

NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT CORE SPATIAL STRATEGY

INSPECTOR'S REPORT ANNEX A

SCHEDULE OF CHANGES REQUIRED TO MAKE THE CORE STRATEGY SOUND

Councils' changes:

Change numbers in the form **C1** etc are those included in the Councils' final consolidated Schedule of Changes [CHD9a]. Where wording is not to be completely replaced, deleted words are shown by ~~striketrough~~ and additions in **bold**.

Inspector's changes:

Change numbers **IC1** and **IC2** are changes made by the Inspector that are not in the Councils' schedule.

Highlighted alterations indicate the Inspector's editing of a proposed Council change.

The Report Ref. is the paragraph of the Inspector's report that deals with each change.

Annexes A.1 (page 13) and A.2 (page 61) contain substantial sections that are to be completely replaced and are cross referenced in changes C47 and C75 respectively.

Change number	Policy/ Para	Details of change	Report Ref.
C18	Para 2.11	Add following sentence to the end of the paragraph: 'Dependent upon the outcome of the Regional Spatial Strategy (RSS) Review the Councils will seek the most expeditious means, either under a review of the Core	3.104

		Spatial Strategy or relevant site allocation documents, by which their respective Local Development Frameworks can be updated in accordance with due process to accommodate revised strategic development proposals for the plan area’.	
C29	SP1	<p>Replace the whole of ‘Spatial Principles of Targeted Regeneration’ and contents of grey box SP1 with:</p> <p>‘Policy SP1 Spatial Principles of Targeted Regeneration:</p> <p>1. New housing will be primarily directed towards sites within:</p> <ul style="list-style-type: none"> • the Inner Urban Core, including the City Centre; • Newcastle Town Centre; • Neighbourhoods within the General Renewal Areas and Areas of Major Intervention and other Areas of Housing Intervention identified by RENEW North Staffordshire, and • within the identified significant urban centres, <p>All as indicated on the Key Diagram and where it can demonstrably support the Housing Market Renewal Strategy.</p> <p>Within the Inner Urban Core particular emphasis will be given to development within Areas of Major Intervention.</p> <p>2. Employment provision will be focused towards sites accessible to and within the North Staffordshire Regeneration Zone.</p> <p>3. Chatterley Valley is designated as the area’s Regional Investment Site and will be taken forward for delivery by Advantage West Midlands as a high priority.</p> <p>4. Staffordshire University and University Hospital will continue to be the focus for</p>	<p>3.27 3.34</p>

		<p>high value business growth in the medical and healthcare technologies and creative industries sector.</p> <p>5. Keele University and Science Park will continue to be the focus for high value business growth in a range of knowledge based industries.</p> <p>6. Retail and office development will be focused towards the City Centre and Newcastle Town Centre. Development in other centres will be of a nature and scale appropriate to their respective position and role within the hierarchy of centres.</p> <p>7. New development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.</p>	
C30	Para 5.17	<p>Amend paragraph to read:-</p> <p>‘Housing development can in certain instances aid regeneration, both in general terms and specifically in line with proposals developed through RENEW. Regeneration should be taken to mean comprehensive improvement of the physical and social fabric. Nevertheless, it is likely that any significant level of housing development outside the RENEW Intervention Areas could have the potential to harm the aims of RENEW, though it would be necessary to demonstrate how such harm would be caused. This approach is supported by the Regional Spatial Strategy and PPS3, both of which refer specifically to supporting housing market renewal. Where development is proposed within the RENEW Intervention Areas, it will be necessary to examine further the merits of the particular proposal. Where intervention action is not being proposed by RENEW, there will be a need to ensure that proposed development would not prejudice such intervention.’</p>	3.34
C33	Para 5.28	Replace housing trajectory table and chart for Stoke-on-Trent with	3.41

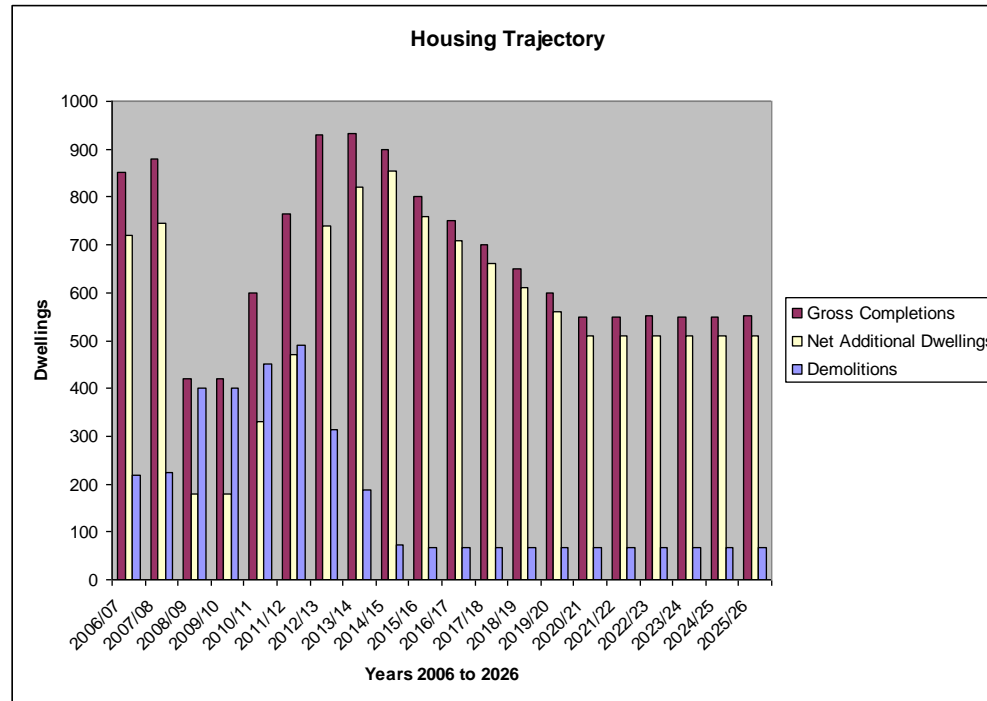
the following:

	Net Housing Requirement (a)	Projected Demolitions (b)	Demolition replacements (c)	Indicative gross housing requirement (d)
2006/07	719*	219*	131	850*
2007/08	746*	224*	134	880*
2008/09	180	400	240	420
2009/10	180	400	240	420
2010/11	330	450	270	600
2011/12	470	490	294	764
2012/13	740	315	189	929
2013/14	820	189	113	933
2014/15	855	72	43	898
2015/16	760	67	40	800
2016/17	710	68	41	751
2017/18	660	67	40	700
2018/19	610	67	40	650
2019/20	560	68	41	601
2020/21	510	67	40	550
2021/22	510	67	40	550
2022/23	510	68	41	551
2023/24	510	67	40	550
2024/25	510	67	40	550
2025/26	510	68	41	551
	11,400	3,500	2,100	13,500

* Figures for 2006/07 and 2007/08 are actual figures.

The indicative gross housing requirement is calculated by taking the net requirement and adding a figure for demolition replacements at the rate of 0.6

replacements for each dwelling lost.



C34

Para 5.29

Replace housing trajectory table and chart for Newcastle-under-Lyme with the following:

3.41

Year	Gross Completions	Net Additional Dwellings	Demolitions	Cumulative Completions to the end of the plan period
2006/07	260	208	52	208
2007/08	204	142	62	350
2008/09	284	205	79	555
2009/10	216	168	48	723
2010/11	188	127	61	850
2011/12	269	238	31	1088
2012/13	345	329	16	1417
2013/14	411	395	16	1812
2014/15	375	359	16	2171
2015/16	427	411	16	2582
2016/17	421	405	16	2987
2017/18	432	416	16	3403
2018/19	427	411	16	3814
2019/20	437	421	16	4235
2020/21	367	351	16	4586
2021/22	331	315	16	4901
2022/23	307	291	16	5192
2023/24	268	252	16	5444
2024/25	144	128	16	5572
2025/26	144	128	16	5700

		<p style="text-align: center;">Newcastle-under-Lyme Housing Trajectory</p> <table border="1"> <caption>Estimated Data for Newcastle-under-Lyme Housing Trajectory</caption> <thead> <tr> <th>Year</th> <th>Gross Completions</th> <th>Net Additional Dwellings</th> <th>Demolitions</th> </tr> </thead> <tbody> <tr><td>2006/07</td><td>260</td><td>200</td><td>50</td></tr> <tr><td>2007/08</td><td>200</td><td>140</td><td>60</td></tr> <tr><td>2008/09</td><td>280</td><td>200</td><td>80</td></tr> <tr><td>2009/10</td><td>220</td><td>170</td><td>50</td></tr> <tr><td>2010/11</td><td>190</td><td>130</td><td>60</td></tr> <tr><td>2011/12</td><td>270</td><td>240</td><td>30</td></tr> <tr><td>2012/13</td><td>350</td><td>330</td><td>15</td></tr> <tr><td>2013/14</td><td>410</td><td>400</td><td>15</td></tr> <tr><td>2014/15</td><td>370</td><td>360</td><td>15</td></tr> <tr><td>2015/16</td><td>430</td><td>410</td><td>15</td></tr> <tr><td>2016/17</td><td>420</td><td>400</td><td>15</td></tr> <tr><td>2017/18</td><td>430</td><td>420</td><td>15</td></tr> <tr><td>2018/19</td><td>430</td><td>410</td><td>15</td></tr> <tr><td>2019/20</td><td>440</td><td>420</td><td>15</td></tr> <tr><td>2020/21</td><td>370</td><td>350</td><td>15</td></tr> <tr><td>2021/22</td><td>330</td><td>310</td><td>15</td></tr> <tr><td>2022/23</td><td>300</td><td>290</td><td>15</td></tr> <tr><td>2023/24</td><td>270</td><td>250</td><td>15</td></tr> <tr><td>2024/25</td><td>140</td><td>130</td><td>15</td></tr> <tr><td>2025/26</td><td>140</td><td>130</td><td>15</td></tr> </tbody> </table>	Year	Gross Completions	Net Additional Dwellings	Demolitions	2006/07	260	200	50	2007/08	200	140	60	2008/09	280	200	80	2009/10	220	170	50	2010/11	190	130	60	2011/12	270	240	30	2012/13	350	330	15	2013/14	410	400	15	2014/15	370	360	15	2015/16	430	410	15	2016/17	420	400	15	2017/18	430	420	15	2018/19	430	410	15	2019/20	440	420	15	2020/21	370	350	15	2021/22	330	310	15	2022/23	300	290	15	2023/24	270	250	15	2024/25	140	130	15	2025/26	140	130	15	
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C37	SP2	Replace 'SP2' heading in grey box by 'Policy SP2 Spatial Principles of Economic Development'	3.27																																																																																				
C44	SP3	Delete 'Spatial principles' from top of page and replace 'SP3' heading in grey box with 'Policy SP3 Spatial Principles of Movement and Access'	3.27																																																																																				

C47	Paras 5.66-5.268	Reformat as policies ASP1-6 and replace entirely by wording in Annex A.1. Plans in this section to be amended by C90, 91, 92, 94 & 95 below.	3.28 3.47 3.76
C52	Policy CSP3	<p>Amend policy to read:</p> <p>Policy CSP3 – Sustainability and Climate Change</p> <p>Development which positively addresses the impacts of climate change and delivers a sustainable approach will be encouraged.</p> <p>The highest standards of energy and natural resource efficiency will be achieved by: -</p> <ol style="list-style-type: none"> 1. Requiring that all new development, as a minimum, complies with on-site or near-site renewable or low carbon energy targets set out in current or future national guidance and the Regional Spatial Strategy (or as future local or regional evidence may dictate) and takes positive measures to reduce carbon emissions to the levels set out in the Regional Spatial Strategy. 2. Ensuring the use of construction methods which minimise the use of non – renewable resources and which maximise the use of recycled and locally sourced materials. 3. Requiring all new developments to incorporate the use of Sustainable Urban Drainage Schemes (SUDS). as identified in the Regional Spatial Strategy (or as future local or regional evidence may dictate). 4. Developing habitat systems which are resilient to climate change in accordance with latest best practice. 5. Supporting local initiatives to address climate change such as the North Staffordshire Warm Zone and other initiatives that may emerge. 	3.89

		<p>6. Requiring best practice standards as where supported by future local or regional evidence may dictate.</p> <p>Where these requirements are impractical and/or unviable, the onus will be on the developer to demonstrate that this is the case.</p>	
IC1	Policy CSP3	<p>Add new point 7:</p> <p>7. All new development shall be located in locations at lowest possible flood risk as identified in the SFRA and all suitable flood mitigation measures shall be investigated and where possible incorporated into the development. Opportunities will be ser-sought to open up culverted watercourses to alleviate flood risk, create and improve habitats and develop green corridors.</p>	3.92
IC2	Monitoring target 55	Delete third bullet point	3.89
C66	Policy CSP7	<p>Replace first line of policy with:</p> <p>'Additional pitches will be located wherever possible on sites which – '</p> <p>Replace point 2 with:</p> <p>2. Provide safe and convenient access to public transport and the highway network'.</p>	3.79
C6	Throughout	Replace references to 'Mineral Safeguard Areas' with 'Mineral Safeguarding Areas'.	3.97
C68	Policy CSP8 Heading	Replace 'Minerals' with 'Minerals in Stoke-on-Trent'	3.97
C69	Policy CSP8	Replace policy with:	3.97

		<p>‘Potential valuable reserves of Scarce Etruria Marl resources and reserves are located within the general mineral safeguarding areas and permitted clay workings shown on Plan 9. All reasonable steps should be taken to avoid sterilisation of proven, viable reserves the mineral.’</p>					
C79	Appendix 6	<p>Insert additional table relating to replacement policies of Staffordshire and Stoke-on-Trent Minerals Local Plan.</p> <p>‘Staffordshire and Stoke-on-Trent Minerals Local Plan (Adopted December 1999)</p> <table border="1"> <tr> <td>‘Saved’ Local Plan Policy</td> <td>Replacement part of the Core Spatial Strategy</td> </tr> <tr> <td>Proposal 3 – Safeguarding Etruria Formation Resources</td> <td>Policy CSP8 - Minerals</td> </tr> </table>	‘Saved’ Local Plan Policy	Replacement part of the Core Spatial Strategy	Proposal 3 – Safeguarding Etruria Formation Resources	Policy CSP8 - Minerals	3.97
‘Saved’ Local Plan Policy	Replacement part of the Core Spatial Strategy						
Proposal 3 – Safeguarding Etruria Formation Resources	Policy CSP8 - Minerals						
C73	Para 7.1	<p>Add new sentence at end of existing paragraph to read:</p> <p>‘As part of the evidence base for the preparation of the Core Spatial Strategy the Councils have prepared a comprehensive Strategic Infrastructure Planning and Delivery Document which forms part of the LDF Core Spatial Strategy Evidence Base (See Appendix 2). This schedule examines the accessibility and transportation infrastructure, social infrastructure and physical/utility infrastructure required to support the strategy’</p>	3.110				
C74	Para 8.4	<p>Add new sentence at end of existing paragraph to read:</p> <p>‘The Core Spatial Strategy Strategic Infrastructure Planning and Delivery Document will be subject to annual monitoring and review through the Local Development Framework Annual Monitoring Report (AMR).’</p>	3.110				

C75	Section 8 - Monitoring	Replace entire section with wording in Annex A.2	3.113
C88	Plan 2	On the key replace 'RENEW' with 'RENEW Housing Market Renewal Pathfinder Boundary' and replace 'Regeneration Zone' with 'North Staffordshire Regeneration Zone'. At bottom of plan insert 'Source: RENEW Prospectus March 2004 and North Staffordshire Zone Implementation Plan - 2006-09'	3.116
C89	Plan 3	On the key replace 'Newcastle and Kidsgrove Outer Urban Areas' with 'Newcastle and Kidsgrove Urban Neighbourhoods'.	3.116
C90	Plan 5	Add University Boulevard and Stoke station to Plan 5 and indicate line of Etruria Road corridor in red.	3.116
C91	Plan 5	On the key replace 'Significant Urban Core' with 'Significant Urban Centre'	3.116
C92	Plan 5	Change Burslem and Stoke symbols on the plan to reflect symbol on the key for Significant Urban Centre.	3.116
C93	Plan at beginning of Section 5	Remove Stoke-on-Trent Green Belt area from plan.	3.116
C94	Plans 5, 6, 7 and Key Diagram	Number the areas of housing intervention and provide a key to relate the numbers to names and category.	3.116

C95	Plan 8	Remove Stoke-on-Trent Green Belt area from plan.	3.116
C96	Key Diagram	Add Park and Ride symbol at Chatterley Valley.	3.116

ANNEX A.1

This annex contains Council change C47 - replace paras 5.66-5.268 with the Area Spatial Strategies text below.

Plans have been omitted from this section but their positions are indicated and they are to be amended by separate changes C90, 91, 92, 94 & 95.

Highlighted alterations indicate the Inspector's editing of the text.

Area Spatial Strategies

City Centre of Stoke-on-Trent Area Spatial Strategy

5.66 This area includes the core, traditional city centre bounded by the Potteries Way ring road and the complementary Etruria Road Corridor. The complementary Festival Park / Festival Heights forms part of the Stoke-on-Trent Inner Urban Core.

Vision

5.67 ***“To create a thriving, diverse and nationally recognised highly performing City Centre. By 2026 the City Centre will have an expanded primary shopping area, a new business district, a distinct cultural quarter and provide for a range of City Centre living opportunities not currently available. These developments and others in the private, public and voluntary sector will be set within a***

network of accessible, attractive, safe and largely traffic free open spaces well served by all forms of public transport. Linkages to and from the City Centre to outlying areas will be capitalised upon through the creation of specific boulevards and welcoming gateways. Mixed use employment, commercial enterprise and residential accommodation not readily able to locate within a completed Potteries Way will be accommodated to the west of the Potteries Way. Destined to grow the City Centre will serve the needs and aspirations of all its user groups.”

- 5.68 This vision for the future of the City Centre will be achieved through the strategy outlined below and amplified through the City Centre and Etruria Road Corridor Area Action Plan.

Area Spatial Policies

ASP1 – City Centre of Stoke-on-Trent Area Spatial Policy

- 1. For the plan period 2006-2026 the strategy seeks to repopulate the city centre and revitalise a housing market which is currently weak. Provision will be made for a minimum of 500 dwellings designed to contribute positively to the character, vibrancy and sustainability of the city centre.**
- 2. Over the plan period 2006 - 2026 mixed use proposals will provide for 80,000m² of additional gross comparison retail floorspace to 2021 and a further 40,000m² to 2026 plus 85,000m² of additional gross office floorspace within or on the edge of the core city centre.**
- 3. The City Centre of Stoke-on-Trent is the largest retail destination in North Staffordshire and South Cheshire. The Centre has a primary role at a sub-regional level in attracting large scale shopping development. It is the popular location for business and brands of national renown. The aim is to promote a broad spectrum of uses, attractions and facilities, encompassing commercial development, shopping, leisure and cultural attractions, community facilities and housing. It will be important to ensure that the City Centre retains the focus for city centre type uses with new development in the remainder of the plan area**

fulfilling a complementary rather than competitive role and recognising the individuality of the other centres within the hierarchy.

- 4. The primary shopping area will be expanded between Lichfield Street/Stafford Street/Bryan Street and the Potteries Way to the north, east and south. An additional magnet of attraction will be created by the retail led redevelopment of the East and West Precincts to complement the developing retail focus at the Potteries Shopping centre.**
- 5. The Cultural Quarter will be enhanced and its appeal expanded to incorporate more creative activities and complementary functions.**
- 6. A new, large scale, high density central business district will be provided in the south western sector of the centre to help diversify the local economy and support the shopping area. This is of critical importance to the delivery of the City Centre's long term growth prospects. Hope Village will become an exciting and vibrant quarter of the City Centre where people choose to live, work and visit. It will be a viable and high quality mixed use area including business, leisure and support retail provision, together with a high quality residential environment appropriate for a city centre location which respects the area's historical context. It will be important to consider the details of pedestrian and cycle movement in association with public realm and greenspace enhancements to ensure that the severance effects of the new Inner Ring Road do not create undue barriers to connections between the inner urban core area to the north and north west and the City Centre to the south and south east.**
- 7. High density city centre living will be encouraged and the Hope Village area will be regenerated to provide for residential and appropriate commercial uses, all in keeping with the leisure based activities within the area.**
- 8. The Etruria Road corridor and western links of the Potteries Way will be the focus for complementary city centre uses which cannot reasonably be accommodated within the traditional core and which would not prejudice the sustained regeneration of that core.**
- 9. Land to the north and south of the corridor will be brought forward for a mix of residential and employment uses.**

- 10. The growth of traffic generation in the city centre will be reduced by the introduction of remote park and ride facilities. The city centre will be served by a strategic network of perimeter quality public car parks.**
- 11. Public transport access to the city centre will be enhanced by development of quality bus routes along radiating roads and linking to improvements for all public transport modes within the centre and to a new bus station in close proximity to the East and West Precincts development.**
- 12. The National Cycle Network passing through the area will be provided with better connections to the rest of the City.**
- 13. Public places and green spaces within the city centre will be improved for the benefit of pedestrians and better connections provided between Central Forest Park, Festival Park and Hanley Park via the city centre.**
- 14. The missing links of the Potteries Way will be provided and steps taken to reduce the constraints to non-vehicular movement provided by the existing highway and connections along Etruria Road (the Business Boulevard) to Festival Park, the A500 and Newcastle improved. The connection between the city centre to the University Quarter, Stoke railway station and Stoke town centre by means of the University Boulevard will be enhanced. How to provide detailed better linkages to Burslem in the north and to the east of the City by means of the Hanley-Bentilee Link Road are being considered.**
- 15. High standards of urban design will be expected for the city centre which embrace the best principles of modern design and are sensitive to the existing, valued character of the area.**

Reasoned Justification

- 5.69 This strategy is in general conformity with emerging Regional Spatial Strategy (RSS). It links to strategic aims SA1 - 5 inclusive, 7, 8, 10, 12, 13, 14, 16, 17 and 18 and takes forward the adopted Community Strategy. The sustained regeneration of the City centre is a key plank in the North Staffordshire Regeneration Partners Business Plan.

- 5.70 There is a need to further invest in the City Centre to improve its accessibility and performance as a regionally important shopping destination. RSS Revision and local retail projections indicate that there is retail growth potential above and beyond existing planning commitments to allow the City Centre to develop additional retail attractions and better compete with its peers in the regional arena. The strategy expands upon the existing primary shopping area in a measured manner. Development of two poles of attraction within the centre will help raise the centre's profile and spread pedestrian footfall for the benefit of all.
- 5.71 Existing retail, leisure and other city centre type activities at Festival Park, Festival Heights and alongside the Etruria Road corridor is a fact of life. The strategy seeks to clarify the relationships with the traditional core city centre so that the component areas can operate in harmony.
- 5.72 The vitality and vibrancy of the city centre is about more than just shopping. The development of the cultural quarter as a venue for the arts has been a success but it needs to be further developed and its appeal widened to embrace the creative activities. The continued focus of all forms of leisure and entertainment activities in all their many forms helps enrich the centre but must be properly planned to ensure peaceful co-existence.
- 5.73 The diversification of the local economy is an important priority and provision should be made for a portfolio of office development from high density concentration to lower density offer and throughout the city centre as part of a mix of uses. This will help support the retail and other commercial functions of the centre and complement attempts to repopulate the city centre. Additionally it is proposed to promote a Central Business District which is designed to establish a critical mass of new high quality office employment with national appeal to professional and service industries. The centrally located cluster of new modern offices will provide a high quality working environment for existing and new businesses providing a new direct investment and secondary investment in the service sector supporting an expanding office employment base.
- 5.74 The concept of high quality city living is an important component of a vibrant, sustainable urban environment. This is a relatively new market for the city centre and there is known developer interest to bring forward such schemes. Modest minimum provision is made for residential development. In order to help create this new, quality residential market no provision for affordable housing will be sought within the Potteries Way for the foreseeable future. Detailed design considerations will be particularly important to ensure we can create an attractive residential environment.

- 5.75 The reduction of reliance on the private car follows the strategic steer provided by national and regional policy and will help facilitate delivery of the radical transformation of the North Staffordshire Major Urban Area. To reduce traffic congestion motorists must be encouraged to switch from use of the private car to alternative means of travel choice. One mechanism to achieve this is through the development of park and ride facilities in key strategic locations and improving the delivery of bus priority measures. The provision of a park and ride system would also enable the rationalisation of car parking provision within centres to be investigated.
- 5.76 Improvements to public transport and particularly use of buses will be a pragmatic response to changing travel behaviour and patterns. In terms of the City Centre this can be achieved by greater priority being given to public transport operations such as introduction of bus corridors
- 5.77 The existing City Centre bus station is at the hub of the North Staffordshire bus and coach service. From a passenger perspective its waiting environment is unattractive and not conducive to encouraging bus travel. We wish to bring forward a new “state of the art” bus station to serve the sub region; provide a high quality and safe environment to meet the needs of increasing numbers of passengers from improvements to existing bus services, extra services from development areas and park and ride services, and as a multi-modal transport facility addressing any barriers to interchange.
- 5.78 The National Cycle Network in the city is complete. To encourage cycling opportunities will be taken to improve local connections as part of the development of neighbouring areas.
- 5.79 The attractiveness and comfort of the city centre is in part determined by the quality, variety and appeal of its public spaces and public realm. Detailed proposals are being worked up to enhance this aspect of the City Centre to complement commercial investment. Pedestrians should be able to more easily permeate the collar provided by the ring road to encourage use of the centre and connections to the commercial areas at Festival Park/Heights and the greenspaces at Central Forest Park and Hanley Park.
- 5.80 Planning permission exists for completion of the Potteries Way as part of the requirements of neighbouring commercial development. The City Centre Development Framework identified the strategic advantages arising from the creation of the Business District and University Boulevards to better link areas of regeneration and connections to the city centre. These concepts are taken forward in this strategy.
- 5.81 Improving the quality of built design which respects local sensitivities will be particularly important in the City Centre because of the number of people using the centre, and for many residents and visitors it will provide a lasting impression of how the plan area is changing for the better.

Implementation

- 5.82 The City Centre Development Framework set out a prospectus to develop the City Centre and was complemented by an Investment Strategy. This forms the basis for the preparation of the North Staffordshire Regeneration Partnerships' Business Plan to take forward key regeneration projects. Subject to detailed appraisals there are no known insurmountable physical constraints to implementation of the strategy set out above, as set out within the Strategic Infrastructure Planning and Delivery Document which forms part of the Local Development Framework Core Spatial Strategy evidence base.
- 5.83 There is active developer and landowner interest seeking to bring forward retail aspirations in a measured manner which will complement the regeneration aspirations of the city centre. We all share a common aim to see the city centre prosper in accordance with the parameters set out in strategic planning policy.
- 5.84 A joint venture partnership has been established between the City Council and private developers to bring forward the East and West Precincts mixed use regeneration proposals as a short term priority including the provision of the replacement bus station and strategic car parking facilities in the south eastern sector of the City Centre. Potential exists for beneficial dialogue with developers to then bring forward mixed use regeneration and expansion of the northern part of the primary shopping area including strategic car parking provision. Planning permission exists for the relocation of the Tesco store and creation of new Retail and Leisure Park off Waterloo Road incorporating provision of the missing links of the Potteries Way and site preparation has commenced.
- 5.85 The Partnership is also working to produce detailed investment strategies and masterplans to secure the development of the Cultural Quarter to stimulate the production and consumption of high quality creative services linked to the Business District and Primary Shopping Area. This will help facilitate a stronger twilight economy enhancing the appeal of the centre in the evening and at night.
- 5.86 The embryonic business district is in multiple ownership. The Partnership is working to develop viable proposals to secure the comprehensive mixed use regeneration of the south western sector of the City Centre incorporating office and strategic car parking provision.

- 5.87 There is active developer interest in respect of residential development and detailed schemes are being worked up for examination by the planning authority.
- 5.88 Land, particularly to the south of the Etruria Road corridor has latent development potential and is being assembled by developer interests to progressively bring forward a package including investment in essential infrastructure, all in accordance with this strategy.
- 5.89 Investment in the transport infrastructure of the city centre will be derived from a cocktail of funds including developer contributions. A preliminary city centre transport study has been completed and will form the basis of detailed schemes and investment programmes, in full consultation with stakeholders and interested parties. Of particular importance will be investment in the public realm of the city centre. Following an international design competition consultants have been appointed to remodel the public realm in the core area and investigate the connectivity to neighbouring areas.
- 5.90 High standards of urban design will be expected for the city centre. Steps are being taken to provide more detailed design guidance for the whole of the plan area and to inform city and town centre design. Consideration is also being given to the extension of the existing City Centre conservation area to strengthen design considerations.

Stoke-on-Trent Inner Urban Core Area Spatial Strategy

- 5.91 The Inner Urban Core (excluding the City Centre), extends from Burslem in the north to Stoke-upon-Trent in the south; and from the A500 and City Council administrative boundary in the west to the valley of the River Trent and Fenton Manor in the east. It contains the historic heart of the conurbation, the town centres of Burslem and Stoke-upon-Trent and includes the seats of higher education in the City.

Vision

- 5.92 ***“To create attractive, vibrant and sustainable communities in the heart of the City. The Strategy will provide for increased vitality and vibrancy of Burslem and Stoke-upon-Trent town centres and improve accessibility and availability of modern local facilities. Housing growth will be focused to address specific regeneration priorities at general densities of 50 dwellings per hectare, and the***

creation of new employment opportunities through major new development will maximise economic potential. The towns of Burslem and Stoke-upon-Trent will re-establish their distinctive roles within the hierarchy of town centres. Burslem town centre will be developed as a centre for cultural and creative enterprise and be recognised as a prime example in the West Midlands of heritage led regeneration. Stoke-upon-Trent town centre will retain its role as an administrative centre, a University town and a nationally important destination for ceramics factory shopping. Surrounding areas, including Middleport, Cobridge, City Waterside, Northwood, Shelton and Stoke, will have a fusion of different uses, including residential, commercial, and industrial and community facilities enhanced by a welcoming and inviting high quality built and natural environment.”

5.93 This vision for the future of the Inner Urban Core will be achieved through the strategy outlined below as illustrated on Plan 5 and amplified through the Inner Urban Core Area Action Plan.

>>> INSERT PLAN 5 AS AMENDED BY CHANGES C90, C91, C92 AND C94<<<

Area Spatial Policies

ASP2 – Stoke-on-Trent Inner Urban Core Area Spatial Policy

- 1. For the plan period 2006-2026, delivery of a minimum of 5,800 dwellings (net) where they will best support renewal of the local housing market, communities and town centres.**
- 2. The creation of more sustainable communities based on a programme of progressive urban renewal providing improvements to the urban fabric and building stock and taking advantage of the area’s proximity to services, greenspace, watercourses and topography.**
- 3. Appraisal of detailed proposals to determine their impacts and appropriate contributions to infrastructure provision.**

- 4. Investment in health and education, possibly including higher level school facilities.**
- 5. Further investment in sports, leisure facilities and greenspace where shortfalls are identified.**
- 6. Bus priority measures along radial routes.**
- 7. Cycleway improvements.**
- 8. The Hanley-Bentilee link road remains under review.**
- 9. Bus Priority measures will be further developed including the following routes**
 - Longton – Fenton – City Centre;
 - Fenton – Stoke – Newcastle;
 - Stoke - Stoke Station – City Centre;
 - City Centre - Bucknall – Bentilee;
 - City Centre – Burslem – Tunstall;
 - City Centre – Smallthorne – Sneyd Green; and
 - City Centre – Etruria Valley – Burslem.
- 10. It is proposed to develop the following transport infrastructure proposals:**
 - Etruria Valley Park and Ride Facility;
 - Cycleway improvements;
 - Canal enhancements;
 - Etruria Valley to City Centre and Burslem Link;
 - Stoke Town Centre highway improvements including the Inner Relief Road;
 - Burslem Town Centre highway improvements.

11. **Burslem** providing opportunities for a wide range of housing, bringing vacant land and buildings into new uses. Accessibility and connections to surrounding communities will be improved and highway improvements carried out in the town centre. The town's image will be enhanced by high standards of conservation, improvements to the public realm and design and innovation in the ceramics industry will be supported. Sustainable mixed use schemes will provide for some 2,000m² of additional retail development.
12. **Middleport** having a range of housing types, including significant amounts of family housing. Access and circulation will be improved for vehicles, cyclists and pedestrians, including provision for public transport services and linkages.
13. **Etruria Valley** being a major mixed use area for employment in the south and housing in the north. Improved sustainable transport facilities will be used as a catalyst for a major inward investment offer. A new link from the A500 to the city centre and Burslem plus park and ride facilities will be a critical element.
14. **City Centre North West** becoming a gateway to the city centre with high quality and well connected residential neighbourhoods, employment, community infrastructure and open spaces.
15. **City Centre East (Northwood)** having improved connections, particularly for pedestrians, to the city centre and Northwood Park. There may be opportunities for selective infill or small scale development.
16. **City Centre South** providing attractive waterside developments at City Waterside and Etruria. Linkages to key hubs such as the city centre, city approaches, railway station and university quarter will be strengthened. Opening up the Caldon Canal offers a key opportunity to provide a sustainable and well connected neighbourhood led by a range of good quality market housing with strong pedestrian linkages to the city centre.
17. **South Shelton (University Quarter)** providing integrated education-led development with both local and sub regional impact. Enhancement of the University Boulevard (College Road) to provide a quality strategic link between the railway station, University Quarter and city centre. The quality of existing housing environment will be raised and new housing will respond

to the potential attraction of the area to younger residents, higher income households and the needs of local black and minority ethnic communities.

18. **Stoke** being a focus for regeneration led by employment and services with housing in a supporting role. At least 4,000m² net retail floorspace will be brought forward. There is an opportunity to create high quality mixed use including a commercial residential boulevard linking a regenerated town centre to its surroundings. Access problems will need to be resolved including an inner relief road.
19. **Burslem Park and Smallthorne** having minor development opportunities and environmental enhancement to support further stabilization of the housing market.

Reasoned Justification

- 5.94 The transformation of the Inner Urban Core of the City is a regeneration priority of the North Staffordshire Regeneration Partnership. The historic heart of the conurbation has suffered marked decline over recent years with the loss of population and employment opportunities. Turning the area around for the benefit of existing and future residents will be critical to the health and well being of the conurbation.
- 5.96 Investment is required to create more sustainable communities based on a programme of progressive urban renewal providing improvements to the urban fabric and building stock and taking advantage of the areas proximity to services, greenspace, watercourses and topography.
- 5.97 The strategy aims to take full advantage of the canals and watercourse including the River Trent and Fowlea Brook threading through the area and enhance the strategic green space corridors flowing north east to south west and north west to south east through the area.
- 5.98 RENEW North Staffordshire's aspirations support the creation of mixed communities by encouraging developments with a mix of housing sizes, types and tenures and if possible the diversification of existing housing areas. There are Areas of Major Housing Intervention (AMI) at City Centre South, Hanley East and North West, Middleport, Burslem and Etruria Valley, South Shelton and Stoke-upon-Trent. These areas will be subject to progressive renewal by a cocktail of new development, redevelopment and improvement having regard to area specific

circumstances. The Housing Market Renewal programme has advanced Area Regeneration Frameworks (ARF) which have been the subject of stakeholder consultation and helped determine investment streams.

- 5.99 A minimum of 5,800 homes will be built in this area in the period up to 2026, where they best support renewal of the local housing market, communities and town centres. Detailed proposals will be subject to appraisal to determine their impacts and appropriate contribution to infrastructure provision.
- 5.100 The primary school system in the City has been subject to substantial investment in new and improved facilities and consideration is being given to investment in higher level school facilities taking into account the wider regeneration strategy.
- 5.101 Investment is also required in the primary health care system in the Inner Urban Core to ensure that new provision is informed by the Core Spatial Strategy.
- 5.102 An audit has been carried out of existing sports and greenspace facilities in the area to determine projected shortfalls and to support the case for further investment in sports and leisure facilities and greenspace to complement the Core Spatial Strategy.

Burslem/Middleport

- 5.103 Historically Burslem has been characterised by a town centre surrounded by a ring of industry surrounded, in turn, by an area of residential areas. Due to economic changes the ring of industry has significantly declined in terms of its size and level of industrial activity. This has left a number of unattractive areas which do however, provide opportunities for future development. In recognition of shifting economic patterns and sustainability aspirations, the area adjoining the town centre will include significant new areas of housing. Employment uses will remain on a number of sites to ensure the provision of some locally accessible jobs.
- 5.104 Burslem town centre is important in the retail hierarchy as an historic town centre and has a vibrant cultural quality. It has limited comparison shopping but provides an important local convenience and service role and serves as a magnet for visitors to Stoke-on-Trent. Planned developments through the Housing Pathfinder Initiative to develop and enhance the local housing market will create an increased demand for retail provision. Such provision can be accommodated within sustainable mixed use schemes for approximately 2,000 square metres of

additional retail development. Burslem contains many relics of the past but it is a living community that needs to develop as a focus for modern living, service provision and employment. Measures will be introduced to improve traffic circulation around the town centre so as to enhance the centre's attraction to visitors and residents alike.

5.105 Burslem town centre and its surrounding area provides an opportunity for a wide range of housing opportunities. In addition a masterplan has already been prepared for Burslem Town Centre, which seeks to

- develop the town as a housing destination of choice;
- manage it to high standards of conservation;
- reconnect the town with its surrounding communities and facilities;
- increase accessibility by a range of modes of transport;
- improve the public realm;
- bring vacant land and buildings into new uses;
- support design and innovation in the ceramics industry and
- enhance the town's image to developers.

5.106 Middleport is currently characterised as a series of residential communities, and in many cases situated adjacent to industrial businesses still in operation or now vacant and derelict. The area will be predominantly residential, with some employment and local retail and community uses. It will provide a range of housing types, including significant amounts of family housing. In this area it will be fundamentally important to stitch new forms of residential development into the existing residential area, to rationalise the relationship with business uses and storage/industrial activities and to improve access and circulation arrangements for vehicles, cycles and pedestrians, including adequate provision for public transport services and linkages.

Burslem Park and Smallthorne General Renewal Areas (GRAs)

5.107 The Burslem Park and Smallthorne General Renewal Areas to the east of Burslem Town Centre currently accommodate a range of residential properties, mainly older terraced family housing; the overall feel is one of defined traditional residential areas. Although there may be some minor development opportunities and opportunities for environmental enhancement to support further stabilisation of the housing market, most of these two GRA areas are not the subject of major proposals.

Etruria Valley

- 5.108 The future of the previously developed land at Etruria Valley, a major area of 39 hectares of land sitting in close proximity to the City Centre and Burslem, needs to be resolved and properly integrated with the rest of the conurbation. The North Staffordshire Regeneration Partnership wants to see this area developed as a major mixed use area for employment (in the south), housing (in the north) and improved sustainable transport facilities which will be used as a catalyst for a major inward investment offer. It is also important to provide jobs for local people and to help them access these jobs through up-skilling. Critical to the development of this area will be provision of improved connections from the A500 to both the City Centre and Burslem with provision for park and ride and sustainable transport.
- 5.109 The Etruria Road Corridor and Festival Park / Heights will continue to complement the traditional City Centre core of Stoke-on-Trent and the Etruria Road transport links upgraded.

City Centre North West (CCNW)

- 5.110 The CCNW area will become a popular and diverse area comprising high quality, connected and sustainable residential neighbourhoods supported by thriving employment uses, attractive open spaces and excellent community infrastructure. It will act as a gateway to the City Centre and embrace its heritage and setting, preserving and enhancing architecture of merit and strength through quality design and development. As opportunities arise there will be attention to improving the Waterloo Road Corridor and Cobridge Lights junction to allow enhanced provision for this important north-south public transport corridor.

City Centre East (Northwood)

- 5.111 No substantial new developments are planned for this area, although there may be opportunities for selective infill and smaller-scale redevelopment, especially closer to the City Centre. Fundamental to the future of Northwood will be reconnecting it to the City Centre which should include improved pedestrian linkages, ensuring safe quality routes accessible to all. There is recognition that the gateways and hubs facing the City Centre should be a priority for future investment to improve the poor quality environment adjacent to the ring road. In addition Northwood Park is the 'green heart' of the neighbourhood, where improving accessibility and linkages will be important.

City Centre South

- 5.112 There is an opportunity to make the most of potentially attractive waterside locations to the east (City Waterside) and west (Etruria) of the area to ensure quality residential environments. It will be important to strengthen linkages to the key hubs such as the City Centre, City Approaches, University Quarter and the Railway Station. A key area within this AMI is City Waterside, a flagship regeneration area offering opportunities to open up the Caldon Canal and to provide a sustainable and well connected neighbourhood led by a range of good quality market housing with strong pedestrian linkages back to the City Centre.
- 5.113 The vision responds to the distinct qualities that exist in the Hanley area; the heritage streets and buildings, the dramatic hillside topography and the canal are integrated into the masterplan, alongside the need for different types of homes within walking distance to local schools, crèches, medical centres, greenspaces and convenience stores. The mix of housing here will reflect its location close to the City centre, with higher densities to the canal and family homes elsewhere. The balance of accommodation will need to be carefully managed to avoid oversupply of particular types and sizes of accommodation.
- 5.114 A truly sustainable residential neighbourhood will be provided featuring a high quality and mixed tenure urban living environment close to the Caldon Canal and the University Quarter that will provide a safe and sustainable community for residents, including attracting new knowledge workers to Stoke-on-Trent.

South Shelton (University Quarter)

- 5.115 The main driver for this area will be the education led University Quarter, which will have a local as well as a sub-regional impact. Key to supporting this will be the enhancement of the College Road Boulevard, creating and maximising the potential of a quality strategic link between the Train Station / University Quarter and the City Centre. The opportunity for significant new build housing development is limited but investment in the existing housing environs to raise the quality of the wider environment will be essential. Access improvements and environmental quality will need careful attention and the relationship to the regeneration of Stoke Town Centre will also be developed as more detailed work is brought forward for these adjoining areas. The types of housing will respond to the potential attraction of the area to younger residents and to higher income households using public transport for access to work and to the City Centre. Attention will also be given to the

range of **BME black and minority ethnic** community requirements – especially in the local communities living in the west and south of the area.

- 5.116 **The Staffordshire** University, Stoke College and Sixth Form College make a major contribution to the life of North Staffordshire. Facilities need to be modernised in a way which maximises the integrated development of the educational establishments and assist wider regeneration of neighbouring communities. The University Quarter is an integrated project that aims to generate a thriving knowledge economy that is globally connected, leading to sustainable prosperity and an ambitious and dynamic community. It will create an integrated learning experience, focused upon creativity, skills and employability, promoting participation and progression.
- 5.117 Proposals for the University Quarter (UQ) will incorporate a comprehensive regeneration of an extensive area of the City around the main railway station, College Road and Leek Road. The University Quarter development framework has the common theme of a high quality living environment for all and centre for employment and specifically includes the creation of new shared education floor space as part of the Knowledge Hub and Media Place development; complementary commercial floorspace and focus for new residential development.
- 5.118 The role of Fenton Manor is subject to ongoing investigation to determine the degree to which land or premises should remain in education use and the scope to extend the strategic sports and leisure focus of the area.
- 5.119 The connections between the City Centre and the University Quarter, Stoke railway station and Stoke town centre by means of the University Boulevard will be improved by creating new direct links and improving the existing highway.

Stoke-upon-Trent

- 5.120 Stoke provides an opportunity to significantly enhance the Town Centre, giving the centre a distinctive identity which does not compete with the City Centre. The focus will be on employment and services led regeneration with housing providing a supporting role. However the opportunity does exist to create a high quality mixed use including a commercial residential boulevard linking a regenerated town centre to the surrounding areas. Access improvements will be required and the relationship to adjoining areas will need to be considered as part of the access studies to be completed.

- 5.121 The prospects of Stoke-upon-Trent, the centre of civic administration, have been considerably enhanced following completion of the A500 trunk road scheme. Stoke-upon-Trent is a small town centre, principally serving local convenience shopping needs in a subordinate role to the larger neighbouring strategic centres. It has developed as a centre for administration over the last few years. In order to reflect the opportunity to improve retail provision within Stoke town centre and to improve the character, appearance and attractiveness of the centre provision for at least 4,000 square metres net retail floorspace should be brought forward. Stoke town centre will be subject to traffic improvements including delivery of the Stoke Inner Relief Road.
- 5.122 This strategy is in general conformity with emerging Regional Spatial Strategy (RSS). It links to strategic aims SA1 - 6 inclusive, 8, 10 and 12 -18 inclusive and takes forward the adopted Community Strategy and the NSRP Business Plan.
- 5.123 Comprehensive and sustained regeneration of the Inner Urban Core is wholly consistent with adopted Regional Spatial Strategy and the approved housing market renewal and regeneration zone strategy and programme. Maximising the contribution of the Inner Urban Core as the focus for housing development will go a long way towards stabilising the local housing market. If the Inner Urban Core continues to fail then this will drag down the rest of the major urban area. The prospect of additional public regeneration funding coming forward outside of these designated areas is remote.
- 5.124 This strategy provides the focus for the integration of investment programmes to breathe new life into our education; health care; community, sports, leisure, greenspace and transportation systems and improve healthy urban living. The aim is to maximise sustainable residential development within the Inner Urban Core without undermining its continued economic function. The Strategy supports initiatives to help reduce health inequalities and promote higher educational attainment.

Implementation

- 5.125 An Area Action Plan is being prepared to cover the Inner Urban Core which will provide a co-ordinated and more detailed delivery framework to:
- Support planning applications which bring about positive and high quality development to support delivery of the strategy;
 - Assemble land by voluntary agreement or failing that compulsion in justified circumstances;

- Secure community benefits through section 106 agreements;
 - Integrate with transport investment programmes;
 - Manage in a positive and innovative fashion public sector land assets to facilitate development which supports the strategy;
 - Work in partnership with the private sector and the North Staffordshire Regeneration Partnership to develop and deliver a better future.
- 5.126 The NSRP Business Plan co-ordinates the sustained regeneration of the area. The sustainable communities' strategy is underpinned by the Housing Market Renewal Programme which is regularly reviewed and rolled forward by Government. This is complemented by the City Council and Health Authorities schools and health facilities programmes. Working in partnership with the development industry is central to the development of viable proposals. For example control of Etruria Valley is held by Stoke-on-Trent Regeneration Company a partnership venture between the City Council and lead developers, St Modwens. Development partnerships have also been established for each of the housing intervention areas identified in the Housing Market Renewal Programme.
- 5.127 A specific partnership arrangement and steering group was formed to guide the development of the vision for the University Quarter and its eventual implementation. The partners involved include Staffordshire University, Stoke-on-Trent College of Further Education, City of Stoke-on-Trent 6th Form College, Advantage West Midlands and North Staffordshire Learning and Skills Council. An agreed detailed investment programme is being developed to translate partners' aspirations into reality. The Core Spatial Strategy will provide the statutory planning framework to support the agreed investment strategy in schools and healthcare.
- 5.128 It is recognised that each of the towns in North Staffordshire has a distinction of function and place which can add more to the economic up-lift of the economy. To achieve this, a regeneration company has already been established for Burslem. Consideration is being given to setting similar arrangements in place for Stoke-upon-Trent. This will focus on prioritising the nature and scale of investment that will be required.
- 5.129 There are no known insurmountable infrastructural limitations to delivery of the aspirations set out in this strategy as set out within the Strategic Infrastructure Planning and Delivery Document which forms part of the LDF Core Spatial Strategy Evidence Base. The City Council, as both highway and planning authority will carry out detailed transport modelling to ensure maximisation of the contribution of the green travel agenda and fair apportionment of public and private investment in transport infrastructure.
- 5.130 The detailed planning of the area will benefit from the detailed design guidance being jointly prepared by the City and Borough Council for the whole of the plan area.

Stoke Outer Urban Area Spatial Strategy

- 5.131 The Stoke Outer Urban Area comprises the rest of the City beyond the Inner Urban Core boundary. The Outer Urban Area includes the historic townships of Tunstall, Fenton and Longton and suburban Stoke-on-Trent including large social housing estates built after the Second World War and the pocket of rural green belt.

Vision

- 5.132 ***“The Strategy will provide for increased vitality and vibrancy of Longton, Tunstall, Fenton town and Meir centres and improve accessibility and availability of modern local facilities. Housing growth will be focused to address specific regeneration priorities at general densities of 50 dwellings per hectare, and the creation of new employment opportunities through major new development will maximise economic potential. Regeneration of the Outer Urban Areas will create sustainable communities, which complements the major growth planned for the City Centre and Inner Urban Core. Tunstall and Longton will continue to provide important district centre facilities serving the north and south of the City. Fenton and Meir remain as important centres in their own right. The character form and function of older residential areas will be improved and steps taken to improve and diversify the tenure of many social housing estates built in the suburbs of the City.”***
- 5.133 This vision for the future of the Outer Urban Area will be achieved through the strategy outlined below, illustrated on Plan 6 and amplified through the Development Portfolio Development Plan Document and the Meir Area Action Plan.

>>> INSERT PLAN 6 AS AMENDED BY CHANGE C94 <<<

Area Spatial Policies

ASP3 – Stoke-on-Trent Outer Urban Area Spatial Policy

- 1. For the period 2006-2026, a minimum of 5,100 dwellings (net) will be built in the Outer Urban Area subject to the outcome of the Regional Spatial Strategy (RSS) Revision as referred to in paragraph 2.11. Such development will be located where this best supports the renewal of the local housing market, communities and town centres, and will seek to address the imbalances caused by a predominance of social housing, and generally improve the quality of the housing stock.**
- 2. The Outer Urban Area must be allowed to grow in a manner which meets local needs but which does not prejudice the sustainable regeneration of the Inner Urban Core. During the plan period, development within the Outer Urban Area should complement the growth planned for the Inner Urban Core. This will be achieved as follows.**
 - Longton is the third largest retail centre in North Staffordshire and principally serves the southern part of the City. There is scope for additional retail development in the region of 11,000m² within the existing town centre to 2021.**
 - Tunstall serves a local catchment in the northern part of the City and has the potential to accommodate a further 8000m² of retail floorspace within the town centre by 2021 in a manner which can support the core of the centre. Work is progressing to complete the Tunstall Northern Bypass and provision is made for the south western access road to release substantial areas of development land to the south west of the centre.**
 - Fenton – has limited existing retail provision and has scope for an additional 500m² of retail development, to serve a local catchment only. Fenton also serves as a sport and leisure focus for the City.**
 - Meir – provides the eastern gateway to the City and serves a localised catchment. There is potential to accommodate a modest additional 500m² of retail floorspace.**
- 3. Housing development in the outer parts of the City will play a part in meeting local needs and delivering the national housing growth agenda having regard to local circumstances. Specific housing development will be focused in the following regeneration priority areas:**

- the Meir ‘Area of Major Intervention’ (AMI) - The overarching objective for Meir is to establish the area as a strong sustainable neighbourhood that retains the existing community and attracts new residents to help establish a critical mass of population that can help to support the regeneration of the housing stock and sustain an improved range of local shops and services.
 - ‘General Renewal Areas’ (GRA’s) at: Birches Head, Dresden, Normacot, Smallthorne and Tunstall; There is no identified need for large scale redevelopment in Birches Head. It is intended the focus should be on strengthening routes, creating gateways: enhancing key routes through the neighbourhood, and improving the quality of key gateway locations. The future investment in other GRAs is under review.
 - ‘Suburban Estates’ at: Abbey Hulton, Bentilee, Blurton, Coalville, Fegg Hayes and Norton. The aspiration for the suburban estates is to provide high quality affordable family housing that should not compete with the Inner Urban Core.
4. Of the total allocation for the sub area about 300 dwellings and 900 dwellings respectively are reserved for the transformation of the Meir **Area of Major Intervention AMI** and other areas of housing intervention including general renewal areas and suburban estates.
 5. Diversification of the economy will be achieved through focused major employment development, including Chatterley Whitfield Sustainable Enterprise Park and the Chatterley Valley Regional Investment Site.
 6. The ongoing redevelopment and expansion of the University Hospital of North Staffordshire will be supported, for both health and education purposes including better public transport connections to Newcastle and the town centres of Stoke-on-Trent.
 7. Improved connectivity between the various communities and the wider plan area will be achieved by introduction of further bus priority measures including the following routes:
 - Longton – Fenton – City Centre;

- Fenton – Stoke – Newcastle - Keele;
- City Centre - Bucknall – Bentilee;
- City Centre – Burslem – Tunstall;
- City Centre – Smallthorne – Sneyd Green.

The following transport infrastructure proposals will be promoted:

- Sideway Park and Ride Area of Search
- Bucknall Park and Ride Area of Search
- Chatterley Valley Park and Ride Area of Search
- Cycleway improvements
- Canal enhancements

8. The detailed investigation of park and ride provision is a key component of changing travel behaviour to complement development of alternative sustainable solutions to avoid reliance on the use of the private car. This first generation will be supplemented by additional provision dependent on progress.
9. The availability of, and access to modernised local facilities e.g. health facilities, shopping, education, sport and recreation, leisure, transport and employment will be improved.
10. The enhancement of the built and natural environment, together with increased access to greenspace and watercourses will be supported and guidance produced to improve design and address issues such as crime and the fear of crime.
11. The realisation of brownfield development opportunities alongside strategic transport corridors should be supported, where this does not prejudice the sustained regeneration of the Inner Urban Core and City Centre.

Reasoned Justification

- 5.134 The above Strategy is in general conformity with the emerging Regional Spatial Strategy (RSS) and the adopted Community Strategy. It links to Strategic Aims SA1 - 6 inclusive and 8 – 18 inclusive and takes forward the adopted Community Strategy and the NSRP Business Plan.
- 5.135 The Strategy is supportive of Housing Market Renewal objectives in terms of taking a targeted approach to new housing development in priority regeneration areas (AMI's, GRA's and Suburban Estates), in order to address problems of a low demand housing market and widen the range of available accommodation. In the event that strategic housing development targets are raised during the process of RSS Phase 2 Revision then additional capacity can be released in this sub area during the latter half of the plan period to ensure that such development does not prejudice regeneration of the Inner Urban Core.
- 5.136 This strategy provides the focus for the integration of investment programmes to breathe new life into our education; health care; community, sports, leisure, greenspace and transportation systems and improve healthy urban living. The Strategy supports initiatives to help reduce health inequalities and promote higher educational attainment.
- 5.137 The promotion of major employment developments at Chatterley Valley accords with proposals set out in the Regional Economic Strategy (RES).
- 5.138 The strategy supports the sustained regeneration of the complex of listed buildings and scheduled ancient monument at Chatterley Whitfield.
- 5.139 The Strategy aims to comply with general sustainability objectives as set out in planning policy at all levels. For example, the focusing of new development in sustainable locations including existing centres, improving accessibility to local facilities/services to reduce the need to travel, prioritisation of brownfield land and protection of natural assets.

Implementation

- 5.140 At present the development of detailed planning policy for the Outer Urban Area is being progressed through the preparation of an Area Action Plan for the delivery of the Meir ~~Area of Major Intervention (AMI)~~ AMI and a Development Portfolio Development Plan Document for the

remainder of the sub-area. These will provide the planning framework for the delivery of the detailed regeneration programmes as set out above. Any development within the North Staffordshire Green Belt will be in accordance with policies set out in national planning policy – PPG2 and local development plan policy.

- 5.141 Within the Outer Urban Area, development will be primarily private-sector led, with the exception of public sector intervention in the Housing Market Renewal priority regeneration areas.
- 5.142 Development of the Chatterley Valley Regional Investment Site is led by Advantage West Midlands and is high in the NSRP Business Plan priorities.
- 5.143 Practical and financial support for the Chatterley Whitfield Sustainable Enterprise Project is provided by English Heritage.
- 5.144 It is recognised that each of the towns in North Staffordshire has a distinction of function and place which can add more to the up-lift of the economy and takes account of existing planning permissions. To achieve this consideration is being given to establishing a regeneration focus for Longton and Tunstall to help focus on prioritising the nature and scale of investment that will be required.
- 5.145 There are no known insurmountable infrastructural limitations to delivery of the aspirations set out in this strategy, as set out within the Strategic Infrastructure Planning and Delivery Document, which forms part of the LDF Core Spatial Strategy Evidence Base (see Appendix 2). The City Council, as both highway and planning authority will carry out detailed transport modelling to ensure maximisation of the contribution of the green travel agenda and fair apportionment of public and private investment in transport infrastructure.
- 5.146 The detailed planning of the area will benefit from the detailed design guidance being jointly prepared by the City and Borough Council for the whole of the plan area.

Newcastle Town Centre Area Spatial Strategy

- 5.147 This area includes the Primary Shopping Area, bounded by the inner ring road, and the complementary areas adjoining it.

Vision

5.148 ***“Newcastle-under-Lyme is a University town and its Town Centre will be a place recognised not only for this, but in its own right for its attractive heritage townscape, its high quality new developments, its vibrant public realm, its public open air market and its high quality shops, services and businesses. It will be a focal point for the economy of the Borough, and a place where people want to spend their time and money. Employment opportunities will be sustained and improved and the emerging residential market will be strengthened. The environment will be pedestrian-friendly and welcoming for all those who live, work and visit the Town Centre. Action will have been taken to address any damage done to the town’s historic character in the twentieth century, to create a more appealing historic Town Centre where the quality of the environment and its heritage is a key selling point. New development in particular, will be well managed and sensitive to the best traditions of historic development in the town. New opportunities will have been grasped to enhance the historic heart of the town and to regenerate areas where sites and land are underused or otherwise detract from the image and identity of the town. Major gateways and the town’s public face will be improved, with environmental assets such as the Lyme Brook adding to local distinctiveness.”***

Area Spatial Policies

ASP4 – Newcastle Town Centre Area Spatial Policy

- 1. Over the plan period (2006-2026) proposals will provide for -**
 - 25,000m² of additional gross comparison retail floorspace to 2021 and a further 10,000m² to 2026; this will be appropriate in terms of the role of the Town Centre and capable of meeting the needs of Town Centre users.**
 - 60,000m² of additional gross office floorspace within, or on the edge of the town centre, to accommodate new employment of a type in keeping with the role of the Town Centre.**
- 2. Opportunities will be taken to maximise the potential for Town Centre living. This will be achieved primarily as part of high density, mixed use schemes designed to contribute positively to the character, vibrancy and sustainability of the Town Centre.**
- 3. As one of the two strategic centres in the conurbation, the Town Centre will continue to develop in a balanced way as a complementary service centre to the City Centre with a strong retail offer, a strengthened financial and professional sector, and as a focus for new leisure and residential opportunities, all accommodated within mixed development wherever practicable.**
- 4. The Town Centre's unique market town character and ambience will be enhanced through directing public investment and developer contributions towards enhancing the attractiveness and viability of the Open Market and the Town Centre's award winning public realm and open spaces. A greater mix and intensity of Town Centre uses will be encouraged to create a stronger gateway to the Town Centre from the north and north west and to capitalise on natural features such as the Lyme Brook, so long as the main function of the primary shopping area is maintained and enhanced.**
- 5. A spatial framework will be formulated, identifying distinct zones both within the primary shopping area and beyond, aimed at maintaining their distinctive characters and helping to break through the perceived barrier of the inner ring road.**

Continued:

ASP4 Continued

- 6. All development within the Town Centre will work with the topography and be required to meet the high quality design standards set out in supplementary planning documents and in keeping with the Town Centre's distinctive market town character, and will enhance the vitality and viability of the Town Centre by contributing towards the existing vibrant mix of retail, nightlife, leisure, employment and residential uses. New development will recognise the importance of landmark sites and work to improve connections to and within the Town Centre and particularly the need to overcome the severance created by the inner ring road.**
- 7. The Borough Council will work with partners to help to secure a new leisure complex on land within or adjacent to the Town Centre.**
- 8. Links with Keele University and Science Park, the University Hospital of North Staffordshire and Newcastle College of Further Education will play a key role in marketing the town as a university town and place for research and learning.**

Reasoned Justification

- 5.149 Newcastle Town Centre is the borough's largest employment area, with excellent connections to Keele University and the University Hospital of North Staffordshire. This cluster of prestigious, high value medical technologies and research industries makes a major contribution to the social and economic character of the town. Its role and status is further enhanced by it being the base for local government in the Borough,

the location for the district's cinemas and for the Borough's main college of further education affording quick links between shopping, business, cultural and leisure facilities. The daily historic market and the parks and open spaces in and around the Town Centre are also an essential part of its life and character. It is essential to capitalise on these assets to realise the full social and economic potential of the plan area.

- 5.150 This strategy will ensure locally expressed needs as defined within the Sustainable Community Strategy for Newcastle-under-Lyme 2008 to 2020 are met. The need to create stronger neighbourhoods with a greater sense of community pride is a clear priority together with the need to address anti social behaviour; improving the quality of the borough's public open spaces; and improving access to education and training.
- 5.151 This approach is in line with the Sustainability Appraisal which indicates that focusing development in identified priority areas is by far the most effective strategic option for achieving sustainability objectives such as meeting housing needs, enhancing the vitality and viability of town centres, reducing the need to travel and conserving natural resources.
- 5.152 The North Staffordshire Retail and Leisure Study 2005-21 identifies the potential, and the need, for future growth to consolidate the town centre's position within the local hierarchy of centres and its ability to provide a complementary and supporting role to the City Centre. The Study identifies a capacity for approximately 16,000 – 19,000m² of additional net, non-food retail floor space to 2021 within the Town Centre.
- 5.153 The scale of retail development targets in this strategy reflects guidance in the West Midlands RSS Phase Two Revision which establishes the amount of retail and employment space for which provision should be made within the Town Centre. The RSS Phase Two Revision states that additional gross comparison retail floor space should be phased as follows: 25,000m² to 2021 and a further 10,000m² to 2026. The scale proposed seeks to maintain, at the very least, the Town Centre's existing retail offer, whilst at the same time provide a climate for new retail opportunities to come forward to support Newcastle's continued role as a market and university town and as the borough's largest employment area (approximately 8,500 jobs).
- 5.154 Within the Town Centre there is a distinct and successful geographical concentration of financial and professional services. A significant proportion of these businesses are located within, or close to the town centre, particularly in areas such as the Brampton, Queen St, King St, and Marsh Parade. The North Staffordshire Integrated Economic Development Strategy 2005 identifies Newcastle's Professional and Financial Services sector as a locally and sub regionally important cluster and a key driver for the future economic growth and prosperity of the borough.

- 5.155 The importance of the office sector and the attractiveness of the Town Centre for this industry sector are reflected in the ambitious targets for additional office floor space set in the RSS Phase Two Revision.
- 5.156 One of the main objectives of the Core Spatial Strategy is to secure a vibrant housing market catering for a mixed income community with diverse needs. Much of the Town Centre is located within what RENEW North Staffordshire has identified as the 'Area of Intervention'. RENEW has identified the Town Centre as having the potential to 'accommodate a vibrant housing market which caters for a mixed income community'. The notion of high quality Town Centre living is recognised as being an important component of a vibrant, sustainable urban environment.
- 5.157 Current information from the SHLAA indicates a capacity for over 700 new dwelling units in the Town Centre, but this could easily be exceeded if the housing market returns to the level at the beginning of the century. The affordable housing requirement of 25% (see Policy CSP6 – Affordable Housing), will be applied as in other parts of the plan area. The North Housing Market Area Strategic Housing Market Assessment 2007 will form the basis of key evidence to identify the appropriate mix of housing types, sizes and tenures.
- 5.158 Protecting the heritage assets and promoting high quality design to create distinctive places is a major objective of the Core Strategy. In accordance with Policies CSP1 Design Quality and CSP2 Historic Environment, the design of all development will be a significant concern in all proposals. The market town character and visual quality of Newcastle Town Centre is central to its vitality and viability and efforts need to be made to ensure it does not lose its character. This is consistent with community views that have been expressed.
- 5.159 The Newcastle Town Centre Public Realm Strategy 2004 provides a highly detailed analysis of the potential for significant improvements to the public realm. Public funding and developer contributions is being directed towards a number of the strategy's recommendations, in particular – the upgrading and enhancement of the subways that provide essential pedestrian routes across the ring road, the upgrading of the Midway car park, and the planned refurbishment of the Open Market.
- 5.160 These physical improvements, combined with the plan to provide a new sporting and leisure complex in close proximity to the town centre, a vibrant retail core and strong evening economy, will make a major contribution to providing a modern environment which will work to retain young people, employees and graduates, encourage the growth of high value business clusters and professional services, and attract people to chose the town centre as a place for living. The sports village will also assist the wider regeneration of neighbouring communities.

- 5.161 The strategy outlined above conforms to the broad objectives of the Local Transport Plan by concentrating development in the most accessible locations, encouraging the production of travel plans and by seeking developer contributions towards the delivery of the key objectives of the LTP.

Implementation

- 5.162 The strategy requires mixed use development throughout the Town Centre, and this should be instrumental in increasing the amount of new office development. It is intended that office development will be achieved through a combination of planning policy, direct provision and joint venture agreements with the private sector as well as marketing and public realm enhancement aimed at raising the profile of the Town Centre and its attractiveness.
- 5.163 The adopted Borough Council Developer Contributions SPD sets out the guidelines for the circumstances in which Section 106 contributions will be sought for the provision of affordable housing, transport infrastructure, open space, education, and public safety measures. Public investment and developer contributions in the Town Centre will be directed towards: addressing congestion; enhancing access to public transport and opportunities for walking and cycling; and ensuring the public safety of the Town Centre's residents and visitors. As part of the evidence base for the preparation of the Core Spatial Strategy the Councils have prepared a comprehensive Strategic Infrastructure Planning and Delivery Document which forms part of the LDF Core Spatial Strategy Evidence Base (see Appendix 2).
- 5.164 The Borough Council has prepared a Supplementary Planning Document for Newcastle Town Centre. This document sets out details of the spatial framework with design guidance specific to the Town Centre. Further detailed guidance will be included in the North Staffordshire Design Guidance SPD and the relevant Conservation Area Appraisals and Management Plans. The SPD will also provide guidance for private investment and for public investment in the Town Centre's public realm. The document will be an invaluable tool for the Council to achieve its vision for the future of the Town Centre and will set the high standards of development which will be required.
- 5.165 Together with any appropriate identification of specific sites in a Sites Allocations and Policies Development Plan Document, the SPD will help to encourage appropriate development in accordance with the strategy set out above.

- 5.166 The Newcastle Urban Transport and Development Strategy 2008/09 – 2012/13 produced by Staffordshire County Council will balance the aims of the North Staffordshire Local Transport Plan 2006 -2011 with the transport infrastructure requirements of future development in the borough. Initiatives and actions arising from this strategy are likely to include – measures to deliver a parking strategy for the town centre; improvements to passenger facilities; bus priority and traffic management measures to improve pedestrian safety; addressing the severance for pedestrians and cyclists from the primary shopping area by the ring road. Developer contributions will play a significant role in funding the various actions and initiatives of this Transport Strategy.
- 5.167 The development of high tech sectors and research facilities at Keele combined with a highly performing higher and further education sector can encourage the provision of high quality housing and facilitate the image of the Town Centre as a dynamic university and market town. The North Staffordshire Integrated Economic Development Strategy provides a specific and robust approach to planning for employment growth and together with the North Staffordshire Regeneration Partnership will work to attract strategic funding to help realise the full potential and spread the benefits of these internationally and sub regionally significant institutions. This will include targeting investment to improving the quality of the Town Centre to provide an environment commensurate with its status as a university town. The Borough Council will continue to work in association with InStaffs (UK) Limited, the inward investment agency for Stoke-on-Trent and North Staffordshire to market Newcastle Town Centre to new investors and facilitate links between education and business.
- 5.168 The provision of a sport village complex as part of the planned move of Newcastle College to a brand new campus has been the subject of discussions between Newcastle-under-Lyme Borough Council, and the College. Should the development of a sports village on the college campus ultimately prove not to be feasible, the Borough Council will look at alternative means of provision. Newcastle College has already obtained planning permission to build its own sports facilities as part of its 52 million pound campus redevelopment, to be opened in 2010.
- 5.169 The North Staffordshire Green Space Strategy 2007 will set out the strategic framework for improving the quality of greenspace resources.

Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Strategy

- 5.170 This part of the urban area of Newcastle, consists of the former coalfield and brick manufacturing communities of Silverdale, Chesterton, Knutton and Cross Heath and widespread suburban areas, some of which grew extensively in the 70's and 90's. The town of Kidsgrove is located to the north, which, although physically part of the conurbation, linked via the canals and the A50 to the northern towns of Stoke-on-Trent, is geographically separate from Newcastle town. The area spatial strategy is illustrated on Plan 7.

Vision

- 5.171 ***“By 2026 the prosperity of the Urban Neighbourhoods of Newcastle and Kidsgrove will be significantly enhanced through sustained investment to create a strong and stable local economy which will provide access to a wide range of high value jobs. This will be sustained by; a high achieving education sector; increased opportunities for life long learning; a broad skills base and an attractive portfolio of readily available employment land.***

There will be a balanced housing market catering for a mixed income community with diverse needs, within a sustainable environment where people are easily able to access countryside amenities, and an attractive network of parks and open spaces. Together these will work to support thriving, safe and well connected neighbourhoods. Knutton, Cross Heath, Silverdale, Chesterton, and poor quality areas in Kidsgrove, will be transformed into confident communities where the local needs and aspirations of all residents are fulfilled regardless of background, income or age. In Kidsgrove this will play a key role in strengthening its vitality as a district centre serving the north part of the conurbation.

The environment will be well maintained and characterised by high quality, environmentally sensitive buildings, which have a positive impact on streets and public spaces and which are themselves inspiring and contribute to a strong sense of well being.

Residents will have greater access to high performing local services including access to excellent modern sporting and leisure facilities enabling them to enjoy higher levels of physical activity and live independent healthy lives. Journeys to these services and other destinations will be safer, less congested and will increasingly be made by public transport, walking and cycling.

The quality of life will be significantly enhanced by vibrant local centres and the close proximity to: - a thriving Market Town Centre providing a key focal point for civic, cultural, leisure and retail activities; employment; and a revitalised City Centre.”

>>> INSERT PLAN 7 AS AMENDED BY CHANGE C94<<<

Area Spatial Policies

ASP5 – Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

1. For the period 2006 – 2026, a minimum of 4,800 net additional dwellings will be provided within the urban area subject to the outcome of the Regional Spatial Strategy (RSS) Revision as referred to in paragraph 2.11, of which approximately 25% will be affordable. These figures are purely indicative and will be adjusted further through subsequent Development Plan Documents. The figure for 'Newcastle Urban Central' comprises the communities within the Renew Pathfinder boundary. As such it includes development in the Town Centre, which is addressed separately in the Newcastle Town Centre Area Spatial Strategy.

Kidsgrove - 600

Newcastle Urban Central (including Silverdale, Thistleberry, Knutton, Cross Heath, Chesterton and the Town Centre) – 3,200

Newcastle Urban South and East (including Clayton, Westlands, Seabridge, May Bank, Wolstanton, Porthill and Bradwell) – 1,000

2. Retail development outside of Newcastle Town Centre will be of a nature and scale appropriate to the role of each local centre and will primarily be to meet identified local requirements.
3. A minimum of 104ha of employment land will be brought forward over the plan period.
4. Close partnership working between the Council, RENEW North Staffordshire, Staffordshire County Council, local RSLs, and the private sector, will create an urban community that boasts a number of distinctive, attractive and vibrant residential neighbourhoods offering a greater choice of housing types, tenures and prices.
5. The density of new development will balance the need to make the most efficient use of land and the need to provide a wide range of housing types, tenures, sizes and prices. In some areas it may be appropriate to plan for lower densities where there is an identified need for higher value housing.

Continued:

ASP5 Continued:

- 6. The Chatterley Valley site currently being brought forward by Advantage West Midlands will provide a significant volume of high value added employment opportunities in accordance with its identified role as the plan area's Regional Investment Site.**
- 7. Significant qualitative improvements will be made to the Borough's green spaces and sports facilities in accordance with the Urban North Staffordshire Green Space Strategy and the Newcastle-under-Lyme Leisure Needs Assessment and Playing Pitch Strategy.**
- 8. The Council will work with partners, including the North Staffordshire Regeneration Zone, to link the most disadvantaged communities with new employment and learning, particularly in the further and higher education sectors, in order to promote social cohesion and create a modern labour market.**
- 9. In accordance with the North Staffs Local Transport Plan actions will be taken to improve accessibility, road safety, and to promote sustainable modes of travel.**

Reasoned Justification

- 5.172 The structural transformation of the borough's economic base in the latter part of the 20th century has had, in common with the City, a significant impact upon social and environmental conditions within the borough's urban areas, with some communities suffering from significant socio-economic deprivation, poor health, limited access to employment opportunities, and weak housing markets.
- 5.173 In accordance with the WMRSS Phase Two Revision this spatial strategy aims to concentrate new housing development primarily within those areas identified as priorities for intervention through the Housing Market Renewal programme. The Sustainability Appraisal of the Core Strategy Revised Preferred Option Report indicated that focusing development in these identified priority areas is by far the most effective strategic option for achieving sustainability objectives such as meeting local housing needs, enhancing the vitality and viability of the key centres, reducing the need to travel, improving access to employment and educational opportunities, improving health and conserving natural resources.
- 5.174 The communities of Knutton and Cross Heath, where housing market failure is particularly severe, have been designated as an 'Area of Major Intervention' (AMI) by RENEW North Staffordshire. The first phase of this intervention will involve – the development of new high quality housing (including a significant proportion of affordable housing) on former industrial land; the clearance and high quality re-development of part of the Lower Milehouse Estate; qualitative improvements to the neighbourhood's green spaces and play areas; and improvements to the transport network to create greater connectivity to the rest of the conurbation. In addition planning permission has been granted for an 'extra care' retirement village on a site adjacent to Lower Milehouse Lane comprising a state-of-the-art health centre and 60 one and two bedroom apartments for rent or part ownership. The design, layout, access and densities of all new development within the AMI will be guided by the Knutton and Cross Heath Development Sites Supplementary Planning Document.
- 5.175 As part of the Renew programme Chesterton has been identified as a 'General Renewal Area', with intervention limited to environmental improvements to raise the appearance and perceptions of the area. Similar interventions are also taking place within the AMI in Knutton and Cross Heath.
- 5.176 Silverdale, although within the Renew HMR Pathfinder area, is not a current focus for intervention by Renew. However, the English Partnerships led redevelopment of the former Silverdale Colliery will be instrumental in transforming the area. This development will comprise approximately 300 high quality dwellings, community facilities and new public green space on a 100ha brownfield site and is anticipated to act as a catalyst for increased investor confidence in the area.

- 5.177 The Council is continuing to work closely with Renew, a preferred developer, and local RSLs to identify an appropriate approach towards achieving genuinely transformational change in the Galleys Bank area of Kidsgrove. A significant proportion of the housing in this area has been classified as defective, and the difficulties in obtaining mortgage finance on these properties has led to:- an over representation of private rented accommodation, a decline in the condition of many properties, depressed property values, and a relatively high proportion of transient residents. It is anticipated that the strategic approach taken will also involve significant improvements to Kidsgrove Town Centre, the public realm and the local transport network.
- 5.178 This strategy clearly aims to concentrate residential development within specific priority areas. However it must be recognised that the neighbourhoods outside of these priority areas such as May Bank, Wolstanton, Porthill and Bradwell to the north of the town centre; and Clayton and the Westlands to the south, provide highly sustainable locations for additional residential development. These neighbourhoods do not require the level of direct intervention needed elsewhere in the conurbation, as they provide excellent access to essential services, the Town and City Centres, major employment areas and support diverse and vibrant local service centres. As such, a degree of managed growth within these neighbourhoods must be accommodated to support their continued vitality and sustainability. Not to allow these neighbourhoods to continue to grow and prosper could place them at risk of suffering from an ageing population, a decline in the vitality and viability of local shopping facilities and key services and would fail to make optimum use of the borough's brownfield assets. The targets for housing in these neighbourhoods reflect both this need and the need to complement and support the revitalization of the housing markets within the priority areas.
- 5.179 The Strategic Housing Market Assessment 2007, along with the Development Viability Impacts of Affordable Housing Policy Proposals 2008 study, provides the evidence base for determining local affordable housing requirements and for identifying the appropriate mix of housing types, sizes and tenures to be delivered.
- 5.180 In accordance with national and emerging regional planning policy the density of new residential development will ensure the efficient use of available brownfield land. The appropriate density for residential development will be determined on a site by site basis, taking account of the existing built form, the nature of the development to be provided and the need to provide a wide range of housing types, tenures, sizes and prices. Therefore it may be appropriate in certain circumstances to plan for development at lower densities where there is an identified need for a higher value housing offer.

- 5.181 The RSS Phase Two Revision sets a target for the provision of 112ha of additional employment land within the Borough for the period 2006 - 2026. Current commitments and permissions within the urban area accounts for approximately 80ha (a further 8/9ha will be brought forward at Keele University and Science Park which, although closely linked to the conurbation, is geographically part of the rural area).
- 5.182 Additional sites will need to be identified and brought forward towards the end of the plan period to ensure a continual reservoir of deliverable employment sites. Whilst priority will be given to brownfield land, it is recognised that with the immediate priority of making the optimum use of our finite supply of brownfield sites for housing, greenfield sites in sustainable locations may need to be identified and allocated for employment uses.
- 5.183 The Borough Council is working closely with Staffordshire County Council to ensure that this strategy and the North Staffordshire Local Transport Plan conform to, and complement each other. The LTP provides a detailed evidence base regarding transport problems and opportunities which is informing the LDF process, for example, detailed congestion analysis, accessibility planning and road casualty analysis. The North Staffs LTP pays particular attention to identifying schemes that both support regeneration and are informed by this evidence base.
- 5.184 In accordance with the North Staffs LTP actions to improve accessibility road safety and promote sustainable modes of travel will include –
- traffic management measures in strategic/local centres
 - pedestrian accessibility to local facilities
 - cycle routes between regeneration areas and Newcastle town centre
 - safer routes to school schemes
 - local safety schemes
 - bus stop and bus information improvements
- 5.185 The Strategy supports initiatives to help reduce health inequalities and promote higher educational attainment.

Implementation

- 5.186 Within the urban neighbourhoods of Newcastle and Kidsgrove, development will be primarily private-sector led, with the exception of public sector intervention in the Housing Market Renewal priority regeneration areas.
- 5.187 Development of the Chatterley Valley Regional Investment Site is led by Advantage West Midlands and is high in the NSRP Business Plan priorities.
- 5.188 There are no known insurmountable infrastructural limitations to delivery of the aspirations set out in this strategy, as set out within the Strategic Infrastructure Planning and Delivery Document which forms part of the LDF Core Spatial Strategy Evidence Base (see Appendix 2). The County Council, as the highway authority in partnership with the Borough Council will carry out detailed transport modelling to ensure maximisation of the contribution of the green travel agenda and fair apportionment of public and private investment in transport infrastructure. The framework for matching developer contributions to the capital programme for the delivery of the North Staffs LTP will be set out in the Newcastle Urban Transport and Development Strategy 2008.
- 5.189 The provision of high quality parks, green spaces and recreational facilities is central to the creation of genuinely sustainable urban neighbourhoods. The Urban North Staffordshire Green Space Strategy 2007 (and the associated action plans) and the Newcastle-under-Lyme Leisure Needs Assessment and Playing Pitch Strategy provide the key evidence base and the strategic framework for the provision of additional greenspace and leisure facilities as well as improvements to existing resources. Public investment and developer contributions will be directed towards - ensuring the public safety of the borough's residents; qualitative and quantitative improvements to the quality of the area's green space assets; and the provision of essential community facilities.
- 5.190 The Newcastle Local Strategic Partnership will continue to work with the Staffordshire Strategic Partnership (SSP) in order to collectively deliver the Sustainable Communities Action Plan and Local Area Agreements as part of the promotion of the economic, social and environmental well being of the Borough. The Sustainable Communities' Strategy is underpinned by the Housing Market Renewal Programme which is regularly reviewed and rolled forward by Government. This is complemented by the County Council and Health Authorities schools and health facilities programmes.
- 5.191 The North Staffordshire Regeneration Partnership including RENEW North Staffordshire will work to ensure finite funding resources are used effectively to deliver this strategy and that the agreed targets and outcomes are achieved. Renew has advanced Area Regeneration Frameworks which have been the subject of stakeholder consultation and are helping to determine investment streams.

- 5.192 The Site Allocations and Policies Development Plan Document will identify and allocate suitable sites for additional housing and employment development to meet the projected plan period targets.
- 5.193 The design of all development will be in accordance with guidelines set out in the North Staffordshire Generic Design Guidance SPD and, where appropriate, the Conservation and Heritage Guidance SPD and the relevant Conservation Area Appraisals and Management Plans.

Rural Area Spatial Strategy

5.194 The Rural Areas Spatial Strategy applies to the rural area of Newcastle Borough. The Newcastle-under-Lyme rural area consists of:-

- Areas covered by the Green Belt.
- Villages surrounded by, though excluded from, the Green Belt: Madeley Heath, Audley, Bignall End, Wood Lane, Miles Green, Alsagers Bank, Halmerend, Betley and Mow Cop, but not the large area excluded from the Green Belt containing Talke, Butt Lane, Kidsgrove and Newchapel.
- Areas beyond the Green Belt - i.e. west of the Crewe-London railway line but including Baldwins Gate and Madeley.'

Vision

5. 195 ***“The rural quality of life will be characterised by the attractiveness, diversity, vitality and sustainability of its landscapes and communities. Focused growth, combined with investment in a safe and more sustainable transport network, will support the provision of and access to essential local services and help to ensure a diverse range of local housing needs and employment opportunities are catered for.*”**

The rich built heritage will be further protected and enhanced by sensitive new developments, which make efficient use of resources and respect existing settlement patterns. Where appropriate, innovative buildings will be part of the distinctive landscape. The special quality of the countryside, its canals, network of rights of way and bridleways, its built heritage and historic environment, will sustain an attractive setting for village life and work to maintain a high quality, well resourced, and attractive tourist and leisure destination, which not only raises the image of the conurbation, but also promotes the vitality of rural businesses and enterprise.”

>>> INSERT PLAN 8 AS AMENDED BY CHANGE C95<<<

Area Spatial Policies

ASP6 – Rural Area Spatial Policy

1. There will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key rural service centres (see Key Diagram), namely - Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements – in particular, the need for affordable housing.
2. The Council will take a positive approach towards rural enterprise relating to the availability of the local workforce. In particular opportunities will be sought to encourage:
 - The sensitive and sustainable diversification of traditional rural economies
 - A positive contribution towards enhancing local landscape and biodiversity
 - Appropriate re-use, conversion, or replacement of existing buildings in sustainable locations
 - Provision of essential rural services
3. Investment in Keele University and Science Park will be fostered to help strengthen the local knowledge and skills base and facilitate the growth and competitiveness of high value business development, thereby increasing local job opportunities in these sectors.
4. A positive approach will be taken towards development for supported and special needs housing where it supports the Housing Strategy for Newcastle Borough.
5. The quality of the village and canal conservation areas will be preserved and enhanced through the completion of a rolling programme of conservation area appraisals and management plans by 2012.

Continued:

ASP6 Continued:

- 6. All new development will need to reflect the following policies: Design Quality, Built Heritage, and Natural Assets.**
- 7. The implementation of the Rights of Way Improvement Plan for Staffordshire will work to facilitate the improved provision of off road routes for horses and cyclists and its integration with an enhanced public network.**
- 8. The strategic location of Apedale Community Country Park will continue to be exploited to provide a key leisure and recreation resource with wide visitor appeal and will act as a catalyst for a new Community Park in the Lower Apedale Valley and other community recreational facilities, thereby affording excellent access to the countryside for walkers, cyclists, horse riders and those with mobility impairments.**
- 9. In accordance with the Staffordshire Local Transport Plan a positive approach will be taken towards practical measures to improve accessibility by public transport. Such measures could include:**
 - Subsidised bus services**
 - Community transport schemes**
 - Developing practical transport solutions to assist members of the community in special need to access employment opportunities**

Reasoned Justification

- 5.196 Rural Newcastle-under-Lyme, whilst dominating the borough in spatial terms is home to just 21% of the borough's population. However, the importance of the rural area to the communities and economy of the plan area as a whole should not be underestimated. Its diverse range of rural economic activities; the distinctive rural landscape; the wealth of international, national and locally designated wildlife sites and nature reserves; and distinctive and attractive villages are all central to the image of the plan area as a pleasant and attractive location for both, people and inward investment as well as bringing both social and economic benefits to its communities.
- 5.197 This strategy is intended to ensure that local rural housing needs are adequately met; the rural economy can continue to diversify, grow and prosper; access to essential services and facilities such as doctors, schools, shops and community facilities is maximised; and the area's distinctive landscapes and natural resources are preserved.
- 5.198 The level of new housing development required to enable North Staffordshire to continue to grow and prosper could easily be accommodated on existing brownfield sites within the urban area. However to achieve genuinely sustainable rural communities and economies, it will be necessary to enable limited new housing to meet the needs of people working within the rural areas. Not to do so would result in a static and ageing population, increasing social exclusion, increased pressure upon social and health services, and economic stagnation. However, the strategy is clear that there is no scope for development of a scale beyond that required for natural growth and in locations where there are very few local services.
- 5.199 The Sustainability Appraisal clearly demonstrated that limiting rural growth to meet identified local requirements will provide the most effective approach towards minimising any undesirable impacts upon international, national and local designated wildlife habitats and geological features. In addition, the Sustainability Appraisal clearly identifies the spatial strategy as the most effective and sustainable approach towards supporting the regeneration of the Major Urban Area whilst simultaneously reducing the need to travel and preserving the borough's finite natural resources.
- 5.200 The Borough's Rural Services Survey (2007) has identified Loggerheads, Madeley and the villages of Audley Parish as providing the most comprehensive provision of essential local services. These villages all have relatively good access to the conurbation by public transport. It should also be noted that the villages to the northwest of the borough are well linked to cross - border centres of employment and consumption i.e. Crewe and Nantwich.

- 5.201 This strategy conforms to policy RR1 – Rural Renaissance in the Regional Spatial Strategy Phase Two Revision. This highlights the need for identifying and establishing a sustainable network of rural services centres and states that the provision of new housing should generally be restricted to meeting local housing requirements and to support local services.
- 5.202 The disparity between household incomes and house prices is, with the exception of the villages of Audley Parish, most pronounced in the Borough's rural settlements, therefore the identification and provision of appropriate levels of affordable housing is a key strategic priority. The Strategic Housing Market Assessment (2008) provides a detailed picture of the housing market and affordability within the plan area and provides the primary evidence base for identifying affordable housing needs. The rolling five year programme of parish needs assessments provides further, locally specific evidence for identifying current and likely future housing requirements within the rural area – including the provision for affordable housing.
- 5.203 In accordance with Policy CSP6 Affordable Housing, where evidence highlights a local need not capable of being met through normal housing provision policy, sites may be released as Rural Exception Sites – as defined in PPS3. If such a site cannot be accommodated within an existing village, then a site immediately adjoining the village may be deemed appropriate. Housing on these sites will remain affordable in perpetuity. The delivery of such a scheme will require close partnership working between the Council, the **Housing Corporation Homes and Communities Agency** and relevant RSLs **Registered Social Landlords (RSLs)**.
- 5.204 Whilst the priority is to make the maximum use of brownfield land, it is recognised that it may be necessary to identify greenfield sites to meet the area's housing requirements later in the plan period and if necessary the boundaries of village envelopes will be reviewed as part of the preparation of the Site Allocations and Policies Development Plan Document.
- 5.205 In accordance with PPS7: Sustainable Development in Rural areas, it is recognised that the re-use of existing buildings in appropriate locations, for economic, community or residential uses can make a significant contribution towards the sustainability of rural areas. As such, it is anticipated that sustainable windfall developments will play a considerable part in meeting local development requirements.
- 5.206 The West Midlands Economic Dimensions (2007) report commissioned by the West Midlands Rural Accord and West Midlands Rural Affairs Forum highlights the predominance of low value added/low wage employment opportunities in the rural areas as a key issue to be addressed, in order to create genuinely sustainable rural communities. The Science Park, which once fully developed, will have the capacity to accommodate up to 2500 employees: will make a significant contribution towards providing access to high quality jobs in the rural areas and

throughout the plan area. It will also make a major contribution to transforming the skills base, attracting inward investment, particularly in the development of research facilities and businesses reliant on and complementary to such research processes and encouraging the provision of high quality housing.

Implementation

- 5.207 The delivery of affordable housing in the rural areas will involve close partnership working between both local authorities, Parish Councils, land owners, developers, the ~~Housing Corporation~~ **Homes and Communities Agency** and local RSLs. The Strategic Housing Land Availability Assessment will identify suitable sites for housing and will inform the allocation of housing land in the forthcoming Site Allocations and Policies Development Plan Document.
- 5.208 Both Councils will support rural development that contributes towards the delivery of the Actions Plans produced by Advantage West Midlands to deliver the Rural Development Programme in the West Midlands.
- 5.209 The planned Phase 3 expansion of the Keele University and Science Park is being led by the University with support from the Borough Council, Staffordshire County Council, Advantage West Midlands and the North Staffordshire Regeneration Zone. It will provide approximately 16ha of new development on an attractively landscaped 28ha site. Approximately 8ha will be for academic and employment uses related to the University. The Science Park will build upon its location, environment and linkages to the University to attract highly skilled employees.
- 5.210 Development of the higher education sector and knowledge based industries as a means of fostering growth will be further facilitated by: strengthening the infrastructure links between the universities, other educational and training institutions and the Regional Investment Site; the maintenance of a balanced portfolio of employment land and public investment in the quality of the environment across the plan area.
- 5.211 Public investment and developer contributions will be directed towards – the provision of affordable housing, improvements to the public realm, the management and delivery of key community facilities and services, including community transport schemes and subsidised bus services, and improving safety through junction improvements and traffic management schemes in villages. The adopted Developer Contributions SPD sets out detailed guidelines in respect of this. Further guidance on the Borough Councils requirements for affordable housing can be found in its Affordable Housing SPD. As part of the evidence base for the preparation of the Core Spatial Strategy the

Councils have prepared a comprehensive Strategic Infrastructure Planning and Delivery Document which forms part of the LDF Core Spatial Strategy Evidence Base (see Appendix 2).

- 5.212 Any development within the North Staffordshire Green Belt will be in accordance with policies set out in national planning policy - PPG2 and local development plan policy.
- 5.213 The completion of a rolling programme of conservation area appraisals and management plans will put in place a series of measures to preserve and enhance the built heritage and historic environment.
- 5.214 The implementation of the Rights of Way Improvement Plan for Staffordshire 2008 will be taken forward by Staffordshire County Council in partnership with the joint Local Access Forum, user groups, parish councils, the Borough Council and landowners.
- 5.215 As part of The Three Dales Vision, Staffordshire County is committed to sustained investment in Apedale Community Country Park. This investment will provide new visitor facilities, including the development of state of the art eco facilities at the Apedale Energy Station, complementing the existing Heritage Centre and Museum. An arrangement exists between English Partnerships and the Land Restoration Trust to ensure the long term management of the void and disposal area at the former Silverdale Colliery site once they have been restored. This will work to extend the sphere of influence of Apedale by forming a new Community Country Park significantly enhancing community access to the countryside.

ANNEX A.2

This annex contains the Councils' change number C75 - replace section 8 Monitoring Framework with the text below.

Monitoring target 58 has been amended in line with the Councils' changes suggested in hearing document CHD25 which was published later than the Councils' schedule of changes.

Highlighted text shows a change made by the Inspector to delete the third bullet point in monitoring target 55 for consistency with Council change C52.

Monitoring Framework

8.1 Monitoring is about measuring progress on the journey towards our vision. Our vision is that;

'The Borough of Newcastle-under-Lyme and the City of Stoke-on-Trent will be a prosperous, vibrant and successful area of choice for businesses, visitors and residents in the period up to 2026

8.2 Government guidance suggests that performance of the Local Development Framework should be monitored through a series of indicators. These consist of:

- **Contextual indicators.** These measure changes in the wider social, economic and environmental background against which policies operate. The LDF has no direct control over these but, over time, they will reflect the impact of LDF policies alongside the impact of other strategies such as the community strategy. A baseline will be established for these indicators and they will be monitored regularly. Targets, milestones or other performance measures are not appropriate in the LDF and have not been set for these indicators.

- **Core output indicators.** These are defined by government to achieve a consistent data set for all Local Authorities. A baseline will be established for these indicators and most will be monitored on an annual basis. In most cases targets, milestones or other performance measures will be set in the appropriate LDF document.
- **Local output indicators.** These are additional indicators, identified through the LDF process, as being relevant to the assessment of whether an objective or policy is meeting its target. A baseline will be established for these indicators and most will be monitored on an annual basis. In most cases targets, milestones or other performance measures will be set in the appropriate LDF document.
- **Significant effects indicators.** These measure the significant effects of the Local Development Framework policies on sustainability and have been identified by the Strategic Environmental Assessment/ Sustainability Appraisal of the Local Development Framework. A baseline will be established for these indicators and they will be monitored regularly. Where appropriate, targets, milestones or other performance measures will be set in the relevant LDF document.

- 8.3 The table below shows the range of indicators identified. The list will be reviewed regularly to ensure that it remains relevant and comprehensive.
- 8.4 Indicators have been identified which relate to the Strategic Aims and Core Strategic Policies. The purpose of the monitoring framework is to assess performance against these and therefore the achievement, or otherwise, of the aims of the policy. Progress will be reported in the Annual Monitoring Report and, where necessary, any actions necessary to review the policy or indicators will be discussed.
- 8.5 It should be noted that not every indicator will be reported every year. Throughout the process a key aim has been to avoid duplication of effort. Wherever possible existing data and surveys (in-house or external) will be used to derive the indicator data e.g. use of land registry data to monitor house prices. In some cases this may lead to compromise, such as surveys being carried out less frequent than annually, or surveys based on a calendar year rather than the standard monitoring year, or based on a slightly different geographical basis e.g. postcode boundaries which do not exactly replicate local authority boundaries. In order to assist independent analysis of the data the monitoring framework indicates the source of the data, the frequency of reporting and any commentary relevant to the method of data collection.
- 8.6 The Annual Monitoring Report will be published on both Councils LDF website www.stoke.gov.uk/ldf and www.newcastle-staffs.gov.uk/ldf

Ref No	Indicator & Measure	Target	Relevant Strategic Aim (SA) or Core Policy (CSP)	Indicator Type	Frequency of collection	Source
	EMPLOYMENT					
1	Amount of completed employment development <ul style="list-style-type: none"> Floorspace completed Site area completed 	Monitor Monitor against RSS expectations (Stoke 11ha pa, Newcastle 5.6ha pa)		Core (1a) Local	Annually	Annual Monitoring Report
2	Location of completed employment development <ul style="list-style-type: none"> Proportion which is in the regeneration zone Proportion which is on brownfield land Amount which is in each of the identified Area Spatial Strategy areas (city centre, inner urban core etc) 	Monitor Monitor To achieve the amounts identified in each ASP	SA3, SA10, SA12, SA13, CS9	Core (1b) Core (1c) Local	Annually	Annual Monitoring Report
3	Future employment development <ul style="list-style-type: none"> Area of land allocated in DPD's / with planning permission for employment development 	To meet anticipated RSS requirements (5 year reservoir for Stoke 55ha and Newcastle 28ha)		Core (1d)	Annually	Employment Land Review
4	Progress in development of sites allocated in DPD's <ul style="list-style-type: none"> Progress on employment allocations in terms of planning status and physical development 	Monitor		Local	Annually	Annual Monitoring Report
5	Windfall development <ul style="list-style-type: none"> Number / proportion of employment developments not on allocated sites in terms of planning status and physical development 	Monitor - expected to decline as allocations are made in DPD'		Local	Annually	Annual Monitoring Report
6	Losses of employment land to non-employment uses <ul style="list-style-type: none"> Amount of land lost Proportion which is in the regeneration zone Use of 'lost' land by Use Class 	Monitor Monitor Monitor		Core (1e) Core (1e) Core (1f)	Annually	Annual Monitoring Report
7	Economic Activity <ul style="list-style-type: none"> Overall employment rate Number of people on out of work benefits 	Monitor – increase desired Monitor – reduction desired		NI 151 NI 152	Annually Quarterly	ONS (APS) Jobcentre Plus
8	Average earnings <ul style="list-style-type: none"> Median earnings of employees by workplace 	Monitor – narrowing of gap between local and region / national figures desired		NI 166	Annually	ONS (ASHE)
9	New businesses <ul style="list-style-type: none"> New business registration rate 	Monitor	SA5	NI 171	Annually	ONS
10	Employment profile <ul style="list-style-type: none"> Number / Proportion of businesses in target sectors Number / Proportion employed in target sectors 	Monitor – increase desired Monitor – increase desired	SA5, SA6	Contextual	Annually	ONS
11	Workforce Skills <ul style="list-style-type: none"> Working age population qualified to at least Level 2 or higher Achievement of 5 or more A*-C grades at GCSE 	Monitor – narrowing of gap between local and regional / national desired Monitor – narrowing of gap between local and regional / national desired	SA5, SA6	NI 163 NI 75	Annually Annually	ONS (APS) DCSF

	<ul style="list-style-type: none"> Skills gaps in the workforce 	Monitor – narrowing of gap between local and regional / national desired		NI 174	Two yearly	LSC (NESS)
	HOUSING					
12	Housing trajectory <ul style="list-style-type: none"> Number of dwellings completed each year (net) Number of dwellings forecast to be built in future years Analysis of progress against agreed housing targets in RSS / Core Strategy 	To meet anticipated RSS requirements and trajectory shown in Core Strategy (Stoke 11,400 and Newcastle 5,700 net over plan period)	SA4	Core (2a) / NI 154	Annually	Annual Monitoring Report
13	Location of completed dwellings <ul style="list-style-type: none"> Proportion which are on brownfield land Number which are in each of the identified Area Spatial Strategy areas (city centre, inner urban core etc)) 	Stoke and Newcastle urban area 90% To achieve the numbers identified in each ASP.	SA3, SA4, SA10, SA11, SA12, SA13, CS9	Core (2b) Local	Annually	Annual Monitoring Report
14	Future housing development <ul style="list-style-type: none"> Area of land allocated in DPD's / with planning permission for residential development 	To meet PPS3 requirements (5 and 15 year supply) Monitor		NI 159	Annually	Annual Monitoring Report
15	Progress in development of sites allocated in DPD's <ul style="list-style-type: none"> Progress on housing allocations in terms of planning status and physical development 	Monitor		Local	Annually	Annual Monitoring Report
16	Windfall development <ul style="list-style-type: none"> Number / proportion of housing developments not on allocated sites in terms of planning status and physical development 	Monitor – expected to decline as allocations are made in DPD'		Local	Annually	Annual Monitoring Report
17	Density of residential development <ul style="list-style-type: none"> Number / proportion built at less than 30, between 30 and 50 and more than 50 per hectare 	Monitor – expected to remain around 50/ha	SA4	Core (2c)	Annually	Annual Monitoring Report
18	Dwelling Types <ul style="list-style-type: none"> Type and size of dwellings constructed 	Monitor	SA4	Local	Annually	Annual Monitoring Report
19	Affordable housing trajectory <ul style="list-style-type: none"> Number of affordable dwellings completed Number of dwellings forecast to be built in future years Analysis of progress against agreed affordable housing targets in RSS / Core Strategy 	To meet RSS requirements (Stoke 3,000 and Newcastle 1,200 over plan period (Stoke 150 pa and Newcastle 60 pa)	SA4, CS6	Core (2d) / NI 155	Annual	Annual Monitoring Report / CLG
20	Analysis of affordable dwellings provided: <ul style="list-style-type: none"> By type (social rented / intermediate) 	Stoke split 50/50, Newcastle 60/40 split	CS6	Local	Annually	Annual Monitoring Report
21	Housing conditions <ul style="list-style-type: none"> Tenure and number of homes failing decent homes standard 	Monitor – anticipated to fall	SA4	Contextual	Occasional	House Condition survey
22	Housing tenure <ul style="list-style-type: none"> Number / percentage of dwellings and their tenure 	Monitor		Contextual	Annually	Annual Monitoring Report
23	House Prices					

	<ul style="list-style-type: none"> Average sale price for all house types Number of sales Average sale price for individual house types 	Monitor - Monitor Monitor – narrowing of gap between local and region / national figures desired	CS6	Contextual Contextual Contextual	Annually in March (available monthly / quarterly)	Land Registry
24	Gypsy & Traveller sites <ul style="list-style-type: none"> Number of pitches provided 	To progress towards meeting 100% of identified need by 2026 as identified in the local Gypsy and Traveller Accommodation Needs Assessment	CS7	Local	Annually	Annual Monitoring Report
	TRANSPORT AND ACCESSIBILITY					
25	Parking standards <ul style="list-style-type: none"> Completed non-residential development complying with LDF parking standards 	100%		core (3a)	Annually	Annual Monitoring Report
26	Accessibility of new dwellings to key local facilities <ul style="list-style-type: none"> Number / proportion within 30 minutes public transport travel time of a GP surgery, hospital, primary school, secondary school, employment opportunities and a major retail centre 	Stoke and Newcastle urban area 95%.	SA2, SA3, SA4, SA7, SA10, SA12, SA18	Core (3b) / NI 175	Annually	Annual Monitoring Report / LTP monitoring report
27	Accessibility of completed major developments <ul style="list-style-type: none"> Proportion of population living within 30 minutes travel time by sustainable transport of completed major developments 	Stoke and Newcastle urban area 95%.	SA2, SA3, SA4, SA7, SA10, SA12, SA18	Local	Annually	Annual Monitoring Report
28	Transport infrastructure <ul style="list-style-type: none"> Progress in implementing transport schemes identified in the Core Spatial Strategy and Local Transport Plan (park and ride, bus priority corridors, city centre bus station, cycle and pedestrian networks) 	To meet milestones set out in the Local Transport Plan	SA3, SA7, SA10	Local	Annually	LTP monitoring report
	RETAIL					
29	Amount of completed retail development <ul style="list-style-type: none"> Floorspace completed Site area completed 	In accordance with RSS (City Centre 120,000sqm and Newcastle 35,000sqm). Other centres in line with Core Strategy. Monitor	SA7	Core (4a) Local	Annually	Annual Monitoring Report
30	Location of completed retail floorspace; <ul style="list-style-type: none"> Proportion which is on brownfield land Proportion which is 'in town' Amount which is in each of the identified Area Spatial Strategy areas (city centre, inner urban core etc) 	Monitor 100% of comparison floorspace to be in Strategic and Significant Urban Centres to achieve the proportions identified in the strategy' To achieve the amounts identified in each ASP	SA3, SA7, SA10, SA12, SA13, CS9	Local Core (4b) Local	Annual	Annual Monitoring Report
31	Future retail development <ul style="list-style-type: none"> Area of land allocated in DPD's / with planning permission for each type of development 	Monitor		Local	Annually	Annual Monitoring Report
32	Progress in development of sites allocated in DPD's <ul style="list-style-type: none"> Progress on allocations in terms of planning 	Monitor		Local	Annually	Annual Monitoring

	status and physical development					Report
33	Windfall development <ul style="list-style-type: none"> Number / proportion of developments not on allocated sites in terms of planning status and physical development 	Monitor - expected to decline as allocations are made in DPD'		Local	Annually	Annual Monitoring Report
34	Ranking of regional centres <ul style="list-style-type: none"> National ranking of the city centre and Newcastle town centre 	To at least maintain their respective positions	SA7	Contextual	Two yearly	Experian
	OFFICE					
35	Amount of completed office development <ul style="list-style-type: none"> Floorspace completed Site area completed 	In accordance with RSS (City Centre 85,000sqm and Newcastle 60,000sqm). Monitor	SA3, SA5, SA7	Core (4a) Local	Annually	Annual Monitoring Report
36	Location of completed office floorspace; <ul style="list-style-type: none"> Proportion which is on brownfield land Proportion which is 'in town' Amount which is in each of the identified Area Spatial Strategy areas (city centre, inner urban core etc) 	Monitor To be primarily within or adjacent to the City Centre or Newcastle town centre. To achieve the amounts identified in each ASP	SA7, SA10, SA12, SA13, CS9	Local Core (4b) Local	Annual	Annual Monitoring Report
37	Future office development <ul style="list-style-type: none"> Area of land allocated in DPD's / with planning permission 	Monitor		Local	Annually	Annual Monitoring Report
38	Progress in development of sites allocated in DPD's <ul style="list-style-type: none"> Progress on allocations in terms of planning status and physical development 	Monitor		Local	Annually	Annual Monitoring Report
39	Windfall development <ul style="list-style-type: none"> Number / proportion of developments not on allocated sites in terms of planning status and physical development 	Monitor - expected to decline as allocations are made in DPD'		Local	Annually	Annual Monitoring Report
	LEISURE					
40	Amount of completed leisure development <ul style="list-style-type: none"> Floorspace completed Site area completed 	Monitor Monitor	CS5	Core (4a) Local	Annually	Annual Monitoring Report
41	Location of completed leisure floorspace; <ul style="list-style-type: none"> Proportion which is on brownfield land Proportion which is 'in town' Amount which is in each of the identified Area Spatial Strategy areas (city centre, inner urban core etc) 	Monitor Monitor Monitor	SA3, SA7, SA10, SA12, SA13, CS5, CS9	Local Core (4b) Local	Annual	Annual Monitoring Report
42	Future leisure development <ul style="list-style-type: none"> Area of land allocated in DPD's / with planning permission 	Monitor	CS5	Local	Annually	Annual Monitoring Report
43	Progress in development of sites allocated in DPD's <ul style="list-style-type: none"> Progress on allocations in terms of planning status and physical development 	Monitor	CS5	Local	Annually	Annual Monitoring Report

44	Windfall development <ul style="list-style-type: none"> Number / proportion of developments not on allocated sites in terms of planning status and physical development 	Monitor - expected to decline as allocations are made in DPD'	CS5	Local	Annually	Annual Monitoring Report
45	Participation <ul style="list-style-type: none"> Adult participation in sport and active recreation 	Monitor	SA2, SA13, SP3, CSP5	NI 8	Annually	DCMS (APS)
RURAL SERVICES AND DEVELOPMENT						
46	Loss of local facilities <ul style="list-style-type: none"> Number of facilities in villages and local centres lost to other uses 	Monitor	SA2, SA3, SA11, SA15	Local	Annually	Annual Monitoring Report
47	Amount of development (any use) permitted in the greenbelt <ul style="list-style-type: none"> Number of planning applications approved and type of development approved 	Monitor - No Target as exceptional circumstances only	SA15	Local	Annually	Annual Monitoring Report
48	Development in the open countryside (any use) <ul style="list-style-type: none"> Number of planning applications approved and type of development approved 	Monitor - No Target as exceptional circumstances only	SA15	Local	Annually	Annual Monitoring Report
ENVIRONMENT						
49	Open Spaces <ul style="list-style-type: none"> Amount and condition of open spaces Percentage of open space maintained to Green Flag standards Open space lost and not replaced in accordance with policy Investments in improvements in open spaces, showing change over time 	Monitor Monitor – increase desired 0% Monitor	SA13, CS5	Local Core (4c) Local Local	Occasional	Greenspace Strategy
50	Amount of brownfield land <ul style="list-style-type: none"> Previously developed land that has been vacant or derelict for more than 5 years 	Monitor – reduction desired	CS9	NI 170	Annually	CLG
51	Minerals <ul style="list-style-type: none"> Mineral deposits safeguarded through formal processes 	100%	SA9, CS8	Local	Occasional	In-house surveys
52	Waste management <ul style="list-style-type: none"> Capacity of new waste management facility by type Amount and management of municipal waste 	Monitor In line with national requirements		Core (6a) Core (6b) / NI 191/23	Annually	Annual Monitoring Report DEFRA (WDF)
53	Flood Risk <ul style="list-style-type: none"> Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. 	0% including where mitigation measures implemented		Core (7)	Annually	Annual Monitoring Report
54	Biodiversity <ul style="list-style-type: none"> Change in areas and populations of biodiversity importance 	No decline	SA15, CS4	Core (8) / NI 197	Occasional / Annually	Annual Monitoring Report / Local Sites Partnership
55	Renewable energy					

	<ul style="list-style-type: none"> Planning applications approved for installation of renewable energy capacity Renewable energy capacity installed by type Proportion of applicable development meeting the policy target (10%) 	<p>Monitor – increase desired</p> <p>Monitor – increase desired</p> <p>100% of applicable development</p>	SA17, CS3	Local Core (9) Local	Annually	Annual Monitoring Report
56	<p>Energy efficiency</p> <ul style="list-style-type: none"> Investment / initiatives in energy efficiency e.g. warm homes 	Monitor	SA17, CS3	Contextual	Annually	In house surveys
57	<p>Design standards</p> <ul style="list-style-type: none"> Quality of design of major development schemes Design excellence for major infrastructure and public realm projects 	<p>Monitor – increase desired</p> <p>Monitor – Masterplans commissioned</p>	SA16, CS1	Local Local	Annually	Annual Report by Urban Vision North Staffordshire Design Review Panel
58	<p>Historic Environment</p> <ul style="list-style-type: none"> Conservation Areas List of locally important buildings Designated Historic Assets Condition of Designated Assets * <p>* To include Listed Buildings all grades, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, conservation areas.</p>	<p>Monitor- completion of conservation area appraisals and management plans</p> <p>Monitor- Addition of buildings to the list</p> <p>Monitor – No loss or reduction in classification</p> <p>Monitor – Reduction in numbers identified/severity of risk on the Heritage at Risk Register</p>	SA12, SA13, SA14, CS1, CS2	Local Local Local Local	Occasional Occasional Annually Occasional	<p>In-house surveys</p> <p>In-house surveys</p> <p>In house surveys</p> <p>English Heritage – Heritage at Risk register</p>
MISCELLANAEIOUS						
59	<p>Population</p> <ul style="list-style-type: none"> Total population Age structure Number / Proportion BME population Household size and composition of households Analysis of migration patterns 	<p>Annual increase</p> <p>Monitor</p> <p>Monitor</p> <p>Monitor</p> <p>Monitor</p>	SA1	Contextual Contextual Contextual Contextual Contextual	Annually for total population. Occasional for other	ONS Mid Year Estimates Census
60	<p>Provision of community facilities</p> <ul style="list-style-type: none"> Number of facilities secured through either planning agreements (section 106) or Community Infrastructure Levy and their financial value. 	75% of needs identified through major planning applications to be secured.	SA2, SA3, SA12, SA13, CS5, CS10	Local	Annual	In-house surveys
61	<p>Further and higher education facilities</p> <ul style="list-style-type: none"> University Quarter Keele University and science Park 	To meet the milestones set out in each respective strategy	SA6, SA10	Local	Annually	In-house surveys
62	<p>Tourism</p> <ul style="list-style-type: none"> Number of visitor attractions and visits made to them Number of visitors to the city 	<p>Monitor –increase desired</p> <p>Monitor – increase desired</p>	SA8	Contextual Contextual	Occasional	In-house surveys
63	<p>Regeneration funding</p> <ul style="list-style-type: none"> Amount of regeneration funding awarded per year 	Monitor		Contextual	Annually	Annual Monitoring

						Report
64	Deprivation <ul style="list-style-type: none"> National ranking of city (Indices of Deprivation) Areas of the city included and their ranking Number of income support claimants JSA claimant rate 	Monitor Monitor Monitor Monitor		Contextual Contextual Contextual Contextual	2007	CLG Index of deprivation 2007
65	Health <ul style="list-style-type: none"> All age mortality rate 	Monitor		NI 120	Annually	ONS (DRP)

Glossary

Core (xx) – indicates a Core Output Indicator, defined by central government (Communities and Local Government). Details of definitions etc can be found on their website.

NI xx – indicates a National Indicator for local Authorities, defined by central government (Communities and Local Government). Details of definitions etc can be found on their website.

CLG – Communities and Local Government

DCSF – Department for Children, Schools and Families

DCMS (APS) – Department for Culture, Media and Sport – Active People Survey

DEFRA (WDF) – Department for Environment, Food and Rural Affairs – WasteDataFlow

DPD – Development Plan Document

LDF – Local Development Framework

LSC (NESS) – Learnings and Skills Council – National Employers Skills Survey

LTP – Local Transport Plan

ONS (DRP) – Office for National Statistics – death registrations and population statistics

ONS (APS) – Office for National Statistics – Annual Population Survey

ONS (ASHE) – Office for National Statistics – Annual Survey of Hours and Earnings

PPS3 – Planning Policy Statement 3: Housing

RSS – Regional Spatial Strategy