

By email only: [REDACTED]

Your ref:
Our ref:
Date: 16-DEC-24

Dear Sir / Madam

AUDLEY RURAL PARISH – AUDLEY RURAL NEIGHBOURHOOD PLAN REG 16 CONSULTATION

Thank you for your consultation seeking the views of United Utilities Water Limited (Uuw) as part of the Neighbourhood Plan (NP) for Audley. Uuw wishes to build a strong partnership with neighbourhood groups to aid sustainable development and growth.

Our Previous Representation

Uuw continues to refer the Parish Council and Newcastle-Under-Lyme Borough Council to our earlier submission dated 27 November 2023, which included policies that were recommended for inclusion in the NP.

Allocations for New Development

Following our review of the NP, we note that there are no site-specific allocations for new development above and beyond those already identified in the wider development plan for Newcastle-under-Lyme, which is currently under review. If this were to change, we would request early dialogue so that we can inform the site selection process and ensure any issues that are a concern to us are highlighted to you as early as possible.

Our Assets

It is important to outline the need for our assets to be fully considered in any proposals in the NP Area.

Uuw will not allow building over or in close proximity to a water main.

Uuw will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Site promoters should not assume that our assets can be diverted.

On occasion, an asset protection matter within a site can preclude delivery of a proposed development. It is critical that site promoters / applicants engage with UUW on the detail of their design and the proposed construction works.

All UUW assets will need to be afforded due regard in the design process for a site. This should include careful consideration of landscaping and biodiversity proposals in the vicinity of our assets and any changes in levels and proposed crossing points (access points and services).

We strongly recommend that the LPA advises future applicants / promoters of the importance of fully understanding site constraints as soon as possible, ideally before any land transaction is negotiated, so that the implications of our assets on development can be fully understood. We ask site promoters to contact UUW to understand any implications using the below details:

Developer Services – Wastewater



Developer Services – Water



Sustainable Design

UUW notes Section 8.4 of the draft plan which relates to Public Realm and Green Landscape Design. This states (amongst other things):

‘Sustainable surface water management and the efficient use of water are critical elements of the design process and sustainable surface water management should be linked to green/blue infrastructure and landscape design. Green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and reduce flood risk.

Sustainable Drainage Systems should be incorporated into the landscape design. This includes green spaces for residential developments.

Hard surfacing should be kept to a minimum area and be water permeable.’

Whilst we welcome this wording, UUW considers it would be more appropriate for this to be included as additional criteria within the policy text for Policy ANP4 Sustainable Design. Our recommended wording is below:

- *‘Sustainable Drainage Systems must be incorporated, which are multi-functional where possible, and integrated with the landscaping proposals and green/blue infrastructure.*
- *Hard surfacing must be kept to a minimum area and be water permeable.’*

Control over the management of surface water is a critical response to the challenge of climate change. Sustainable surface water management helps to control the flows and volumes of surface water that enter the public sewer and therefore are an inherent component of reducing flood risk and the likelihood of discharges into the region's watercourses from sewer overflows. As such, we consider it critical to include clear and unambiguous policy that sets out the requirement for sustainable management of surface water in the policy on Sustainable Design.

Summary

If you have any queries or would like to discuss this representation, please do not hesitate to contact me at [REDACTED].

Yours faithfully

[REDACTED]

United Utilities Water Limited

**Town and Country Planning Act 1990
(As Amended)**

Audley Rural Neighbourhood Plan June
2024 – Regulation 16 Strategic
Representation

Representation

Document date: December 2024

On behalf of: Manor View Care Home Ltd

Ref: [REDACTED]

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SITE AS PROPOSED IN 23/00522/FUL

1. INTRODUCTION

- 1.1 Knights act on behalf of Manor View Care Home Limited as planning agents in respect of their proposal to redevelop Land at New Farm, Cross Lane, Audley as a housing allocation. By way of background, this site has already been promoted through the Regulation 18 and 19 consultations of the emerging Local Plan 2020-2040 as well as the Council's Call for Sites exercise.
- 1.2 The site measures 2.6 hectares, it is located a short distance to the north of the settlement boundary of Audley and is washed over by the Green Belt. The site is shown in context on the adopted Policy Map in **Figure 1**.

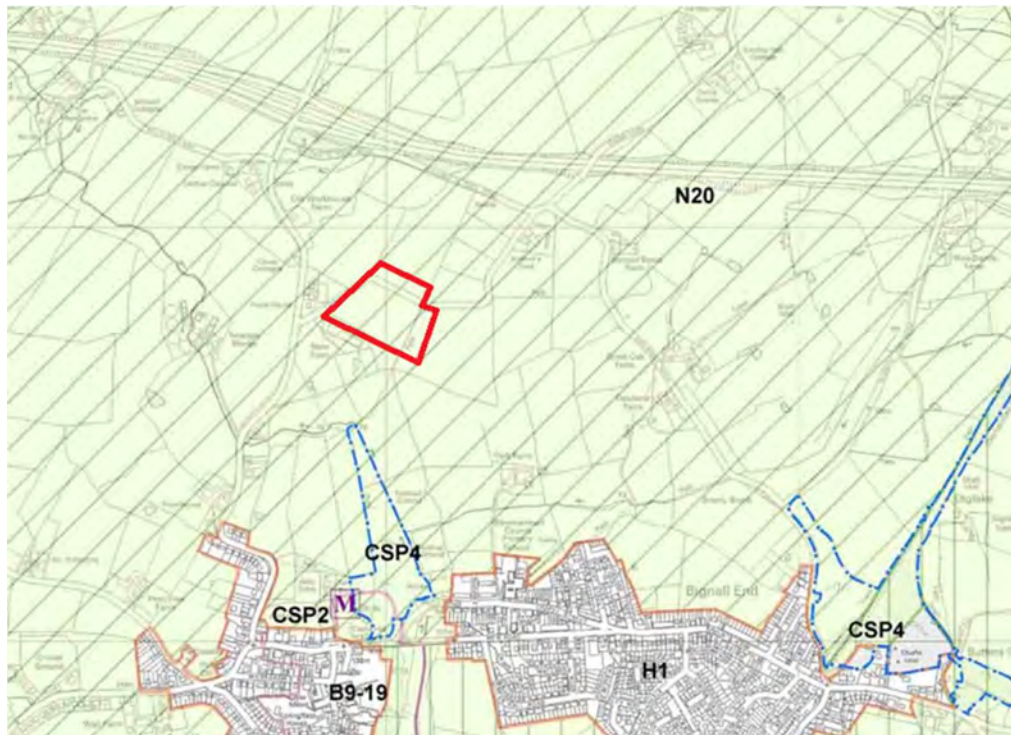


Figure 1 - Extract of adopted Local Plan Policy Map showing site (in red)

- 1.3 Planning permission was granted at appeal to replace a builder's yard with 7no. dwellings on 7 June 2019 (LPA ref. 18/00122/FUL and PINS reference APP/P3420/W/18/3219254). This development has been commenced. This site is located immediately to the west of the New Farm site. In allowing that appeal, the Planning Inspector considered that the site was a sustainable location for housing.
- 1.4 The site has also been subject to a planning application seeking to propose 39no. market family dwellings under LPA ref. 23/00522/FUL. This scheme was proposed as an enabling development to facilitate the conversion of the grade II listed Madeley Manor (previously approved to be converted to residential under LPA refs. 21/01175/FUL and 21/01176/LBC but which would be unviable if developed in isolation). This planning application was refused on 14 October 2024 against officer

recommendations. Members considered that very special circumstances did not exist to justify the harm to the Green Belt by reason of inappropriateness and loss of openness, and that the benefits of securing the future conservation of Madeley Manor were not outweighed by the disbenefits of the scheme. Our client intends to appeal this decision. A copy of the proposed layout plan is contained within **Appendix A**.

- 1.5 It is accepted that the redevelopment of this site for residential is unique, which under normal circumstances may not typically come forward. Notwithstanding this, it was not disputed by the LPA officers that the scheme would comprise a sustainable form of development that would be technically sound and would comprise a well-designed form of development.
- 1.6 It is acknowledged that the Regulation 19 Local Plan seeks to allocate several sites around the edge of Audley and Bignall End as residential allocations (and remove them from the Green Belt) which would provide a total of 270no. dwellings. Our client's site is not proposed to be taken out of the Green Belt as part of the draft Local Plan and it is therefore recommended that this site be allocated as a residential development.

2. COMMENTS ON PROPOSED POLICIES OF THE AUDLEY RURAL NEIGHBOURHOOD PLAN JUNE 2024

- 2.1 In light of the above Knights have the following comments on the proposed Neighbourhood Plan policies in respect of the land at New Farm, Audley.

Policy ANP1: 'Residential Development'

- 2.2 This policy seeks to focus new residential development within defined settlement boundaries, as well as infill developments within built up frontages which do not comprise inappropriate development in the Green Belt, and through the conversion of existing buildings.
- 2.3 It is requested that this policy be amended to acknowledge the guidance contained within the NPPF most notably the other scenarios where development is not inappropriate within the Green Belt or where there are very special circumstances exist to outweigh this harm. For instance, where proposals would constitute enabling development to secure the viable reuse of listed buildings not only within the parish but within the wider Borough (such as our client's site).
- 2.4 It is noted that the draft Audley Parish Neighbourhood Plan does not make any site allocations for new houses but notes that *"the lack of suitable sites implies a shortfall of around 149 dwellings over the Neighbourhood Plan period"*. The draft plan also acknowledges that the majority of housing in the parish are 2 and 3 bedroom dwellings and that (amongst other housing needs) there is a need for 4 or more bedroom family homes to provide a greater choice.

2.5 The new NPPF (published on 12 December 2024) now requires Newcastle-under-Lyme Borough Council to deliver a substantially higher number of houses per year as the Government seeks to deliver on their target of providing 1.5 million new homes over this parliamentary period. Acknowledging the opportunities to deliver new housing in sustainable locations (albeit outside of existing settlement boundaries) will help the Borough Council meet these increased housing targets and would lessen the pressure to approve new housing in less sustainable locations and on sites which contribute more greatly to the purposed of including land within the Green Belt.

2.6 It is therefore recommended that Audley be recognised as a Rural Centre that can deliver greater growth than currently proposed. Importantly, paragraph 144 of the recently published NPPF states that:

*“When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. **Strategic policymaking authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.** Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to previously-developed land in sustainable locations, then consider **grey belt land in sustainable locations which is not already previously-developed, and only then consider other sustainable Green Belt locations.** They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.”* [Knights’ emphasis]

2.7 The site is considered to fall within the definition of ‘Grey Belt’ (as set out in Annex A of the NPPF) which states that:

*“Grey belt: For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the green belt comprising Previously Developed Land **and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes** (as defined in para 140 of this Framework), but excluding those areas or assets of particular importance listed in footnote 7 of this Framework (other than land designated as Green Belt).”* [Knights’ emphasis]

2.8 Aside from its Green Belt designation, the site is not located within any of the excluding areas listed in footnote 7. Furthermore, the previous appeal for the 7no. dwellings adjacent to the site (LPA ref. 18/00122/FUL) confirmed that the site was indeed a sustainable location for new residential development.

2.9 Paragraph 155 of the NPPF goes on to state that:

“Where major development takes place on land which has been released from the Green Belt through plan preparation or review, or on sites in the Green Belt permitted through development management, the following contributions should be made:

- a. In the case of schemes involving the provision of housing, at least 50% affordable housing [with an appropriate proportion being Social Rent], subject to viability;*
- b. Necessary improvements to local or national infrastructure; and*
- c. The provision of new, or improvements to existing, green spaces that are accessible to the public. Where residential development is involved, the objective should be for new residents to be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.”*

- 2.10 The current planning application includes a viability report that demonstrates that it would be unviable to deliver affordable housing on this site (given that the minimum amount of development has been proposed to enable the redevelopment of Madeley Manor Farm). Nevertheless, our client owns further land around this site which could be considered to also comprise Grey Land and may well be able to provide affordable housing provision as part of a Phase 2 scheme.

Policy ANP2 ‘Business and Community Facilities’

- 2.11 It is also important to recognise that the emerging Local Plan seeks to allocate 22 hectares of land adjacent to Junction 16 of the M6 (Policy AB2) to provide 220,000sqm of employment land. This development is likely to have multiple benefits to the Parish of Audley and bring forward inward investment into the villages particularly with senior management professionals seeking to live locally within high quality housing stock. The draft Neighbourhood Plan acknowledges that there is an undersupply of large family housing within the parish, and the New Farm, Audley development would contribute significantly towards meeting this demand (given its close proximity).
- 2.12 Draft Policy ANP2 makes no reference to this proposed allocation, and the significance of that proposal should not be underplayed within the Neighbourhood plan given the potential direct and indirect investment that will come forward when that development is up and running.

3. SUMMARY

- 3.1 It is considered that our client's site at New Farm, Audley can deliver high-quality housing in a sustainable location within Audley Parish. It has been established in the Economic Benefits Statement that was produced by Pegasus Group in support of planning application 23/00522/FUL that such a scheme could bring forward substantial benefits to Audley and the Borough as a whole and would also facilitate the redevelopment of Madeley Manor to enable it to be conserved and put to a viable use consistent with its conservation for the foreseeable future.
- 3.2 This site is also considered to comprise a Grey Belt site (as defined in the NPPF) on the basis that makes a limited contribution towards the five Green Belt purposes, and would provide a suitable site to help the Borough Council deliver on the increase housing targets that the Government is seeking to deliver.

[REDACTED] [REDACTED]

██████████

Knights

DECEMBER 2024

**APPENDIX A - LAYOUT PLAN SHOWING PROPOSED DEVELOPMENT AT NEW FARM
SITE AS PROPOSED IN 23/00522/FUL**

All Dimensions & Levels to be checked and verified by the contractor prior to works commencing. Responsibility is not accepted for errors made by other scaling from this drawing. All construction information should be taken from the figured dimensions only. Any errors to be reported to the Architect immediately. The copyright of this drawing and design is vested in the Architect and must not be copied or reproduced without written consent.

Former badger satellite set to be retained and left undisturbed refer to ecologists recommendations

Proposed additional mixed native tree planting on northern boundary to provide screening to development, enhance biodiversity and amenity. Refer to landscape architects details.

Existing ephemeral pond to be deepened and enhanced to improve potential great crested newt habitat and encourage greater biodiversity, refer to landscape architects details.

Former agricultural land to be ecologically enhanced via the creation of modified improved grass land, refer to landscape architects details

Existing perimeter hedgerows to be retained and enhanced using native species, refer to landscape architects details

Proposed attenuation pond to prevent water run off and enhance biodiversity and amenity. Refer to landscape architects and drainage specialist details.

New junction, road and pavement improvements, refer to Highway engineers details.

Proposed additional mixed native tree planting on western boundary to provide additional screening to development when viewed from the west and to enhance biodiversity.

New pavement to be extended to meet existing as part of extant planning reference 18/00122/FUL

Extant planning approval for 7 dwellings (plots E1-E7), refer to planning application reference 18/00122/FUL

New Farm
(Existing)

Existing extant
plot E7 and
turning head to be
repositioned as
part of new
application

Existing perimeter hedgerows to be retained and enhanced using native species, refer to landscape

Existing perimeter hedgerows to be retained and enhanced using native species, refer to landscape architects details

Former agricultural land to be ecologically enhanced via the creation of species rich meadow and traditional orchard fruit trees. refer to landscape architects details.

Proposed additional mixed native tree planting on eastern boundary to provide screening to development, enhance biodiversity and amenity. Refer to landscape architects details.

Proposed attenuation ponds with reed bed
perimeter to prevent water run off and
enhance biodiversity and amenity. Refer to
landscape architects and drainage
specialist details

drawing
1190-103 G

revision

client
MANOR VIEW CAREHOME LTD.

project
RESIDENTIAL DEVELOPMENT

location
NEW FARM,
CROSS LANE,
AUDLEY. ST7 8JQ

title
SITE ROOF PLAN AS PROPOSED

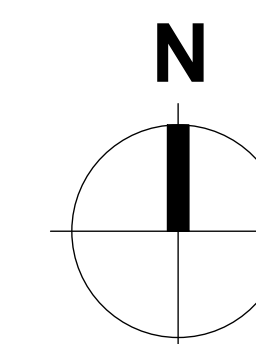
issue
PLANNING

scale
1:500 @ A1

drawn by DJW checked by SJR date 05.07.2022

TarpeyWoodfineArchitects

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Newcastle Under Lyme, ST5 5HH
Tel: 01782 632 680 Email: info@tarpey-woodfine.com



Newcastle-Under-Lyme District Council
Planning Policy
2nd Floor
Castle House
Barracks Road
Newcastle-Under-Lyme
ST5 1BL

Our ref:

Your ref:

Reg 16 Audley NDP

Date:

16th December 2024

FAO:

Dear

Audley Rural Neighbourhood Plan Regulation 16 Consultation: 4th November to 16th December 2024.

Thank you for your email of 4th November, consulting us on Regulation 16: Final Submission of the Audley Rural Neighbourhood Plan.

We do not offer bespoke advice on policy but advise you to ensure conformity with the Local Plan and refer you to guidance within our local Neighbourhood Plan proforma (attached).

Yours sincerely,

[Redacted signature block]

Environment Agency

[Redacted contact information]

Neighbourhood Planning

Environment Agency consultation guide/pro-forma

Version 9, Dec 2024

This document has been provided to assist with your neighbourhood plan preparation.

Detailed guidance on the neighbourhood planning system is available at: [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/neighbourhood-planning)

You may also wish to refer to the information on writing a low carbon neighbourhood plan, available at: [How to write a neighbourhood plan in a climate emergency](https://www.gov.uk/guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency)

As the Environment Agency, we want to see places that are planned sustainably and are resilient to anticipated climate change impact. We seek to reduce and protect against flood risk, whilst protecting and enhancing the water environment, land, and biodiversity.

We encourage you to consider environmental issues impacting your plan area, early on in your plan preparation.

Together with Natural England, English Heritage and the Forestry Commission we have published guidance to help ensure environmental issues are considered within Neighbourhood Plans. The guidance is available at: [How to consider the environment in Neighbourhood plans](https://www.gov.uk/guidance/how-to-consider-the-environment-in-neighbourhood-plans).

To compliment this, we highlight below some of the key environmental issues your community should consider when producing a neighbourhood plan, with some local context.

If your plan seeks to allocate specific sites for development, we recommend you complete the pro-forma template below to identify any environmental constraints impacting each site. This will help inform the appropriateness of the site for development and inform policy, ensuring you have a robust plan.

Flood Risk

Your Plan should conform to national and local policies on flood risk. National Planning Policy Framework (NPPF) – Paragraph 170 states that ‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere’.

It is important that your plan is in accordance with the current local plan (Newcastle-Under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026), specifically Policy CSP3 – Sustainability and Climate Change (and the associated text) and has regard to the emerging Newcastle-Under-Lyme Local Plan 2020-2040.

To inform the Local Plan for Newcastle Under Lyme, the Council has undertaken a **Strategic Flood Risk Assessment (SFRA)**. This may help you assess flood risk within your plan area, including that from surface water, groundwater, sewers (and historic flooding). We would encourage you to have sight of this and discuss issues specific to your plan area with the Council's Planning Policy Team or the Lead Local Flood Authority.

New development should be steered to areas at lowest risk of flooding. This can be achieved by applying a sequential, risk based approach to site selection ([Flood risk and coastal change - GOV.UK](#) Paragraph 23, 24, 25).

Our Flood Map for Planning can help you identify whether any of your proposed sites are at risk of river or tidal flooding. Our Flood Map can be accessed via the following link:
[Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Areas within Flood Zones 3 & 2 are considered High and Medium Risk. You should therefore aim to locate development within flood zone 1 (low risk).

Please note that our Flood Map primarily indicates flooding from main rivers, not ordinary watercourses. Also, any watercourse with a catchment of less than 3km² will be unmodelled.

Where a watercourse is present in proximity to a proposed site, but the flood map provides no indication of flood extent, **you should not assume flood risk is low and will need to consider other methods of assessing fluvial flood risk to confirm that the site is developable, and development will not increase flood risk elsewhere.**

Responsibility for local flood risk management, including ordinary watercourses, lies with the Lead Local Flood Authority (LLFA), in this case **Staffordshire County Council**. They may hold information on local flooding that is not identified on our Flood Map.

Climate Change: Your assessment of flood risk should also consider the potential impacts of climate change.

The National Planning Practice Guidance (NPPG) advises that an allowance should be added to peak river flows to account for climate change, specific to a River Management Catchment and development vulnerability.

The NPPG refers to Environment Agency guidance on considering climate change in planning decisions which is available online: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

In the West Midlands we have area specific guidance to assist (attached). This sets out the percentage allowances to be added to peak river flows for Management Catchments within the Severn River Basin District and Humber River Basin District.

In conjunction with this, you may also wish to refer to the following: [Climate change allowances for peak river flow in England \(data.gov.uk\)](#)

Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change predictions.

In the absence of up-to-date modelled flood risk information, or a site-specific FRA, to confirm an appropriate allowance, you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent.

Note, however that all 'major development' sites with flood risk issues, especially those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need

detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be sustainable.

Surface water (peak rainfall intensity) climate change allowances should be discussed with the Lead Local Flood Authority (LLFA).

Flood Defences: Flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise flood.

There may be locations within your plan area that are protected by flood defences. Your plan should acknowledge this, and the level of protection provided.

Where sites are proposed behind existing flood defences, the assessment of flood risk should consider the impact of overtopping or a breach of the defence.

If new development is to benefit from the protection of existing flood defences (EA assets), we may seek financial contributions towards their maintenance or improvement.

Waste Water Infrastructure

When allocating sites for housing or employment, you should consider where waste water will be treated and whether the receiving water treatment works has capacity to accommodate the proposed growth. You should look at physical capacity issues (e.g. network pipes) and environmental capacity (quality of treated effluent) issues.

The Environment Agency has offered advice to Newcastle-Under-Lyme Borough Council, as part of their Local Plan review, to help ensure that their strategic growth can be accommodated in consideration of waste water infrastructure. Information on local treatment works and their ability to accommodate housing and employment growth can be found in the Water Cycle Study (WCS).

Where there is an identified constraint, you should demonstrate that there is a solution to help improve the capacity issue and enable development to go ahead. It may be that upgrades to local infrastructure are already programmed.

We recommend you contact the relevant Utility Company for further advice. The following questions may assist with these discussions:

- What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?
- In the absence of any improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?
- Are there any short-term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems.
- Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for Phosphate stripping or other sanitarities (e.g. ammonia/Biological Oxygen Demand).
- With reference to the Nutrient Management Plans, and Phosphate specific issues, are there any stringent measures factored in to ensure no environmental deterioration? What improvement scheme is, or could be, in place to bring forward development?

Depending on the outcomes of this, it may be appropriate to include a 'phasing policy' within your plan, which limits development until the necessary infrastructure is in place. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for wastewater infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, helping demonstrate development is deliverable, and importantly ensure that your plan is 'sound'.

Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".

Water Management and Groundwater Protection

In February 2011, the Government signalled its belief that more locally focussed decision making, and action, should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking new development to enhancements to the water environment.

Local WFD catchment data can be obtained from: [River Basin Catchment Data Explorer](#).

Newcastle-Under-Lyme Borough (Lyme Brook catchment) falls within the Humber, River Basin Management Plan (HRBMP) area. The document highlights key issues and actions for the catchment that should be of use in developing your Neighbourhood Plan. The management plan was last updated in September 2024 (available at [Humber river basin district river management plan: updated 2022 - GOV.UK](#)). The Severn and North West River Basin District management plans also partially cover the borough.

Aquifers and Source Protection Zones: Some of your local area may be located upon or within aquifers and Source Protection Zones. SPZ 1 is especially sensitive. You might consider these within your Plan and when allocating sites.

Our Groundwater Protection Statements explain the relevance of the designation and the potential implications for development proposals.

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to waters and address potential environmental impact associated with low flows. For example, SuDS may need to provide multiple levels of treatment. To address any quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and support water levels in receiving rivers.

Water Efficiency at Neighbourhood Plan Level: The West Midlands has been classified as an area under serious water stress. [Water stressed areas – 2021 classification - GOV.UK](#)
As such, new development should be encouraged to meet tighter water efficiency standards, beyond those set out by Building Regulations (part G). However, there is no direct responsibility for Neighbourhood Plans to incorporate such measures. Please refer to the Water Cycle Study and Local Plan review for further information.

Cemetery Allocations: Allocations for cemeteries brought forwards within Neighbourhood Plans must consider their location in relation to Flood Zones, Source Protection Zones (Any Borehole – including private – for potable supply should be considered) and Type of Aquifer. Our focus is to ensure the protection of controlled waters. Matters relating to human health should be directed to the Local Authority. If steps are not taken to reduce the risks, burials can present a risk to the water environment. The proposed burial ground will need to meet our minimum groundwater protection requirements as set out in the following document: [Protecting groundwater from human burials - GOV.UK \(www.gov.uk\)](#).

Biodiversity Net Gain

In England, under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021) it is now mandatory for planning applications to deliver a 10% uplift in biodiversity.

Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

Development of allocated sites offers the opportunity for Biodiversity Net Gain (BNG) as referenced in Paragraphs 187, 192 and 193 of the National Planning Policy Framework (NPPF) 'Conserving and enhancing the natural environment'. [National Planning Policy Framework - 15. Conserving and enhancing the natural environment - Guidance - GOV.UK](#)

While we are not a statutory consultee on BNG, we have an interest in improving the biodiversity / ecology of the water environment and may comment in this respect on any future planning applications and in relation to priority species within our remit (Water Voles, Otters, Cray fish etc).

We encourage you to seek biodiversity improvements within your policies, which include the water environment, to develop priority habitats and enhance local ecological networks that benefit wildlife and provide climate change resilience measures.

Please see [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) and [Biodiversity Net Gain for local authorities | Local Government Association](#) for further information.

Neighbourhood Plan Environment Agency Pro-Forma

Site Allocation Description e.g. name, type and number of units.	Flood Zone (3/2/1) *	Unmodelled river or ordinary watercourse in or adjacent to site	Other sources of flooding (e.g. SW, GW, SF)	Flood Defence	Aquifer/Source Protection Zone 1 (Description)	Environmental Capacity at Treatment Works (Red – potential showstopper, Amber – possible problem; or Green – likely to be no issues)
Example	2	Y	SW	N	N	Amber
		Y/N		Y/N	Y/N	
		Y/N		Y/N	Y/N	
		Y/N		Y/N	Y/N	
		Y/N		Y/N	Y/N	
		Y/N		Y/N	Y/N	
		Y/N		Y/N	Y/N	
		Y/N		Y/N	Y/N	

***Note to above:** Flood Zone 3 is the high-risk zone and is defined for mapping purposes by the Environment Agency's Flood Zone Map. Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Flood Zone 2 is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years. Flood Zone 1 is the low-risk Zone with a flood risk in excess of 1 in 1000 years.

When considering 'other sources of flooding' you should refer to the SFRA and contact **Newcastle-Under-Lyme Borough Council** to ascertain whether the Parish, or specific allocated site, is impacted by surface water, groundwater, or sewer flooding etc. The team and/or the LLFA may also have historic flooding information to help inform your plan. More information on sewer flooding, or plans to remedy such, may be available from the Water Company.

Produced by: West Midlands Sustainable Places Team.

Please contact us at: westmidsplanning@environment-agency.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 16 December 2024 13:35
To: Planning Policy
Cc: [REDACTED]
Subject: Audley Neighbourhood Plan - SCC Property Comments/Objections on Greenspace proposals
Attachments: AUDLEY NP RESPONSE - GREENSPACES - DEC 24 - LP 161224.pdf

CAUTION: This email originated from outside of Newcastle-under-Lyme Borough Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

AUDLEY NEIGHBOURHOOD DEVELOPMENT PLAN: REGULATION 16 PUBLICITY AND INVITATION TO SUBMIT REPRESENTATIONS (4 NOVEMBER- 16 DECEMBER 2024)

Good Afternoon

Please find attached response from SCC Property in respect of the above and the Greenspace proposals.

Please note that SCC still maintain their objections to the following sites to be designated as Greenspace due to their Educational/Agricultural function:

- Barthomley Road pond (56)
- Alsagers Bank Academy (69)
- Wood Lane Primary School Playing Fields (72)

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

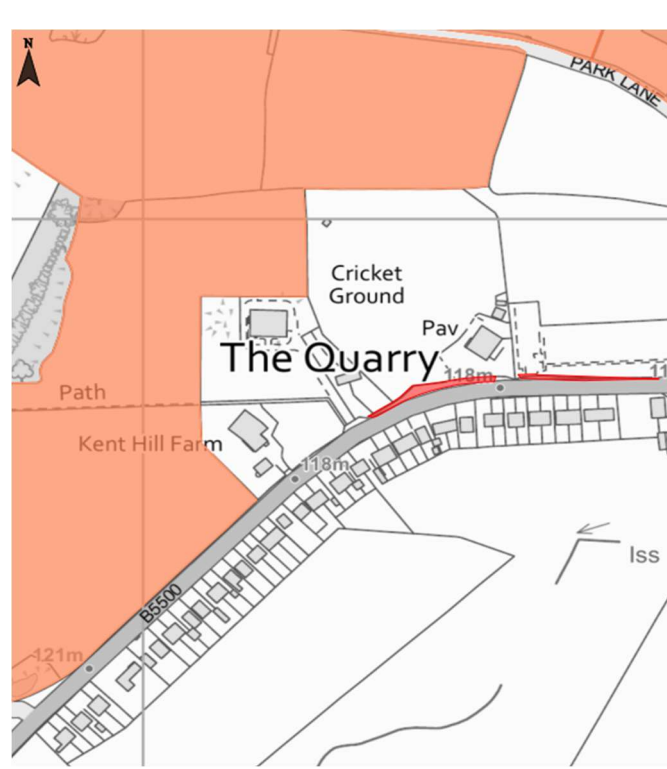
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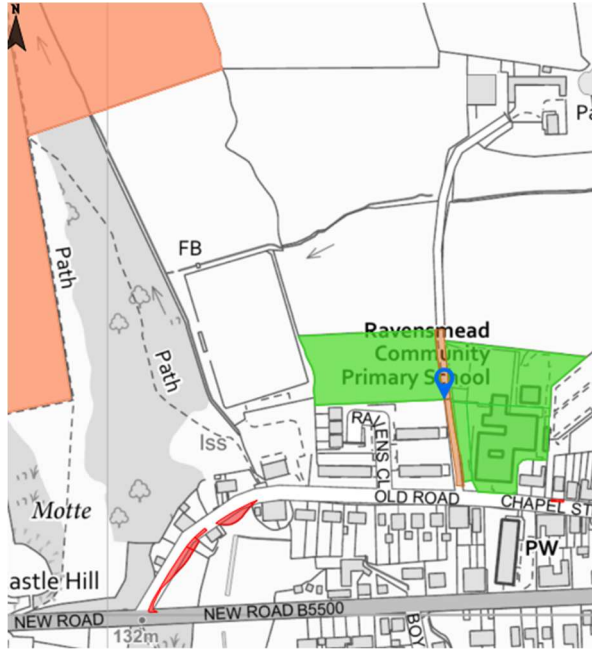
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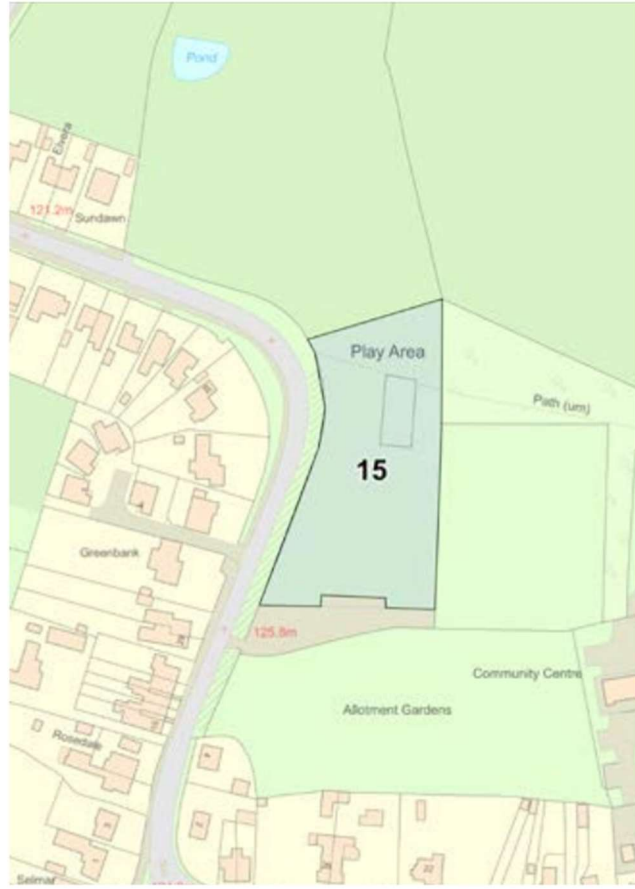
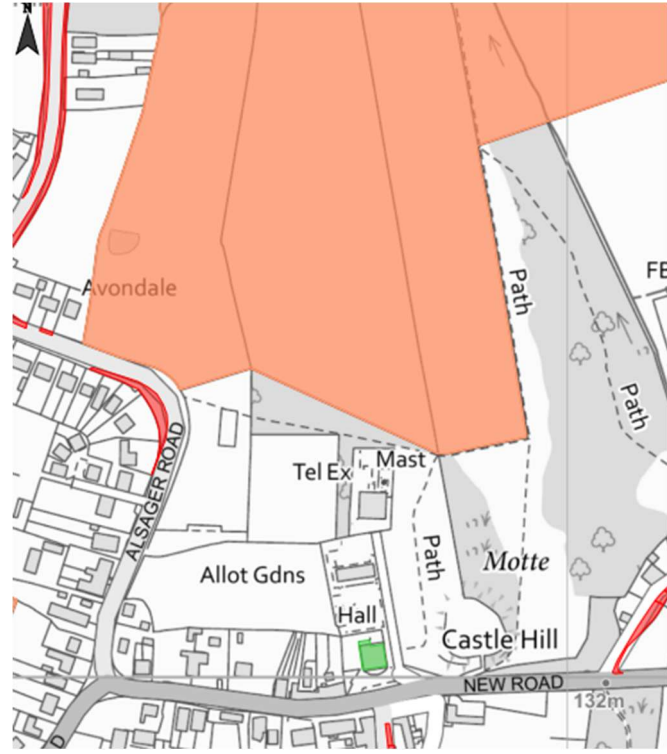
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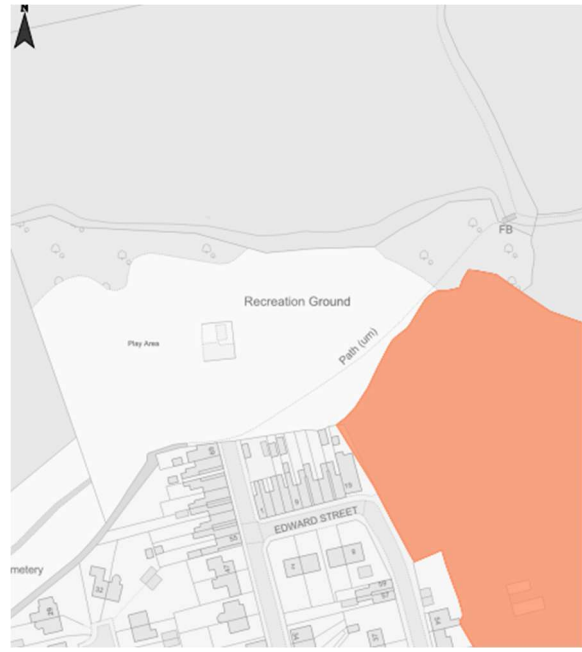
Local Greenspace Sites with Title to be noted/Objections/Objections removed following land parcel amendments:

SITE REF	SCC PROPERTY ID	LAND TERRIER REF	ADDRESS	SITE PLAN DECEMBER 2024	SCC PLAN DECEMBER 2024	SCC RESPONSE
5		Adj T4403L T4403M	Bignall End Cricket Club	 Site 5 Bignall End Cricket Club		ST7 8LA Please note adjacent Highway Title No Objection

8	2116	Adj T5236A	Audley Cricket Club	 Site 8 Audley Cricket Club		ST7 8HW Please note Site is adjacent Holding 13 Audley Estate a Tenanted Smallholding under a private agreement for occupation which is not public or deemed green space. Highway Verge adjacent Site 8 is subject to a Planting Licence. No Objection.
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14	2041 & 444		Audley Football Club	 Site 14 Audley Football Ground		ST7 8HW Site 14 is adjacent Holding 15 Audley Estate (Pear Tree Farm) and adjacent Ravensmead Primary School. Ravensmead Primary School is an Education Asset held specifically for the use of the School for Educational use and as such maybe required for school expansion. The land is also protected by S77 which controls its change of use and land disposal. School Standards and Framework Act 1998 (legislation.gov.uk) Following our previous objections October 2022 and October 2023 we note that Ravensmead Primary School land has now been removed from the greenspace proposal. Therefore, SCC do not object to the amended plan shown as Audley Football Club. (Site 14).
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15	2041		Alsager Road Playing Field	 Site 15 Alsager Road Play Area		ST7 8HW Please note Site adjacent Holding 15 Audley Estate (Pear Tree Farm). No Objection.
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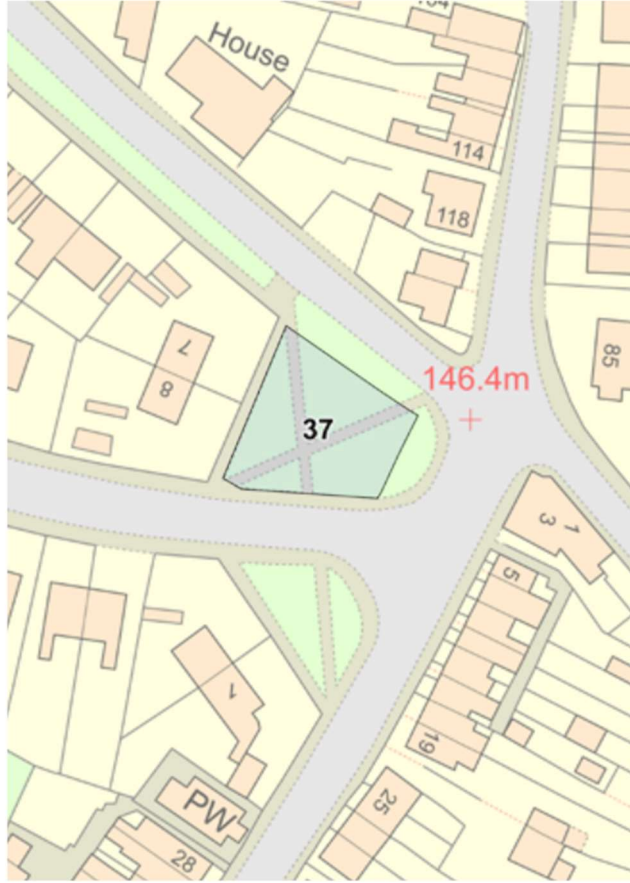
18	5403		Albert Street Playing Field	 Site 18 Albert Street Play Area		ST7 8PZ Please note Site is adjacent Ravens Lane Estate. No Objection.
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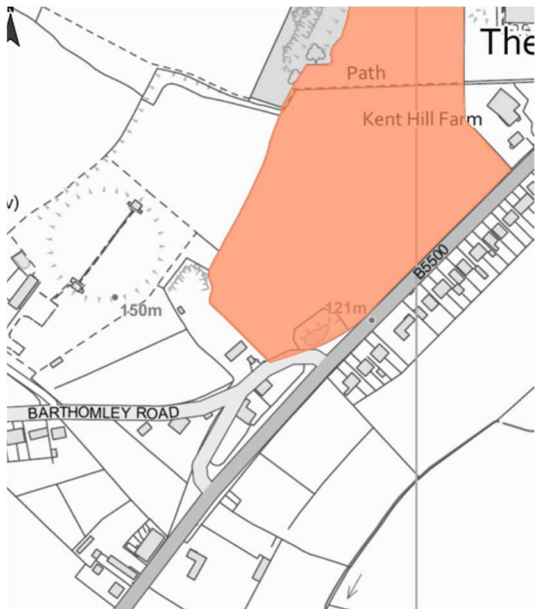
30	2901	T1544	Halmer End Institute	 Site 30 31 32 33 Halmer End		ST7 8AF Please note Site 30 Audley & Halmer End Youth Centre is within SCC Title which is currently leased out with access under Highway Title. No objection
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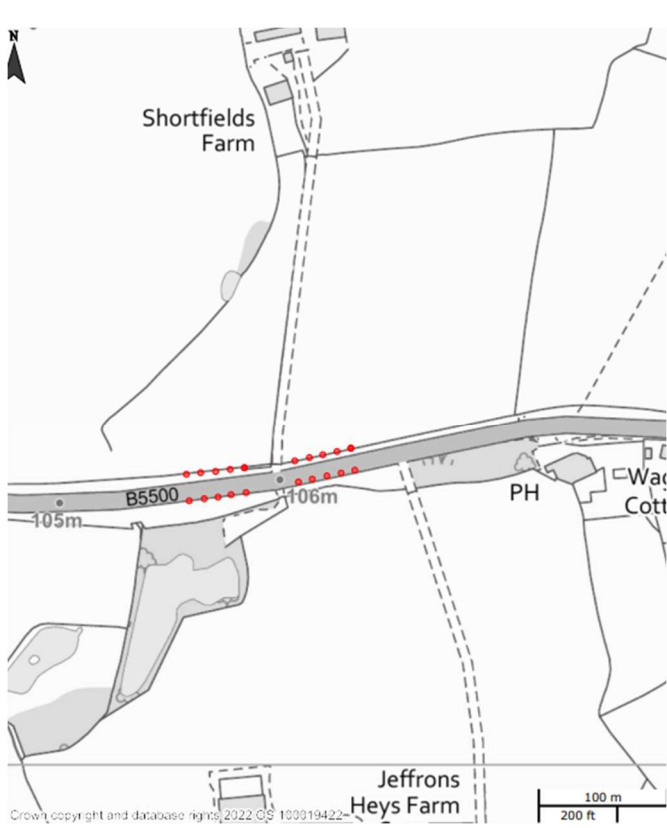
31	2901	T1544	Halmer End Allotments	 Site 30 31 32 33 Halmer End		ST7 8AF Please note Site 31 is adjacent Audley & Halmer End Youth Centre is within SCC Title which is currently leased out with access under Highway Title. No Objection.
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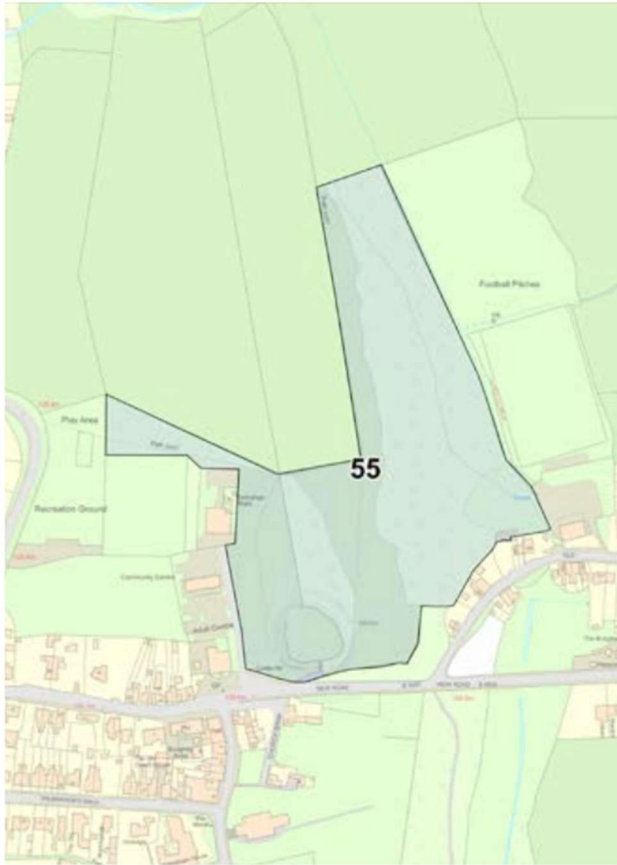
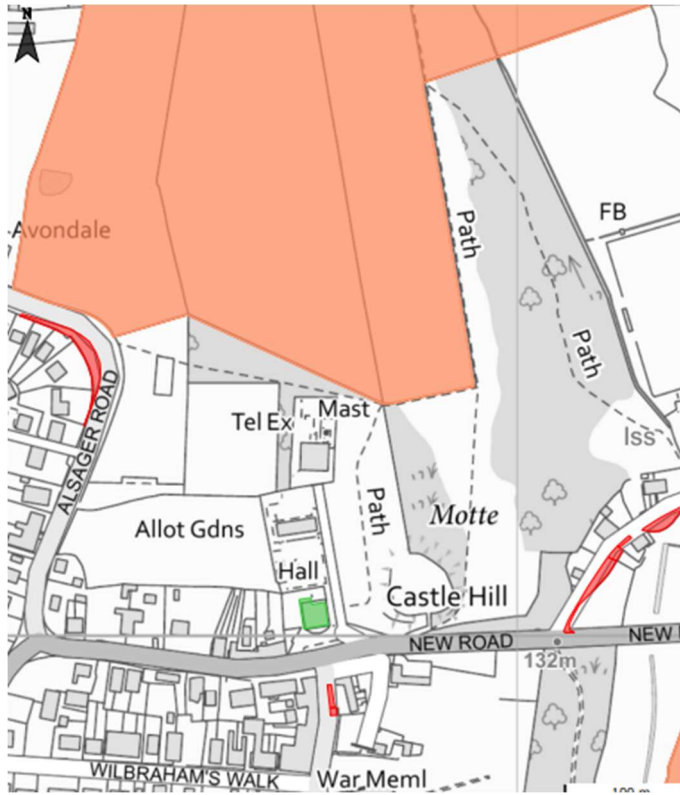
32	2901	T1544	Halmer End Bowling Club	 Site 30 31 32 33 Halmer End		ST7 8AF Site 32 Audley & Halmer End Youth Centre is within SCC Title which is currently leased out with access under Highway Title. No objection
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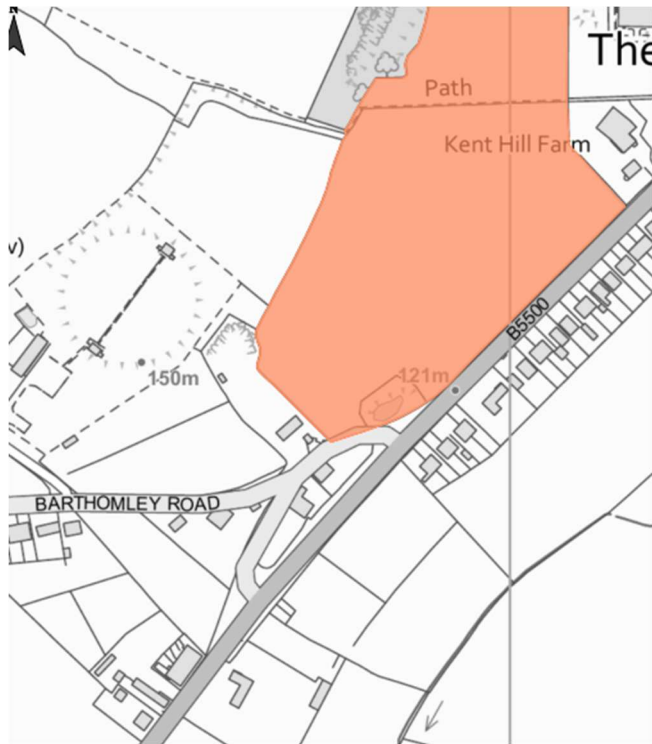
33	2901	T1544	Halmer End Play Area and Play Space	 Site 30 31 32 33 Halmer End		ST7 8AF Site 33 adjacent Audley & Halmer End Youth Centre is within SCC Title which is currently leased out with access under Highway Title. No Objection.
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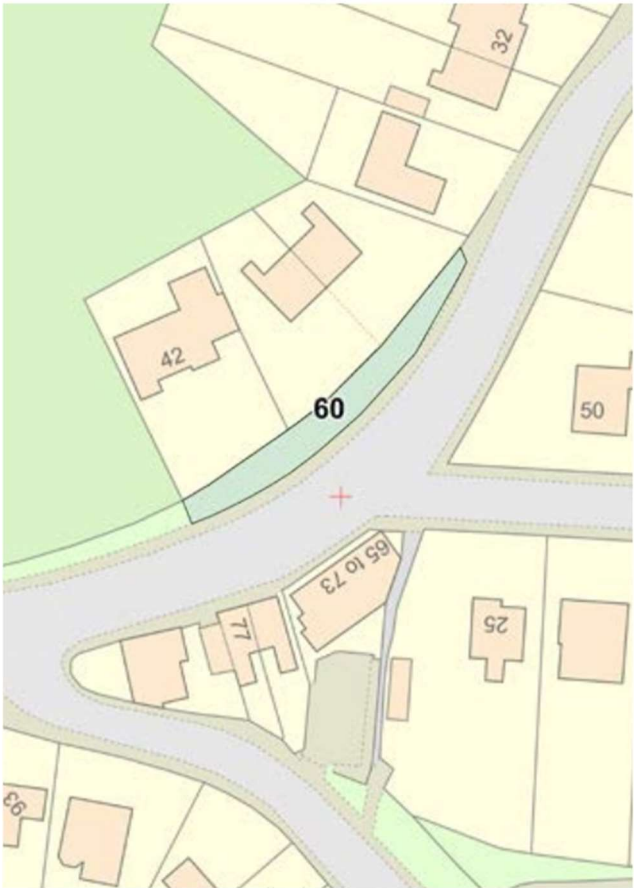
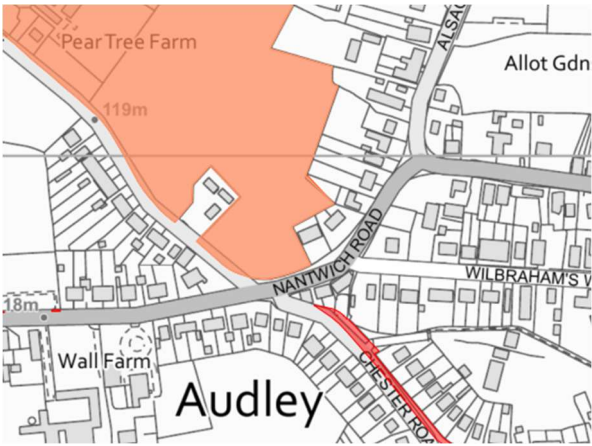
37		T1338I	Top of Vernon Avenue – Wereton Road Junc	 Site 37 Vernon Avenue Chester Road		ST7 8EF Site 37 previously included Highway Title on verge. Following our previous objection October 2022 and October 2023, we note that the Highway verges have now been removed from the greenspace proposal and therefore SCC do not object to the amended plan shown as Vernon Avenue Chester Road (Site 37).
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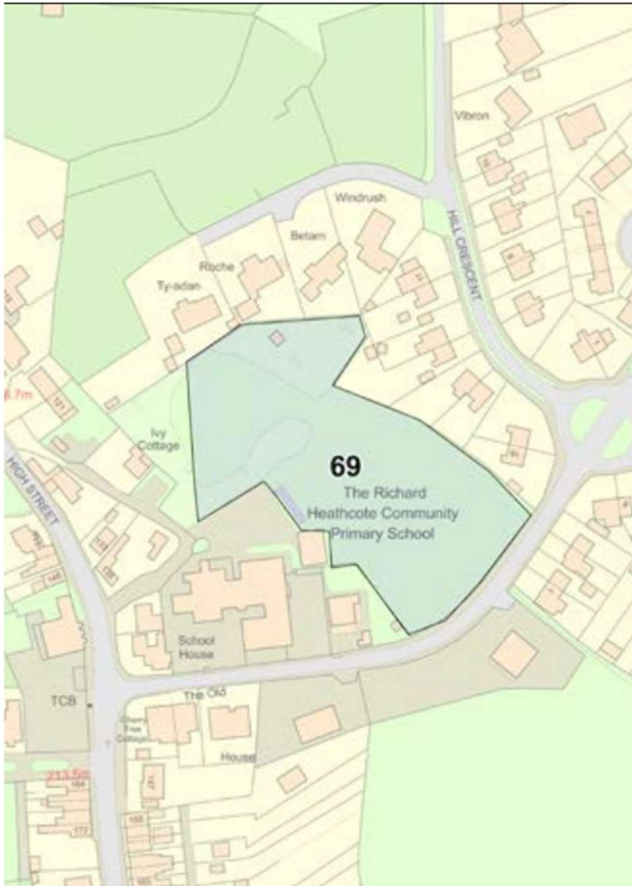
52	2116		Corner of Barthomley Road	 Site 51, 52, 53, 56 Nantwich Road		ST7 8DL Site 52 adjacent to Audley Estate Holding No. 13. No Objection.
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54			Site 54 Nantwich Road Golden Jubilee trees	 Site 54 Nantwich Road Jubilee Trees	 ST7 8DY Adopted Highway with licence to plant. No objection.
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55	2041		Audley Millennium Green	 Site 55 Audley Millenium Green		ST7 8HW Please note Site 55 is adjacent Holding 15 Audley Estate (Pear Tree Farm). No Objection.
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56	2116		Barthomley Road pond (56)	 Site 51, 52, 53, 56 Nantwich Road		ST7 8DL Site 56 is within SCC Title - Audley Estate Holding No. 13 a Tenanted Smallholding under a private agreement for occupation which is not public or deemed green space. As per our previous objections October 2022 and October 2023, SCC maintain our objection to the inclusion of the land parcel (Site 56) as Greenspace.
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60	2041		Nantwich Road Greenspace	 Site 60 Nantwich Road Park Lane Junction		ST7 8HW Site 60 is adjacent Audley Estate Holding No. 15 (Pear Tree Farm). The parcel of land (Site 60) has been amended since October 2022, removing the verge of SCC Land. SCC have no objection to the inclusion of the land parcel (Site 60) as Greenspace.
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69	30		Alsagers Bank Academy	 Site 69 Alsagers Bank Academy		ST7 8BB Site 69 is within SCC Title - The Richard Heathcote Community Primary School (now known as Alsager Bank Primary Academy). The Primary School is an Education Asset held specifically for the use of the School for Educational use and as such maybe required for school expansion. The land is also protected by S77 which controls its change of use and land disposal. School Standards and Framework Act 1998 (legislation.gov.uk) As per our previous objections of October 2022 and October 2023, SCC maintain our objection to the inclusion of the land parcel (Site 69) as Greenspace.
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72	32		Wood Lane Primary School Playing Fields	 Site 72 Wood Lane Primary School playing fields		ST7 8PH Wood Lane Primary School Site 72 is within SCC Title and Church owned land - Wood Lane Primary School. Wood Lane Primary School is an Education Asset held specifically for the use of the School for Educational use and as such maybe required for school expansion. The land is also protected by S77 which controls its change of use and land disposal. School Standards and Framework Act 1998 (legislation.gov.uk) As per our previous objections of October 2022 and October 2023, SCC maintain our objection to the inclusion of the land parcel (Site 72) as Greenspace.
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OBJECTION

Audley Rural Neighbourhood Plan Representation Form



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-notice/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

[REDACTED]

Organisation (if relevant)

Staffordshire County Council

Address

[REDACTED]

[REDACTED]

[REDACTED]

Postcode

[REDACTED]

Telephone number (optional)

Email address

[REDACTED]

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:

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

Environment

Policies ANP9 Natural Environment and Landscape, ANP10 Green Infrastructure, ANP11 Local Green Space, appear to correctly address issues relating to the green environment and are supported.

Transport

Pg91 within the list of Infrastructure Priorities the use of the term 'traffic calming' specifically would be better reworded to be 'traffic management measures' as this is a broader definition and would also include consideration of traffic calming.

In terms of walking and cycling, we have commissioned Atkins to develop a rural LCWIP which includes an assessment of suitability of a cycle route between Audley and Chesterton. There are no finalised proposals at this time but this is under consideration.

In terms of bus services, Audley has two bus services, D&G service 1A from Wood Lane to Audley, Silverdale, Newcastle, Longton and Meir and D&G service 95 to Chesterton, Talke, Kidsgrove and Biddulph. SCC supports the section of the 1A service between Audley and Wood Lane.

The 95 is a relatively new service that begun in January 2024 supported by SCC BSIP+ funding. This service reinstates some links that were lost when First withdrew service 4 between Crackley and Audley. The 95 service also provides a direct link to Kidsgrove railway station. Neither the 1A or 95 operate in the evenings and there are no plans to restore evening services in the near future. A Sunday service on route 1A is provided from Audley to Newcastle, support for which is provided by Audley Parish Council.

Staffordshire County Council Flood Risk Management Position

The plan highlighted in resident surveys that a quarter of people in the Parish suffered from the impacts of surface water flooding and almost 90% supported the idea of SuDS. However, there are no policies/details relating to guidance on the management of surface water or flood risk within the Parish. Though we do recognise the emerging Local Plan will contain Policy related to Flood risks.

We believe that several of the defined settlements would benefit from policies that would assist with the management of flood risk and could present opportunities to create betterment for existing residents e.g.

- Halmer End has surface water flow paths that development should not make worse within the defined settlement boundary.
- Miles Green development needs to take account of flooding potential from the Dean Brook and risks of surface water flooding throughout the settlement.
- Wood Lane is the start of a surface water flow path so there are opportunities for betterment reducing surface water flood risk within new developments.

In addition any development should be accompanied by an acceptable drainage strategy, details of which are laid out in full in the [SCC SuDS Handbook](#) In general, any surface water drainage scheme should demonstrate the following:

- Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus climate change in accordance with the guidance in the SCC SUDS Handbook.
- Provision of surface water runoff attenuation storage.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.
- Provision of supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.
- Evidence of compliance with the principles of the drainage hierarchy, as described in Part H of the Building Regulations. If applicable, evidence of infiltration testing in accordance with BRE365 should be provided. If discharge is proposed to a surface water sewer then evidence should be provided regarding permission to connect.

[REDACTED]

From: Digital [REDACTED]
Sent: 15 December 2024 17:35
To: [REDACTED]
Subject: Audley rural neighbourhood plan submission consultation representation

Form received from: Mr Robert Phillips

Contact details

Organisation: [REDACTED]

Email address: [REDACTED]

Address: [REDACTED]
[REDACTED]

Telephone:

Updates

Information required: Yes

Preferred method of contact: By email

Representation

Relates to:

AB2

Comments:

Since initial proposals, the request has increased to 190 acres without any explanation or justification. There is no detail on the use of the warehousing and what the employment would be and the extent of it and any skills required, therefore, it would seem impossible to accurately estimate the transport needed or its sustainability. Also, the age profile data and employment data for the locality do not evidence a need. In addition this is taking out valuable amenity and green belt land when there is an excess of empty units in the close area. The local infrastructure eg roads and transport are not sufficient to meet the proposals and the additional land requested suggests further development in the future.

Any additional information:

The lack of research and area knowledge or site visits is evident from the proposal to identify Barthomley Road as an emergency route. This is a single track country road where vehicles have to back up to pass each other. There are no pavements or street lighting and parts are often prone to flooding. As the A500 is often blocked and there are frequent accidents on the M6 at Junction 16 this is clearly unacceptable.

[REDACTED]

From: Digital [REDACTED]
Sent: 12 December 2024 13:55
To: [REDACTED]
Subject: Audley rural neighbourhood plan submission consultation representation

Form received from: Mrs Janet Phillips

Contact details

Organisation: [REDACTED]

Email address: [REDACTED]

Address: [REDACTED]
[REDACTED]

Telephone: [REDACTED]

Updates

Information required: Yes

Preferred method of contact: By email

Representation

Relates to:

ANP2

Comments:

In my view, this proposal does not meet the requirements for sustainable transport and active travel. It does not support infrastructure but, rather, puts additional demands upon it. Re 3.3..it does not maintain the attractiveness of the area as a place to live, work,or spend leisure time but actually the reverse.It does not respect the environmental quality as a key factor in achieving sustainable growth.Re 4.1 it does not reflect National Policy Guidance by ensuring future development is sustainable and meets local needs eg employment needs for area see data.Nor does it protect the rural character and Green belt of the parish, protect local green spaces or enhance and support community and recreational facilities, footpaths and bridleways or promote active travel.

Any additional information:

It would appear that the proposals request a far greater area of green belt land than the scheme actually requires leading to the prospect of further development in future. There is no specific use of the buildings outlined and , therefore the requirements suggested cannot be supported as employment opportunities are not detailed. The emergency access arrangements proposed are totally unsuitable and the proposal is a single track country lane. A site visit would have illustrated this had the detail had been properly considered.



The Coal
Authority

W: www.gov.uk/coalauthority

For the attention of: [REDACTED]

Newcastle under Lyme Borough Council

[By email: [REDACTED]]

10th December 2024

Dear [REDACTED]

Re: Audley Rural Neighbourhood Plan Consultation - Regulation 16

Thank you for your notification of 4 November 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

It is noted however that this Plan does not propose to allocate any new sites for future development and on this basis we have no specific comments to make on this document.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

From: Digital [REDACTED]
Sent: 06 December 2024 13:46
To: [REDACTED]
Subject: Audley rural neighbourhood plan submission consultation representation

Form received from: [REDACTED]

Contact details

Organisation: Planning Prospects Ltd on behalf of Indurent Management Ltd
Email address: [REDACTED]
Address: [REDACTED]
Postcode: [REDACTED]
Telephone: [REDACTED]

Updates

Information required: Yes
Preferred method of contact: By email

Representation

Relates to:

Policy ANP9 Natural Environment and Landscape

Comments:

Indurent are promoting land at Junction 16 of the M6 for employment development through the emerging Local Plan. Whilst that process is essentially separate to the Neighbourhood Plan for Audley the following comments are offered to suggest how draft Policy ANP9 might be refined to assist with its consideration at Examination. The underlying rationale for Policy ANP9 – in terms of protecting the natural environment and landscape – is appropriate. The supporting text refers to a hierarchical approach in seeking to minimise impacts, and again the rationale for that is understandable. However, the wording of the policy is inconsistent with this, and also with the approach required by national policy. Part 1 of the policy is absolute in its requirement that development “should not harm” landscape and ecology interests. There is no sense here that (for example) some harm but with compensation or mitigation, might be appropriate in certain circumstances. Equally, there is no reflection of any hierarchical approach, recognising that certain features require strong protection, whereas there might reasonably be more flexibility in relation to others. Part 2 of the policy is also absolute in its assertion that development should “maintain” landscape settings and separation, so implying they remain unchanged, with apparently no allowance for when some diminution might be appropriate. Part 4 of the policy again does not have a hierarchical approach, with the same requirement for an absence of harm placed on ancient woodland (which is defined as an irreplaceable habitat) and Local Nature Reserves (which are not). Part 6, again, is absolute in its requirement that development “should not” involve the loss of best and most versatile agricultural land. In contrast, national policy as expressed in the NPPF is positive in its tone and framing, seeking to enable sustainable development where possible. For example, paragraph 135 of the NPPF includes that planning policies should ensure that developments, “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”. A “sympathetic” approach is sought, not one which seeks to preserve a position. A hierarchical approach is advocated by paragraph 180 of the NPPF which includes that policies should contribute by, “protecting and enhancing valued landscapes, sites of biodiversity or

geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).” As such, the approach is not a blanket one, but rather one that is cognisant of and responsive to assets according to their value. Similarly, paragraph 181 provides that plans should, “distinguish between the hierarchy of international, national and locally designated sites.” Paragraph 180 goes on to advocate, “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land” and “minimising impacts on and providing net gains for biodiversity”. The approach is not one of absolute avoidance of harm to countryside, agricultural land or ecology, but rather one that is managed and informed. To avoid this conflict with national policy, Policy ANP9 should be amended such that it seeks to avoid unacceptable harm that cannot appropriately be compensated or mitigated. It should make clear that the assessment of any harm and acceptability of any compensation or mitigation will have regard to the value of the asset concerned.

Any additional information:

[REDACTED]

From: Digital [REDACTED]
Sent: 05 December 2024 14:03
To: [REDACTED]
Subject: Audley rural neighbourhood plan submission consultation representation

Form received from: Jan Moreau

Contact details

Organisation: [REDACTED]

Email address: [REDACTED]

Address: [REDACTED]
[REDACTED]
[REDACTED]

Telephone: [REDACTED]

Updates

Information required: Yes

Preferred method of contact: By email

Representation

Relates to:

3.2 Planning Rationale Audley Rural Housing Aecom report 2021 (updated Oct 23)

Comments:

Audley Rural Housing Needs Assessment, AECOM November 2021 (updated October 2023) The NP states "There is capacity for approximately 121 new dwellings within the settlement boundaries through existing in-fill sites and unimplemented planning permissions. The lack of suitable sites implies a shortfall of around 149 dwellings over the Neighbourhood Plan period. Exceptional circumstances to release any green belt must be demonstrated through the emerging Local Plan, the Neighbourhood Plan does not propose green belt release." I believe that these "infill" sites and unimplemented planning permissions should definitely be considered before making any changes to green belt boundaries and that smaller and more affordable properties should be prioritized. This will not only for new families to enter on to the property ladder but also encourage the elderly to down size and therefore release their larger family homes on to the market place.

Any additional information:



Audley Rural Neighbourhood Plan Submission Consultation Representation Form

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Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

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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.

Sketch overlay of 'Land off Talke Roundabout / A500' on the Neighbourhood Plan boundary

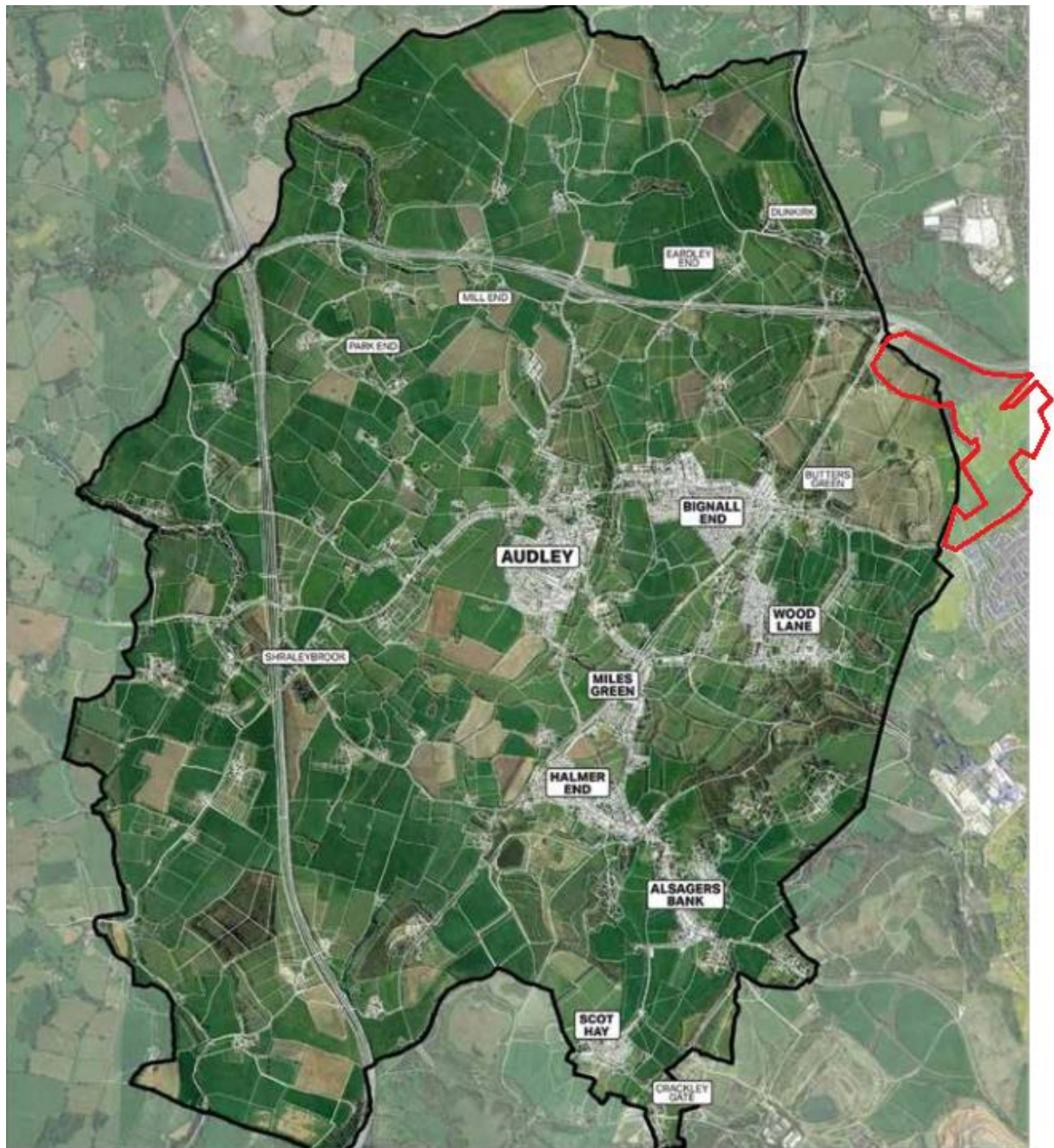
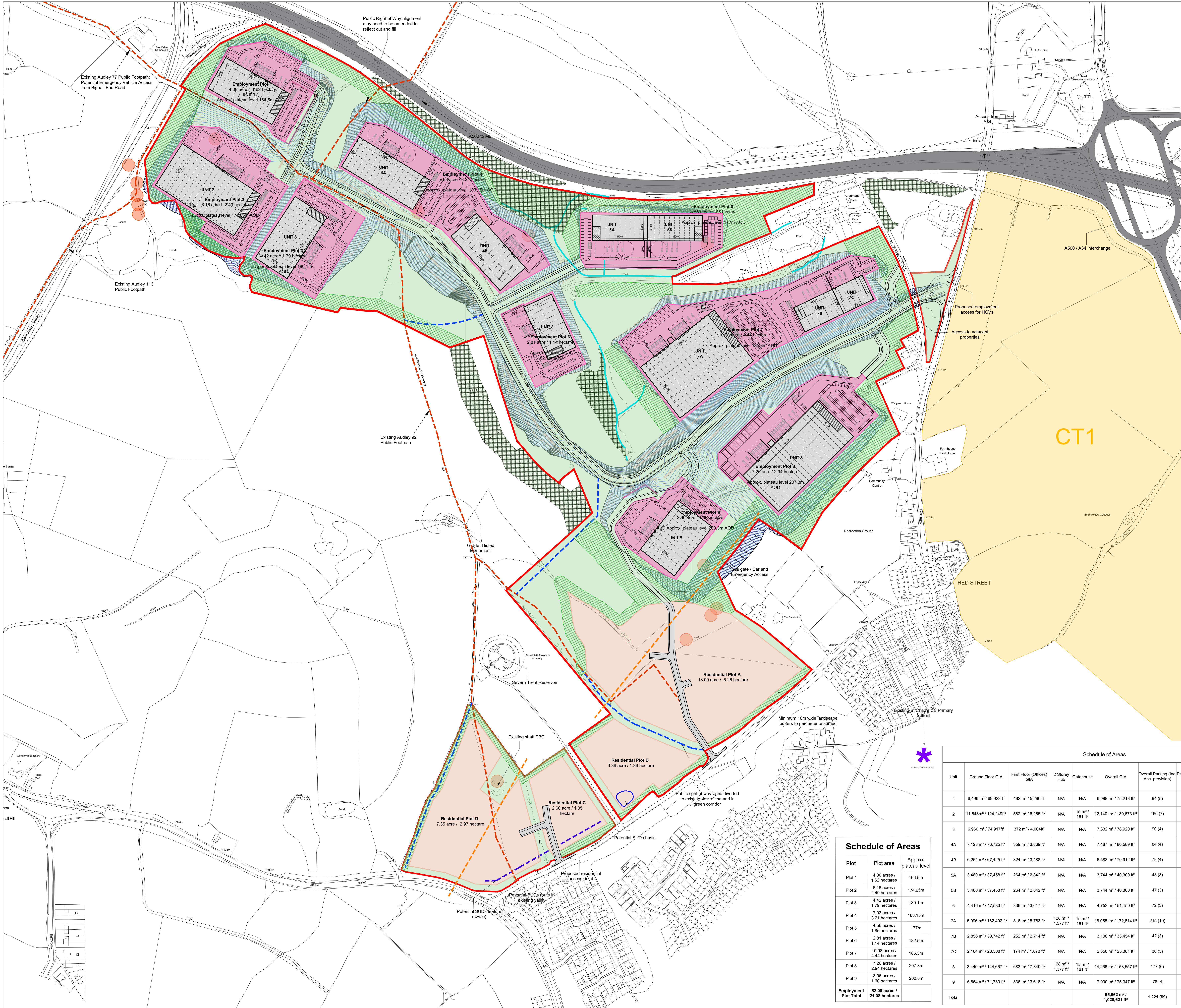


Figure 2.2, Map showing the open countryside surrounding the main villages of Audley Rural Parish



- NOTES
- All dimensions and levels are to be checked on site
 - Any discrepancies are to be reported to the architect before any work commences
 - This drawing shall not be relied on to ascertain any dimensions. Work to figured dimensions only
 - This drawing shall not be reproduced without express written permission from AEW
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties

Principal Designer: **Client**

Unless noted below, all known hazards have been highlighted on the drawing.

0 20 40 60 80 100m

Scale 1:2000 @ A4

- Key:
- Site ownership boundary
163.34 acres / 66.10 ha
 - Existing woodland to be retained
 - Proposed Mitigation Planting
 - Existing watercourse
 - Overhead cables. Alignment TBC
 - CT1 Preferred Residential Allocation
 - Development plot subject to cut and fill analysis and geotechnical constraints
 - Residential public open space / LAP / LEAP requirements TBC. Latter may need to be within plots CT1 Preferred Residential Allocation
 - Existing Public Rights of Way
 - Suggested diversions to public rights of way and additional East-West connections
 - Indicative mine entry positions subject to confirmation by site investigation

Schedule of Areas											
Unit	Ground Floor GIA	First Floor (Offices) GIA	2 Storey Hub	Gatehouse	Overall GIA	Overall Parking (Inc. Parking Ratio Acc. provision)	Parking Ratio	u/s haunch - clear internal height	Top of parapet	Approx. Ridge	Proposed Building Heights
1	6,496 m ² / 69,922ft ²	492 m ² / 5,296 ft ²	N/A	N/A	6,988 m ² / 75,218 ft ²	94 (5)	1:74	12.5m	15.5m	16.5m	
2	11,543m ² / 124,249ft ²	582 m ² / 6,265 ft ²	N/A	N/A	12,140 m ² / 130,673 ft ²	166 (7)	1:73	15m	18m	19m	
3	6,960 m ² / 74,917ft ²	372 m ² / 4,004ft ²	N/A	N/A	7,332 m ² / 78,920 ft ²	90 (4)	1:81	12.5m	15.5m	16.5m	
4A	7,128 m ² / 76,725 ft ²	359 m ² / 3,869 ft ²	N/A	N/A	7,487 m ² / 80,589 ft ²	84 (4)	1:89	12.5m	15.5m	16.5m	
4B	6,264 m ² / 67,425 ft ²	324 m ² / 3,488 ft ²	N/A	N/A	6,588 m ² / 70,912 ft ²	78 (4)	1:84	12.5m	15.5m	16.5m	
5A	3,480 m ² / 37,458 ft ²	264 m ² / 2,842 ft ²	N/A	N/A	3,744 m ² / 40,300 ft ²	48 (3)	1:78	10m	13m	14m	
5B	3,480 m ² / 37,458 ft ²	264 m ² / 2,842 ft ²	N/A	N/A	3,744 m ² / 40,300 ft ²	47 (3)	1:79	10m	13m	14m	
6	4,416 m ² / 47,533 ft ²	336 m ² / 3,617 ft ²	N/A	N/A	4,752 m ² / 51,150 ft ²	72 (3)	1:66	10m	13m	14m	
7A	15,096 m ² / 162,492 ft ²	816 m ² / 8,783 ft ²	128 m ² / 1,377 ft ²	15 m ² / 161 ft ²	16,055 m ² / 172,814 ft ²	215 (10)	1:74	15m	18m	19m	
7B	2,856 m ² / 30,742 ft ²	252 m ² / 2,714 ft ²	N/A	N/A	3,108 m ² / 33,454 ft ²	42 (3)	1:74	10m	13m	14m	
7C	2,184 m ² / 23,508 ft ²	174 m ² / 1,873 ft ²	N/A	N/A	2,358 m ² / 25,381 ft ²	30 (3)	1:78	10m	13m	14m	
8	13,440 m ² / 144,667 ft ²	683 m ² / 7,349 ft ²	128 m ² / 1,377 ft ²	15 m ² / 161 ft ²	14,266 m ² / 153,557 ft ²	177 (6)	1:80	12.5m	15.5m	16.5m	
9	6,664 m ² / 71,730 ft ²	336 m ² / 3,618 ft ²	N/A	N/A	7,000 m ² / 75,347 ft ²	78 (4)	1:89	12.5m	15.5m	16.5m	
Total					95,562 m ² / 1,028,621 ft ²	1,221 (59)	1:78				

Plot	Plot area	Approx. plateau level
Plot 1	4.00 acres / 1.62 hectares	166.5m
Plot 2	6.16 acres / 2.49 hectares	174.65m
Plot 3	4.42 acres / 1.79 hectares	180.1m
Plot 4	7.93 acres / 3.21 hectares	183.15m
Plot 5	4.56 acres / 1.85 hectares	177m
Plot 6	2.81 acres / 1.14 hectares	182.5m
Plot 7	10.98 acres / 4.44 hectares	185.3m
Plot 8	7.26 acres / 2.94 hectares	207.3m
Plot 9	3.96 acres / 1.60 hectares	200.3m
Employment Plot Total	52.08 acres / 21.08 hectares	

P10	02/10/24	ES	AL
School location omitted			
P08	27/09/24	ES	AL
School location revised, unit 8 height reduced, mitigation planting shown			
P08	19/09/24	ES	AL
Existing school location shown, potential school locations shown, proposed building heights noted			
P07	12/07/23	ES	TF
OS base shown			
P06	05/04/23	HN	AL
ROC levels added, 2 units removed, units 1,2,3,4,5,8,14 adjusted accordingly, units 6,7,11,12 made semi-detached, units added to unit 9 & 12, Units renumbered.			
P05	31/01/23	HN	AL
units 7,8,13 increased, units 5 & 6 layout amended			
P04	27/01/23	HN	AL
Proposed Masterplan added			
P03	28/10/22	SF	AL
Road infrastructure and Plot 1 amended; employment GIA, footprints and number of dwellings added to schedule			
P02	28/10/22	SF	AL
Additional area included to North-West; Plots 1, 4, 6, and 7 increased			
P01	20/10/22	AW	AL
Initial Issue			
REV	Date	Drawn by	Checked by
S2			
For Information			
Feasibility			
drawing stage			
client			
Harworth Group PLC			
project			
Talks, Jamage Lane			
drawing title			
Proposed Masterplan			
date	18/10/22	drawn	K3
scale(s)	1:2000	checked	AL

[REDACTED]

From: Digital [REDACTED]
Sent: 30 November 2024 12:27
To: [REDACTED]
Subject: Audley rural neighbourhood plan submission consultation representation

Form received from: Jan Moreau

Contact details

Organisation:

Email address: [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

Telephone:

Updates

Information required: Yes

Preferred method of contact: By email

Representation

Relates to:

6.4 Green infrastructure

Comments:

As NULBC are proposing to develop vast swathes of our green belt land in Audley Parish, I feel very strongly that any Biodiversity Net Gain or Section 106 benefits should remain within Audley Parish. I would like to see any BNG benefit be allocated to the actual development site or adjacent to the site, however, if this is not possible then the benefit should be retained within Audley Parish. Similarly any Section 106 benefits from any new development in Audley Parish should also be allocated to Audley Parish

Any additional information:



**Canal &
River Trust**

Making life better by water

By email only to:

Your Ref

Our Ref

Tuesday 26 November 2024

Dear [REDACTED],

Audley Rural Neighbourhood Plan Consultation

Thank you for your consultation on the above document.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal & River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.

The Trust have no waterways, assets or land interests within the area covered by the document and as such we have no comment to make. The plan area is approximately 2km from Kidsgrove Junction where the Macclesfield Canal meets the Trent & Mersey Canal, and 12km from the Shropshire Union Canal.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

Canal & River Trust Planning Team

W: canalrivertrust.org.uk

[REDACTED]

From: [REDACTED]
Sent: 22 November 2024 12:00
To: [REDACTED]
Subject: Audley Neighbourhood Development Plan

[REDACTED]

Dear Planning

Following review of the above document sent out for consultation, the following suggested alterations/additions are provided for consideration:

Section 2.6 Aims

One aim currently reads - To help ensure that development is well designed.

Recommend amend to - To help ensure that development is well designed, **safe and secure**.

Section 3.3 ANP1 Residential Development

Add an extra point to the 8 already listed.

The importance of safety and security to householders should be reflected within new development.

The reference to Secured by Design in this section is commended.

Section 4.4 ANP3 Audley Village Centre (Church Street)

Currently reads -

Hot food takeaways will only be supported where there would be no significant adverse impacts on residential amenity or the vitality and viability of the centre and where the scheme includes measures to manage impacts, including, noise, disturbance, smell, vehicle movements and litter.

Amend to -

Hot food takeaways will only be supported where there would be no significant adverse impacts on residential amenity or the vitality and viability of the centre and where the scheme includes measures to manage impacts, including, noise, disturbance, smell, vehicle movements, litter **and anti-social behaviour**.

Section 5.3 ANP4 Sustainable Design

Point 3c currently reads

Ensuring that street and spaces are overlooked by active building frontages, to create natural surveillance.

The Interpretation section contains the following

Active frontages would include elevations with windows, doors and balconies and low boundary treatments.

Staffordshire Police fully support Point 3c since natural surveillance allows law-abiding people oversight of locations with the opportunity to detect suspicious activity etc and respond accordingly. Furthermore, those engaged in or considering criminal, anti-social or suspicious activity can be perceive themselves subject to such observation which can deter such activity. Regarding Point 3C, it is recommended that it is tweaked as follows –

Ensuring that street and spaces are overlooked from active rooms within buildings to create natural surveillance.

Amend the Interpretation paragraph accordingly –

Active rooms (kitchens/living rooms) provide direct and regular visual connection between the room and the street/spaces, unlike from more private rooms, such as bedrooms and bathrooms.

Point 7 currently reads –

Boundary treatments should reinforce local character, including use of low walls or hedges

Amend to –

Where security is not compromised, boundary treatments should reinforce local character, including use of low walls or hedges

Add an extra point to the 10 listed

Development should minimise opportunities for criminal or anti-social behaviour.

Under the Interpretation section

Currently one paragraph reads

The 'National Design Guide' and 'Building for a Healthy Life' standard may be useful in securing compliance with the policy.

Amend to

The 'National Design Guide', 'Building for a Healthy Life' standard and Secured by Design Guides may be useful in securing compliance with the policy.

Under the Interpretation section, one paragraph reads –

Strong encouragement is given to engagement with the Parish Council and the local community from early stages of the design process.

Amend to –

Strong encouragement is given to engagement with the Parish Council, the local community and where appropriate, relevant consultees from early stages of the design process.

Section 5.7 ANP8 Shopfronts

Under Interpretation is a paragraph discussing shutters. Recommended inclusion of the following –

Technical glazing products have the potential to negate the need for internal shutters.

Section 7.3 ANP12 Transport and Active Travel

Under Interpretation it states –

For apartments, a shared cycle facility may be provided.

Amend to the following –

For apartments, a shared cycle facility may be provided. A cycle store integrated into the building is preferred, providing greater opportunities for security than external provision.

Section 7.4 ANP13 Local Energy Generation

Solar farms featuring ground-mounted photovoltaic (pv) panels can be targeted by organised criminal offenders for the purposes of theft of cable/panels. Individual losses totalling five or even six figure have been recorded.

Adequate security needs to be provided to try to counter opportunity. As such, its is recommended that the following is included –

Solar farms should incorporate a range of security measures to adequately protect them.

Kind regards

[Redacted signature block]



STAFFORDSHIRE
POLICE

[Redacted contact information]

[Large redacted block of text]

[Redacted line of text]

Date: 15 November 2024
Our ref: [REDACTED]
Your ref: Audley Rural Neighbourhood Plan



[REDACTED]
Newcastle-under-Lyme Borough Council
Planning Policy
2nd Floor Castle House
Barracks Road
Newcastle-under-Lyme
Newcastle ST5 1BL

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

BY EMAIL ONLY

[REDACTED]

Dear [REDACTED]

Audley Rural Neighbourhood Plan.

Thank you for your consultation on the above dated 04 November 2024 .

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.localrecordscentres.org.uk/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

12/11/2024

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

AUDLEY RURAL NEIGHBOURHOOD PLAN: REGULATION 16 RESPONSE

Dear Sir/Madam,

I respond to the 'Invitation to Submit Representations' in relation to the Regulation 16 of Audley Rural Parish Neighbourhood Plan. In this regard I have just one suggested modification to the Plan.

On pages 55 and 85 there is a mention of biodiversity net gain (BNG) under the heading of the 'Core Spatial Strategy', highlighting the requirement for a BNG of 10% in the Environment Act 2021 relating to developments. In this context I would suggest the addition of a clause to the effect that any BNG, that may be required as part of any development, must be located within the parish boundary and preferably adjacent to the site being developed.

Such a clause would be intended to prevent environmental offsetting elsewhere in the UK at the expense of Audley Rural Parish. I leave it to the authors of the neighbourhood plan to determine where in the document such a clause should be entered. However, I would also suggest that it is placed where it is least likely to be missed or misinterpreted. I hope this is in order.

Yours sincerely

Jim Austin.



Our ref: [REDACTED]

12 November 2024

Dear [REDACTED]

AUDLEY RURAL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION.

Thank you for the above consultation and invitation to comment on the Submission Neighbourhood Plan.

Our previous comments on the earlier regulation 14 consultation remain entirely relevant, that is:

“Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Audley.

We commend the commitment in the Plans vision, aims and Policies to support development that is sensitive and sympathetic to the built character of the area and afford protection to its rural landscape character and green spaces. The use of Design Codes will no doubt prove invaluable as a context and guide for future development”.

We also particularly commend the very comprehensive evidence base which underpins the Plan. Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,



CC:



[REDACTED]
[HistoricEngland.org.uk](https://www.historicengland.org.uk)



Historic England



Telephone [REDACTED]
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Your ref:

Our ref:

FAO:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Tel: [REDACTED]

12 November 2024

Via email:

Dear Sir or Madam,

The Audley Rural Neighbourhood Plan – Submission Consultation Regulation 16

National Highways welcomes the opportunity to comment on the reviewed submission draft of the Audley Rural Neighbourhood Plan which covers the period from 2020 to 2042. We note that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

National Highways (formally Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

In relation to the Audley Rural Neighbourhood Plan, our principal interest is in safeguarding the operation of the SRN, the nearest routes of which are the M6 and the A500 located approximately 1.5km west and 1km north of the plan area respectively. The scope and scale of proposed development identified in the current Newcastle-under-Lyme Local Plan (accounted for within the Audley Rural Neighbourhood Plan), is modest and shall not have any significant impact on the operation of the SRN.

Considering the limited level of growth proposed across the Neighbourhood Development Plan area, as well as that already delivered within the Local Plan period, we do not expect that there will be any significant impacts on the operation of the SRN.

We therefore have no further comments to provide and trust the above is useful in the progression of the Audley Rural Neighbourhood Plan.

If I can be of any further assistance on this matter, please do not hesitate in contacting me.

Yours sincerely,

[Redacted signature block]

[Redacted line]

[Redacted line]

Email: [Redacted email address]

[REDACTED]

From: Patrica Harrison [REDACTED]
Sent: 06 November 2024 06:22
To: [REDACTED]
Subject: Re: Newcastle-under-Lyme Borough Council - Audley Rural Neighbourhood Plan Consultation - 4 November - 16 December 2024

[REDACTED]

What are the residents supposed to do you seem set on destroying this lovely community , wild life and everything else that goes with it!!!!!!

Sent from my iPhone

On 4 Nov 2024, at 11:32 [REDACTED] wrote:

To Whom It May Concern:

AUDLEY NEIGHBOURHOOD DEVELOPMENT PLAN: REGULATION 16 PUBLICITY AND INVITATION TO SUBMIT REPRESENTATIONS (4 NOVEMBER- 16 DECEMBER 2024)

You have received this notification because you have participated in previous planning policy consultations, or because you have asked to be notified of consultations on planning policy documents in Newcastle-under-Lyme Borough Council.

Audley Parish Council has formally submitted the Audley Rural Neighbourhood Plan to Newcastle-under-Lyme Borough Council.

Consultation on the draft Audley Rural Neighbourhood Plan starts from the 4 November (today) until the 16 December 2024 to provide an opportunity for all parties to comment on whether the submitted plan meets the basic conditions (as detailed below) before it goes to examination. This consultation is known as the Regulation 16 stage in accordance with the Neighbourhood Planning Regulations 2012.

The basic conditions are that the plan:

1. Must be appropriate having regard to National Policy
2. Must contribute to the achievement of sustainable development
3. Must be in general conformity with the strategic policies in the development plan for the local area
4. Must be compatible with EU obligations
5. Must be compatible with human rights requirements

Regulations specify an additional basic condition that a plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.

All comments on the Audley Rural Neighbourhood Plan must be made directly to Newcastle-under-Lyme Borough Council before the deadline of 5pm on Monday 16 December 2024. To review the Neighbourhood Plan, the notice of submission and its accompanying documents, please visit the Audley Rural Neighbourhood Plan section of the Borough Council's website using the website link below:

<https://www.newcastle-staffs.gov.uk/planning-policy/audley-neighbourhood-plan>

Copies of the consultation documents are also available to view at Audley Library (ST7 8DB) and at Newcastle-under-Lyme Library (ST5 1BL) during opening hours.

Representations can be made via e-mail to planningpolicy@newcastle-staffs.gov.uk or by post to Planning Policy, Newcastle-under-Lyme Borough Council, Castle House, Barracks Road, Newcastle-under-Lyme, ST5 1BL

Following the 6-week consultation period, all comments received will be sent to an Independent Examiner who will examine the neighbourhood plan. If the Independent Examiner determines that the plan meets the basic conditions with or without modifications, the Council, in conjunction with the qualifying body who produced the Neighbourhood Plan, will consider their recommendations and decide whether the plan will proceed to referendum which will determine whether to 'make' (adopt) the Audley Rural Neighbourhood Plan.

For further information please contact the Planning Policy Team on 01782 742456 or via email at planningpolicy@newcastle-staffs.gov.uk

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Email: planningpolicy@newcastle-staffs.gov.uk

Post: Planning Policy, 2nd floor, Castle House, Barracks Road, Newcastle-under-Lyme, Newcastle, ST5 1BL.

[REDACTED]

From: Digital [REDACTED]
Sent: 04 November 2024 12:25
To: [REDACTED]
Subject: Audley rural neighbourhood plan submission consultation representation

Form received from: Ian Riley

Contact details

Organisation: [REDACTED]

Email address: [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

Telephone: [REDACTED]

Updates

Information required: Yes

Preferred method of contact: By email

Representation

Relates to:

Extra traffic

Comments:

I hope that the plan includes extra parking and provision for extra shops and health care as at the moment the village is at breaking point for traffic

Any additional information:

Newcastle under Lyme Borough Council (NuLBC)

Response to the Audley Neighbourhood Plan Regulation 16 Consultation

General Comments

NuLBC wishes to place on record that it commends the Steering Group, Parish Council & residents of Audley on the extent of engagement undertaken (illustrated by the June 24 Consultation Statement), as well as the significant time, thought, effort and resource that has been invested by all involved in advancing the Neighbourhood Plan to the Regulation 16 stage. The approach to those issues (as referred to in Section 1.4 Other Actions) that are beyond the parameters of the Neighbourhood Plan are also to be applauded.

The Council are keen to maintain a close working relationship with Audley Parish Council to help facilitate the implementation of the Neighbourhood Plan, and its alignment to the emerging Local Plan (which was consulted on as a Final Draft – Reg 19 - in late Summer/early Autumn 2024). This is especially significant in so far as the Basic Conditions Statement (June 24) submitted by the Qualifying Body refers (under Section 5.2) to a detailed assessment that compares the strategic policies of the Newcastle-Under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 with the relevant policies of the Audley Rural Neighbourhood Plan.

A subsequent section (5.3) gives a less exhaustive overview of the engagement of the Qualifying Body in making representations to the emerging Local Plan & in utilising its evidence base. The submission of the neighbourhood plan in advance of commencement of consultation on the Reg.19 Local Plan is, however, fully acknowledged.

The Neighbourhood Plan in general is considered to be well structured, informative and concise which collectively makes it easy to read and navigate.

The specific comments raised below are presented under the relevant Chapter/Section headings of the Neighbourhood Plan. It is also important to recognise that several of the points raised were highlighted to the Qualifying Body at the Reg.14 stage, but nonetheless the LPA consider, having due regard to the responses provided previously by the Qualifying Body as detailed in Table 1 of the June 24 Consultation Statement, their essence remains of merit, valid & worthy of further consideration within the Examination.

Introduction

Section 1.3 Monitoring and Review: Owing to the updated NPPF (Dec 24) being published very recently, the Neighbourhood Plan Examiner should carefully consider its content where relevant to the Plan's production and application.

Background and Context

Section 2.6 Aims: Careful consideration should be given by the Examiner as to how these aims align with the Basic Conditions as prescribed by [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) and listed in planning practice guidance:- [Neighbourhood planning - GOV.UK \(www.gov.uk\)](#) and with strategic policy specifically, particularly in aspects such as Green Belt.

This is especially pertinent as the LPA has through its recently consulted upon Reg.19 Final Draft Local Plan (with accompanying evidence base) made clear its stance regarding the need for and scale & distribution of growth which it is considered presents the exceptional circumstances to necessitate the release of land that is currently designated as Green Belt. This includes areas within the Audley Rural Neighbourhood Area.

Housing

Section 3.2 Planning Rationale: The flux in national planning policy (illustrated by the consultation on an updated NPPF Summer/Autumn 24 & also referred to above under the Introduction heading), whilst having largely emerged post submission of Audley's Neighbourhood Plan, is recognised by the LPA. With regard to neighbourhood planning specifically, the LPA's interpretation of the updated NPPF (December 24) suggests that there are no substantive changes proposed in the status or implementation of neighbourhood plans as part of the development plan. Nonetheless, consideration by the Examiner could be given to appropriate modification(s) being made to reflect the most contemporary policy picture.

The engagement between the qualifying body & the LPA is acknowledged. Ultimately, however, it is felt that the Examiner will determine if there are any disparities between the Local Plan & the Neighbourhood Plan, so the comment made as to there not being any such disparities should be viewed in the context of the representation the LPA makes to the Reg.16 version of the NP and the Examiners view as to the basic conditions being satisfactorily addressed.

Audley Rural Housing Needs Assessment, AECOM November 2021 (updated October 2023):

Completions as well as unimplemented planning permissions are factored into the LPA's assessment of supply in Audley (detailed within Section 8 of the Site Selection Methodology Report – linked below). Talled together with the three (3) proposed residential allocations identified for Audley in the Local Plan (each of which is currently green belt, with a suggested addition to settlement boundaries advocated accordingly), this equates to a comparable overall yield figure to address the need highlighted within AECOM's work on behalf of the Parish. There are perhaps questions marks over the deliverability of some of the infill sites that the qualifying body assumes satisfies in part the identified need, which may consequently bring into question the extent of shortfall, but the overall sentiment is understood & the stated willingness to engage with the LPA is welcomed.

<https://www.newcastle-staffs.gov.uk/downloads/file/2377/site-selection-report-and-assessments>

[For the benefit of the Examiner, the Final Draft Local Plan proposes development boundaries for the Strategic Centre, Urban Centre and Rural Centres (including Audley & Bignall End). However, the Local Plan is not proposing to include development boundaries below the rural centres tier in the settlement hierarchy. This may have relevance for Alsagers Bank, Halmer End, Miles Green & Wood Lane settlement boundary's, recognising that the neighbourhood plan can set development boundaries for their area as per those detailed in Figure 3.3 and Figures 3.6-3.9].

Policy ANP1: Residential Development: Further to the point raised immediately above re: suggested additions to settlement boundaries as part of the Local Plan, recognition should be made in the Interpretation section stating that the settlement boundaries may alter (for Audley & Bignall End specifically) to reflect the position reached upon the adoption of the Local Plan, including areas which are currently designated as Green Belt.

Economy

Section 4.2 Planning Rationale: Thoughts as per 3.2 above

The Local Plan identifies a strategic employment site (ref: AB2) that falls within the neighbourhood plan area & is located adjacent to J16 of the M6 motorway on green belt land. As per all the proposed allocations, its merits or otherwise will be examined in due course following the intended submission in the coming weeks of the Local Plan and accompanying evidence base to the Planning Inspectorate.

Rural Topic Paper, Rural Hierarchy of Centres, Newcastle-under-Lyme Borough Council, June 2021: For information, this evidence base document was revisited in July 2024. Owing to the services & facilities available, Audley & Bignall End remain as rural centres, with the other settlements found within the Parish also continuing to be identified as Other Settlements & Rural Areas.

Design & Heritage

Section 5.2 Planning Rationale: Thoughts as per 3.2 above

Green Environment

Section 6.2 Planning Rationale: Thoughts as per 3.2 above

Figure 6.10: Strategic Green Gaps: Whilst the position regarding this is considered in the Audley Rural Design Codes (AECOM - May 2023) document, the LPA remains to be 100% convinced as to the merits for their inclusion, especially given the extent of Green Belt (of which avoiding coalescence of settlements is a key function). As referred to in the text (p63), the area also contains an array of both statutory and non-statutory environmental designations.

Therefore, it may be worth as part of the Examination reflecting on whether it is considered that the practical application of such a policy stance would fail to stand up to scrutiny in the determination (by the LPA's Development Management Team) of development proposals. For instance, would there be a higher-level expectation of what constitutes very special circumstances (para 153 of the Dec 24NPPF) for development in these localities? On this basis, whilst there could be value in retaining these for information & contextual purposes within the Neighbourhood Plan, it could perhaps not be assumed that they would automatically provide any additional layer of protection beyond what the designations (such as Green Belt) provide at present.

This argument is also relevant to Policy ANP9 (bullet Point 2) & the maintaining of separation between settlements.

Figure 6.10: Local Green Spaces across the neighbourhood area: With reference to paragraph 107 of the NPPF (December 24) any designations need to be demonstrably special & whilst this is alluded to in Section 2.4 (p14 of the Neighbourhood Plan), the Local Green Space Designation audit (August 23 – highlighted in Section 2.7) is considered to be a valuable resource in making a more explicit case by case argument, in so far as detailing the rationale for each site being considered demonstrably special & holding a particular local significance. It is important, nonetheless, that in each circumstance (based on the list under Policy ANP11) the Examiner is confident that the additional designation is necessary and would serve a useful purpose.

ANP9: The approach to the use of Best & Most Versatile agricultural land should look to consider the more nuanced approach in the Local Plan (highlighted at Reg.18 stage onwards) of seeking to limit & mitigate the loss of best and most versatile agricultural land, rather than a more absolute assertion that development should not involve the loss of... stated in bullet point 6 of this policy.

Infrastructure

Section 7.2 Planning Rationale: Thoughts as per 3.2 above

Infrastructure Priorities: For the avoidance of doubt, there is no Community Infrastructure Levy (CIL) system in operation within the Borough. An Infrastructure Delivery Plan has been produced for the Local Plan & this demonstrates the understood requirements for new and enhanced infrastructure that arises from the Borough's proposed growth ambitions. The provisions of any S106 contributions are also tightly regulated, taking account of factors such as their necessity to make the development reasonable in planning terms; being directly related to the development; & fairly and reasonably related in scale and kind to the development. It is within this context that the list on p91, whilst fully acknowledged, should be seen to a degree as the community's wishes rather than what can necessarily be provided through developer contributions. A modification could therefore be made to this effect.

Green Development Guidance Note

Section 8.2 Green Building Design: The section's status as an informal note is recognised.

Section 8.3 Biodiversity: There is a mandatory requirement for implementation of Biodiversity Net Gain of at least 10% by local authorities which may be worth highlighting.

Consultation Infographics

It is assumed that, where appropriate, this information reflects that presented in the main body of the Neighbourhood Plan.