

# LOCAL DEVELOPMENT FRAMEWORK

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

### Sustainability Appraisal - Non-technical Summary





# PLAN 1

## CORE SPATIAL STRATEGY PLAN AREA

**BOROUGH OF  
NEWCASTLE-UNDER-LYME**

**CITY OF  
STOKE-ON-TRENT**



NOT TO SCALE

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## 1. Introduction

Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council have jointly produced the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy as part of their respective Local Development Frameworks (LDF).

The Core Spatial Strategy provides the long term vision for Newcastle and Stoke – on – Trent and sets out the strategic principles and policies that will effectively guide development and investment towards achieving this vision.

Under the Planning and Compulsory Purchase Act 2004, local planning authorities must undertake a Sustainability Appraisal (SA) for each Local Development Document (LDD) included in their Local Development Framework. A Sustainability Appraisal assesses the degree to which a plan reflects and promotes the principles of sustainable development and identifies measures through which the sustainability performance a plan can be monitored and possibly improved.

This non-technical summary provides a brief overview of the process and outcomes of the Sustainability Appraisal of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy Submission Draft Report. Electronic versions of the Core Spatial Strategy Submission Draft, the full Sustainability Appraisal Report and the accompanying Appendices are available at –

<http://www.stoke.gov.uk/ccm/navigation/environment/local-development-plans/core-spatial-strategy/>

Paper copies can be provided on request.

## 2. What is Strategic Environmental Assessment and Sustainability Appraisal?

The most frequently cited definition of sustainable development comes from the Brundtland Commission Report: Our Common Future published in 1987 which states:

*“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”*

Acknowledging this principle the Government, in 1999, published A Better quality of Life: A Strategy for Sustainable Development for the UK, which identified four key objectives for achieving sustainability:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth

Every development plan document must deliver policies that support these objectives.

Therefore The Sustainability Appraisal process also meets the requirements for a formal environmental assessment as outlined in the European Union Strategic Environmental Assessment Directive (SEA).

Sustainability Appraisal involves taking a long-term view of the possible impacts of the policies within the proposed plan, upon the social, economic and environmental sustainability of the plan area. It also provides a framework for ensuring that policies reflect global, national, regional and local sustainability objectives.

Outcomes arising from the Sustainability Appraisal process allow local planning authorities to clearly identify potential conflicts between sustainability objectives and the objectives of the plan, and if necessary, to identify revisions to the plan to address any conflicts.

### **3. Previous stages of Sustainability Appraisal**

Sustainability Appraisal has been a central element of the production of the Core Spatial Strategy. The first document produced was the Sustainability Appraisal Scoping Report (May 2005).

The Scoping Report detailed 5 key stages in the SA and DPD pre-production process:

- I. The identification of linkages with other relevant plans, policies and guidance.
- II. The identification of key baseline data which could be used to establish a clear starting point for identifying and monitoring the sustainability of the plan area
- III. The identification of the main social, environmental and economic issues relevant to the Core Spatial Strategy
- IV. The identification of the key sustainability objectives and the formulation of a Sustainability Appraisal Framework, which could be used to test the sustainability performance of the Core Spatial Strategy.
- V. Consultation with the statutory bodies identified in the SEA Directive, plus any other additional groups and stakeholders deemed to be relevant, to check that we had developed an appropriate methodology and had sufficient information to carry out an effective Sustainability Appraisal.

The previous drafts of the Core Spatial Strategy – the Preferred Options Report (June 2006) and the Revised Preferred Options Report (June 2007) have both been subjected to Sustainability Appraisal. The reports detailing these stages are accessible by following the link included on page one of this summary.

The key sustainability objectives identified at stage **IV** of the Scoping Report were as follows -

	<b>SUSTAINABILITY OBJECTIVES (SO)</b>
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 provide the best possible environment to encourage and increase economic enterprise and employment
4.	To enable access to the widest range possible of shopping and commercial services for the resident 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
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 SBIs, LNRs and RIGs
14.	Increase the amount of accessible natural green space
15.	Reduce the amount of land SSSIs classified in an 'unfavourable' condition
16.	To reduce contamination, regenerate degraded environments, maintain soil resources, air quality and minimise development on greenfield sites
17.	To reduce the amount of development within the floodplain and promote the use of sustainable drainage systems
18.	To increase the efficient use of water resources
19.	To improve water quality and meet the requirements of the Water Framework Directive
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

#### **4. Sustainability Appraisal of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy Submission Draft**

##### **4.1 Summary of the Core Spatial Strategy**

The Strategy defines the future roles of the main settlements within the plan area and sets out the broad targets and locations for new housing, employment and retail development to 2026. The Strategy also provides the framework for delivering the essential infrastructure – transport, local services, public open spaces, sports and leisure facilities etc to meet the future needs of the area.

Furthermore, the Strategy includes a suite of policies to ensure that -

- New development is of the highest design quality and enhances the area's distinctive character.
- New development contributes towards addressing global climatic changes and enhances the sustainability of the local area.

- The plan area's irreplaceable natural and historic environments are protected and enhanced.
- The provision of high quality affordable housing meets local needs.
- The accommodation needs of the Gypsy and Traveller community are met.
- Valuable local mineral reserves are protected.

#### **4.2 The sustainability characteristics of the plan area**

Analysis of the baseline data suggests that the key sustainability issues affecting the plan area are –

- The inner urban core of Stoke-on-Trent has experienced significant out-migration over the last few decades.
- The housing market within the plan area is relatively weak with house prices lower than regional and national averages, and some areas suffering from high levels of vacant stock.
- Despite the above there is, in some parts of the plan area, a significant need for additional affordable housing.
- Educational achievements are generally lower than at regional and national levels
- The general health of many residents is worse than at regional and national levels
- Unemployment is higher and earnings are lower than at regional and national levels, in many parts of the plan area
- Traffic congestion has a negative impact upon the local economy and people's quality of life
- Air quality is poor in some locations within the plan area
- The plan area's waterways are judged to be generally of poor chemical and biological quality
- The plan area has a wealth of irreplaceable natural and historical assets that must be protected

#### **4.3 Testing the compatibility of the Core Spatial Strategy Strategic Aims and the Sustainability Objectives**

The eighteen Core Spatial Strategy 'Strategic Aims' were tested against the twenty one 'Sustainability Objectives' to ensure they were largely compatible and that there were no serious conflicts. The outcome of this process is shown in the table below –

## Core Strategy Strategic Aims - summary of key compatibilities/conflict

Core Strategy 'Strategic Aims'	Compatibilities/Conflicts
<b>SA1</b> - To halt net outward migration from Stoke-on-Trent and retain and attract population to the conurbation	<p>No significant conflicts.</p> <p>Clear comparability with social/economic SA objectives - reversing out migration will revitalise local housing market and local economies. Focusing development within the priority areas may also contribute towards reducing journeys by car. May cause further congestion on the conurbation's road network – planned enhancements to the plan area's transport infrastructure and public transport system should counter this.</p>
<b>SA2</b> – To facilitate delivery of the best of healthy urban living in the development of the conurbation and to ensure that new development makes adequate provision for all necessary community facilities including health care, education, sports and recreation and leisure and that existing facilities are retained and enhanced where they provide for the justified community needs	<p>No significant conflicts.</p> <p>Clear compatibility with socio – economic SA objectives, particularly SO3 – improved access to key local services/facilities.</p>
<b>SA3</b> - To reduce the need to travel, improve accessibility and increase the opportunities for development of sustainable and innovative modes of travel to support the regeneration of the plan area by securing improvements to public transport infrastructure; and the progressive provision of park and ride and facilities to promote walking and cycling	<p>No significant conflicts.</p> <p>Clear compatibility with SA objectives aimed at reducing the need to travel, improving access to public transport, improving opportunities for walking and cycling, and improving air quality.</p>
<b>SA4</b> - To balance the supply and demand for quality housing; removing surplus and unfit/obsolescent accommodation; providing a better choice of homes in sustainable locations and to ensure that a sufficient number of new homes are affordable	<p>No significant conflicts.</p> <p>Clear compatibility with SA objectives aimed at improving the housing stock/market. Is all likely to impact upon attractiveness of plan area to potential new residents and to inward investment. A better quality housing offer may also impact upon sustainability issues such as health, incidences of crime and fear of crime.</p>
<b>SA5</b> - To foster and diversify the employment base of all parts of the plan area, both urban and rural, including development of new types of work and working lifestyles, and supporting the office development sector, new technologies and business capitalising on the inherent advantages of North Staffordshire	<p>No significant conflicts.</p> <p>Clear compatibility with economic sustainability objectives, in particular SO3. Raising the quality and quantity of job opportunities may also have an impact upon addressing issues of social deprivation linked to economic deprivation e.g. crime, health etc. Focusing new economic development within the conurbation may also contribute towards reducing the need to travel.</p>
<b>SA6</b> - 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	<p>No significant conflicts.</p> <p>Clear compatibility with SO3 and SO6 – increasing economic enterprise and employment, and access to essential facilities/services, respectively.</p>

<p><b>SA7</b> – To enhance the City Centre of Stoke-on-Trent's role as sub regional commercial centre; to help Newcastle town centre to continue to thrive as a strategic centre, both within a network of accessible and complementary, vital, vibrant and distinctive North Staffordshire town centres</p>	<p>No significant conflicts.</p> <p>Clear compatibility with SO3 – economic development, SO4 and SO5 – access to shopping and vitality and viability of centres and SO6 access to essential community services/facilities. Focusing retail/office development within the city/town centres may also serve to reduce the need to travel.</p>
<p><b>SA8</b> - To increase the attraction of the area as a tourist destination based on its industrial heritage, existing and future magnets of tourism and leisure interest and the high quality environment in the surrounding rural area</p>	<p>No significant conflicts.</p> <p>Clear compatibility with sustainability objectives for increasing enterprise, and enhancing the vitality and viability of centres. A healthy tourism industry may also provide the means and justification for protecting and enhancing the plan area's historical, built and natural environments – SO20.</p>
<p><b>SA9</b> - To safeguard valued economic resources including minerals in the City of Stoke-on-Trent</p>	<p>No significant conflicts</p>
<p><b>SA10</b> - To facilitate development within identified priority regeneration areas of the North Staffordshire conurbation</p>	<p>A key aim of the Core Strategy is to focus development towards 'priority' areas, i.e. those areas most in need of regeneration/investment. Clearly whilst this is likely to have significant beneficial effects upon the sustainability of the plan area, it must be recognised that this represents a significant challenge.</p> <p>By definition many of these areas suffer from – high levels of social/economic deprivation, poor quality environments, weak housing markets etc. As such, these areas are not likely to be, at present, the most attractive locations of choice for new residents/ development/ investment. Therefore there is a risk that 'footloose' development/investment may be lost to other easier/more attractive locations.</p> <p>This clearly amplifies the need for effective partnership working between the local authorities, NSRP, Renew, NSRZ, AWM, local RSLs etc, to achieve genuine transformational change in these areas.</p>
<p><b>SA11</b> - To focus development within the communities of Loggerheads, Madeley and Audley Parish to support their function as rural service centres which meet the requirements of local people</p>	<p>The 'rural service centres' are essentially those judged to be the most sustainable locations for rural development, i.e. they offer the most comprehensive mix of key services. Focusing development within these centres will ensure that the viability of these services is maintained and enhanced, and that the need to travel is reduced.</p> <p>There is a slight concern however, that restricting development in the smaller, more remote villages and settlement's may lead to communities with ageing, stagnant populations. In addition, access to affordable housing, if required may be problematic.</p> <p>The rolling 5 year programme of Parish Needs Surveys will provide a key evidence base for monitoring rural housing needs – the identification of genuine local need within these settlements could possibly result in a need to revisit this aspect of the strategy.</p>



<p><b>SA12</b> - To renew the fabric of urban and rural areas to promote the best of safe and sustainable urban and rural living</p>	<p>No significant conflicts.</p> <p>The focus of this Strategic Aim is essentially to transform the overall quality of the urban and rural built environments – buildings, public realm, transport infrastructure etc. As such there is a clear conformity with sustainability objectives such as – reducing crime, improving health, halting out migration, attracting inward investment, improving transport networks/infrastructure.</p>
<p><b>SA13</b> - To protect and improve the plan area's network of canals and watercourses, green spaces/infrastructure and parks to provide the landscape setting for high quality development of homes, employment and leisure opportunities; opportunities for physical activity and to foster a more sustainable way of life</p>	<p>No significant conflicts.</p> <p>Clear compatibility with sustainability objectives – improving health and improving quantity, quality and accessibility of natural green spaces,</p>
<p><b>SA14</b> - To protect and enhance the historic heritage and the unique character of the plan area by ensuring new developments are appropriate in terms of scale, location and their context.</p>	<p>No significant conflict.</p> <p>Clear conformity with sustainability objective SO14 – which seeks to preserve and enhance the plan area's historical built environment.</p>
<p><b>SA15</b> - To protect and improve the countryside and the diversity of wildlife and habitats throughout the plan area.</p>	<p>No significant conflict.</p> <p>Clear conformity with sustainability objectives SO 12, 13, 14 and 15 – all of which are concerned with protecting and enhancing the plan area's statutory and non statutory natural assets – wildlife, habitats, natural landscapes, local, national and international sites etc.</p>
<p><b>SA16</b> - To eliminate poor quality development and establish a culture of excellence in built design by developing design skills and understanding, by requiring good, safe design as a universal baseline and distinctive design excellence in all development proposals, and by promoting procurement methods which facilitate the delivery of good design.</p>	<p>Some neighbourhoods within the plan area suffer from a particularly weak housing market; as such achieving the highest standards of design quality will represent a significant challenge, in particular where developers argue that raising design standards, in combination with additional requirements for contributions towards affordable housing, public realm, transport etc, may render the development commercially unviable.</p> <p>Despite this, raising the design quality of new residential development will be deeply necessary in order to achieve the aim of reversing trends of out migration from the conurbation.</p> <p>Good design is about much more than simply aesthetics, as such raising the design quality of new development is likely to have a positive impact upon crime, health, quality of life, the attractiveness of the area to potential new residents and businesses etc.</p>
<p><b>SA17</b> - To minimise the adverse impacts of climate change in the move towards zero carbon growth through energy efficiency, promoting the use of renewable energy sources and green construction methods in accordance with best practice</p>	<p>Clear compatibility with sustainability objectives aimed at increasing the use of renewable energy and the energy efficiency of new development. Also with objectives to improve air and water quality</p>
<p><b>SA18</b> - To promote mixed use and residential development where it can support city, town and local centres</p>	<p>Clear compatibility with sustainability objectives aimed at reversing out migration, enhancing the vitality and viability of the city/town centres, attracting inward investment and reducing the need to travel.</p>

#### **4.4 Testing the sustainability performance of the Core Spatial Strategy**

The outcomes of the Sustainability Appraisal of the Spatial Principles, Area Spatial Strategies and Core Policies are summarised below-

##### **Spatial Principle: Hierarchy of Centres**

The unique geology, geography and topography of the plan area have had a significant impact upon the historical social and economic development of the North Staffordshire conurbation over the last few centuries. The result of this has been that the conurbation has developed as an unusual polycentric collection of distinct but connected settlements rather than as a conventional mono-centric city. Recent trends towards the decentralisation of city/town centre activities to 'out of centre' locations has further exacerbated the sense of fragmentation and the weakening of the vitality of the various centres. Having a strong and clear hierarchy with clearly identified roles for each centre will provide the essential framework for ensuring that new development within each centre is of an appropriate nature and scale. This will contribute towards protecting and enhancing the vitality of each individual centre and will minimize any negative impacts/unhealthy competition between centres. Strengthening the role and vitality of each centre will lessen the need for further 'out of centre' development and will make a significant contribution towards the conurbations economic sustainability. The creation of genuinely healthy, vibrant and attractive centres with good access by public transport will also contribute towards reducing the reliance upon the car as the primary mode of transport.

##### **Spatial Principle: Targeted Regeneration**

The key underlying principle of Targeted Regeneration is to focus investment, development and regeneration action towards the highest priority areas in terms of need and associated housing market renewal and economic strategies. Therefore it is reasonable to assume that the most significant direct impact will be upon the housing, economic and social sustainability of the plan area. This will include improvements to the quality and choice of housing and local services, and increases in the quantity and quality of local employment opportunities. Targeting the most deprived areas will have a significant positive impact to enable access to a wide range of services and facilities. This will also result in long-term opportunities for healthy lifestyles improvements in terms of housing, employment, health and education etc. High standards of development should result in healthy living environments. The strategy will also have additional, less direct positive impacts upon the environmental sustainability of the plan area – the primary focus for development will be the urban areas and will therefore ensure: - the maximum use of developable brownfield sites; impacts upon the area's protected and non – protected natural assets will be minimized; impacts upon biodiversity and habitats will be minimized etc. Conclusions from the Appropriate Assessment Screening Report suggest that the proposals within the plan will not have any significant effect upon the plan area's designated European Sites because of the predominantly urban focus of the strategy.

##### **Spatial Principle: Priority to brownfield sites**

Focusing development towards brownfield sites will clearly ensure that the maximum use of the plan area's brownfield capacity is optimised. This should have a significant impact upon the environmental sustainability of the plan area. There is a slight concern that the development of certain types of brownfield land can occasionally present significant challenges to developers and may act as a

disincentive for inward investment, where more attractive and 'easier' greenfield sites are available for development outside of the plan area. There is also a concern that any additional costs of developing difficult sites for residential purposes may be passed onto consumers, thereby further exacerbating the issue of affordability. Both authorities are conducting Strategic Housing Land Availability Assessments – these will provide a detailed picture of the quantity and quality of the plan area's brownfield capacity.

### **Spatial Principle: Strategic housing targets phasing and affordability**

This section sets out the scale, geographic distribution and temporal phasing of new housing development within the plan area, over the plan period 2006 – 2026. These targets and principles reflect the targets set out in the West Midlands Regional Spatial Strategy Phase 2 Revision which has also been subjected to detailed Sustainability Appraisal. The level, phasing and distribution of new housing development reflect the need to meet both locally generated demand, and demand as a result of net gains from migration. Additionally the level, phasing and distribution reflect the strategic aims of reversing out migration from the conurbation and in particular the Inner Urban Core. Also, importantly, the setting of clear targets for housing development (including the provision of affordable housing) will provide an effective framework for monitoring the performance of the policies/strategies within the Core Strategy. Conclusions from the Appropriate Assessment Screening Report suggest that the proposals within the plan will not have any significant effect upon the plan area's designated European Sites because of the predominantly urban focus of the strategy.

### **Spatial Principle: Economic Development**

The aim of the strategy is to transform the plan area's economy by attracting high quality investment to the area and improving both the quality and quantity of employment opportunities. This should have a significant impact upon the social and economic sustainability of the plan area. Furthermore focusing this development/investment towards sites within or accessible to the North Staffordshire Regeneration Zone will ensure that use of brownfield land and access to employment sites by walking cycling, public transport etc is maximized, therefore contributing towards the environmental sustainability of the plan area and the health and well being of the resident population.

### **Spatial Principle: Movement and Access**

Successful delivery of this strategy will ensure that access to employment opportunities, shopping facilities, essential service, community facilities and public open spaces, by walking, cycling and public transport are maximized. As such, this strategy will result in a significant reduction in the necessity for, and therefore the level, of journeys made by private cars. This should ensure that the area makes a significant local contribution towards global climatic issues, local air quality issues and improved health indicators. Furthermore, effective implementation of this strategy is likely to serve to reduce congestion (at present a significant issue within the conurbation, exacerbated as it is by the conurbation's fractured, polycentric settlement patterns. Less congestion and a user friendly and efficient public transport system are likely to have a significant impact upon the quality of life of existing and future residents and will also impact positively upon the attractiveness of the plan area to inward investment/new businesses etc. This in turn may serve to raise incomes and aspirations for the plan area's residents.



### **City Centre of Stoke-on-Trent Area Spatial Strategy**

Undertaking the SA for an Area Spatial Strategy is a broader assessment than for specific policies, which are much more straightforward to quantify. Most indicators are assessed as benefiting from positive or very positive effects as a result of this Area Spatial Strategy. By creating a thriving and diverse City Centre will increase the opportunities to improve the impact on a wide range of sustainability measures. Green Belt is unaffected, as there is no Green Belt in the City Centre, and any adverse effects on the natural or built environment are expected to be negligible. Significant new developments could have adverse effects on water demand/consumption and traffic congestion but measures will be in place to reduce any negative impact.

### **Stoke-on-Trent Inner Urban Core Area Spatial Strategy**

Undertaking the SA for an Area Spatial Strategy is a broader assessment than for specific policies, which are much more straightforward to quantify. Most indicators are assessed as benefiting from positive or very positive effects as a result of this Area Spatial Strategy. The creation of attractive, vibrant and sustainable communities will have positive impact on sustainability measures. There is a very positive impact meeting the housing needs of the community especially through affordable housing and concentrating growth in priority areas. Green Belt is unaffected, as there is no Green Belt in the Inner Urban Core, and any adverse effects on the natural or built environment are expected to be negligible. Significant new development could have adverse effects on water demand/consumption and traffic congestion but measures will be in place to reduce any negative impact. Further SA consideration will be undertaken as DPDs are developed for specific areas within the Inner Urban Core.

### **Stoke-on-Trent Outer Urban Area Spatial Strategy**

Undertaking the SA for an Area Spatial Strategy is a broader assessment than for specific policies, which are much more straightforward to quantify. Most indicators are assessed as benefiting from positive or very positive effects as a result of this Area Spatial Strategy. Adverse effects on the natural or built environment are expected to be negligible. The strategy aims to increase the vitality of Longton, Fenton, Tunstall and Meir centres, improving accessibility and availability of modern facilities. Care will be taken to ensure that this growth is achieved in a manner that complements the sustainable regeneration of the Inner Urban Core. There are particular positive benefits through redeveloping previously developed land thereby reducing contamination, regenerating degraded environments, maintaining resources and minimising development on Greenfield sites. Significant new development could have adverse effects on water demand/consumption and traffic congestion but measures will be in place to reduce any negative impact. Further SA consideration will be undertaken as sites are brought forward for development within the Outer Urban Area.

### **Newcastle Town Centre Area Spatial Strategy**

The strategy seeks to create a vital and attractive Town Centre capable of accommodating a vibrant mix of retail, leisure, office and residential development. A successful Newcastle Town Centre is vital for the social and economic sustainability of the plan area. Ensuring that all development appropriate for a town centre is focused primarily towards the Town Centre will also contribute towards enhancing accessibility to key services and employment opportunities by walking and cycling

and reducing the volume of necessary journeys by car, therefore making a local contribution towards addressing both global climatic issues and local air quality. Successful delivery of this strategy will also ensure that the optimum use of the Borough's finite brownfield land supply will be made, therefore contributing towards preserving the Borough's greenfield sites.

### **Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Strategy**

Creating genuinely vibrant communities is central to the social sustainability of the area; the strategy will contribute towards achieving this by ensuring that the quality of all new residential development is of the highest standard and is served by easily accessible local services and facilities. The strategy is closely aligned with the aims and objectives of Renew North Staffordshire, focusing a significant proportion of new development towards the neighbourhoods which have historically suffered from weak housing markets and relatively high levels of social and economic deprivation. Focusing a large proportion of the new development in these areas will also ensure the optimum use of the area's finite brownfield land resources, although it is recognized in the SA analysis that it may be necessary to look to potential greenfield sites to meet the employment land requirements throughout the plan period. The strategy also aims to improve the quality and quantity of employment opportunities within the Borough, raising incomes and aspirations and therefore the social and economic sustainability of the area.

### **Rural Areas Spatial Strategy**

The strategy has a number of key aims that will impact positively upon the social, environmental and economic sustainability of the plan area: - Firstly to reverse the historical trend of out migration from the MUA to the rural areas; to support the continued vitality of the key rural service centres and the essential services that they provide; and to minimize any impacts from new development upon the plan area's protected and non-protected natural assets. To achieve this, the strategy makes provision for only a relatively minimal amount of new residential development in comparison to recent historical rates. This development will be focused towards the identified 'rural service centres' to support local needs/requirements. There is a slight concern that these relatively low levels of development could result in a static, ageing population within some settlements and could further increase the problem of affordability in the rural settlements. The housing situation in the rural areas and in particular the issue of affordable housing is monitored closely through the Annual Monitoring Report, the Housing Development Monitoring Report and the 5 year rolling program of Parish Housing Needs Surveys. This will enable the identification of any specific local needs/shortfalls in supply. The strategy makes reference to the possible use Rural Exception Sites as a tool for addressing rural affordable housing needs.

### **CSP1 – Design Quality**

Raising the design standards of all new development will be a key step towards improving the sustainability of the plan area. In particular positive benefits will be achieved through high quality housing design, improving the vitality and viability of plan area's centres, reducing crime levels through good design and increasing the uses of renewable energy and sustainable drainage systems. In addition raising the design quality of new development is likely to enhance the attractiveness of the plan area for new inward investment and potential new residents. The SA analysis does suggest a slight concern that requiring the highest levels of design quality may impact upon the commercial viability of new development whilst the market remains

relatively weak and may impact upon the delivery of the proposed housing targets. This issue will be closely monitored. In recognition of the importance of this policy both Councils are now taking forward the development of a Design Guidance Supplementary Planning Document (SPD) covering both local authority areas. This process is benefiting from the specialist input from Urban Vision North Staffordshire and CABE.

### **CSP2 – Historic Environment**

Protecting and enhancing the area's historical built environment is central to the attractiveness of the area for both existing and future residents and for inward investment. As such this policy should have a positive impact upon the plan area's social and economic sustainability.

### **CSP3 – Sustainability and Climate Change**

Successful implementation of this policy should have a clear impact upon environmental sustainability at both local and global scales. Successful implementation of this policy will make a positive contribution towards achieving renewable energy/energy consumption/carbon emissions reduction targets set at local, sub regional, regional and national scales. There is a slight concern that requiring very high standards of environmental performance for new residential development may impact upon the ability of new development to deliver other key requirements such as affordable housing. This issue will be monitored very closely. The standards expected reflect those set at regional level and do not, at present impose higher requirements. The encouragement of Sustainable Urban Drainage Systems (SUDS) may contribute towards reducing the potential for flooding and undesirable impacts upon the plan areas protected and non protected natural sites and habitats through water contamination or increased water consumption. The Appropriate Assessment Screening Report highlights the importance of such measures to ensure that new development has no significant adverse impacts upon the plan area's designated European Sites.

### **CSP4 – Natural Assets**

This policy aims to protect and enhance the plan area's statutory and non-statutory natural assets. As such it is likely to have a significant positive impact upon the environmental sustainability of the plan area. Furthermore it should serve to create an environment attractive to visitors, existing and future residents and inward economic investment, and therefore it is likely to have a positive impact upon the area's social and economic sustainability.

### **CSP5 – Open Space/Sport/Recreation**

The central aim of this policy is to: - ensure that new development makes provision for appropriate quantities of high quality public open space; achieve a significant improvement in the quality of existing open spaces; and to ensure there is an appropriate provision of sports/leisure facilities. As such this policy should ensure a significant improvement to the health, well being and general quality of life of the resident population and will enhance the general attractiveness of the area for potential new residents and businesses.



## **CSP6 – Affordable Housing**

Having a clear, consistent and deliverable policy on affordable housing should ensure that the housing needs of the plan area are met. The policy will make a positive contribution towards meeting sub regional and regional targets for the provision of affordable housing. There is a slight concern that not requiring any contribution towards affordable housing within the City Centre boundary may have an impact upon the accessibility of affordable housing for city centre workers and will not contribute towards creating a genuinely mixed and sustainable community within the City Centre. The percentages and thresholds included in this policy have been tested locally and therefore it is not anticipated that this policy will place an undue burden upon the commercial viability of new residential development within the plan area. The delivery of affordable housing will be closely monitored in both authorities Annual Monitoring Reports and in the Newcastle Housing Development Monitoring Report. These reports will provide key evidence, alongside the Strategic Housing |Market Assessment and Parish Housing Needs Surveys, on the effectiveness of the policy and will highlight any potential need to revise the policy to improve delivery. A Supplementary Planning Document (SPD) has been adopted by Stoke-on-Trent City Council to provide further detail and practical guidance in relation to Affordable Housing. An affordable housing SPD for Newcastle under Lyme is currently being produced.

## **CSP7 – Gypsy and Travellers**

Policy will ensure that the residential needs of this specific section of the community are adequately addressed. The criteria in CSP7 will be considered when identifying suitable sites for Gypsy and Travellers sites in future Site Allocations DPDs. In addition both authorities contribute towards the North Staffordshire Gypsy and Traveller Working Group that is ensuring the recommendations and Action Plan from the Gypsy and Traveller Accommodation Needs Assessment are being implemented.

## **CSP8 – Minerals**

The purpose of this policy is to safeguard scarce Etruria Marl reserves and will ensure that if reserves are threatened by necessary surface development, steps will be taken to avoid sterilisation usually by advance working. Therefore essentially this policy is largely preventative and is unlikely to impact upon the sustainability of the plan area other than through safeguarding finite natural resources.

## **CSP9 – Comprehensive Area Regeneration**

The aim of the strategy is to ensure that policies are put into practice. In order to achieve our targeted comprehensive area regeneration approach it is necessary for a wide range of partners to work together to achieve coordinated mid and long term goals. This policy establishes the need for partnership working and to utilize resources in an effective way to ensure integrated renewal strategies for the most deprived communities and coordinated housing market renewal, economic, employment and environmental efforts. This policy has positive benefits for sustainability measures particularly to meet housing and local service needs of the community and align and encourage employment opportunities.

## **CSP10 – Planning Agreements**

The policy aims to ensure that all new development makes adequate provision for essential infrastructure, community facilities, open spaces etc needed as a direct (or

cumulative) result of the development. As such it is likely to have a significant positive impact upon the sustainability of the plan area. There is a slight concern that the cumulative effect of requiring contributions towards transport infrastructure, education, open space, affordable housing etc could result in some developments becoming economically unviable. At this early stage the SA has not highlighted any significant areas of concern. Clearly if through the monitoring system, any issues of concern are highlighted then mitigation measures will have to be developed. |As stated above there may be occasions when the cumulative effect of multiple s106 requirements may render a development unviable. This may require a degree of flexibility when negotiating with developers.

## **5. Monitoring and mitigation**

The SEA Directive makes a requirement that the significant effects of the implementation of a plan must be monitored to identify any unanticipated adverse effects and to enable the identification of appropriate remedial action to address these effects.

Furthermore, effective monitoring will enable the planning authority to test the actual effects of the implementation of a DPD against those predicted in the SA.

Government guidance states that effective monitoring should be used to answer the following questions –

- Were the assessment's predictions of sustainability effects accurate?
- Is the plan contributing to the achievement of desired SA objectives and targets?
- Are the mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

Monitoring of the indicators identified as the current baseline data will be incorporated into both authorities' Local Development Framework Annual Monitoring Reports (AMR).

## 6. Next Steps

The Councils are required to publish the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy and the accompanying Sustainability Appraisal Report and receive formal representations on the reports.

For administrative convenience, formal representations should be made on the standard form and sent by email to [ldf@stoke.gov.uk](mailto:ldf@stoke.gov.uk) or in writing to –

Planning Policy Team  
Directorate of Regeneration  
PO Box 630  
Civic Centre  
Glebe Street  
Stoke on Trent  
ST4 1RF

Representations must be received by the date set out in **Section 9** of the Core Spatial Strategy document. Please note that all responses will be made publicly available.

The Core Spatial Strategy will be submitted to the Planning Inspectorate for public examination. Following the examination the Inspector will produce a report which will be binding on both Councils before the Core Spatial Strategy is taken forward to adoption.

Following adoption of the Core Spatial Strategy the Councils will publish a Sustainability Statement. This statement will clearly set out –

- How sustainability considerations have been integrated into the Core Spatial Strategy.
- How the Sustainability Report has been taken into account
- How consultation findings have been taken into account
- The reasons for choosing the Core Spatial Strategy as adopted in light of the other reasonable options addressed
- The measures to be taken for monitoring the significant sustainability effects of the Core Spatial Strategy

This statement will accompany the Adoption Statement for the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy as required by the Local Development Regulations.



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

Planning Policy Team  
Directorate of Regeneration,  
PO Box 630,  
Civic Centre,  
Glebe Street,  
Stoke on Trent  
ST4 1RF

or by email:  
stoke.ldf@stoke.gov.uk  
or by telephone on:  
01782 232302

or

Planning and Housing Strategy,  
Regeneration and Development Directorate,  
Civic Offices,  
Merrial Street,  
Newcastle,  
Staffordshire  
ST5 2AG

or by email:  
planningpolicy@newcastle-staffs.gov.uk  
or by telephone on:  
01782 742452

Any part of the **Local Development Framework** can be reproduced on request in large print, on CD or as spoken word on tape.

If you have difficulty reading this document or require further information, please call 01782 232302

ਜੇ ਕਰ ਤੁਸੀਂ ਇਹ ਕਿਤਾਬਚਾ ਨਹੀਂ ਪੜ੍ਹ ਸਕਦੇ ਤਾਂ ਸਾਨੂੰ ਦੱਸੋ  
ਅਸੀਂ ਤੁਹਾਡੀ ਮੱਦਦ ਕਰਾਂਗੇ । 01782 232302

यदि आप यह पुस्तिका नहीं पढ़ सकते तो हमें बताएं  
हम आपकी सहायता करेंगे । 01782 232302

اگر آپ کو اس کتابچہ (پیک) کو پڑھنے میں مشکل پیش آئے، تو ہم سے رابطہ قائم کریں،  
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