

**TOWN AND COUNTRY PLANNING ACT  
1990 (AS AMENDED)**

**Newcastle-under-Lyme Local Plan  
Examination – Response to Inspector's  
Matters, Issues and Questions**

**MATTER 2**

**On Behalf of Aspire Housing**

**Document Ref:** ASP21/187/ACK/LP/MIQ

**Document date:** April 2025

## **MATTER 2 – SPATIAL STRATEGY**

### 2.1b – Distribution of Development

- 1.1 The distribution of development is considered to reflect the settlement hierarchy set out in PSD2. The plan strategy topic paper sets out that the highest amount of residential development would be provided in and around Newcastle-under-Lyme as the strategic centre, followed by Kidsgrove as the urban centre, and then the rural centres. Keele, which is a rural service centre (and Keele University) is identified as providing a higher amount of development than the other Rural Centres, however Keele is identified as being a focus for employment growth around the University. Given the proximity of the University to Newcastle-under-Lyme, it is considered that this level of development would be appropriate. The level of development proposed and its distribution across the Borough is considered to be justified and logically follows the settlement hierarchy, with the highest levels of development proposed in and around the largest centres where the most services, facilities and public transport opportunities are available.
- 1.2 At Regulation 19 Stage, we made representations on behalf of Aspire to suggest that the level of development in some of the larger Rural Service Centres be increased further, such as at Audley and Bignall End, given the level of services and facilities that are available in these locations, should the Inspector consider that further sites be required, as this may assist in ensuring that the 400 dwellings per annum is achieved, and this would also provide a potential uplift in affordable housing provision in a sustainable rural location.