

Audley Rural Neighbourhood Plan

Newcastle under Lyme Borough Council Response to the Initial Comments of the Independent Examiner – dated 16 January 2025:

Section & Paragraph Number	NuLBC Response
<i>Regulation 16 Comments and Strategic Policies</i>	
6.	Please refer to the list in Appendix 1
7.	<p>With regard to the provisions of neighbourhood plan policies ANP1 & ANP2, whilst support for residential development (and business & community facilities) within defined settlement boundaries is acknowledged, as Audley & Bignall End are rightly recognised in the Inspector's initial comments as forming a Rural Centre in the emerging Local Plan this has meant that their settlement boundary is proposed to change (from that presented in Figures 3.4 & 3.5) to facilitate the development of residential allocations on land that is currently within the Green Belt.</p> <p>The consequent extent of development is assumed therefore to be of a greater scale than that anticipated within the additional settlements of the Parish, in line with Local Plan Policy PSD2 which identifies them accordingly as Other Settlements and Rural Areas.</p> <p>Given the relative availability of facilities & services, it may be that Audley & Bignall End should be highlighted within the planning rationale sections of Housing (3.) and Business & Community Facilities (4.) chapters of the neighbourhood plan as the principal/primary areas where development within settlement boundaries (as prospectively amended) be focused, with a more limited role for the other settlements, perhaps akin to that for Scot Hay (notwithstanding it being in the green belt) and the open countryside provisions of Local Plan policy PSD3.</p> <p>Such an approach, the Council feels, will allow for modifications being made to the neighbourhood plan that recognises the parameters of general conformity to the adopted development plan, & the status of the emerging Local Plan which will be subject to its own examination in the coming months – see also response to 10. below.</p>
8.	Noted, & the Borough Council agree with the assertion of awaiting the outcome of the Local Plan examination.
9.	The settlements of Alsagers Bank, Halmer End, Miles Green and Wood Lane are identified on the Policies Map as being within Open Countryside, and <u>do not</u> therefore form part of the green belt. They are inset settlements.

	Referring back to the points raised above at 7. with the emphasis placed on Audley & Bignall End, allied to due regard being had to the open countryside provisions of Local Plan policies PSD3 & PSD4 for the other settlements (which also in variance to the neighbourhood plan – detailed in figures 3.3, 3.6, 3.7, 3.8 - do not have settlement boundaries), will from the Council’s perspective serve to obviate the risk of issues arising of general compliance of strategic policy.
10.	The latest Local Development Scheme (published post the 4 February 2025 Cabinet) indicates that the Local Plan will be adopted on 19 November 2025, which represents the date of the final Borough Council meeting of the calendar year. However, this is caveated with attainment of this being heavily dependent on progression of the Local Plan hearing sessions, which at the time of writing are provisionally scheduled for Spring-Summer 2025.
<i>Policy ANP1 Residential Development</i>	
13.	<p>Owing to the Open Countryside designation on the Local Plan’s Policies Map, Policy PSD4 is therefore invoked and specifically parts 3 & 4 would be applied for the determination of development proposals in Alsagers Bank, Halmer End, Miles Green and Wood Lane. In contrast, part 2 of PSD4 would apply to Audley & Bignall End as they have defined settlement boundaries.</p> <p>Please also refer to the responses provided above to 7. & 9.</p>
15.	<p>Yes, having due regard to: https://assets.publishing.service.gov.uk/media/6218c5d38fa8f54911e22263/AD_S.pdf</p> <p>In summary, as of June 2022, it is understood that:</p> <ul style="list-style-type: none"> • Every new home, including those created from a change of use, with associated parking must have an EV charge-point; • Residential buildings undergoing a major renovation which will have more than 10 parking spaces must have at least one EV charge-point per dwelling with associated parking, along with cable routes in all spaces without charge-points; • All new non-residential buildings with more than 10 parking spaces must have a minimum of one charge-point and cable routes for one in five (20%) of the total number of spaces; • All non-residential buildings undergoing a major renovation that will have more than 10 parking spaces must have a minimum of one charge-point, along with cable routes for one in five spaces.
<i>Policy ANP12 Transport and Active Travel</i>	
30.	The Borough Council considers that an amendment to specifically state “significant” amounts of additional travel is appropriate for ANP12, to both reflect national policy (Dec 23 NPPF Para 117 & reiterated in the Dec 24 NPPF

	Para 118) and that detailed in Policy IN2: Transport and Accessibility of the emerging Local Plan. Within the interpretation text of the policy there may also be merit in suggesting that the affected community(ies) could offer their views to the Local Planning Authority in making the case-by-case judgement on what constitutes significant amounts of movement.
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Appendix 1: Newcastle-under-Lyme Borough Council Strategic Policies of the adopted Development Plan

The following policies are considered to be strategic policies:

All of the policies within the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 28 October 2009):

- SP1 – Spatial Principles of Targeted Regeneration
- SP2 – Spatial Principles of Economic Development
- SP3 – Spatial Principles of Movement and Access
- ASP4 – Newcastle Town Centre Area Spatial Policy
- ASP5 – Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
- ASP6 – Rural Area Spatial Policy
- CSP1 – Design Quality
- CSP2 – Historic Environment
- CSP3 – Sustainability and Climate Change
- CSP4 – Natural Assets
- CSP5 – Open Space/Sport/Recreation
- CSP6 – Affordable Housing
- CSP7 – Gypsy and Travellers
- CSP9 – Comprehensive Area Regeneration
- CP8 – Minerals in Stoke-on-Trent
- CSP10 – Planning Obligations

And the following Saved Policies 2011 of the Newcastle-under-Lyme Local Plan (adopted in 2003):

- S3 - Development in the Green Belt
- H1 – Residential Development: Sustainable Location and Protection of the Countryside
- H7 – Protection of Areas of Special Character
- H10 – Renewal of Existing Permissions for Residential Development
- H13 – Supported Housing
- E2 - Chatterley Valley
- E3 - Lymedale Park Extension
- E4 - London Road, Chesterton
- E5 - Church Lane, Knutton
- E6 - Chemical Lane

- E7 - Kidsgrove Station Yard
- E8 - Keele University and Keele Science Park
- E9 – Renewal of Planning Permission for Employment Development
- E11 – Development of Employment Land for Other Uses
- R12 – Development in Kidsgrove Town Centre
- R13 – Non-retail uses in Kidsgrove Town Centre
- R14- Development in District Centres
- R15 - Non-Retail uses in District Centres and other groups of shops
- T9 - Rail Freight
- T16 – Development – General Parking Requirements
- T17 - Parking in Town and District Centres
- C4 – Open Space in New Housing Areas
- N3 – Development and Nature Conservation – Protection and Enhancement Measures
- N10 – New Woodland – Considerations
- N14 – Protection of Landscape Features of Major Importance to Flora and Fauna
- N16 – Protection of a Green Heritage Network
- N17 – Landscape Character – General Considerations
- B10 - The requirement to preserve or enhance the character or appearance of a Conservation Area
- IM1 – Provision of Essential Supporting Infrastructure and Community Facilities