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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 Coupe (Manybrook) who is the owner of nominated site SP12 which now lies within SP11.

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 6. Issue 6.3. Site SP11.

Matter 6 Housing allocations

Issue 6.3 SP11 This allocation is broadly supported with some import caveats:

A In light of recent increases in housing targets imposed by Government there is considered more scope within SP11 (which includes SP12 within it) to increase housing numbers. The plan ought to make allowance for increased housing numbers within the allocation of SP11.

B The plan shows for SP11 4 sites with residential development boundaries siting within the Country Park. It is not known how or why these boundaries are so drawn. The LPA ought to explain why they are drawn as they are especially as such boundaries pre-determine any masterplan. A properly prepared masterplan would ordinarily examine matters of main distributions within it based upon its own evidential base and reasoned justification. It is unsound to pre-determine the outcome of. Masterplan in this way.

C Whilst the plan makes it clear that the housing, community use and housing are all to be delivered within the plan allocation of SP11 the plan does not include policy provision to ensure the delivery of all components. Surely the plan ought to set out a limit that no houses can be occupied until the Country Park has been laid and made available or use a Country Park or similar delivery provisions. Failure to do this runs the risk of the Country Park not actually being delivered.

D The allocation of SP11 makes no reference to how the Country Park is to be funded or moreover how it is to be maintained in perpetuity thereafter. In times when public finances are tight and likely to remain so it is a deficiency and unsound. A sound plan ought to set out how this important provision of the plan is to be delivered and maintained.