draft Plan will inform the next iteration of the Local Plan, at Regulation 19 stage.

**Table 5 Proposed Residential and Employment Allocations**

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
AB12	Land East of Diglake Street, Bignall End	Rural Centre (Audley)	6.35	Around 150	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. Highways access to be taken from Diglake Street with secondary access from B5500 New Road. Delivery of the site should be masterplan led and deliver appropriate sustainable transport links.

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
						The site should be supported by appropriate fowl and surface water drainage and water management evidence.
AB15	Land North of Vernon Avenue, Audley	Rural Centre (Audley)	1.55	Around 40	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt, particularly on its western boundary.
AB32	Land Nursery Gardens, Audley	Rural Centre (Audley)	0.98	Around 20	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site should be masterplanned with site AB33 with access taken from the adjoining site. The site should be supported by appropriate fowl and surface water drainage and water management evidence.
AB33	Land off Nantwich Road / Park Lane Audley	Rural Centre (Audley)	2.74	Around 60	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site should be masterplanned with site AB32 The site should be supported by appropriate fowl and surface water drainage and water management evidence.
BL18	Clough Hall, Talke	Urban Centre (Talke & Butt Lane)	13.45	Around 285	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt.

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
						The delivery of the site should be masterplan led The site should be supported by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure The site should be supported by appropriate fowl and surface water drainage and water management evidence.
BL24	Land adjacent 31 Banbury Street, Talke	Urban Centre (Talke & Butt Lane)	0.27	Around 10	n/a	The site should be supported by appropriate fowl and surface water drainage and water management evidence.
BL32	Land at Congleton Road, Butt Lane	Urban Centre (Talke & Butt Lane)	0.85	Around 20	n/a	Highways access to be taken from Knowles View
BL8	Land adjacent to roundabout at West Avenue, Kidsgrove	Urban Centre (Talke & Butt Lane)	1.42	Around 40	n/a	
CH13	Castletown Grange, Douglas Road, Cross Heath	Strategic Centre (Cross Heath)	0.59	-7	n/a	Results in a rationalisation of the site and a net reduction. The site promotor has proposed 28 units. Redevelopment of the site would include the demolition of 35 units.
CH14	Maryhill Day Centre, Wilmott Drive, Cross Heath	Strategic Centre (Cross Heath)	0.69	Around 30	n/a	
CT1	Land at Red Street and High Carr Farm, Chesterton	Strategic Centre (Crackley & Red Street)	32.04	Around 750	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt.

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
						The delivery of the site should be masterplan led. Junction improvements will be required along Talke Road or A34 to provide access to the site. The site should be supported by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure
CT20	Rowhurst Close, Chesterton	Strategic Centre (Holditch & Chesterton)	8.88	n/a	7.51	Uses as defined by use classes E(g)(i), E(g)(ii), E(g)(iii), B2 and B8
KG6	William Road, Kidsgrove (site of the Galley PH)	Urban Centre (Kidsgrove & Ravenscliffe)	0.18	Around 6	n/a	
RC8	Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	Urban Centre (Kidsgrove & Ravenscliffe)	0.38	Around 6	n/a	The site should be supported by a surface water flood risk assessment
KL13	Keele Science Park Phase 3, University of Keele	Rural Centre (Keele)	26.13	Around 220	11.21	The site will require a masterplan and infrastructure delivery statement. The site would need to be landscape lead. The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The site should be supported by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure
KS11	Knutton Community Centre, High Street Knutton	Strategic Centre (Knutton)	0.57	Around 9	n/a	The delivery of the site should be masterplan led.



Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
KS17	Knutton Recreation Centre, Knutton Lane	Strategic Centre (Knutton)	2.33	Around 55	n/a	The delivery of the site should be masterplan led.
KS18	Land North of Lower Milehouse Lane, Knutton	Strategic Centre (Knutton)	0.18	Around 10	n/a	The delivery of the site should be masterplan led.
KS19	Knutton Lane	Strategic Centre (Knutton)	0.08	Around 5	n/a	The delivery of the site will require demolition of garages, 6 of which are currently void.
KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Strategic Centre (Knutton)	3.76	Around 150	n/a	The delivery of the site should be masterplan led. The site should be supported by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure
LW53	Land corner of Mucklstone Wood Lane & Rock Lane, Loggerheads	Rural Centre (Loggerheads)	8.35	Around 130	n/a	The delivery of the site should be masterplan led The site should be supported by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure
LW87	Former Petrol Station, Eccleshall Road, Loggerheads	Rural Centre (Loggerheads)	0.19	Around 12	n/a	
MD29	Land North of Bar Hill, Madeley	Rural Centre (Madeley & Betley)	15.69	Around 150	n/a	Access arrangements should take account of HS2 and its impacts. The site should be masterplan led. The site should provide for pedestrian access, including the pedestrian footbridge over the railway line. The site should be supported by infrastructure delivery strategy, which includes

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
						setting out the approach to supporting community and health infrastructure
NC13	Land West of Bullockhouse Road, Harriseahead	Urban Centre (Newchapel & Mow Cop)	3.19	Around 100	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site should be Masterplan led The site should be supported by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure The site should be supported by appropriate fowl and surface water drainage and water management evidence.
NC77	Bent Farm, Newchapel	Urban Centre (Newchapel & Mow Cop)	3.06	Around 80	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt, particularly the boundary of the site with Stoke-on-Trent City Council. The delivery of the site should be masterplan led
SB12	Land adjacent to Clayton Lodge Hotel	Strategic Centre (Westbury Park & Northwood)	1.79	Around 60	n/a	The delivery of the site should be masterplan led
SP11	Former Keele Municipal Golf Course	Strategic Centre (Silverdale)	75.74	Around 900	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site will be masterplan led and will require an infrastructure delivery statement. Delivery of

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
						the site will need to mitigate the loss of Bogs Wood (Biodiversity Alert Site). Junction improvements along the A525 required to provide access to the site.
SP12	Site off Glenwood Close, Silverdale	Strategic Centre (Silverdale)	2.01	Around 70	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The site should be considered alongside SP11 therefore providing access to the site.
SP2	Cheddar Drive, Silverdale	Strategic Centre (Silverdale)	0.08	Around 8	n/a	This site would require demolition of 4 dwellings resulting in a net gain of 8
SP22	Former playground off Ash Grove, Silverdale	Strategic Centre (Silverdale)	0.70a	Around 36	n/a	This site would require demolition of 15 existing dwellings resulting in a net gain of 36.
SP23	Land at Cemetery Road / Park Lane	Strategic Centre (Silverdale)	5.20	Around 200	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site should be masterplanned. Site should be considered alongside SP11&SP12
TB19	Land south of Newcastle Golf Club, Whitmore Road	Strategic Centre (Thistleberry)	45.44	Around 550	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site should be masterplanned and provide sustainable links to Keele University. Explore the potential for on-site renewable energy generation

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
						Take account of the location of Pie Rough within the development site
TB23	Land West of Galingale View, Thistleberry	Strategic Centre (Thistleberry)	4.37	Around 124	n/a	Partial area of site is identified in the Open Space Strategy however developable area takes this into account.
TB6	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	Strategic Centre (Thistleberry)	0.34	Around 13	n/a	
TC22	Marsh Parade, Newcastle (former Zanzibar night club)	Strategic Centre (Town)	0.35	Around 70	n/a	Site will be subject to an AQMA assessment. The site will contribute towards the Staffordshire County Council Walking and Cycling Improvement Plan. Potential for a mix of uses.
TC40	Car Park, Blackfriars Road, Newcastle	Strategic Centre (Town)	0.20	Around 10	0.19	Require improved footway access to the tow path (step free). Vehicular access arrangements would need to consider potential for residential and customer parking for the garage.
TC45	York Place, Newcastle Town Centre	Strategic Centre (Town)	0.29	n/a	0.29	The site lies within a Conservation Area so will require Conservation Area consent and be subject to Conservation Area policies in the Local Plan. The site would require vehicular/ service access to the rear of any newly established retail units.
TC7	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle	Strategic Centre (Town)	1.918	Around 75	1.63	The site will require a contamination assessment. The site should be masterplan led. A heritage and AQMA assessment will be required.

Site Reference	Site Name / Address	Settlement Hierarchy (Ward)	Site Size (Area) in Hectares	Indicative Dwellings	Indicative Employment Land (Hectares)	Site specific requirements (e.g. what additional criteria is needed to be achieved on the site – may be left blank on some sites)
TK10	Land at Crown Bank, Talke	Urban Centre (Talke & Butt Lane)	5.33	Around 170	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt. The delivery of the site should be masterplan led
TK17	Land off St Martins Road, Talke	Urban Centre (Talke & Butt Lane)	1.24	Around 40	n/a	The proposed allocation will need to provide for compensatory measures and provide defensible boundaries with the Green Belt.
TK27	Land off Coppice Road, Talke	Urban Centre (Talke & Butt Lane)	2.83	Around 90	n/a	The proposed allocation will need to provide for compensatory measures and retain / provide defensible boundaries with the Green Belt. The delivery of the site should be masterplan led
TK6	Site at Coalpit Hill, Talke	Urban Centre (Talke & Butt Lane)	0.46	Around 10	n/a	

## 16 Glossary

**Affordable Housing: As set out in the National Planning Policy Framework.** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); Comprises of social rented, affordable rented and intermediate housing for households whose needs are not met by the market. Social rented housing is owned and rented out to households by local authorities, private registered providers or other approved landlords. Affordable rented housing is let under similar arrangements but at 20% below local market rents. Intermediate housing comprises of homes for sale and rent and can include shared equity (shared ownership and equity loans) and other low-cost homes for sale and intermediate rent. A new (2021) initiative by the Government – First Homes - are designed to allow people to get on the housing ladder in their local area, and to ensure that key workers providing essential services can buy homes in the areas where they work.

**Air Quality Management Areas:** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD.

**Ancillary:** A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land. Generally, ancillary uses will require planning permission.

**Best and Most Versatile Agricultural Land:** Land in grades 1,2 and 3a of the agricultural land classification

**Brownfield Land:** See 'previously developed land'

**Built-up Frontage:** a built-up frontage is a substantial line of buildings fronting a road with a fairly dense and uniform pattern of development. Loose groupings of buildings in substantial grounds or with other spaces between them are not considered to be built up frontages

**Carbon Capture:** A way of collecting the carbon produced when fuel is burned, so that it is not released into the air.

**Carbon Capture Areas:** Also shown as urban tree planting strategy on the draft Policies Map are areas where there is potential for tree planting to take place to support carbon capture. These areas play an important long-term role in reducing carbon dioxide emissions and providing local wildlife habitats.

**Climate Change:** Climate change is the long-term shift in average weather patterns across the world. Since the mid-1800s, humans have contributed to the release of carbon dioxide and other greenhouse gases into the air. This causes global temperatures to rise, resulting in long-term changes to the climate.

**Core Spatial Strategy:** The existing, overarching development plan document for Newcastle-under-Lyme and Stoke-on-Trent. It sets out the long-term spatial vision for areas, the spatial objectives and strategic policies and proposals to deliver that vision. The Core Spatial Strategy was adopted by both Councils in 2009 and will be replaced by the Newcastle under Lyme Local Plan.

**Conservation Area:** Conservation areas are designated if any parts of area are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

**Decentralised Energy:** Local renewable and local low-carbon energy sources.

**Development Management (decision-taking):** A function of the respective Councils' which considers and decides submitted planning applications against relevant planning policy and any other material considerations.

**Designated Heritage Asset:** A world heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation

**Development Plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**District Heat Network (DHN):** A system for distributing heat generated in a centralized location through a system of insulated pipes for residential and commercial heating requirements.

**Draft Local Plan:** This stage of the plan production process follows on from this Issues and Strategic Options stage. It is at this stage that the Council will present their preferred strategy and planning policy approaches to address the planning issues raised in this paper and any other issues that arise through the plan production process.

**Duty to Cooperate:** This is a legal requirement introduced by the Localism Act 2011. It requires that public bodies should engage constructively, actively and on an ongoing basis on strategic planning issues that cross administrative boundaries.

**Ecological Network:** Sites and corridors of biodiversity importance that are linked together.

**Economic Development:** Development that generates jobs and economic growth. This can include industrial uses, warehousing, offices, retail and leisure.

**Employment Generating Uses:** All business use classes, as defined under Use Class Order (E(G)(i), E(G)(ii), E(G)(iii), B2: General Industrial and B8: Storage and Distribution), and closely related sui generis uses are considered to be employment generating uses. It does not include land for retail development.

**Employment Land Review:** This is an evidential study that identifies different levels of economic and employment growth over the plan period and the amount, type and location of land that is best suited to meeting the projected levels of growth.

**Enterprise Zone:** Areas designated by the government which have the backing of the local authority and Local Enterprise Partnership. Within these areas planning processes are streamlined, lower rates of tax are applied and there is greater investment in infrastructure (including superfast broadband) to better enable economic development to take place.

**Evidence Base:** Up-to-date and relevant studies, data, information and analysis on the economic, social and environmental characteristics and prospects of the area to inform and support the preparation of the Local Plan.

**Examination in Public:** Before it can be adopted, a Local Plan must be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with legal and procedural requirements, and whether it is considered 'sound'. To be 'sound' a document must be positively prepared, justified, effective and consistent with national policy.

**Functional Economic Market Area (FEMA):** The geographical extent of a distinct local commercial property market. There is no standard approach to defining the extent of this area, but it is possible to identify it by taking account of a combination of information sources such as transport networks, travel to work areas, housing market areas, administrative areas, areas covered by Local Enterprise Partnerships and the flow of goods, services and information within the local economy.

**Green Belt:** A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Plan.



**Green Infrastructure:** A network of multi-functional green space which can deliver a wide range of environmental benefits and quality of life benefits for local communities. Green infrastructure can encompass both urban and rural areas. Green infrastructure includes parks and gardens, canals, cemeteries, allotments, plantations and green spaces.

**Greenfield Land:** Land that has not previously been developed (see entry for 'previously developed land'). This includes land currently or last used for agriculture and forestry and private garden land.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets such as Scheduled Ancient Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields or Conservation Areas as well as assets identified by the local planning authority (including local listing).

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Housing Market Area:** This is the area within which the local housing market operates. The extent of the Housing Market Area is defined within the Strategic Housing Market Assessment (see separate entry below).

**Infrastructure:** Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, sport/recreation and health facilities.

**Intermediate Housing:** A type of affordable housing (see 'affordable housing')

**Irreplaceable Habitat:** Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, considering their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

**Key Village:** These settlements contain some, but not all the essential services and facilities to meet the day to day needs of residents and therefore have a more limited offer Rural Centre.

**Local Industrial Strategy:** A strategy for investment produced by the Local Enterprise Partnership that focusses on opportunities for boosting productivity, economic renewal and growth.

**Local Enterprise Partnership (LEP):** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The body that covers Newcastle-under-Lyme is the Stoke-on-Trent and Staffordshire Local Enterprise Partnership.

**Local Nature Partnership (LNP):** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of the NPPF, 2021).

**Local Plan:** The Local Plan is being prepared by the Borough council to guide future development across the local authority area. The final, adopted version of this development plan document will detail the strategy for development across the area up to 2037 and will contain detailed policies which Newcastle-under-Lyme Borough Council will use to manage future development.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area, such as creating planning policies or deciding planning applications. Newcastle-under-Lyme Borough Council is the local planning authority for Newcastle-under-Lyme.

**Main Town Centre Use:** Retail development, leisure, entertainment facilities, offices, arts, culture and tourism development. Examples include shops, cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, bingo halls, theatres, museums, galleries, hotels and conference facilities.

**Mineral Safeguarding Area:** An area covering known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. In the Local Plan area Staffordshire County Council are responsible for designating Mineral Safeguarding areas.

**Monitoring:** Involves the collection and analysis of data and statistics to understand how patterns of development are changing. An example of this is the collection of housebuilding statistics. Monitoring data can show how effective planning policies are in influencing development. Such information is reported by local planning authorities in their Authority Monitoring Report (AMR).

**National Planning Policy Framework (NPPF):** The Government's planning policies for England, which provide a policy framework that sets the parameters under which Local Plans and Neighbourhood Plans should be prepared, and decisions on planning applications should be made.

**National Planning Practice Guidance (NPPG/PPG):** The Government's more detailed online guidance on national planning policies, which adds further detail to the NPPF.

**Neighbourhood Plans:** Development plan documents which can be prepared by local communities, such as neighbourhood forums, business forums or parish and town councils. Neighbourhood Plans must conform to the strategic development priorities of the Local Plan but can shape and direct local development within their neighbourhood area.

**Open Space:** Space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Out of Centre:** A location which is neither within nor on the edge of a town centre.

**Parish and Town Councils:** Elected local authority bodies responsible for civil parishes. Parish and town councils have the ability to be designated as bodies to produce Neighbourhood Plans for their local areas.

**People with Disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities.

**Pitch:** a pitch may encompass the following elements,

A parking area for a towing vehicle (small lorry, van or large car)

A towing caravan for travelling

A static caravan which forms the base for the home

A wash building for personal and household cleaning

**Planning Policy (plan-making):** A function of local planning authorities that prepares planning policies and development plan documents to direct decisions on development proposals within the authority's area.

**Pollution:** Anything that affects the quality of land, air, water or soils and which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

**Previously Developed Land:** Land which is or was occupied by a permanent structure. This excludes land occupied by agricultural or forestry buildings, restored land previously used for minerals extraction or landfill and private residential gardens.

**Primary Shopping Area:** Area in a town or city centre that is defined within planning policy documents where retail development is concentrated as the dominant use in that location.

**RAMSAR Site:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Regional Spatial Strategy (RSS):** Previously a development plan document prepared at the regional level to direct the development strategy that local authority development plans were to conform with. Regional Spatial Strategies were revoked by the Localism Act 2011 and no longer apply.

**RENEW North Staffordshire:** This was an organisation that was set up to coordinate the renewal of the housing market in North Staffordshire as part of the previous government's Housing Market Renewal Pathfinder programme. This programme ended in 2011.

**Renewable and Low Carbon Energy:** Includes energy for heating and cooling as well as generating electricity. 'Renewable' covers sources of energy that occur naturally and repeatedly, for example wind, water, sun and also biomass and geothermal heat from below the ground. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Retail Impact Threshold:** The National Planning Policy Framework sets out that under the retail impact assessment test, local authorities should require an impact assessment if a proposed development is over a locally set floorspace threshold. If an application for out-of-town development fails to satisfy the test it should be refused.

**Rural:** Rural areas are those areas that are not urban, i.e. consisting of settlements below 10,000 people or are open countryside. The Rural Area is defined on the Policies Map.

**Rural Centres:** These settlements provide a significant role in service provision to the local population and must contain several essential services and facilities to meet the day to day needs of residents.

**Saved Policies:** Older local plan policies that can remain in place following a direction given by the Secretary of State under the Planning and Compulsory Purchase Act 2004. A list of currently saved policies in Newcastle-under-Lyme is available on the authority's website.

**Site Allocation:** A site designated within a development plan document for a specific type of use. For example, housing, employment or retail development.

**Site of Special Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Social Housing, or Social Rented Housing:** A type of affordable housing (see 'affordable housing')

**Statement of Community Involvement (SCI):** A document adopted by a local planning authority which describes how the public, business and interest groups within a local authority area can get involved in plan-making and the decision-taking.

**Strategic Economic Plan (SEP):** This is a document produced by the Local Enterprise Partnership (LEP – see separate entry above) which sets out the vision, aims and objectives for economic growth within the LEP area.

**Strategic Housing Land Availability Assessment (SHLAA):** This is an assessment of sites across a local planning authority area that may be capable of accommodating housing development. It is an assessment of all known sites in the area, but it does not constitute a council's view on which sites should or should not be developed for housing. The assessment is intended to identify whether or not sites are suitable, available and achievable for housing development.

**Strategic Housing Market Assessment (SHMA):** This is an evidential study that examines the extent and the operation of the local housing market. It also identifies the extent of the housing needs that exist or are likely to arise within the defined housing market area.

**Supplementary Planning Documents (SPDs):** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainability Appraisal:** An assessment of the impacts of policies and proposals on economic, social and environmental objectives, i.e. 'sustainable development'.

**Sustainable Development:** Development which contributes to meeting the long term economic and social needs of the community, whilst balancing this against the need to avoid creating an unacceptable long-term impact on the environment.

**Sustainable Transport:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Viability:** Refers to the financial implications of development. If the costs of development do not allow for a sufficient financial return to the developer, then the development will not be viable. Viability can be affected by the costs of developing the land, the costs of providing wider benefits such as open space or affordable housing, and the sale value of the completed development.

**Windfall Site:** A site not specifically identified for development in a plan, but which becomes available for development or is granted planning permission during the lifetime of the plan.

## Appendix 1: Monitoring Framework

- 1.1** A monitoring framework has been developed, as set out below, to effectively monitor the policies of the Local Plan. On adoption of the Plan, the monitoring framework will be included in the Council's yearly authority monitoring report (AMR).
- 1.2** It is considered that any one of the following circumstances would require the Council to consider a review of the plan or to bring sustainable alternative / additional sites forward, as appropriate:
- A failure of the Plan to meet its Strategic Objectives SO I - XII and a failure to deliver the amount of development required by policy PSD 1.
  - Evidence established through another LPA local plan process that its unmet strategic requirements can only be accommodated within the Borough of Newcastle-under-Lyme
  - Significant changes in national planning policy or Ministerial Statements that mean one or more of the plan's policies can no longer be effectively applied.
  - Evidence in the Authorities' Monitoring Report that one or more Plan policies are not achieving the plan's objectives or are working contrary to the effective planning of the Borough of Newcastle-under-Lyme.

**Table 6 Monitoring Indicators**

Indicator reference	Indicator	Target	Trigger	Proposed action for target not being met
IR1	Housing delivery	Maintain proposed supply in line with the Housing Trajectory	Delivery not aligning with the trajectory resulting in the Council being unable to demonstrate an adequate housing supply / over-delivering early in the plan period	Consider as part of 5YHLS annual report. Work closely with key partners, developers and landowners to better manage the delivery of development.
IR2	Site Allocation delivery	Maintain the delivery of allocated sites in line with the Housing Trajectory	Site allocations either not coming forward as proposed or failing to deliver in their entirety	Consider partial review of Local Plan Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance or reviewing S.106 or other legal agreements etc)
IR3	Employment land loss / delivery	To meet the demonstrable need as outlined in the policy	Total amount of employment land delivered not meeting overall requirements or lost to other forms of development	Consider partial review of Local Plan

Indicator reference	Indicator	Target	Trigger	Proposed action for target not being met
IR4	Infrastructure delivery – planned in the Infrastructure Delivery Plan	To meet the infrastructure needs as outlined within the Infrastructure Delivery Plan	Monitor that the delivery of infrastructure is occurring as stated within the Infrastructure Delivery Plan	Ensure the lack of delivery is completed in subsequent Infrastructure Funding Statement / consider partial Local Plan review
IR5	Infrastructure delivery – Infrastructure Funding Statement	To meet the infrastructure needs as outlined within the Infrastructure Funding Statement	Monitor that the delivery of infrastructure is occurring as stated within the Infrastructure Funding Statement and the delivery of infrastructure through regulation 122 of the CIL regulations	Increase the level of infrastructure required within the subsequent Infrastructure Funding Statement
IR6	Affordable Housing delivery	To ensure the policy provision is maintained	Monitor delivery of housing development to ensure the threshold is being maintained and delivered as stated	Policy to advise Development Management colleagues that development would not gain policy support should the proposals not deliver the appropriate affordable housing policy provision
IR7	Housing mix delivery	Meet the requirements outlined within the policy	Monitor delivery and ensure the requirements are being met	Policy to advise Development Management colleagues that development would not gain policy support should the proposals not deliver the appropriate policy provision
IR8	Gypsy and Traveller accommodation	Provide an adequate number of Gypsy and Traveller pitches Travelling Showperson Plots to meet the demonstrable need identified through the Gypsy and Traveller Accommodation Assessment	Demand not being met leading to an increase in transit sites / enforcement cases	Consider update to the Gypsy and Traveller Accommodation Assessment and consider approach to site delivery.

Indicator reference	Indicator	Target	Trigger	Proposed action for target not being met
IR9	Self / Custom Build development	To meet the demand on Part 1 of register within the time period for the relevant base period	Delivery not being met in line with the requirements of the register.	Ensure an appropriate amount of Self / Custom Build dwellings are permitted within the relevant time period.

## Supporting Information

- 1.3** This policy focuses on the successful delivery of new development within the plan period (2022 – 2040), in line with the Strategic Objectives of the Local Plan and coordinated with strategic infrastructure provision and should be read in conjunction with the Infrastructure Delivery Plan and policy IN1.
- 1.4** Monitoring and reviewing are an important part of local plan making as otherwise the effectiveness of policies and the need to review them cannot be determined.
- 1.5** Monitoring provides crucial feedback into the process of policymaking and review and helps to address questions such as:
- Are policies achieving their objectives and delivering sustainable development?
  - Have policies had unintended consequences?
  - Is the planning context and the evidence base behind the policies still relevant?
  - Are targets being achieved?
  - Should different indicators be used?
- 1.6** The Authority Monitoring Report (AMR) will be produced annually by the Council. The AMR will assess the extent to which policies set out in the Local Plan are proving effective and whether targets are being met. Monitoring will assess progress in delivering the Strategic Objectives through the implementation of policies.
- 1.7** The AMR will also include updated housing trajectories, which will set out the net additional dwellings completed to date and the estimated future completions for the remainder of the Plan Period.



## Appendix 2: Employment Sites in Supply

Table 7 Employment Sites in Supply

Site Reference	Site Address	Developable Area (Ha)
<i>Extant Permissions</i>		
SP9	Silverdale Business Park, Cemetery Road, Silverdale	0.3
HD15	Speedway Stadium, Chesterton	4.8
<i>Local Plan Allocations</i>		
KL13	Keele Science Park, Phase 3	6.28
BW1	Chatterley Valley (East of mainline), Chatterley	5.5
BW19	Chatterley Valley (West of mainline), Chatterley	26.49
BW5	Audley & Bignall End/Bradwell/Chesterton/Talke (Ex A500 sites)	2.1
CT20	Rowhurst Close, Chesterton	1.52
<i>Vacant Land within existing employment areas</i>		
BL22	Land off Linley Road, Kidsgrove	2.86
		<b>TOTAL 49.9</b>

## Appendix 3: Borough Council Car Parks in Asset Rationalisation Programme

**3.1** The following list of sites are currently being considered through the Council Asset Rationalisation Programme and may make a future contribution to meeting overall development requirements, through windfall development

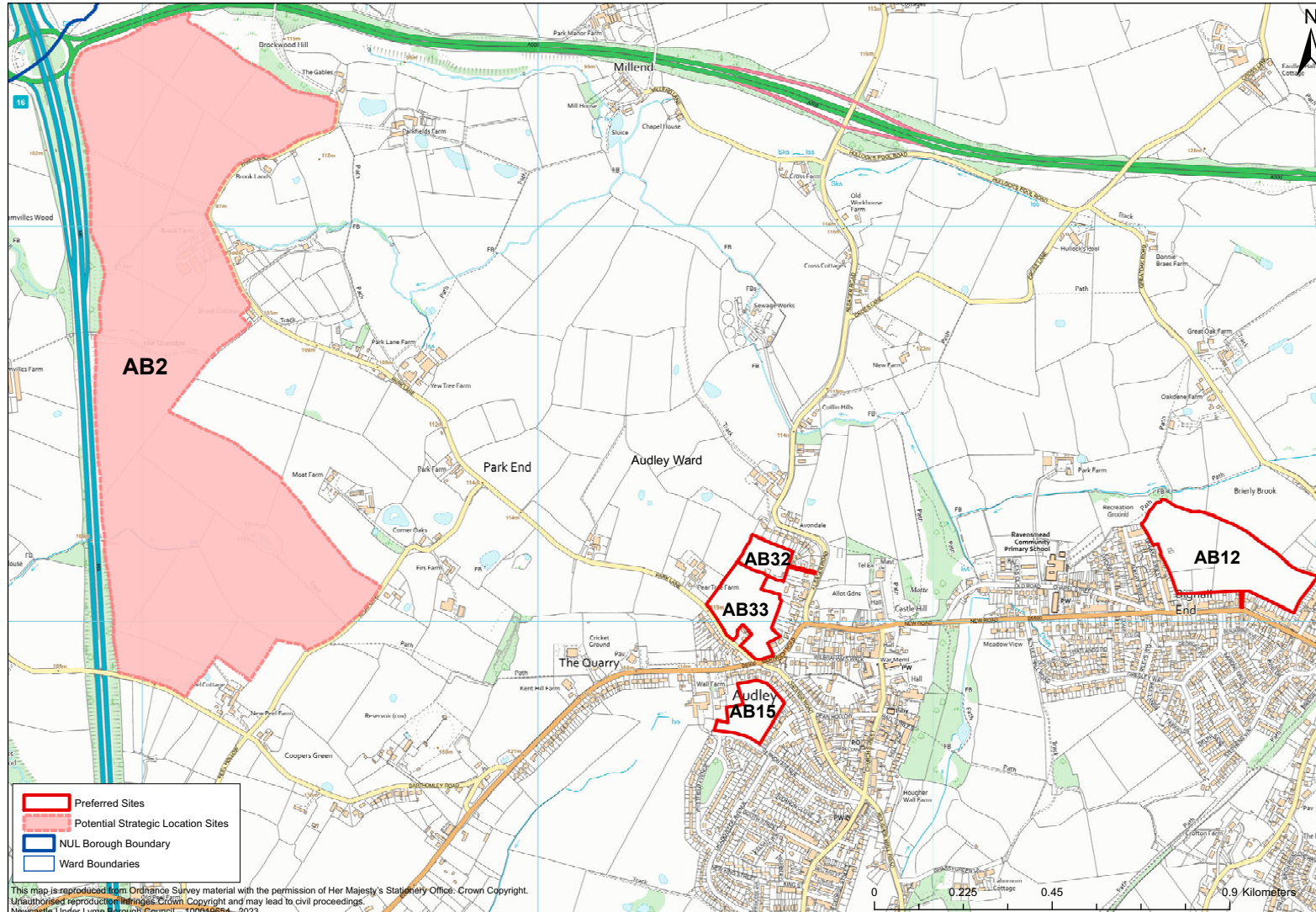
- Hassell Street, Newcastle-Under-Lyme, ST5 1AY
- Cherry Orchard, Newcastle-under-Lyme, ST5 1AY
- Goose Street, Newcastle-under-Lyme, ST5 2EA
- King Street, Newcastle-under-Lyme, ST5 1HX
- Bankside / Well Street, Newcastle-under-Lyme, ST5 1HX
- The Midway, Newcastle-under-Lyme, ST5 1QG

## Appendix 4: First Draft Local Plan Site Allocations Maps

- 4.1** The following section outlines the draft preferred sites and potential strategic location sites proposed in the First Draft Local Plan. The maps illustrate the location of the preferred sites and strategic locations but do not include any further policy designations. A Draft Policies Booklet has been prepared to support the consultation on the First Draft Local Plan which illustrates the Local Plan policies in the Borough, including on matters such as Green Belt.
- 4.2** The following maps are in draft. The maps have no legal planning status and have been prepared to support the consultation on the Newcastle-under-Lyme Borough Council First Draft Local Plan.

# Audley

## Audley Site Allocations Map

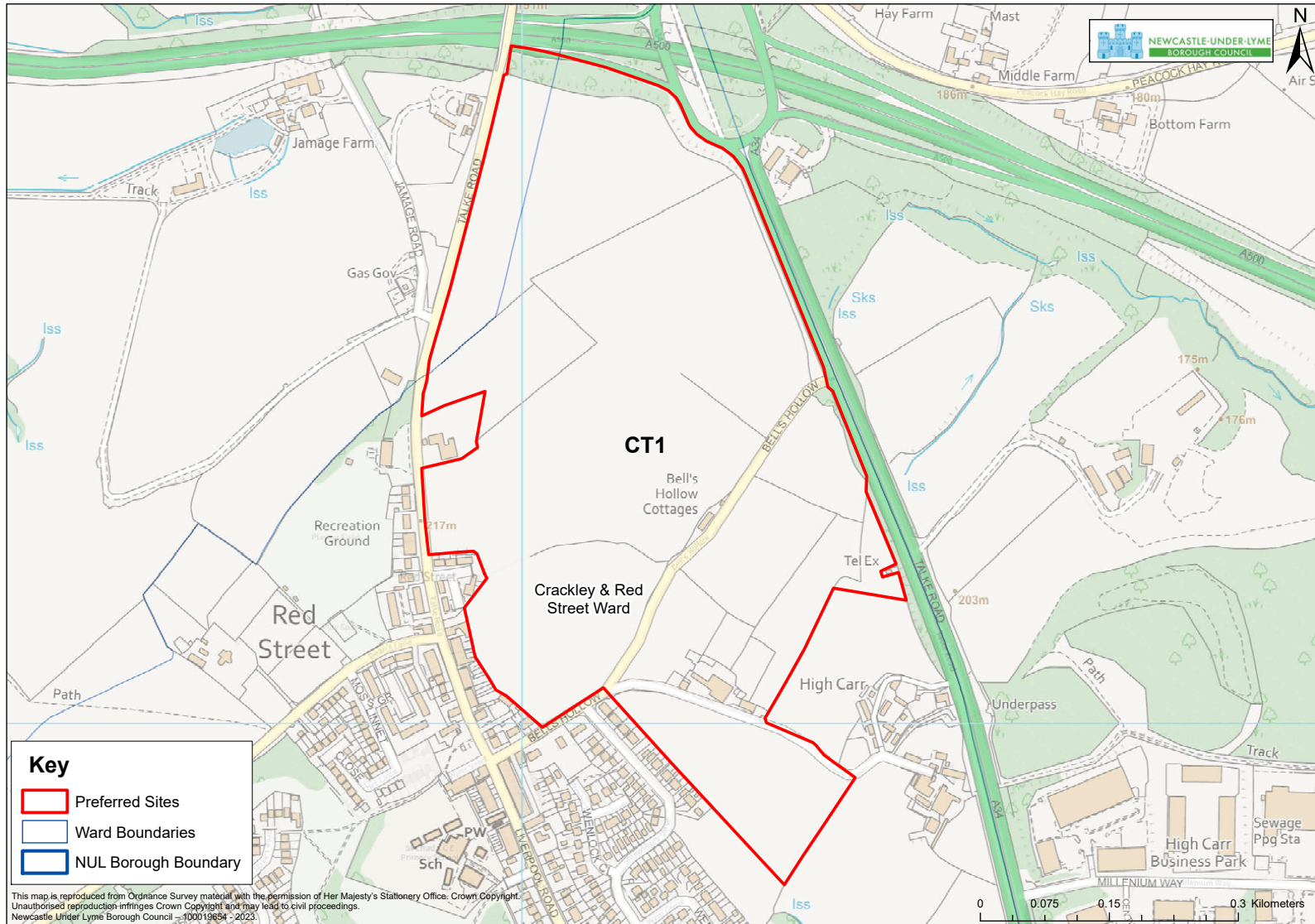


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# Crackley

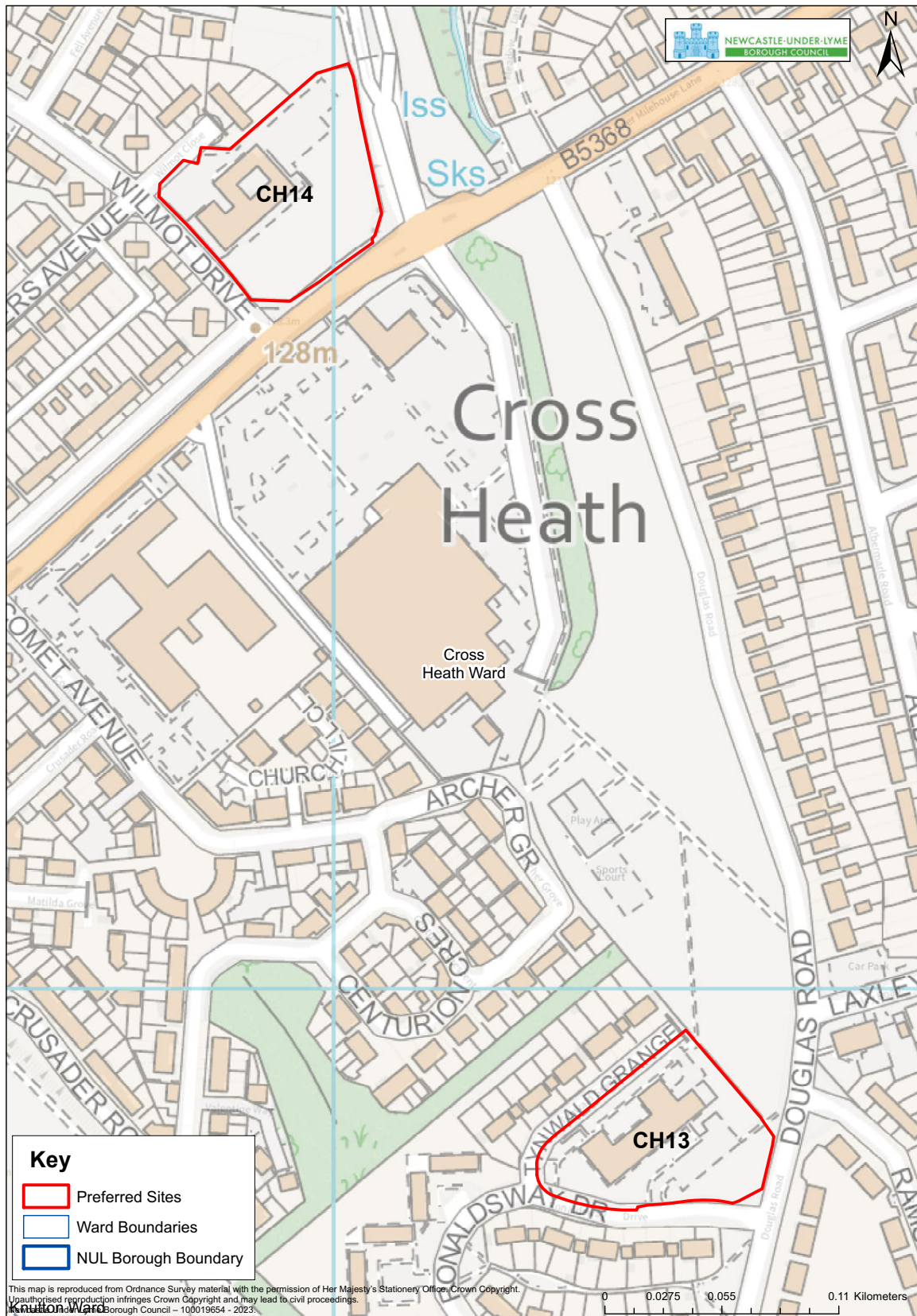
## Crackley Site Allocations Map





# Cross Heath

## Cross Heath Site Allocations Map



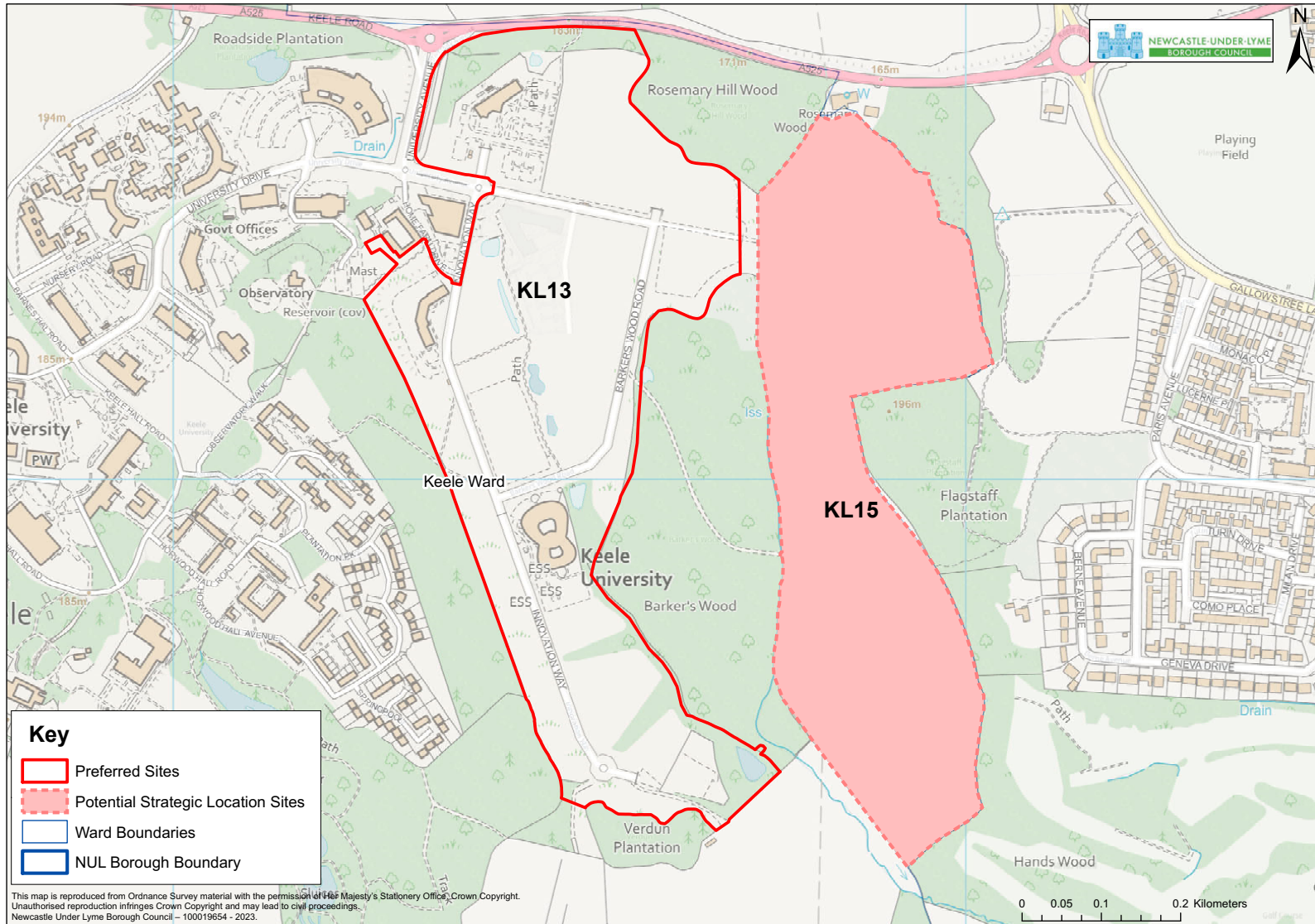


Holditch Site Allocations Map



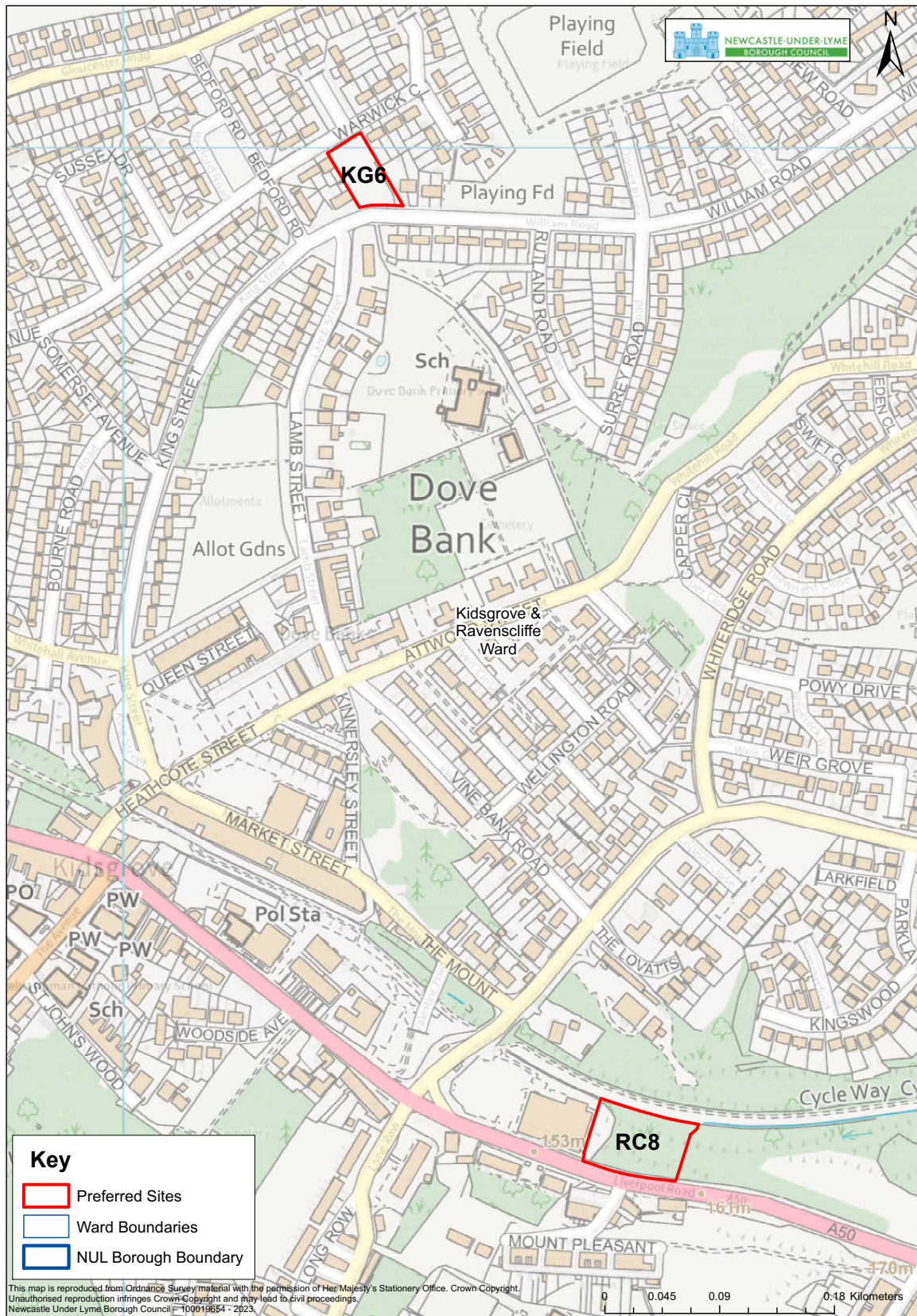


Keele Site Allocations Map



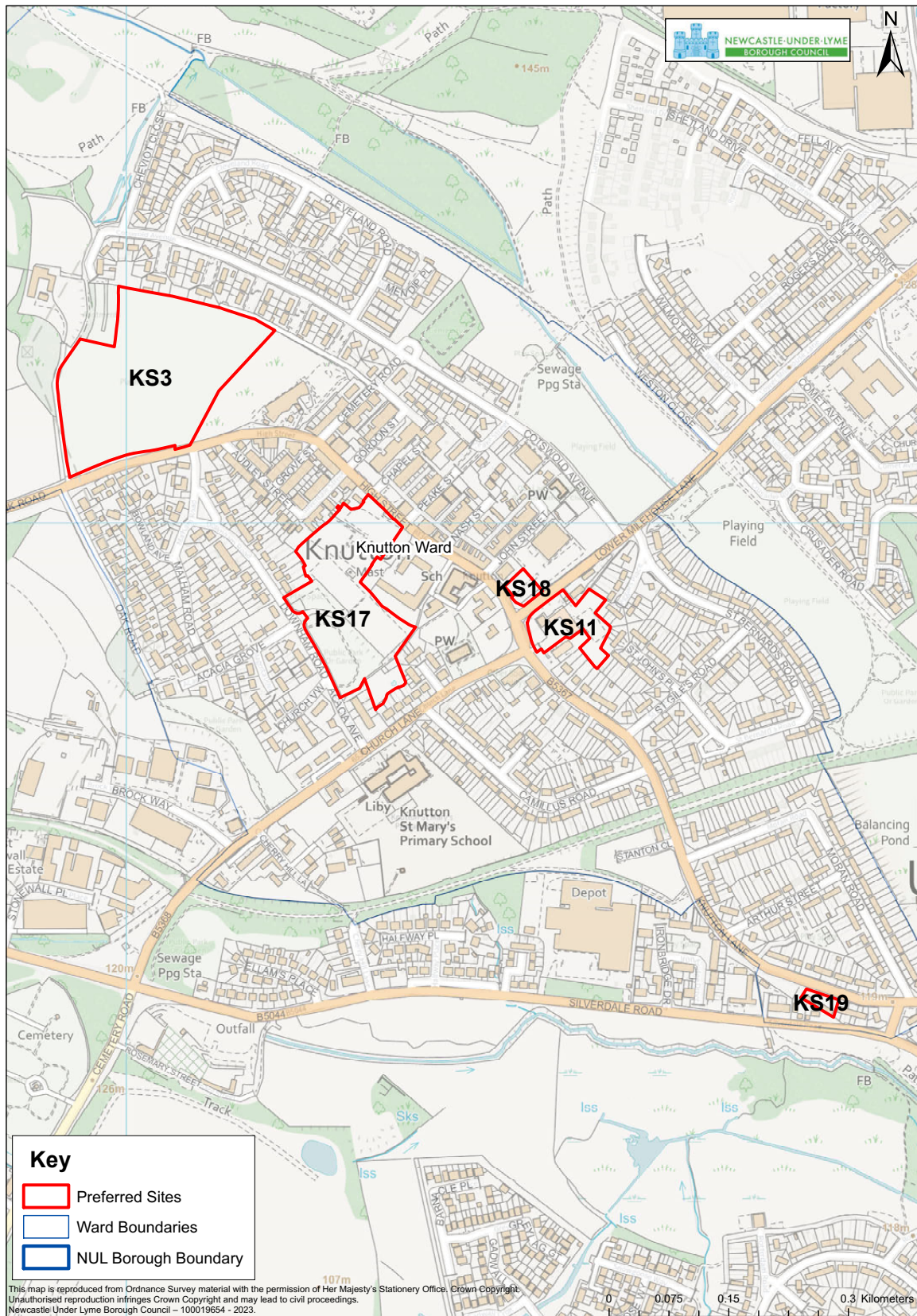


## Kidsgrove Site Allocations Map





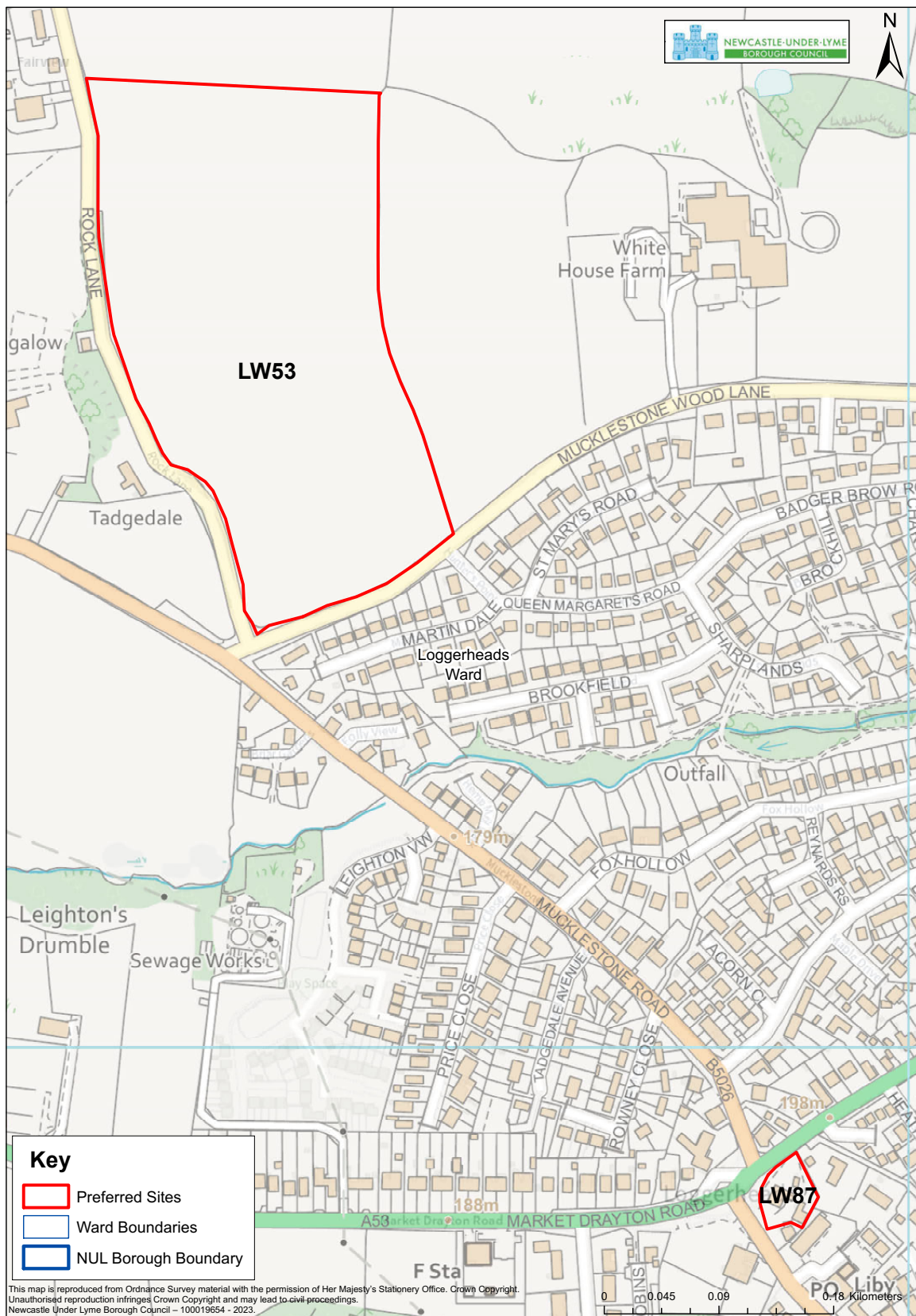
## Knutton Site Allocations Map





# Loggerheads

## Loggerheads Site Allocations Map



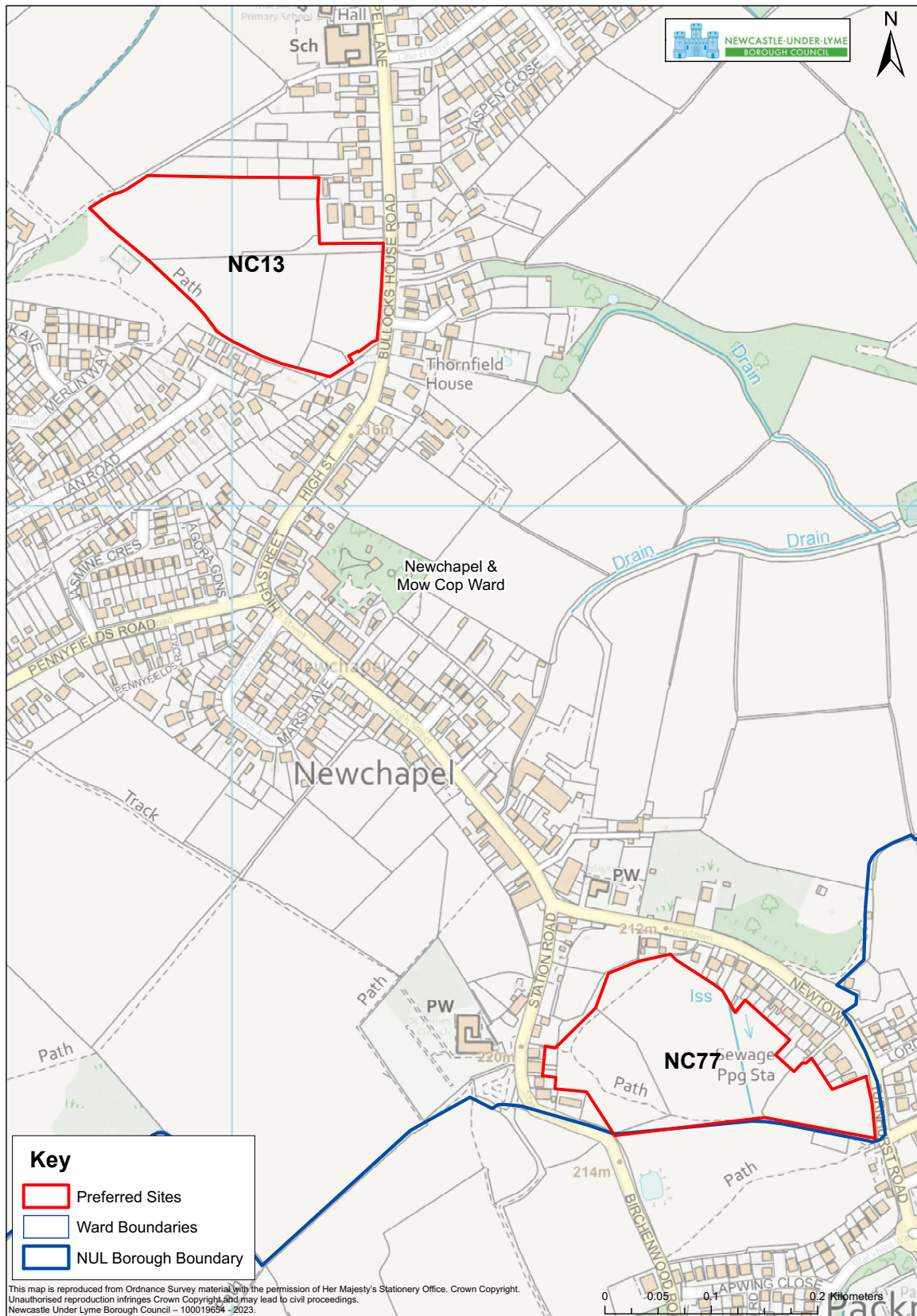
# Madeley

## Madeley Site Allocations Map

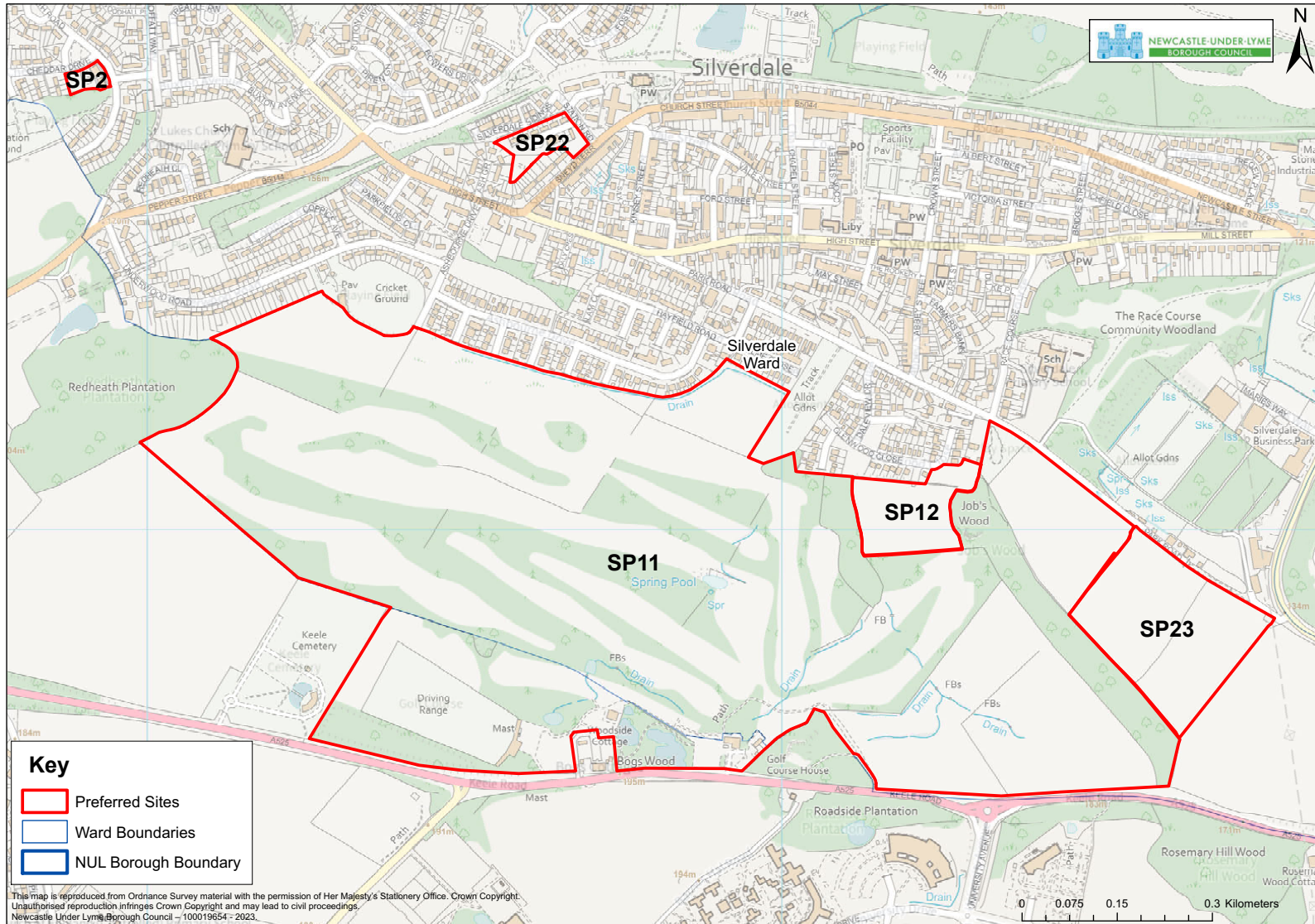




## Newchapel Site Allocations Map

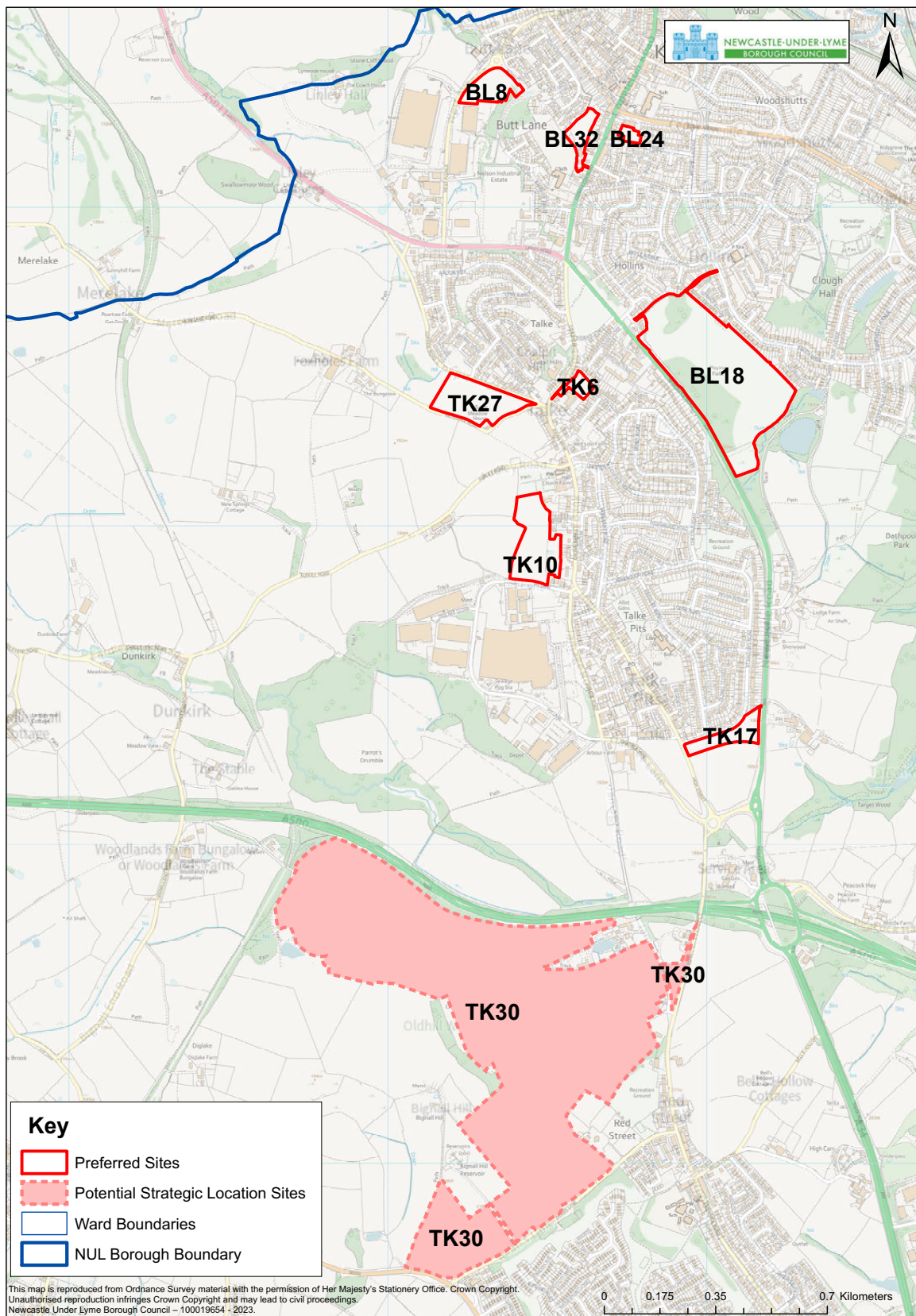


## Silverdale Site Allocations Map





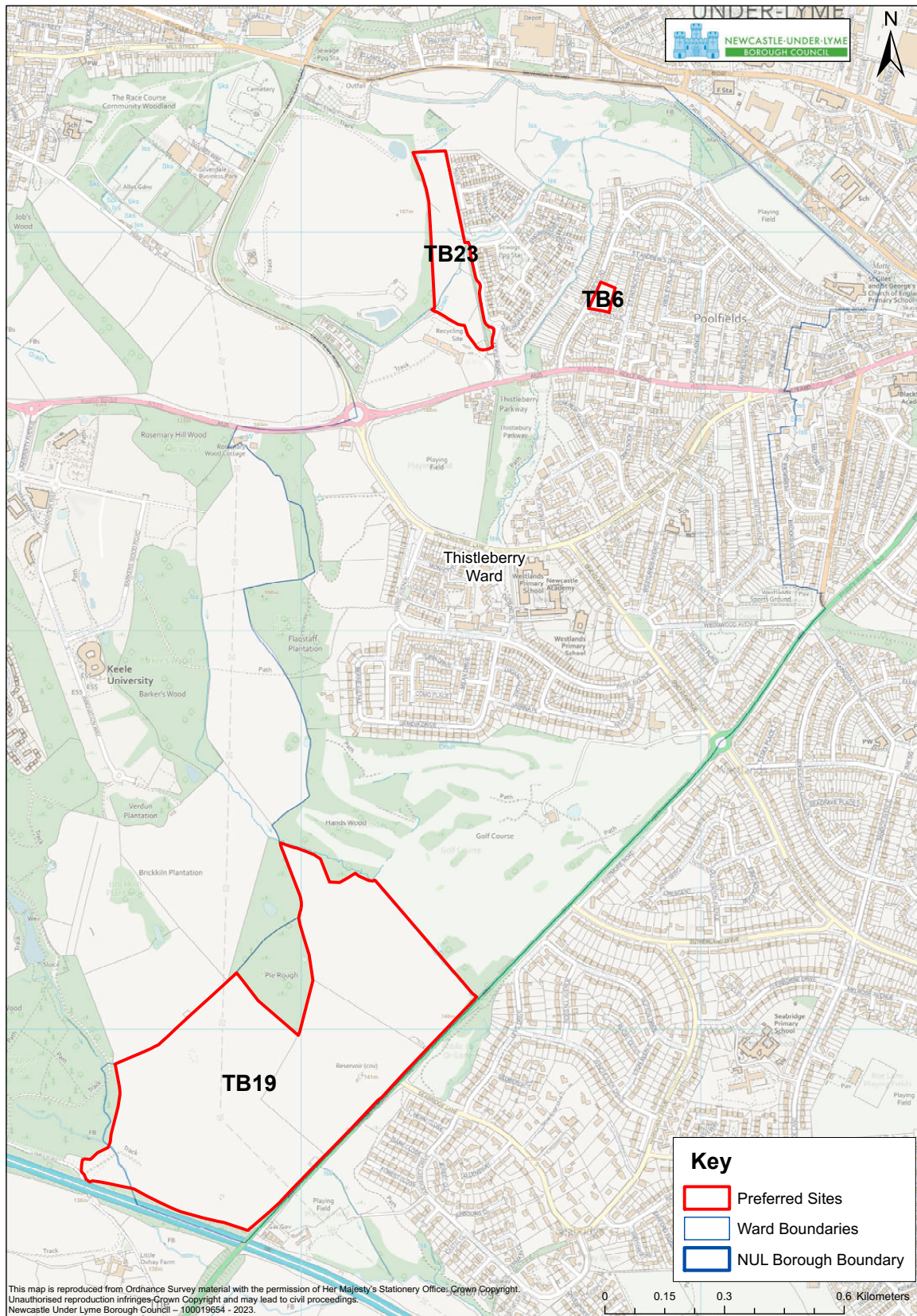
Talke Site Allocations Map





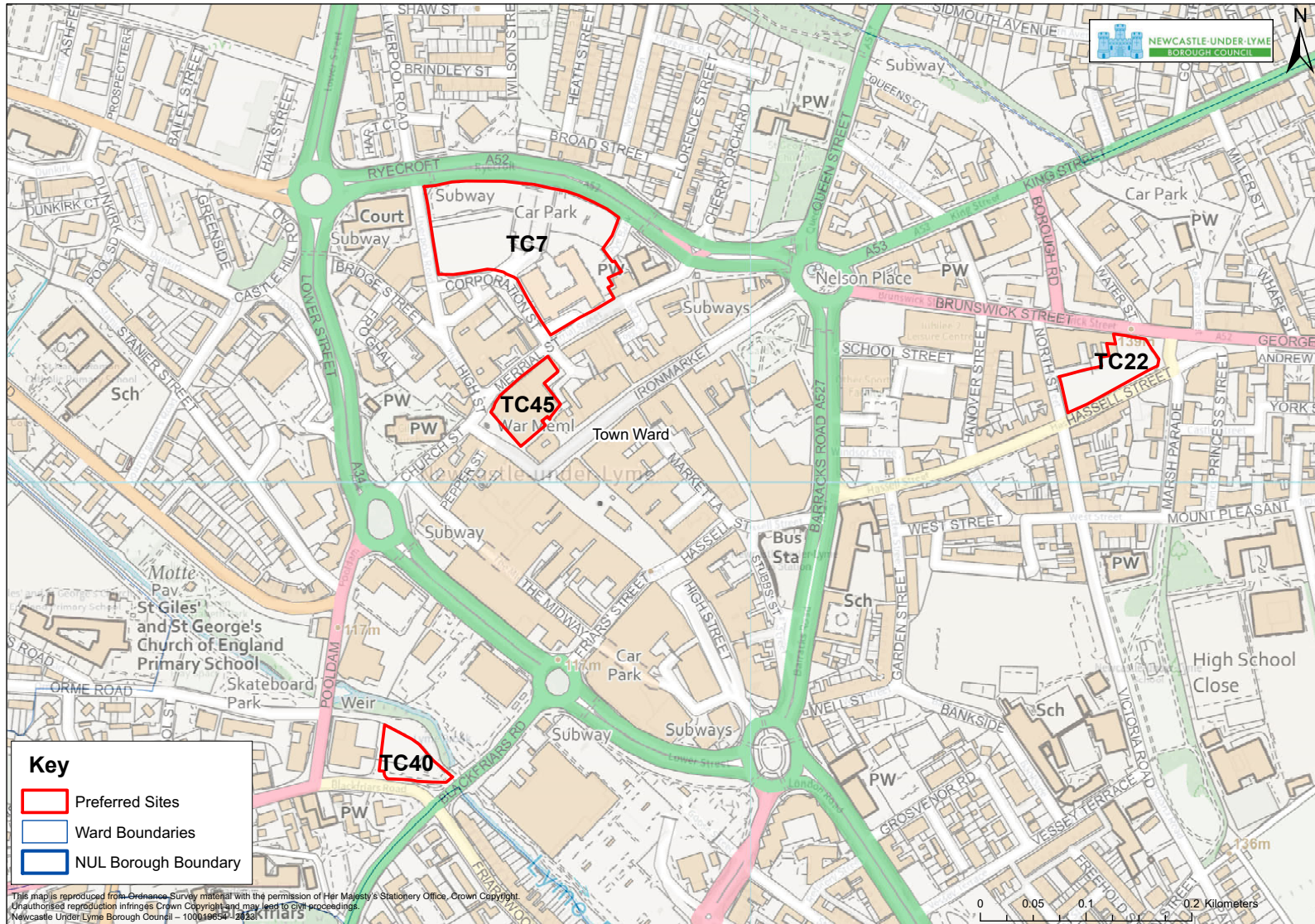
# Thistleberry

## Thistleberry Site Allocations Map





Town Site Allocations Map





# Westbury Park

## Westbury Park Site Allocations Map





