LOCAL DEVELOPMENT FRAMEWORK
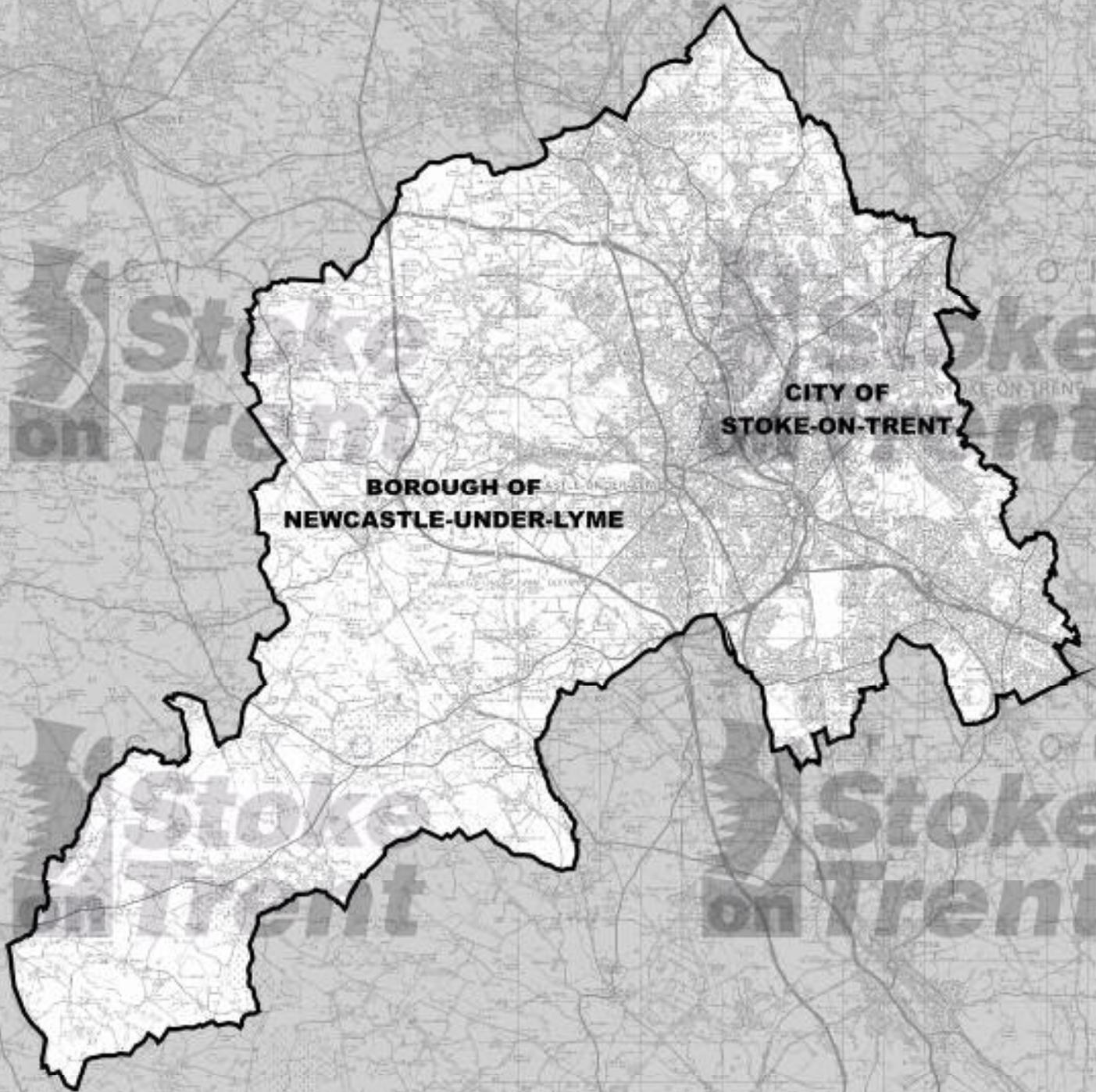
NORTH STAFFORDSHIRE CORE SPATIAL STRATEGY

Sustainability Appraisal Summary Report

PLAN 1

NORTH STAFFORDSHIRE
Core Spatial Strategy Area

CITY OF
STOKE-ON-TRENT

BOROUGH OF
NEWCASTLE-UNDER-LYME

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North Staffordshire Core Spatial Strategy
Sustainability Appraisal
Summary Report

SUSTAINABILITY APPRAISAL

1. Introduction

1.1 The North Staffordshire Core Spatial Strategy

1.1.1 What it is

The purpose of the North Staffordshire Core Spatial Strategy is to set out a long-term vision, spatial principles and strategic aims for the sustainable regeneration of North Staffordshire to 2021. It provides an interpretation the West Midlands Regional Spatial Strategy at the sub regional level. It provides the context for preparation of other more detailed local development documents.

The Core Spatial Strategy must take account of national planning policy including the goal of achieving sustainable development and should be in general conformity with the Regional Spatial Strategy. The document gives spatial expression to public policy, community and developer aspirations at the strategic level and provides the context for detailed development plan documents.

1.1.2 Key issues and challenges

The Core Strategy outlines a range of relevant baseline data for North Staffordshire. These are key statistics on issues such as population, health, housing, crime, employment, education, transport and so on.

Baseline data has been used to draw out the key issues that currently face and are likely to face North Staffordshire in the future .

Some of the key issues identified in the Core Strategy include:

- Population loss from central areas to suburbia and beyond
- High proportions of empty homes
- Lack of choice and diversity in the housing market
- Fragmented urban form
- Life expectancy is among the lowest in the country
- Decline in traditional manufacturing industries
- Traditional low skilled, low paid workforce has resulted in lack of income for reinvestment into the area
- Established centres range from the City Centre in Hanley to the smaller rural villages of Newcastle-under-Lyme Borough
- High levels of deprivation in certain wards
- North Staffordshire's important built and natural heritage
- Poor health of North Staffordshire's residents
- Higher than average crime rates
- Lack of quality public open space

These and other issues have been translated into a vision, and a series of strategic principles, strategic aims and 27 core policies which set out a range of key topics.

The overall vision of the Core Spatial Strategy is that "North Staffordshire will become the City Region of choice for 1million people by 2021"

The vision will be achieved by ensuring the policies adhere to the following strategic principles:

• Enhance and reinforce North Staffordshire's role as a key regional gateway, with Stoke-on-Trent City Centre as the primary commercial focus and Newcastle-under-Lyme Town Centre as a complementary and thriving strategic centre within a balanced and strong North Staffordshire economy.

• Create vital, vibrant and distinctive town centres with complementary roles to play.

• Create a greener North Staffordshire by maintaining and improving its network of canals, green spaces and parks to provide the setting for high quality development of homes, employment and leisure opportunities and to foster a more sustainable way of life.

• Improve accessibility and linkages throughout North Staffordshire for local residents and visitors.

• Renewal of the urban and rural areas to enable people to live close to their work and leisure and community facilities, and to benefit from the best of urban and rural living including high density, mixed use development near the city centre, Newcastle town centre and other centres and in areas that are accessible by public transport.

The following strategic aims have been developed to reflect the key issues and challenges for consideration in preparation of policies in the Core Spatial Strategy:

• To meet the overall development requirements for the sub-region in accordance with the approved West Midlands Regional Spatial Strategy.

• To concentrate new development within the North Staffordshire conurbation and promote sustainable patterns of development that reduces the need to travel and promote accessibility by means of transport modes other than the private car.

• To focus any appropriate development in rural areas on brownfield sites within the larger settlements to reduce the need to travel and to protect the rural environment.

• To create a more sustainable urban environment through the appropriate location, design, materials, public realm, linkages and control of new development leading to a more prudent use of natural resources.

• To reduce outward migration from the North Staffordshire sub-region and retain and attract new population to the conurbation supported by the infrastructure necessary to sustain it.

• To balance the supply and demand for housing by removing surplus accommodation and providing a better choice of homes in appropriate locations and ensure that a sufficient number of new homes are affordable.

• To ensure that new residential development makes adequate provision for community facilities including health care, education and leisure and that existing facilities are retained and enhanced where they provide for the needs of existing communities.

- To increase investment in the economy and broaden the employment base of North Staffordshire, including the development of new types of work and diversification of existing businesses.

- To encourage the growth of the further and higher education sector and training facilities to meet the needs of indigenous and incoming employers and North Staffordshire residents.

- To focus large scale office and retail development within Stoke-on-Trent City Centre and Newcastle-under-Lyme Town Centre whilst maintaining an appropriate role and provision of balanced growth for each of the other centres.

- To ensure a balanced portfolio of good quality and available employment land is provided and maintained to meet the needs of existing businesses and potential inward investors.

- To increase the opportunities for sustainable modes of travel by securing improvements to public transport infrastructure and the provision of facilities to promote walking and cycling.

- To safeguard the North-Staffordshire Green Belt and open countryside and protect it from inappropriate development.

- To protect and enhance the built and natural environment of North Staffordshire including townscape, landscape, bio-diversity, established settlement patterns, historic buildings and heritage sites (including parks, gardens and battlefields), and valued character areas.

- To increase the attraction of the sub-region as a tourist destination, utilising North Staffordshire's unique industrial heritage of ceramics and mining and the high quality natural environment in the surrounding rural area.

- To promote the use of renewable energy sources, green construction methods and energy conservation.

- To reduce the risk of flooding, pollution, and environmental deterioration in all new developments.

- To provide a sustainable framework for the winning and working of minerals in Stoke-on-Trent.

- To provide a framework for the consideration of planning applications for the development of waste management facilities or other forms of development with significant waste implications in Stoke-on-Trent.

1.1.3   The Core Spatial Strategy process

The consideration of these issues following the 'Issues and Options' consultation stages as well as against the sustainability concerns raised during the appraisal process has led to the preparation of the 'Preferred Options'. These will be put forward as part of the Core Spatial Strategy production process and will be appraised on sustainability grounds within this report (as well as other strategic options which were also considered).

The preferred options report will be subject to a period of consultation and public participation, after which the Council decide whether to make changes before proceeding to the next stage. Towards the end of next year a final Core Strategy will be approved for submission to government. This will also be accompanied by Sustainability Appraisal, which will be a revised version of this report, addressing any new issues identified or proposals as appropriate.

1.2   Sustainability Appraisal (SA)

1.2.1   Purpose

All development plan documents (DPDs) are required to be accompanied by a sustainability appraisal. The SA report follows the work done earlier this year on the production of the SA Scoping report in May 2005 and ties in with the production of the 'preferred options' for the Core Strategy.

Local Planning Authorities have a statutory obligation to undertake Strategic Environment Assessment (SEA) as required by the European Directive. Sustainability Appraisal aims to unite social, economic an environmental concerns, therefore seeking to test DPD objectives and policies against sustainability objectives as a whole. It is designed to incorporate the SEA process.

Key sustainability issues that have emerged during the course of the SA process with regard to North Staffordshire were included in the previous Scoping report. The SA process requires a set of sustainability objectives to be formulated that relate specifically to the sustainability issues. This enables the proposals of the Core Strategy, as they emerge, to be appraised directly in terms of their impact upon sustainability. The objectives have to be formulated in such a way as to be in conformity with other local and regional strategies, including those not specific to the planning system.

1.2.2   Sustainability objectives

The sustainability objectives although identified by topic in the SEA Directive need to be informed by an analysis of current characteristics of the area concerned and, including an understanding of any current or potential problems that have already been recognised. They will not be the same for all areas and plans, because some sustainability issues will be more important in some areas than in others.

They have been informed by the findings of the baseline data analysis, but remain consistent with the provisions of Planning Policy Guidance/ Statements and the West Midlands Regional Spatial Strategy.

The proposed sustainability objectives for North Staffordshire are:

1.   To help to meet the housing needs of the whole community

2.   To increase life expectancy and improve the health of the population overall
3.   To encourage and increase economic enterprise and employment
4.   To enable access to the widest range possible of shopping and commercial services for the residential population
5.   To protect and enhance the vitality and viability of the city, town and district centres within the conurbation and village centres in the rural area
6.   To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities are available to all sectors of the population with particular emphasis on deprived neighbourhoods
7.   Reduce crime and the fear of crime
8.   To reduce the need to travel while increasing accessibility for all
9.   To encourage the use of public transport, cycling and walking
10.   To increase the use of renewable energy and energy efficiency in existing and new development and redevelopment.
11.   To improve air quality, creating cleaner and healthier air and reduce emissions of chemical pollutants into the air
12.   Retain and enhance the species and habitats targeted for improvement in the Staffordshire Biodiversity Action Plan
13.   Ensure that there is no loss in the extent and quality of Sites of Biological Importance (SBIs), Local Nature Reserves (LNRs) and Regionally Important Geological sites (RIGs)
14.   Increase the amount of accessible natural green space
15.   Reduce the amount of land in Sites of Special Scientific Interest (SSSIs) classified in an 'unfavourable' condition
16.   To reduce the amount of development within the floodplain and promote the use of Sustainable Urban Drainage Systems (SuDS)
17.   To increase the efficient use of water resources
18.   To improve water quality and meet the requirements of the Water Framework Directive
19.   To reduce contamination, regenerate degraded environments, maintain soil resources and air quality and minimise development on greenfield sites
20.   To help to maintain distinctiveness and foster interest in and concern for the heritage of the area
21.   To help to provide a safe, efficient highway network and improve the viability of public transport

2.   Methodology

The stages of the SA work are set out in the ODPM publication 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'.

2.1   Scoping Report

A Scoping Report was produced in May 2005. It set out the purpose of the SA, the proposed SA objectives, a profile of North Staffordshire Core Strategy area, identified relevant plans and strategies and identified sources of baseline data.

Copies are available on request or can be downloaded from www.stoke.gov.uk/ldf

The Scoping report was subject to a 5-week consultation period and copies were required to be sent to each of the statutory consultees including the Environment Agency, Countryside Agency, English Nature and English Heritage.

Comments were received from the following statutory consultees: Environment Agency, English Heritage, English Nature; in addition comments received from Government Office for the West Midlands and the Highways Agency. Comments are summarised below:

Organisation	Comments/ Actions
Environment Agency	• Additional relevant plans and strategies suggested. Those deemed relevant to the assessment and of sufficient status have been incorporated; • Amendments to issues relating to climate change, land, water and soil, air quality. These have been incorporated
English Nature	• Additional relevant plans and strategies suggested taken on board; • Suggested datasets for features of acknowledged importance e.g. number of listed buildings at risk have been included; • Additional wildlife datasets have been incorporated; • Comments made on biodiversity objectives and indicators. Alterations have been made.
Highways Agency	• Comment on accessibility objective. Currently under review.

2.2   Development of the baseline data

The collection of baseline data was necessary to develop a series of indicators, one or more of which relate to each sustainability indicator. This allows for judgements to be made regarding the success or otherwise of achieving sustainable development. Using indicators based on numerical data also allows such judgements to be quantified

2.2.1 Biodiversity, fauna and flora

The Staffordshire Biodiversity Action Plan (BAP) identifies species and habitats that should be protected. Details of the location of species are provided by the Staffordshire biological Records. Before the final Core Strategy is submitted to government up to date information will be obtained.

Open spaces information has been gained from the Green Space Audit which covers the whole conurbation.

2.2.2 Population and human health

There is a significant amount of housing data that was collected as part of the RENEW North Staffordshire Housing Market Renewal Pathfinder Prospectus. This includes Housing Needs and Stock Condition Survey work. This work has been updated as part of the ODPM Scheme Update.

The Primary Care Trusts and Neighbourhood Management Pathfinders have also compiled health profile data which looks at the occurrence of chronic disease and other useful data sources

Actual crime figures are provided by the Police. A fear of crime survey undertaken every 3 years to find out residents' perceptions and feelings about crime in North Staffordshire.

2.2.3 Water and soil

Overall the amount of derelict land in North Staffordshire is falling. There is currently 420Ha of derelict land in North Staffordshire, with 110Ha having been reclaimed since 2003. The majority of new homes are built on previously developed land with 91% in Stoke and 88% in Newcastle.

In 2004/05 13% of household waste was recycled in Stoke and 10% in Newcastle.

2.2.4 Air and climatic factors

Two air quality management areas have been declared in Stoke at Cliffe Vale and Burnham Street, Fenton. 7 further areas are being considered.

Anecdotal evidence suggests there have been no renewable energy installations within the North Staffordshire area certainly there have been no submissions for renewable generation schemes.

2.2.5 Social inclusiveness

Recent shopping surveys as part of the North Staffordshire Retail Survey has identified retail shopping services in each centre. Health provision is identified by PCTs and other facilities are known to both Councils.

20 out of 33 urban wards are in the 20% most deprived wards in England. 9 wards in Stoke and Newcastle are in the least deprived 50% of wards in England.

2.2.6 Economic development

Information on employment was provided by Nomis. Further information was provided as part of the Integrated Economic Development Strategy which was completed in 2005.

2.2.7 Culture and heritage

There are 570 listed buildings and 41 conservation areas. The Core Strategy seeks to protect and enhance these features of acknowledged importance which help to make North Staffordshire such a distinctive place.

2.2.8 Accessibility

Baseline information is currently being evaluated as part of the preparation work for the Local Transport Plan.

2.3 Appraisal

The appraisal of policies and options has been undertaken as a two stage process. The initial stage assesses the policies against the SA objectives with relevant comments relating to assumptions, proposed alterations to policy and an assessment of the cumulative effects of the policy. This stage uses the following scale for assessment:

Appraisal scale	
++	Major Positive
+	Minor Positive
0	No Impact
-	Minor Negative
--	Major Negative

The second stage of the appraisal is more detailed. Potential sustainability issues that have been identified in the first stage of the appraisal are analysed in more depth and discussed with a view on the following factors:

• Whether the predicted effect will be significant in the long, medium or short term
• Likelihood or certainty of event occurring
• Geographical scale
• Temporary or permanence
• Frequency
• Assumptions made
• Influence of other policy
• Draft recommendations for mitigation/ improvement

Predicting the effects and undertaking a detailed assessment of the effects of the draft Core Strategy is an important stage of Sustainability Appraisal. It is vital to propose measures for maximising beneficial effects and for mitigating against adverse effects and to development proposals for monitoring. The assessment is a predictive tool based on the expert judgement of officers within the Council. With this comes an element of uncertainty cumulative and synergistic effects have been identified, but are by no means guaranteed. External influences, such as changes in regional and national government may change policy and influence sustainability issues over the course of the lifetime of the plan. Relevant uncertainties and risks have been identified where applicable.

2.4   Independent validation

To ensure an element of independent scrutiny steps will be taken to refer the SA to staff within other Council departments and other relevant external organisations and stakeholders to comment in detail on the various themes presented.

3   Results

3.1   Impacts prediction

The predictions of impacts of the DPD policy options are set out in appendices in the full Sustainability Appraisal. Copies are available on request.

The appraisal assesses the potential impacts on general sustainability issues, identifies baseline data and indicates the likely impacts on the specific sustainability objectives.

3.2   Policy justification

The SA process allowed an appraisal to be made of all the 'preferred options' together with the alternatives that had been looked at as part of the process of preparing the draft Core Strategy documents. These will be subject to forthcoming community involvement process (as the initial 'issues and options' were earlier this year, which helped us to arrive at the strategic options that have been scrutinised by this process) prior to the formulation of the final Core Strategy for submission to government later next year.

3.3   Summary of policy analysis *

Policy options	Comments/ Improvements
CP1: Moving Towards Increased Sustainability No options identified. It is not considered appropriate that options are developed at a strategic level in relation to sustainable development	The policy was found to perform well against economic and social objectives but less well in environmental terms, with the possibility of increased congestion on local routes as a result of substantial new developments within main centres without a supportive public transport strategy. The effects on biodiversity are as yet uncertain as there is a need to update ecological survey data to fully assess the impacts of development on a site by site basis. The policy and/or supporting text could be enhanced to better reflect key sustainable development principles such as the prudent use of natural resources and the importance of community involvement in developing sustainable communities.
CP2: Infrastructure Provision a) Developer pays for all the infrastructure requirements * b) Public authorities pay for all necessary infrastructure c) Development is permitted without adequate infrastructure provision	Positive impact on the sub-regional economy, and also social aspects as a result of this, such as health, though crime and deprivation are questionable. There is also the potential for environmental benefits, such as reduced car emissions and congestion, and the protection of natural and built assets. Provision of infrastructure could potentially lead to development which has a detrimental environmental impact. There will be a need to ensure that any development seeks to mitigate any such potential impact.
CP3: Treatment of Previously Developed Land and Property a) Do nothing and allow sites to deteriorate and adversely impact on amenity, image etc b) Ensure property owners are held accountable for condition of land and/ or premises in their portfolio*	Likely to be beneficial for the environment, largely through the protection of existing natural and built assets, and the improvement of contaminated and derelict land. This may result in a series of benefits in other areas, notably economic ones such as creating a more attractive environment for business, and in turn enhancing the vitality and viability of sub-regional centres. There are unlikely to be any negative impacts which will require mitigation.

CP4: Regeneration of the Urban Area a) Piecemeal developments across the Conurbation responding to development pressure on a site by site basis b) Focused investment patterns based on the principle of regeneration in areas of greatest need*	Overall a broadly sustainable policy which seeks to restrict new development to clearly defined priority areas for regeneration except where a strong case for 'local needs' can be made. No suggested changes to policy as it is flexible enough to accommodate change where there is insufficient previously developed land available to meet identified local needs.
CP5: Vitality and Viability of Centres a) Continue with established the hierarchy of centres as amended by the Regional Spatial Strategy* b) Reclassify or relocate existing centres	Assessment reflects that for CP19, CP20 which are the other components of retail policy defining the overall retail hierarchy. The policy approach is consistent with PPS6 and PPG13 which aims to steer development to existing centres which are assumed to be the most accessible locations and therefore which help to support sustainable transport policy. Focusing retail on a clearly defined hierarchy ensures that those centres with the best developed retailing (range and no. of competing outlets) are prioritized and that new development is scattered across smaller centres which may only be readily accessible by car and which may lack the local catchment for their services. No changes identified at this stage.
CP6: Rural Housing a) Set maximum number of houses for the rural area b) Permit housing only in Loggerheads, Madeley, Baldwins Gate and the settlements of Audley c) Permit housing on the basis of demonstrable local need *Preferred option based on a combination of all of the above*	Likely to have a positive impact on environmental indicators, although no impact on economic ones envisaged. Limited positive impact upon social indicators, notably in relation to the supply and demand of housing. Mixed impact on transport, as increased viability of public transport is unlikely, especially from the rural area, but no greatly increased need to travel will be generated. Only real concerns relate to the accessibility of rural settlements and how providing for local need may not increase the viability of sustainable transport. This is mitigated by the fact that housing provision on this scale is unlikely to generate increased amounts of car traffic, and therefore any negative impact will be minimal.
CP7: Rural Economy a) Economic development permitted according to specific criteria* b) Allocate sites within (expanded) village envelopes c) Permit development only in Loggerheads, Madeley, Baldwins Gate and the settlements of Audley	This option provides an opportunity to implement measures to ensure environmental improvement and protection, namely in terms of flood risk areas, water quality and the condition of natural and built assets. Economic development is clearly likely to strengthen the sub-regional economy, which will have a positive impact in terms of the provision of community facilities, though the perceived impact on some social aspects e.g. deprivation, income differentials and crime and disorder is unclear. The strengthening of the sub-regional economy may give rise to a general increase in house prices. Although this is a positive phenomenon, there are potentially negative implications for residents on low incomes. This suggests that should this option be implemented as a policy, then there will be a need for the Core Strategy to facilitate the delivery of an adequate supply of affordable housing.
CP8: Countryside Protection a) To ensure that all development respects the countryside*	This option will have a positive impact on the rural environment, due to the restriction of development, as well as strengthening the local economy and improvements to associated social aspects such as

b) Allow development which compromises the uniqueness of the Staffordshire countryside c) Prevent any development within rural areas	health and physical wellbeing. The strengthening of the sub-regional economy may give rise to a general increase in house prices. Although this is a positive phenomenon, there are potentially negative implications for residents on low incomes. This suggests that should this option be implemented as a policy, then there will be a need for the Core Strategy to facilitate the delivery of an adequate supply of affordable housing. There will also be a need to provide sustainable modes of transport, so as to ensure that economic growth does not lead to increased car use.
CP9: Green Belt a) No inappropriate development shall take place in the Green Belt* b) Alter the Green Belt	Expected positive impact on environmental aspects, including transport. There will be little effect on social and economic considerations, however. There are unlikely to be any negative impacts which will require mitigation.
CP10: Housing Land Supply a) Regional Spatial Strategy minimum build rate b) Regional Spatial Strategy build and demolition rates c) Forecasts for population and economic development, taking account of likely demolitions*	The construction of 19,600 dwellings will inevitably mean increased consumption of natural resources, increased generation of waste and consumption of water. However, the policy will help to improve the ability of people to access affordable housing and will help to preserve environmental assets, air, soil and water quality by ensuring new development is carried out on previously developed land in preference to releasing Greenfield sites. This also encourages reclamation of derelict and vacant land as well as making the most efficient use of land buildings. The policy may need to be revisited in line with the requirements laid down by the Regional Spatial Strategy as these are altered through the Partial Review process.

CP11: Housing Distribution a) To apportion urban residential development in accordance with historic patterns of distribution b) To prioritise urban residential development in favour of the Inner Urban Core*	Policy identifies land that will contribute towards meeting housing demands upto 2021. Approach is essentially focussed on urban renaissance although some rural development is envisaged to meet local needs. In terms of social and economic aspects, the policy is sustainable and housing and employment needs seem to have been carefully co-ordinated. There are likely to be negative impacts on waste, air and water quality and impacts on biodiversity need to be further investigated on a site by site basis. Built heritage value has been subject to recent study although careful assessment on a site by site basis will need to be followed up as proposals move through the planning process. Many of the associated impacts are an inevitable consequence of such levels of new development. Construction impacts of noise, depletion in air quality impacts on groundwater etc. Positive impacts may arise from employment assuming careful planning and utilization of the local workforce. Negative impacts during construction such as increased car trip generation and associated emissions could be mitigated through other policies in the Core Strategy and DC policies. Mitigation measures should provide policies that ensure energy efficient technologies, waste management plans and careful landscape mitigation measures to limit impacts on existing communities and the rural landscape for development. Where development is planned in sensitive areas further measures should be applied to buffer potential effects. In order to mitigate the effects of such an extensive building programme a comprehensive package of basic services should be agreed as well as sufficient provision of cultural facilities, open spaces and recreational areas to help improve quality of life in central areas.
CP12: Phasing of Housing Developments a) To apply a uniform annual built rate across the plan period b) To vary build rates to accord with regeneration priorities*	Policy has a limited additional effect on many objectives, but was positive in ensuring that development was at a steady rate enabling homes and services to be provided across the plan period. A phased release of land may also help the implementation of environmental mitigation measures.
CP13: New Residential Development Requirements a) Manage new residential development so as to make a positive contribution to the overall regeneration of North Staffordshire* b) Not to use housing development as a tool for regeneration	Sustainable housing policy that supports PPG3 in principle. Policy defines criteria for development of land for residential purposes in accordance with emerging regeneration strategy, provides appropriate protection for existing community facilities and features of acknowledged importance. Ideally some of the clauses could be defined in more detail in the Core Strategy or other DPDs. Matters such as housing mix are not specifically addressed in the Core Strategy although these are to be covered in Area Action Plans and in supporting development briefs and generic design guidance for City Waterside for example. Adequate survey effort will be required prior to development.

15

CP14: Housing Affordability a) Do not request an affordable housing requirement at all as part of any new development b) Confine requests for affordable provision solely to sites within RENEW North Staffordshire Areas of Major Intervention c) Adopt a North Staffordshire wide policy that spreads the burden across all development*	The policy is broadly sustainable as is focussed on meeting needs and not on distribution. It does not have implications for many of the environmental objectives. Policy contributes to social inclusion and benefits deprivation by bringing homes within easy access of employment opportunities for all members of the population. Carefully planned prioritisation should ensure those in greatest need are provided with a decent home. Need to ensure mitigation with sufficient services and facilities that will help to improve skills of those affected and that aids the integration of all sectors of society. More detailed policies on social inclusion could be included in other DPDs and supporting DC policies.
CP15: Economic Opportunities a) Accepting any job creation as and when it may occur b) Promoting quality jobs in a quality environment*	Positive impact on the sub-regional economy, and also social aspects as a result of this, such as health, though crime and deprivation are questionable. There is also the potential for environmental benefits, such as the protection of natural and built assets and reduced car emissions and congestion. There may be a need to impose limits on residential development, as there may be a danger of excessive development in an unchecked market, should sub-regional economic growth increase demand. It will also be necessary to ensure that an adequate supply of affordable housing is provided.
CP16: Meeting Employment Needs a) Land required to accommodate low rates of economic growth b) Land required to accommodate higher rates of economic growth*	Positive impact on the sub-regional economy, and also social aspects as a result of this, such as health, though crime and deprivation are questionable. There is also the potential for environmental benefits, such as the protection of natural and built assets and reduced care emissions and congestion, although there may be a risk of detrimental impact to some species and habitats. There may be a need to impose limits on residential development, as there may be a danger of excessive development in an unchecked market, should sub-regional economic growth increase demand. It will also be necessary to ensure that an adequate supply of affordable housing is provided. Also, development proposals will have to be carefully judged in terms of their impact on species and habitats.
CP17: Strategic Employment Sites a) Accommodate all RSS strategic employment policy initiatives b) Accommodate some RSS strategic employment policy initiatives*	Positive impact on the sub-regional economy, and also social aspects as a result of this, such as health, though crime and deprivation are questionable. There is also the potential for environmental benefits, such as reduced car emissions and congestion, although the natural environment will be largely unaffected. There may be a need to impose limits on residential development, as there may be a danger of excessive development in an unchecked market, should sub-regional economic growth increase demand. It will also be necessary to ensure that an adequate supply of affordable housing is provided.

CP18: Economic Development Portfolio a) To adopt a planned approach to provision of an economic development portfolio* b) To adopt a reactive approach to economic development initiatives	Positive impact on the sub-regional economy, and also social aspects as a result of this, such as health, though crime and deprivation are questionable. There is also the potential for environmental benefits, such as reduced car emissions and congestion, and the protection of natural and built assets. There may be a need to impose limits on residential development, as there may be a danger of excessive development in an unchecked market, should sub-regional economic growth increase demand. It will also be necessary to ensure that an adequate supply of affordable housing is provided.
CP19: The Sequential Approach - Strategic and District Centres a) To relate the scale and character of new centre development to the scale and character of the host centre* b) To accommodate all central area development proposals irrespective of impacts upon the host or neighbouring centres	Failure to adopt a sequential approach to new commercial development on the host centre will have potentially harmful impacts.
CP20: The Sequential Approach: Edge-of-Centre and Out-of-Centre Developments a) To adopt a sequential approach to the assessment of edge and out of centre developments* b) To discount the impact on existing centres	Same comments as CP19 above.
CP21: Leisure, Culture and Tourism a) North Staffordshire already possesses a number of cultural and tourism facilities, which policy should primarily concentrate on protecting b) Encourage the provision of new facilities that incorporate this strong cultural heritage, where they would not be of detriment to existing ones* c) Encourage the development of tourism and leisure facilities that may adversely affect existing facilities	Limited economic and social impact, though potential for small-scale job creation and an increase in prominence of sub-regional centres as a spin-off of this. Opportunities to address environmental concerns, regarding the safeguarding and improvement of natural and built assets and increasing the viability of sustainable modes of transport. There are unlikely to be any negative impacts which will require mitigation.
CP22: Environmental assets No options identified. Respect for the Environment is a prerequisite to sustainable living and sacrificing environmental quality in pursuit of other goals is not a realistic option.	Policy is generally positive in effects on SA/SEA objectives but could restrict the ability to provide necessary development in certain locations. The economy could also benefit through high quality environment being maintained. More information might be added on flood risk and waste issues. The environmental issues mentioned are relatively brief and further detail should be provided in DC policies and future SPD.
CP23: Green Space Network a) To enhance and improve existing greenspace* b) To erode the value and availability of existing greenspace	Positive effects of the policy are associated with protection of strategic greenspaces for wildlife and recreational purposes in so doing the policy will have a positive effect on health and attract investment.

CP24: Design Quality a) Lowering design quality standards b) Raising design quality standards*	Opportunities to address environmental concerns, regarding the safeguarding and improvement of natural and built assets and increasing the viability of sustainable modes of transport. Also potential to add to the prominence of sub-regional centres by increasing their attractiveness. There are unlikely to be any negative impacts which will require mitigation.
CP25: Reduce the need to travel and improve travel choice a) Increase reliance on the private car b) Reduce reliance on the private car*	Overall a sustainable transport policy which is consistent with PPS3 and PPG13. Policy might be enhanced with more detail on how desired outcomes might be implemented. For example, clause (e) mentions the use of ICT but is not clear when this measure would be required. The text does not mention the need for transport assessment of new housing and employment proposals which should be included in the generic DC DPD or appropriate Area Action Plan.
CP26: Mineral Resources (Stoke only) No options identified. The City has only limited reserves of proven primary minerals. This is principally clay, which is worked at only a single site (Copshurst Quarry) and where there is a further single long standing permission that has not been implemented (Bankeyfields), and coal	The proposal seeks to ensure that finite resources are conserved for future generations. However negative effects are associated with uncertainties relating to the timescale over which resources remain safeguarded, and the potential consequences when they are extracted. Negative effects relate to erosion of biodiversity and, landscape, archaeology and heritage and pollution which could lead to impacts on local communities relating to dust, noise and vibration. Safeguarding future mineral reserves will reduce the demand for local employment in this sector, and any sterilisation of mineral reserves will could reduce the availability of resources for future generations. Future proposals need to be accompanied by EIA, monitoring plans and provision for suitable restoration and after including the reinstatement of soil where appropriate.
CP27: Waste Management (Stoke only) No options identified. It is not appropriate to consider alternatives to sustainable waste management. This approach is required by national and strategic guidance.	Policy advocates long term sustainable waste management which should have a positive effect on the environment, human health, reduce pollution, and could promote the reuse of materials and recovery of energy from waste. In addition it could generate local employment opportunities through the management of recycling facilities. Negative impacts include an increase in waste as a consequence of a rising population in the longer term, rapidly reducing capacity to take waste to landfill and the need to transport waste out of the area could increase air pollution which could impact on human health, increase vehicle trips, degrade the environment and impact on adjacent land uses. Future proposals need to be accompanies by an EIA and detailed monitoring plans to mitigate effects on the environment, adjacent land uses and communities quality of life/health. Alternative ways of transporting waste should be investigated.

* Denotes preferred option

3.4   **Future Monitoring**

Monitoring the baseline data to which the indicators relate allows the sustainability objectives to be measured, in terms of whether or not they are being achieved. In turn, ascertaining the extent to which the sustainability objectives are being (or not being) met will will provide an indication of the effectiveness of Core Strategy policies in terms of sustainability.

Regular evaluation and assessment of the sustainability indicators will be incorporated into the Annual Monitoring Report (AMR). By highlighting the contribution made by Core Strategy policies towards sustainability objectives, alongside the monitoring of the actual policies themselves, an assessment can be made of the extent to which the Core Strategy is complying with its own objectives, and hence its degree of effectiveness. This assessment will be presented within the AMR on an annual basis.

For further information on this document or on the preparation of the City of Stoke on Trent Local Development Framework, please contact a member of the Development Plan Team At:

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اگر آپکو اس کتابچہ (بک) کو پڑھنے میں مشکل پیش آے، تو ہم سے رابطہ قائم کریں،
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