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Re Newcastle-under-Lyme Local Plan 2020 - 2040
Statement in relation to matters, issues and Questions

Note: Comments made on behalf of respondent Mr Garlick who is the sole owner of a nominated site (AB75) at Land off Bignall End Road, Bignall End , ST7 8LU. This was subject to a site nomination in October 2020. The site (AB75) adjoins AB12.

This submission adds to this already made to the LPA in respect of this draft plan. The LPA will have already forwarded these to the appeal library.

Attendance

I do wish to attend the PI sessions and speak/listen in connection with Matter 2.0.
Issues 2.4 and 2.7

Matter 2 Spatial Strategy

Issue 2.4 The site selection process is certainly not transparent. Numerous attempts over many years have been made to engage with the County Council as owner of AB12 and the LPA. All attempts at discussion have been unanswered. It is appreciated that the LPA policy team have much to consider. However site AB12 clearly does not have a suitable or safe access. The nominated site adjoining to it (AB75) owned wholly by the respondent (Mr Garlic) can provide such an access. The prospect of this alone ought to have resulted in discussion between the parties. There has been no contact whatsoever. Access is a constraint to AB12. It is not adequately addressed. The LPA have not considered allocating AB12 along with the adjoining land at AB75. This would have resulted in a housing site with safe and suitable access.

The information (page 112) to the allocation in the draft plan says:

13.26 Primary access to the development should be via Diglake Street and emergency site access provided from Ravens Lane. Pedestrian and cycle access to the site will be via Diglake Street, Ravens Land and Albert Street Play Area. The development will need to address off-site issues relating to on-street parking along Diglake Street and intensification of the use of the junction of Diglake Street and Raven's Lane. Off-site junction improvements may be required, which will be secured through financial contributions.

The respondent instructed an independent highway consultant to review allocation AB12 and nomination AB75. This was forwarded to the LPA. The consultant (SCP) commented as follows:

In respect of the proposed Diglake Street access to AB12 the report says: 'Diglake Street is clearly heavily constrained by on-street parking which effectively narrows the carriageway to a single track with passing places, whilst also narrowing the footways on both sides of the road, which is not suitable to serve the significant level of additional traffic associated with a large-scale residential development.

It is also worth noting that the B5500 Ravens Lane / Diglake Street junction is in close proximity to the B5500 Ravens Lane / Chapel Street junction, with Chapel Street skewed at an acute angle to the B5500 Ravens Lane. The visibility to the west of Diglake Street is constrained by parking adjacent to the Chapel Street carriageway, as shown on Figure 8 below, which raises potential highway safety concerns. '

There is no evidence that the LPA have considered these objections.

Site AB12 has no suitable or safe vehicular access at present. It is worth repeating as no site should be allocated if it cannot be accessed suitably or safely.

Issue 2.7 Site AB12 should be extended so as to include the adjoining site of AB75. This will ensure suitable and safe access to AB12 along with boosting rural housing supply in addition to offering the prospect of further community gains resultant from the economy of scale of a larger site.