



Audley Rural Neighbourhood Plan Submission Consultation Representation Form

Audley Rural Parish Council has submitted the Audley Rural Neighbourhood Plan to the Council. Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 Newcastle-under-Lyme Borough Council are now consulting on the proposed Neighbourhood Plan and would like your comments. Please note that in order for your representation to be taken into account at the Neighbourhood Plan examination, and for you to be kept informed of the future progress of the Neighbourhood Plan your full contact details are needed.

The closing date for representations to be made is Monday 16th December (5pm).

Please return your completed representation forms by the closing date via email to planningpolicy@newcastle-staffs.gov.uk or by post to the following address:

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

All comments will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Newcastle-under-Lyme Borough Council in line with the Council's Privacy Notice.

You can view the Audley Rural Neighbourhood Plan and associated documents at <https://www.newcastle-staffs.gov.uk/planning-policy> and hard copies of the documents are available at Castle House, Newcastle-under-Lyme, ST5 1BL & Audley Library, for the duration of the consultation.

The Council's Privacy Notice can be found here:- <https://www.newcastle-staffs.gov.uk/privacy-notices/planning-policy-privacy-notice>

CONTACT DETAILS

Your personal data will assist the councils with their analysis but will be used in accordance with the Council's Privacy Notice, viewed here:- <https://www.newcastle-staffs.gov.uk/privacy-notices/planning-policy-privacy-notice>

Name

Organisation (if relevant)

Address

Postcode

Telephone number (optional)

Email address

Do you wish to be kept informed on the Council's decision on the Neighbourhood Plan Proposal:

☒ Yes

☐ No

If yes, is your preferred method of contact by email or post?

☒ Email

☐ Post

Please state which part of the Neighbourhood Plan (for example, which section, paragraph or policy) your representation relates to:

ANP2 and other chapters as may be necessary

Please use the space below to provide your comments on this part of the Neighbourhood Plan

This representation is submitted on behalf of Harworth Group PLC (herein “Harworth”) and Graham Ward Farms Limited, who are promoting a potential strategic site extending to circa 66ha in the Newcastle-under-Lyme Borough Council Local Plan process, referred to as 'Land off Talke Roundabout / A500'. This site was previously assessed in the Local Plan preparation under ref: TK30, albeit is not proposed for allocation in the Final Draft Local Plan. Harworth and Graham Ward Farms Limited have submitted representations to the Local Plan consultation seeking the allocation of the site in the new Local Plan prior to its adoption.

Part of the 66ha site (circa 8ha) falls within the Audley Rural Neighbourhood Plan boundary. The Indicative Proposed Masterplan, submitted in support of the Local Plan representations is provided, alongside a sketch overlay of the site onto the Neighbourhood Plan boundary, to show the location of the proposed strategic site. The Indicative Proposed Masterplan shows two development plots here for employment use, one of 2.49ha accommodating a unit of 12,140sqm, and the other of 1.79ha accommodating a unit of 7,332sqm. This is only illustrative, but shows what could be delivered in this location. This would be part of a wider development of 390 new homes and circa 95,500sqm employment floorspace, providing up to 1,000 jobs in the construction phase and circa 3,600 permanent jobs once operational. The representation submitted to the Local Plan (available publicly on the Council's online Consultation page), is supported by various technical assessments, including input from appointed heritage specialists at WSP, who are confident the site can be developed without leading to harm to the Grade II listed Wedgwood Monument.

We recognise that only a proportion of the site, which currently sits in the Green Belt, is located in Audley Parish. On this basis, and given the potential strategic importance of the site to the region, we consider that the Local Plan process would be the most appropriate means to establishing whether the whole site should be released from the Green Belt and allocated. We therefore request that the Neighbourhood Plan process take account of the Local Plan process and be updated if and when necessary, should Land off Talke Roundabout / A500 be allocated prior to adoption. If this is the case, the Neighbourhood Plan should also seek to ensure active travel routes and linkages to the site in order to facilitate sustainable development. Harworth are happy to discuss these representations with the Parish Council, and to keep you updated on the Local Plan process.

Please continue on an additional sheet if necessary.