

**Local Development Framework  
Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy  
Summary of Representations to the Submission Draft (May 2008)  
(Regulation 30 (e) Statement)**

1. The Submission Draft Core Spatial Strategy (May 2008) was published and made available for receipt of formal representations over the period 29 August 2008 to 24 October 2008. Details of the publication of the Core Strategy are included at Appendix 1.
2. In total 404 duly made regulation 28(2) representations were made by 64 individuals and organisations. The full list of representations is set out in Core Strategy Publication Responses Report and cross referred to in this document. This statement summarises those representations of a general nature and then by reference to the contents of the Submission Draft Core Spatial Strategy submission. Some representations were received drawing attention to matters to be considered in other development plan documents including Heaton Lafarge Aggregates (1309); Atisreal for Dysons Ltd (1216), GVA Grimley for the North Staffordshire University Hospital Trust (1314), Virgin Media (1315)

**General Comments**

3. The Submission Draft was supported in its entirety by the City of Stoke-on-Trent Local Strategic Partnership (827), Betley, Balterley & Wrinehill Parish Council (235) and the Theatres Trust (211). The Regional Planning Body, West Midlands Regional Assembly indicated that the Submission Draft was in general conformity with the Regional Spatial Strategy (RSS) (150/).
4. The Theatre Trust was disappointed to see disappearance of draft policies seeking to protect cultural facilities as the Core Spatial Strategy progressed to Submission Draft stage. (211).
5. The Tyler Parkes Partnership for Morston Assets (555) objected that the Submission Draft failed to identify specific numbered core policies.

**Cover**

6. No specific representations were made

**Plan 1**

7. No specific representations were made

**Internal Cover**

8. No specific representations were made

**Contents Page**

9. No specific representations were made

**Section 1 – Introduction**

10. No specific representations were made

## **Section 2 – Context and Conformity and Plan 2**

11. Both Government Office for the West Midlands (GOWM) (67) and Wardell Armstrong (821) seek clarification regarding how the Core Spatial Strategy would accommodate higher strategic development targets which may emerge from the current RSS Phase 2 revision.

## **Section 3 – Spatial Portrait**

### **Economy** (paragraphs 3.7 – 3.12)

12. Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) suggested that the text should be amended to recognise that alternative uses may come forward for surplus employment land and for Realty Estate (1327) to explain the role of retail in job creation. GVA Grimley for the University Hospital of North Staffordshire NHS Trust (1314) support paragraph 3.12.

### **Place and Image** (paragraphs 3.20 – 3.26)

13. English Heritage (75) suggested textual improvements by the proposed addition of unspecified reference to industrial heritage in the plan area and character of Newcastle town centre. Furthermore, they recommended that the term 'built environment' be replaced by 'historic environment' throughout the Core Spatial Strategy. Staffordshire County Council (71) suggested addition of reference to 'buried archaeological remains' at paragraph 3.26 and CPRE (366) to the addition of 'potentially' and 'quality of life' in the same paragraph.

### **Hierarchy of Centres** (paragraphs 3.27 – 3.37)

14. Drivers Jonas for Realis Estates (SoT) Ltd (644) objected that the hierarchy failed to distinguish between a tier 2 and tier 4 RSS designated strategic centres. Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) suggested that the hierarchy should show the levels of growth in each centre and Gerald Eve for Spode (418) requested that the text for Stoke upon Trent town centre at paragraph 3.32 should make specific reference to its role in providing comparison shopping for the local and surrounding area.

### **Natural and Rural Landscape** (paragraphs 3.38 – 3.41)

15. CPRE (366) suggest that reference needs to be made to 'landscape quality' in this section.

### **Transport** (paragraphs 3.43 – 3.44)

16. CPRE (366) suggest there should be an unspecified reference to national transport network connectivity.

### **Key Issues and Challenges** (paragraphs 3.45 – 3.70)

17. These are supported by the Environment Agency (74) and British Waterways Board (728) support paragraphs 3.65 – 3.67.

### **Key Issues and Challenges, People** (paragraphs 3.47 – 3.55)

18. CPRE (366) suggest that the text would be improved by reference to the resilience, skills and personality of the people within the plan area. Sport England (328) suggest that the first and last bullet points at paragraph 3.52 should refer to the 'quality and quantity' of facilities as well as access. Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) believe that paragraph 3.48 does not allow sufficient housing in relation to key centres such as Kidsgrove.
19. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) object on the basis that it fails to recognise that a strong and vibrant city centre acts a focal point for business and residential communities.

### **Key Issues and Challenges, Prosperity** (paragraphs 3.56 – 3.60)

20. No specific representations were made

### **Key Issues and Challenges, Place and Image** (paragraphs 3.61 – 3.68)

21. Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) argue that this section does not permit sufficient, high value and design housing outside RENEW North Staffordshire Housing Market Pathfinder priority areas (e.g. Kidsgrove) (1325). British Waterways Board (728) support canal based tourism at paragraph 3.66 and canalside brownfield regeneration at paragraph 3.67.

## **Section 4 – Strategic Vision and Aims**

### **Strategic Vision** (paragraphs 4.1 – 4.4)

22. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support the strategic vision at paragraph 4.2. The National Trust (190) support the vision statement at paragraph 4.2 but suggests that the first sentence of paragraph 4.3 may benefit from clarification. CPRE (366) believe that the aims in respect of place and image do not apply to the whole of the plan area

### **Strategic Aims** (paragraphs 4.5 – 4.23 inclusive)

23. These are supported by the Environment Agency (74)

### **Strategic Aim 1 (SA1)** (paragraph 4.6)

24. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) supports SA1. Atisreal for Dysons Industries Ltd (1216) support the aim but suggest that 'particularly the urban areas' should be added. Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) suggest that the text should be re-drafted to refer to halting out migration from 'Newcastle' and that the retention and attraction of population should apply to 'all parts' of the conurbation. Mr M. Wolfe (1308) argues that the strategic aim should be replaced by a population growth target for Stoke-on-Trent.

### **Strategic Aim 2 (SA2)** paragraph 4.7

25. Sport England (328) suggest that this would be improved by inclusion of reference to the 'quality and quantity' of sports and recreation facilities.

**Strategic Aim 3 (SA3) paragraph 4.8**

26. This is supported by Staffordshire Wildlife Trust (357) and Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757). This is also supported by Atisreal for Dysons Industries Ltd (1216) subject to additional reference to locating development in position that reduces the need to travel. GVA Grimley. Birmingham for Churchill China/British Waterways Board (1323) object on the basis that the aim should include for location of development close to key public transport opportunities and Stoke Railway Station in particular.

**Strategic Aim 4 (SA4) paragraph 4.9**

27. This is supported by Atisreal for Dysons Industries Ltd (1216). Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) suggest that the text should be amended to recognise the potential of redundant employment and residential stock.

**Strategic Aim 5 (SA5) paragraph 4.10**

28. Both Gerald Eve for Spode (418) and Harris Lamb for Realty Estate (1327) suggest that the text should be amended to include for the role of the retail sector as parts of the plan areas economic base.

**Strategic Aim 6 (SA6) paragraph 4.11**

29. No specific representations were made

**Strategic Aim 7 (SA7) paragraph 4.12**

30. This was supported by Turley Associates for Sainsbury's Supermarkets Ltd (1313) and Drivers Jonas for Realis Estates (SoT) Ltd (644) and Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757).

**Strategic Aim 8 (SA8) paragraph 4.13**

31. This was supported by English Heritage (75). Gerald Eve for Spode (418) suggest that the text should be amended to allow for the appropriate development and promotion of retail interests. Addleshaw Goddard for Waterworld Ltd (1232) advise that Waterworld intend to bring forward mixed use leisure /tourism development which may include a Snow dome/Ice Rink. The strategic aim should be amended to say that these proposals are complementary to the city centre.

**Strategic Aim 9 (SA9) paragraph 4.14**

32. No specific representations were made

**Strategic Aim 10 (SA10) paragraph 4.15**

33. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support SA10. Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) propose that the strategic aim should be amended to allow for housing development elsewhere where this meets Core Spatial Strategy objectives.

**Strategic Aim 11 (SA11)** paragraph 4.16

34. Cerda Planning Ltd for MP (Kingsgrove) Ltd (1325) make the same point in respect of this strategic aim.

**Strategic Aim 12 (SA12)** paragraph 4.17

35. This is supported by Atisreal for Dysons Industries Ltd (1216)

**Strategic Aim 13 (SA13)** paragraph 4.18

36. This is supported by English Heritage (75) and by British Waterways Board (728) provided it does not prejudice brownfield development adjacent to canals.

**Strategic Aim 14 (SA14)** paragraph 4.19

37. This is supported by English Heritage (75) subject to modification regarding reuse of historic buildings.

**Strategic Aim 15 (SA15)** paragraph 4.20

38. This is supported by Staffordshire Wildlife Trust (357) and Staffordshire County Council (71) subject to amendment regarding reference of green infrastructure into development and delivery of enhanced habitat networks. King Sturge for Claymoss Properties Ltd (1275) objects to the strategic aim because they believe that it would be unduly restrictive in relation to rural development.

**Strategic Aim 16 (SA16)** paragraph 4.21

39. This is supported by English Heritage (75) and British Waterways Board (728).

**Strategic Aim 17 (SA17)** paragraph 4.22

40. This is supported by Staffordshire Wildlife Trust (357) but CPRE (366) believe it is not ambitious enough.

**Strategic Aim 18 (SA18)** paragraph 4.23

41. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support SA18. Gerald Eve for Spode (418) argue that this aim should be extended to include for retail and office development.

**Strategic Aim Omission**

42. Harris Lamb for Realty Estate (1327) objects to the lack of a strategic aim saying that everyone should have good access to a range of shops and facilities.

## **Section 5 – Strategic and Spatial Principles**

### **Strategic Sub Areas (paragraphs 5.1 – 5.5) and Plan 3**

43. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support the six sub areas described in paragraphs 5.3, 5.4. and Plan 3

### **Hierarchy of Centres (paragraphs 5.6 – 5.11)**

44. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) supports the hierarchy at paragraph 5.6 for the roles set out in paragraph 5.8. Emery Planning Partnership for Madeley Manor Care Home Ltd (465) support paragraphs 5.7 and 5.8 subject to the Core Spatial Strategy committing to a reassessment of settlement boundaries. RPS for Asda Stores Ltd (1311) contend that reference to the hierarchy being 'broadly in line with' RSS goes too far. Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) request that the statement in respect of Significant Urban Centres is amended to include for residential development. Gerald Eve for Spode (418) propose that the text should be amended to allow for specialist retail development. The CPRE (366) request clarification regarding the meaning of rural service centres.

### **Targeted Regeneration (paragraphs 5.12 - 5.15)**

45. GVA Grimley, Manchester for RENEW North Staffordshire (832) supports paragraph 5.12. GOWM (67) consider that the second sentence of paragraph may unnecessarily duplicate of national policy.

### **Targeted Regeneration (Policy SP1, Point 1)**

46. Harris Lamb for Bovale Homes (1329) support the policy. Wardell Armstrong (821) support the thrust of the policy but request clarification required regarding where priorities lie and how harm and benefit will be addressed. GVA Grimley, Manchester for RENEW North Staffordshire (832) do not contest the soundness of the policy but suggest clarification regarding priority locations and the approach to be pursued outside those areas. GVA Grimley, Birmingham for the University Hospital of North Staffordshire NHS Trust (1314) support this aspect of policy subject to specific reference being made to potential redevelopment of surplus hospital land at Hartshill. Cllr Dr Jan Bridges (1318) also supports the policy on the basis that it does not allocate land for development at Packmoor, Stoke-on-Trent.
47. Several parties, (The Planning Consultancy for Wale Developments LTD (759), GVA Grimley, Birmingham for Churchill China/British Waterways Board (1323) and Cerda Planning Ltd for MP Kidsgrove LTD (1325) object to the policy on the basis that pursuit of the Housing Market Pathfinder objectives should not restrict housing development or regeneration elsewhere. Keele University (706) indicate that policy should be modified to allow for high quality executive housing in the vicinity of Keele University. Atisreal for Dysons Industries Ltd (1216) believe the approach should be modified for potential development of their client's interest. The Tyler Parkes Partnership for Morston Assets (554) object on the basis of omission of encouragement for unspecified brownfield development in Fenton, Stoke-on-Trent. Gough Planning Services for Harworth Estates Ltd (1331) argue that an explicit

policy should provide for amendment to green belt boundaries to accommodate housing at Fegg Hayes and Chatterley Whitfield. Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) propose that policy should be amended to allow for development which does not compromise inner urban core regeneration. King Sturge for Claymoss Properties Ltd (1275) object because of omission of criteria based policy to protect and enhance centres and prioritised regeneration of Stoke town centre.

#### **Targeted Regeneration (Policy SP1, Points 2 and 3)**

48. No specific representations were made

#### **Targeted Regeneration (Policy SP1, Point 4)**

49. Keele University (706) propose that the policy should be amended to allow Keele University and Science Park to continue to be the focus for high value business growth in knowledge-based industries.

#### **Targeted Regeneration (Policy SP1, Point 5)**

50. Turley Associates for Sainsbury's Supermarkets Ltd (1313) and Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support the policy. Barton Wilmore for St Modwens Properties (1225) objects on the basis that retail and office development should be focused 'within or on the edge of the City Centre'. Drivers Jonas for Realis Estates (Stoke-on-Trent) Ltd (644) objects because the draft policy does not place enough emphasis on focusing 'large scale' retail development in Stoke-on-Trent city centre and conflicts with paragraph 5.69. Gerald Eve for Spode (418) request modification to policy in the interests of flexibility. Harris Lamb for Realty Estate (1327) indicate that policy should be amended to say that retail development has a role to play in regeneration and that brownfield sites are brought back into beneficial use as soon as possible. Addleshaw Goddard for Waterworld Ltd (1232) repeat earlier comments that Waterworld intend to bring forward mixed use leisure /tourism development which may include a Snow dome/Ice Rink. The policy should be amended to say that these proposals are complementary to the city centre

#### **Targeted Regeneration (Policy SP1, Point 5)**

51. King Sturge for Claymoss Properties Ltd (1275) objects and proposes amendment to prioritise rural development.
52. Whilst Staffordshire County Council (71) welcome the policy in principle they consider that individual sites appraisal should take into account the wildlife value of some brownfield sites.
53. The Planning Consultancy for Wale Developments Ltd (759) argue at paragraph 5.17 that should be with the planning authority to demonstrate material detriment to regeneration objectives. In keeping with comments made earlier GVA Grimley, Manchester for RENEW North Staffordshire (832) suggest that paragraph 5.17 may need to be revised. Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) request modification to paragraph 5.17

**Priority to Brownfield Sites** (paragraphs 5.18 – 5.24)

54. The Planning Consultancy for Wale Developments Ltd (759) recommend deletion of the second sentence to allow for housing outside intervention areas to meet Core Strategy objectives

**Strategic Housing Targets** (paragraph 5.25)

55. Gough Planning Services for Harworth Estates Ltd (1331) say that these should be identified as draft requirements pending completion of RSS Phase 2 Review. GVA Grimley, Birmingham for Churchill China/British Waterways Board (1323) contend that only deliverable commitments should be taken into account (PPS3, paragraph 58)

**Housing Phasing** (paragraphs 5.26 – 5.29)

56. The Planning Consultancy for Wale Developments Ltd (759), Thistleberry Residents Association (445) and Wardell Armstrong (821) request clarification of accuracy between the text and the tables and consequential textual modifications. These will have to be revised dependent upon the outcome of RSS Phase 2 Revision says R.A Gough for Haworth Estates Ltd (1331).

**Affordable Housing** (paragraphs 5.30 -5.32)

57. CPRE (366) and the Planning Consultancy for Wale Developments Ltd (759) say that the case for zero affordable housing requirement in the Stoke-on-Trent City Centre requires to be justified. This issue is more properly dealt with in Policy CSP6 – Affordable Housing to follow.

**Economic Development** (paragraphs 5.33 – 5.34)

58. RPS for Costco (1286) object to the failure to define uses suitable for employment including sui generis uses in this section and policy SP2

**Spatial Principles of Economic Development (Policy SP2)** paragraph 5.35)

59. This was supported in its entirety by GVA Grimley for the University Hospital of North Staffordshire NHS Trust (1314) and English Heritage (75). Staffordshire County Council (71) support the Spatial Principles of Economic Development (Policy SP2, point 5).

**Spatial Principles of Economic Development (Policy SP2 Points 4 and 6)**

60. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support these aspects of policy

**Spatial Principles of Economic Development (Policy SP2 Points 1 and 7)**

61. No specific representations were made.

**Spatial Principles of Economic Development (Policy SP2 Point 2)**



62. Drivers Jonas for Realis Estates (SOT) Ltd (644) objected because the text fails to distinguish between a tier 2 and tier 4 strategic centre as described in the Regional Spatial Strategy.

**Spatial Principles of Economic Development (Policy SP2 Point 3)**

63. Keele University (706) request that the text be amended so that Keele University and Science Park will continue to be identified as the focus for high value business growth in knowledge-based industries.
64. The Regional Planning Body, West Midlands Regional Assembly (WMRA) (150) suggests that the policy should be reviewed to accommodate for the loss of business premises and windfall sites as set out RSS Phase 2 Revision Policy PA6B. Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) and for Bovale Homes (1329) suggest that the policy should be amended to allow for the reuse of surplus employment land and for Realty Estate (1327) and additional point that the strategy encourage retail use on surplus employment land.

**Portfolio of Employment Land (Paragraphs 5.36 – 5.50)**

65. Barton Wilmore for St Modwens Properties (1225) say that the statement of employment land must be justified.
66. At paragraph 5.38 GOWM (67) point out a typing error wrongly attributing the Blythe Bridge Regional Investment Site to Stafford Borough rather than Staffordshire Moorlands District.
67. CPRE (366) object to the use of greenfield land for employment purposes at paragraph 5.45 and at paragraph 5.48 object to the concept of a Major Investment Site derived from Regional Spatial Strategy. West Midlands Regional Assembly (150) say that the planning authorities have not proved that there is not a site that could accommodate the Regional Logistic Site referred to at paragraph 5.50.

**New Office Floorspace Development (paragraphs 5.51 – 5.52)**

68. CPRE (366) suggest at paragraph 5.52 that office development should be allowed along bus routes.

**Retail Floorspace Targets (paragraphs 5.53 – 5.54)**

69. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) object to paragraph 5.54 because they believe development at east & West Precinct, Quadrant Road and Town Road should be strategically prioritised before allocations in less sequentially preferable locations.

RPS for Asda Stores Ltd (1311) request explanation of the genesis of strategic retail development targets and that convenience and comparison targets should be provided for all centres. Gerald Eve for Spode (418) suggest a modification to paragraph 5.54 in the interests of flexibility.

### **Movement and Access** (paragraphs 5.55 – 5.65)

70. GVA Grimley (Birmingham) (76) challenge the compatibility of the final sentence of paragraph 5.56 in relation to national planning policy. They also object to the perceived lack of infrastructure planning accompanying the Core Spatial Strategy referred to at paragraph 5.65.
71. Plan 4, paragraph 5.56 is supported by British Waterways Board (728).

### **Spatial Principles of Movement and Access (Policy SP3)**

72. Policy is supported by Sport England (328).

### **Section 5 – Area Spatial Strategies**

#### **City Centre of Stoke-on-Trent Area Spatial Strategy** (paragraphs 5.66 – 5.105)

73. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) supports the vision at paragraph 5.67. GOWM (67) suggest that the spatial vision at paragraph 5.67 could usefully be accompanied by a spatial strategy diagram drawing on material produced for the Area Action Plan.
74. KJD for D.E.D. Johnson (1230) support the inclusion of their client's property within the Area Action Plan but request that ordnance survey based boundaries are included with the Core Spatial Strategy.
75. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) object to paragraph 5.72 because it does not specifically refer to the Quadrant Road and Town Road sites as being part of the expanded shopping core.
76. At paragraphs 5.66, 5.68, 5.85 and 5.86 DPP for Dransfield Properties Ltd (1256) object on the basis that development of Festival Park would be harmful to centres and request that the Core Spatial Strategy is clarified to make it clear that the park is not a sequentially preferable location.
77. Turley Associates for Sainsbury's Supermarkets Ltd (1313) support paragraph 5.76 but request that Stoke-on-Trent City centre's primary shopping core should be extended along Etruria Road. The Tyler Parkes Partnership for Morston Assets (554) object to the omission of detailed policy for Etruria Road Corridor.
78. Addleshaw Goddard for Waterworld Ltd (1232) at paragraphs 5.69, 5.76 and 5.86 repeat that Waterworld intend to bring forward mixed use leisure /tourism development which may include a Snow dome/Ice Rink and request that text should be amended to say that these proposals are complementary to the city centre.
79. The Tyler Parkes Partnership for Morston Assets (554) object to the perceived omission of policy reference to the completion of the Potteries Way.
80. English Heritage (75) support paragraph 5.83.

81. CPRE (366) believe that the twin poles referred to at paragraph 5.85 is too far apart and that the prospect of introducing city centre living at paragraph 5.89 may be too ambitious.

**Stoke-on-Trent Inner Urban Core Area Strategy, Plan 5** (paragraphs 5.106 – 5.147)

82. Several parties object to the failure to include their client's interest within the Inner Urban Core boundary. Hulme Upright Manning for Norcross (Holdings) Ltd (1237) request that the definition of the Inner Urban Core at paragraph 5.106 and on Plan 5 should be amended to give priority to development south of Tunstall. Similarly KJD for R.A.H. Perkins (1317) argue that their client's site should be included in the Inner Urban Core Area Action Plan boundary or given regeneration priority in another development plan document. GVA Grimley, Birmingham for Churchill China/British Waterways Board (1323) say that the Core Spatial Strategy should define and justify the Inner Urban Core boundary and in any event should include their client's site.
83. English Heritage (75) and Sport England (328) supports the vision statement at paragraph 5.107. Harris Lamb for Bovale Homes (1329) propose that it should be amended to allow for reuse of brownfield sites or surplus employment land. Gerald Eve for Spode (418) proposed that the vision should be amended to include for the role of Stoke upon Trent as a 'shopping centre'. King Sturge for Claymoss Properties Ltd (1275) object to paragraph 5.107 because of failure to identify new retail and town centre uses beyond the Spode site.
84. Plan 5 is supported by British Waterways Board. GOWM (67) suggest there should be better integration between the text terminology, Plan 5 and the Core Spatial Strategy Key Diagram.
85. Framptons for Severn Trent Water (1272) support paragraphs 5.114 and 5.117.
86. Staffordshire County Council (71) ask for greater clarification about how strategic greenspace linkages and natural environment objectives will be achieved or enhanced and Sport England (328) indicate that the Core Spatial Strategy should make reference to the opportunities provided by the Building Schools for the Future programme to provide new/improved facilities accessible to local communities.
87. The Tyler Parkes Partnership for Morston Assets (554) object to the perceived omission of clear strategic policy for Etruria Valley and policy reference to strategic park and ride and the Etruria Valley link.
88. British Waterways Board (728) support Paragraphs 5.120 – 5.122
89. Gerald Eve for Spode (418) support paragraph 5.131 but request the inclusion of reference to 'retail' at paragraph 5.124.
90. At paragraph 5.132 Addleshaw Goddard for Waterworld Ltd (1232) repeat that Waterworld intend to bring forward mixed use leisure /tourism development which may include a Snow dome/Ice Rink. The above should

be amended to say that these proposals are complementary to the city centre.

91. British Waterways Board (728) support paragraphs 5.138 and 5.161.
92. KJD for Gunn JCB (1288) object to the failure to identify their client's site as part of a retail park policy area.

**Stoke Outer Urban Area Spatial Strategy, Plan 6** (paragraphs 5.148 – 5.178)

93. Hulme Upright Manning for M. Cannon and O. Kirk (1319) object to the area spatial strategy in its entirety on the basis that it should be amended to allow for greenfield development to deliver the strategy.
94. Atisreal for Dysons Industries Ltd (1216) object to the Vision and paragraphs 5.151 and 5.156 and amended text is suggested to allow for development in locations which offer access to essential facilities; jobs; services and public transport networks. Sport England (328) suggest improvement to vision statement by additional reference to the quality of sports and recreation facilities.
95. KJD for The Countess of Sutherland (1316) propose that paragraph 5.149 be amended to allow for redevelopment of windfall sites and lower density development.
96. Gough Planning Services for Harworth Estates Ltd (1331) request that provision to be made for an unspecified urban extension at Fegg Hayes /Chatterley Whitfield at paragraph 5.151. They further comment at paragraph 5.156 that the housing allocation of 4,600 dwellings is unduly restrictive and may constrain bringing forward this urban extension.
97. The West Midlands Regional Assembly (150) request justification for the 11,000 sq m retail allocation at Longton referred to at paragraph 5.152.
98. DPP for Dransfield Properties Ltd (1256) comment that paragraph 5.153 should be amended to indicate that Tunstall serves northern part of city.
99. GOWM (67) propose that Plan 6 should include the areas referred to in paragraph 5.157.
100. Staffordshire County Council (71) ask for greater clarification about how strategic greenspace linkages and natural environment objectives will be achieved or enhanced and Sport England (328) indicate that the Core Spatial Strategy should make reference to the opportunities provided by the Building Schools for the Future programme to provide new/improved facilities accessible to local communities.
101. Although Wedgwood (1324) have no objection to the strategy they request that their estate at Barlaston should be identified in the Core Spatial Strategy as a 'major development site within the Green Belt'.
102. Hulme Upright Manning for M. Cannon and O. Kirk (1319) object to paragraph 5.171 and asked that specific amendment to allow for greenfield development

to meet needs or regeneration which cannot be met in the Inner Core Area or available brownfield sites.

103. English Heritage (75) suggest that the list of Chatterley Whitfield project partners referred to at paragraph 5.175 should be expanded.

**Newcastle Town Centre Area Spatial Strategy** (paragraphs 5.179 – 5.208)

104. English Heritage (75) support the vision; principles and justification provided at paragraphs 5.180; 5.182 and 5.197. Sport England (328) suggest that reference should be made to town centre sports facilities in the vision statement. Cllr Nixon, Newcastle Borough Council objects to further pedestrianisation in Newcastle town centre at present.
105. At paragraph 5.181 RPS for Asda Stores Ltd (1311) request that the planning authorities demonstrate how the projected levels of retail floorspace can be provided and note that the figures provided do not appear use latest 2006 updates.
106. Thistleberry Residents' Association (445) request that reference to Newcastle town centre SPD should be made in paragraph 5.183. At paragraph 5.184 they ask if the 1400 allocation include completions in 2007/08 and for justification regarding the need for the allocation and affordable housing policy.
107. The Tyler Parkes Partnership for Morston Assets (554) object to perceived omission of Newcastle town centre development targets.
108. Thistleberry Residents' Association (445) point out that the Sports Village complex is not being progressed and that this aspect of the strategy requires to be updated. Sports England (328) at paragraphs 5.202 and 5.207 similarly request an updating of the sports strategy for the town centre.
109. RPS for Asda Stores Ltd (1311) request justification for the Newcastle town centre retail development target.

**Newcastle and Kidsgrove Urban Neighbourhood Area Spatial Strategy, Plan 7** (paragraphs 5.209 – 5.239)

110. British Waterways Board (728) support inclusion of canal network on Plan 7
111. Harris Lamb for Realty Estate (1327) propose that the vision should note the importance of retail functions. Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) object because paragraph 5.210 does not allow for sustainable housing development in Kidsgrove. GVA Grimley, Manchester for RENEW North Staffordshire (832) point to a difference in presentation between Stoke and Newcastle at paragraphs 5.210 and 5.211 and suggest alternative text for consideration relating to Knutton, Cross Heath, Kidsgrove and Silverdale. Congleton Borough Council (1312) are concerned regarding the impact of Kidsgrove allocation (600 dwellings) on local services, infrastructure and greenbelt.
112. Both the Thistleberry Residents' Association (445) and McDyre & Co for Messrs Hampton (1320) ask for clarification regarding development targets at

paragraph 5.211 and Wardell Armstrong (821) want to know the justification for the proposed housing distribution.

113. Once again Staffordshire County Council (71) seek clarification regarding how strategic greenspace linkages and natural environment objectives will be achieved or enhanced. Sport England (328) wish to see a clearer link between sports provision strategy based on needs assessment.
114. At paragraph 5.219 Cerda Planning Ltd for MP (Kidsgrove) Ltd (1325) wish to see change to allow for housing development outside intervention areas.

**Rural Areas Spatial Strategy, Plan 8** (paragraphs 5.240 – 5.268)

115. The vision at paragraph 5.241 is supported by English Heritage (75), Emery Planning Partnership for Madeley Manor Care Home Ltd (465) and the National Trust (190) . Betley, Baltersley & Wrinehill Parish Council (235) suggest an improvement.
116. Staffordshire County Council (71) repeat their comments regarding the linkage between greenspace and the natural environment and suggest that the Rural Area Strategy to include reference to landscape character and assessment.
117. Keele University (706) request amendment to paragraph 5.241 to recognise the transformational role of the university and science park and allowance for further master planning work including amendment of the green belt. British Waterways Board (728) object to the same paragraph requesting deletion of reference to existing settlement patterns.
118. Emery Planning Partnership for Madeley Manor Care Home Ltd (465) support identification of Madeley as a key rural service centre in paragraph 5.242. They then go on to seek clarification of what is a 'positive approach' in paragraph 5.243.
119. Betley, Baltersley & Wrinehill Parish Council (235) ask at paragraph 5.251 that development to be restricted to 'that required for natural growth' and taking account of the views of local residents and at paragraph 5.257 that Newcastle Borough Council is urged to review village envelopes.
120. Keele University (706) require an amendment to paragraph 5.262 to say that 8ha will be for employment development primarily for B1 commercial (including Science Park) development and at paragraph 5.263 to say that development of the higher education sector and knowledge based sectors as a means of fostering growth.
121. Staffordshire County Council (71) point out that paragraph 5.268 is out of date.
122. West Midlands Regional Assembly (150) advise that more detailed policies required re: rural services in smaller centres; improved transport links and rural affordable housing supply but recognise that these may be matters for subsequent local development documents.

## **Section 6 – Core Strategic Policies**

### **Introduction** (paragraphs 6.1 – 6.2)

123. No specific representations were made

### **Policy CSP1 – Design Quality** (paragraphs 6.3 – 6.18)

124. The National Trust (190) and Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support the policy.
125. English Heritage (75) suggest at Policy CSP1, points 1, 2 and 3 that the paragraph is relocated reference is added to 'historic heritage' and 'its'. CPRE (366) request clarification of what is meant by design.
126. Urban Vision North Staffordshire (649) suggest modest amendment to Policy CSP1, point 4 with reference to the use of vernacular materials.
127. Sport England (328) suggest that Policy CSP1, point 12 should include for promotion of active design.
128. The Environment Agency (74) object to the omission of reference to opening up culverted watercourses.

### **Policy CSP2 - Historic Environment** (paragraphs 6.19 – 6.20)

129. English Heritage (75) suggest textual improvement to Policy CSP2 by modification of the tense at point 1; addition of landscape and settings at point 2 and refer to characterisation and historic records at point 3. The second point is supported by the National Trust (190). Staffordshire County Council (71) suggests the policy would be improved by additional reference to historic landscapes and townscapes.
130. The Garden History Society (237) object to the omission of specific reference to registered historic parks and gardens and locally listed sites and the national presumption against 'Enabling development and conservation of historic assets'.

### **Policy CSP3 - Sustainability and Climate Change** (paragraphs 6.21 – 6.28)

131. The policy is supported by Staffordshire Wildlife Trust (357), the Woodland Trust (340) and the National Trust (190).
132. The Planning Consultancy for Wale Developments LTD (759) and Barton Wilmore for St Modwens Properties (1225) advocate that the Policy CSP3, Point 1 should be justified having regard to local circumstances or deleted. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) object because reviewed targets may be lowered for viability considerations.
133. Barton Wilmore for St Modwens Properties (1225) argue that Policy CSP3, Point 2 is an unnecessary repetition of national policy.

- 134. Staffordshire County Council (71) urge that Policy CSP3, Point 6 should be linked to enhancing biodiversity and connectivity greenspace areas in area spatial strategy diagrams.
- 135. King Sturge for Claymoss Properties Ltd (1275) object to the omission of a renewable energy policy.
- 136. The Environment Agency (74) request amendment to address flood risk and flood plain issues and for the re-use and re-cycling of on site contaminants.

**Policy CSP4 – Natural Assets** (paragraphs 6.29 – 6.37)

- 137. Natural England (73) suggest textual improvements to Points 1 – 4 inclusive.
- 138. Staffordshire County Council (71) conclude that the policy would be improved by inclusion of reference to green infrastructure and habitat enhancement; UK Biodiversity Action Plan, Staffordshire Biodiversity Action Plan, Staffordshire GeoDiversity Action Plan and Natural Heritage Sites in Stoke-on-Trent. Inclusion of details regarding geological and geomorphological sites is supported by Staffordshire Wildlife Trust (357) and Staffordshire RIG (123). The County Council proposed textual improvements to Policy CSP4, Points 3 and 6.
- 139. The Woodland Trust (340) objects to the policy and suggest changes including addition of references to UK Biodiversity Action Plan. They further suggest that paragraph 6.32 should be converted to policy. The National Trust (190) object because the policy does not make reference to overall biodiversity improvement.
- 140. British Waterways Board (728) point out that Canals not a natural asset but built asset. They believe that policy, saved or emerging, should not prejudice canal side development.
- 141. Staffordshire RIG (123) suggest that information regarding Staffs GeoDiversity Action Plan should be included at paragraph 6.35 and details regarding existing sites of interest included in the Core Spatial Strategy.
- 142. Staffordshire County Council (71) ask that the Core Strategy should outline how further local development document would deliver biodiversity enhancement; contribution to targets and ecological networks in paragraph 6.37.

**Policy CSP5 – Open Space/Sport/Recreation** (Paragraphs 6.38 – 6.45)

- 143. The Woodland Trust (340) support the approach.
- 144. Sport England (328) make a number of comments regarding the introductory paragraphs. At paragraph 6.38 reference should be made to needs assessment for sport as well as recreation and floor target plan for physical activity. Paragraph 6.39 should include reference to sport. Paragraph 6.42 should refer to key facility needs and paragraph 6.43 should make clearer reference to the strategic recommendations of the Stoke Sports Strategy.
- 145. Sport England (328) propose amendment to Policy CSP5 by at point 2 referring to improved quality and accessibility and at point 5 refer to the



contribution of the schools building programme. CPRE (366) calls for the definition of the open space network and standards of open space provision within the Core Spatial Strategy.

146. Cllr B. Tomkins (1310), Newcastle Borough Council believes that Newcastle Borough's Leisure Needs and Playing Pitch Strategy fails to adequately assess provision of leisure facilities in the rural area. Staffordshire Wildlife Trust (357) objects because the policy makes no reference to allotments or Natural England. The National Trust (190) says that the policy omits reference to wildlife planting and wildlife corridors. Natural England (73) objects to the omission of term green infrastructure and makes textual improvements.

**Policy CSP6 – Affordable Housing** (paragraphs 6.46 – 6.51)

147. Nathaniel Lichfield and Partners on behalf of Capital Shopping Centres (757) support Policy CSP6 to help create a new market for housing in the city centre.
148. The Tyler Parkes Partnership for Morston Assets (554) objects to the omission of Newcastle town centre in point 4 of Policy CSP6 so as not to require provision of affordable housing within the town centre. GOWM (67) indicate that justification must be provided for zero affordable housing in Stoke-on-Trent City Centre.
149. Emery Planning Partnership for Madeley Manor Care Home Ltd (465) argue that affordable housing should not be required for supported and special needs housing.
150. In respect of Policy CSP6, Point 7 CPRE (366) believes that affordable housing should be integrated with market housing.
151. John Rose Associates for Mr J. Poole (1321) object because the policy fails to deliver executive housing.

**Policy CSP7 – Gypsy and Travellers** (paragraphs 6.52 – 6.59)

152. The approach is supported by GOWM (67). The National Trust (190) objects to Policy CSP7 because of omission of reference to not causing harm to natural heritage interests.

**Policy CSP8 – Minerals, Plan 9** (paragraphs 6.60 – 6.62)

153. GOWM (67) have asked what are the realistic prospects of extraction of Etruria Marl prior to surface development and suggest that the policy title should be amended to make clear that it applies only to Stoke-on-Trent.
154. Quarry Products Association Ltd (1322) object to the lack of specific local policy dealing with the working of Etruria Marl and Coal. They also object to the detailed wording of the policy.

## **Section 7 – Implementation**

155. As a generality GOWM (67) have suggested that the provision of information regarding infrastructure planning and delivery could be improved and merits higher profile in the bundle of Core Spatial Strategy documentation.

### **Policy CSP9 – Comprehensive Area Regeneration** (paragraphs 7.1 – 7.9)

156. Staffordshire County Council (71) suggests that the policy could be improved by including reference to improving environmental quality throughout the plan area.
157. GVA Grimley for the University Hospital of North Staffordshire NHS Trust (1314) requests acknowledgment of the development opportunity at the Royal Infirmary, Central Outpatients and Wilfred Place, Hartshill within the Core Spatial Strategy.
158. Harris Lamb for Times Square Ltd and S.J. Salisbury (1326) and Bovale Homes (1329) and Realty Estate (1327) object to the policy on the basis that they believe it should allow for piecemeal implementation provided it does not prejudice wider regeneration.

### **Policy CSP 10 – Planning Agreements** (paragraphs 7.10 – 7.11)

159. The Theatres Trust (211) support the approach but ask if the policy includes for cultural facilities. Sport England (328) propose improvements by inclusion of specific reference to outdoor and indoor sport and recreation facilities.

## **Section 8 – Monitoring Framework** (paragraphs 8.1 – 8.6 and table)

160. Sport England (328) suggest that leisure targets should cross refer to specified strategic aims. English Heritage (75) propose that the table should be updated to include data on the expanded Heritage at Risk Programme.
161. CPRE (366) suggest further unspecified text should be introduced to highlight relationship between ‘monitoring’ and ‘management’

## **Section 9 – Next Steps** (paragraphs 9.1 – 9.6)

162. No specific representations were made.

## **Appendices**

163. **Appendix 1 – Glossary** - No specific representations were made
164. **Appendix 2 – LDF Core Spatial Strategy Virtual Library** - GOWM (67) suggested that links between policy decisions and supporting evidence should be made clearer
165. **Appendix 3 – Core Strategy Links with Other Strategies** - No specific representations were made
166. **Appendix 4 – RENEW North Staffordshire Investment Programme** - No specific representations were made

167. **Appendix 5 – Local Centres** - No specific representations were made
168. **Appendix 6 – List of ‘Saved’ Local Plan Policies to be replaced by the Core Spatial Strategy** - No specific representations were made

### **Proposals Map**

169. The Tyler Parkes Partnership for Morston Assets (554) objected to the Proposals Map because of failure to identify on the Stoke Proposals Map areas of protection; areas at risk from flooding or areas to which saved local plan policies apply in accordance with PPS12. Natural England (73) objected due to omission of local, national and international designated nature sites; Hulme Quarry National Nature Reserve, waterways, country parks and networks of urban green corridors and Staffordshire Moorlands Biodiversity Enhancement Area. Gerald Eve for Spode (418) requests the removal of ‘saved’ town centre boundaries from the Proposals Map.

### **Core Spatial Strategy – Diagram 1**

170. British Waterways Board (728) supported inclusion of the canal network on diagram. GOWM (67) argued for better integration of Areas of Major/Minor Intervention (AMI), General Renewals Areas (GRAs) etc and Plans and the Key Diagram.

### **Supporting Technical Documents**

171. Wardell Armstrong (821) sought clarification regarding the Newcastle Borough Council SHLAA and in particular how will use of the SHLAA relate to development plan preparation; where are the site details referred to in the SHLAA and how has a PPS3 five year deliverable supply been proven for Newcastle?

## APPENDIX 1

### PUBLICATION OF THE CORE SPATIAL STRATEGY (REGULATION 27)

The publication of the Core Strategy over the period 29 August 2008 to 24 October 2008 was publicised in the following ways:

- Copies of the proposed Core Strategy submission documents were made available at the main offices of Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council and at all Council libraries and local centres.
- The documents were published on the dedicated Local Development Framework websites of both Councils at [www.stoke.gov.uk/ldf](http://www.stoke.gov.uk/ldf) and [www.newcastle-staffs.gov.uk/ldf.asp](http://www.newcastle-staffs.gov.uk/ldf.asp)
- A copy of the submission documents and a guidance note (the Statement of the Representations Procedure) were sent to all City Council and Borough Council Members. A copy of the letter sent to the Members is attached at appendix 1a.
- A copy of the submission documents and the Statement of the Representations Procedure were sent to a total of 565 specific and other consultees on the LDF database. These included the 'specific consultation bodies' who had previously been consulted under regulations 25 and 26 (please refer to the Statement of Compliance). A copy of the letter is attached as appendix 1b.
- A total of 1155 individuals and developers/agents were notified of the publication of the Core Strategy and sent a copy of the Statement of Representations Procedure. A copy of the letter is attached as appendix 1c.
- The public notice included at appendix 1d was placed in the Sentinel local newspaper on 5 September 2008 and 12 September 2008. A copy of the notice is attached as appendix 1d.
- A representation form was made available for comments relating to the 'soundness' of the Core Strategy. A copy is attached as appendix 1e.



Our reference      Core Spatial Strategy/Publication/Elected representatives Letter (1)  
Date                 29 August 2008

**Stoke-on-Trent City Council**  
**Directorate of Regeneration**  
PO Box 630 Civic Centre Glebe Street  
Stoke-on-Trent ST4 1RF

Tom Macartney  
**Managing Director of North Staffordshire  
Regeneration Partnership and Director of  
Regeneration**

**Newcastle-under-Lyme Borough Council**  
**Regeneration and Planning Services**  
Civic Offices Merrial Street  
Newcastle-under-Lyme ST5 2AG

Neale Clifton  
**Head of Regeneration and Planning  
Services**

**LOCAL DEVELOPMENT FRAMEWORK -  
NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT CORE SPATIAL STRATEGY  
SUBMISSION DRAFT**

Dear Councillor,

Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are jointly preparing the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy Development Plan Document. This document forms part of the new Local Development Framework. The Local Development Framework is a collection of planning policy documents that will replace the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Local Plans covering the City of Stoke-on-Trent and Newcastle-under-Lyme.

The Submission Draft for the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy has now been produced.

Please find enclosed a copy of the Core Spatial Strategy. In addition to this a representation form and accompanying guide notes (Statement of Representations Procedure) are enclosed. The technical documents accompanying the Core Spatial Strategy can be found on the enclosed CD.

The Core Spatial Strategy and all supporting documentation is also available to view on the City Council's website at – [www.stoke.gov.uk/ldf](http://www.stoke.gov.uk/ldf), on the Borough Council's website at - [www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk), and at both Councils' main offices during their normal opening hours.

Copies of the Core Spatial Strategy will also be available for inspection at libraries within the City of Stoke-on-Trent and the Borough of Newcastle-under-Lyme.

## Submitting comments

Any representations you may wish to make must be received **no later than 4.30pm on 24th October 2008**.

It would be helpful if representations could be submitted electronically. A representation form can be downloaded by visiting the City Council website at [www.stoke.gov.uk/ldf](http://www.stoke.gov.uk/ldf) and completed forms can be sent to the following e-mail address – [stoke.ldf@stoke.gov.uk](mailto:stoke.ldf@stoke.gov.uk).

Paper copies of the representation form are also available on request, and from the document inspection locations detailed above. Representations should be sent to the following address:

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

Please note, representations made on the Core Spatial Strategy must relate to the 'Tests of Soundness' set out by the Government. Guidance notes on the representation procedure are enclosed. If you need any further assistance in completing the form a member of the Planning Policy Team will be happy to help on (01782) 232353/232302 (Stoke-on-Trent) or 01782 742475 (Newcastle-under-Lyme).

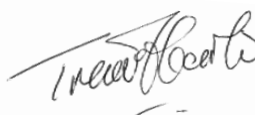
Any representations should state whether or not you wish to be notified when the Core Spatial Strategy is submitted to the Secretary of State for independent examination.

Please contact either of the Planning Policy Teams on (01782) 232353 / 232302 (Stoke-on-Trent) or 01782 742467 (Newcastle-under-Lyme) in the event of any queries.

Yours sincerely,



Brian Davies  
**Planning Policy Manager**  
**Directorate of Regeneration**



Trevor Carter  
**Planning and Housing Strategy Manager**  
**Regeneration and Planning Services**

## APPENDIX 1b



Our reference Core Spatial Strategy/Publication/NuLBC Statutory (N 11)

Date 29 August 2008

Sir/Madam

Advantage West Midlands  
3 Priestley Park Wharf  
Holt Street, Aston Science Park  
Birmingham  
B7 4BN

**Stoke-on-Trent City Council**  
**Directorate of Regeneration**  
PO Box 630 Civic Centre Glebe Street  
Stoke-on-Trent ST4 1RF

Tom Macartney  
**Managing Director of North Staffordshire**  
**Regeneration Partnership and Director of**  
**Regeneration**

**Newcastle-under-Lyme Borough Council**  
**Regeneration and Planning Services**  
Civic Offices Merrial Street  
Newcastle-under-Lyme ST5 2AG

Neale Clifton  
**Head of Regeneration and Planning**  
**Services**

### **LOCAL DEVELOPMENT FRAMEWORK - NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT CORE SPATIAL STRATEGY SUBMISSION DRAFT**

Dear Sir/Madam,

Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are jointly preparing the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy Development Plan Document. This document forms part of the new Local Development Framework. The Local Development Framework is a collection of planning policy documents that will replace the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Local Plans covering the City of Stoke-on-Trent and Newcastle-under-Lyme.

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### **Submitting comments**

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ST4 1RF

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Any representations should state whether or not you wish to be notified when the Core Spatial Strategy is submitted to the Secretary of State for independent examination.

Please contact either of the Planning Policy Teams on (01782) 232353 / 232302 (Stoke-on-Trent) or 01782 742467 (Newcastle-under-Lyme) in the event of any queries.

Yours sincerely,



Brian Davies  
**Planning Policy Manager**  
**Manager**  
**Directorate of Regeneration**



Trevor Carter  
**Planning and Housing Strategy**  
**Regeneration and Planning Services**





Our reference Core Spatial Strategy/Publication/NuLBC Notifications (N 5)  
Date 29 August 2008



**Stoke-on-Trent City Council**  
**Directorate of Regeneration**  
PO Box 630 Civic Centre Glebe Street  
Stoke-on-Trent ST4 1RF

Tom Macartney  
**Managing Director of North Staffordshire  
Regeneration Partnership and Director of  
Regeneration**

**Newcastle-under-Lyme Borough Council**  
**Regeneration and Planning Services**  
Civic Offices Merrial Street  
Newcastle-under-Lyme ST5 2AG

Neale Clifton  
**Head of Regeneration and Planning  
Services**

**LOCAL DEVELOPMENT FRAMEWORK  
NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT CORE SPATIAL STRATEGY  
SUBMISSION DRAFT**

Dear ,

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The Submission Draft Report for the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy has now been produced. Copies of the Core Spatial Strategy and all supporting documentation are available for inspection from **29<sup>th</sup> August 2008** to **24<sup>th</sup> October 2008** at –

- Directorate of Regeneration, Stoke-on-Trent City Council, Civic Centre, Glebe Street, Stoke-on-Trent, Monday to Thursday 8.45-17.00 and Friday 8.45 to 16.30 hours.
- Regeneration and Development, Newcastle-under-Lyme Borough Council, Civic Offices, Merrial Street, Newcastle, Staffs, Monday to Friday 9.00-17.00 hours.

The Core Spatial Strategy and all supporting documentation is available to view on the City Council's website at – [www.stoke.gov.uk/ldf](http://www.stoke.gov.uk/ldf) and on the Borough Council's website at - [www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk)

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### Submitting comments

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Stoke-on-Trent City Council  
PO Box 630  
Civic Centre  
Glebe Street  
Stoke-on-Trent  
ST4 1RF

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Any representations should state whether or not you wish to be notified when the Core Spatial Strategy is submitted to the Secretary of State for independent examination.

Please contact either of the Planning Policy Teams on (01782) 232353 / 232302 (Stoke-on-Trent) or 01782 742467 (Newcastle-under-Lyme) in the event of any queries.

Yours sincerely,



Brian Davies  
**Planning Policy Manager**  
**Directorate of Regeneration**



Trevor Carter  
**Planning and Housing Strategy Manager**  
**Regeneration and Planning Services**

**PLANNING AND COMPULSORY PURCHASE ACT 2004**

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)  
(AMENDMENT) REGULATIONS 2008 (REGULATION 27)

NOTICE OF PUBLICATION

**Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy –  
Development Plan Document**

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 sets out the spatial vision, strategic objectives and core spatial policies for the whole area for the period 2006-2026.

Copies of the Core Spatial Strategy and all supporting documentation are available for inspection until **24 October 2008** at –

- Directorate of Regeneration, Stoke-on-Trent City Council, Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1RF, Monday to Thursday 8.45-17.00 and Friday 8.45 to 16.30 hours
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Representations in writing should be posted to the following address: –

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

A representation form can be downloaded and sent to the following e-mail address – [stoke.ldf@stoke.gov.uk](mailto:stoke.ldf@stoke.gov.uk)

Representation forms will also be available at the document inspection locations detailed above.

Please note that all representations must be received no later than 4.30pm on 24th October 2008

Please note, representations made on the Core Spatial Strategy must relate to the 'Tests of Soundness' set out by the Government. A guidance note on the representation procedure can be found at [www.stoke.gov.uk/ldf](http://www.stoke.gov.uk/ldf). If you need any further assistance in completing the form a member of the Planning Policy Team will be happy to help on (01782) 236940/232302 (Stoke-on-Trent) or 01782 742475 (Newcastle-under-Lyme).

Any representations should state whether or not you wish to be notified when the Core Spatial Strategy is submitted to the Secretary of State for independent examination.



<p>FOR OFFICIAL USE:</p> <p>Response Ref: _____</p> <p>Source No: _____</p> <p>Date Received: _____</p> <p>Date Acknowledged: _____</p>
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**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL  
STOKE-ON-TRENT CITY COUNCIL**

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

**REPRESENTATION FORM**

If you wish to respond to the Core Spatial Strategy Submission Draft, please use this form and return your comments to: **Planning Policy Team, Stoke-on-Trent City Council, PO Box 630, Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1RF.** Please ensure that your name and address are attached to any supporting documents. If you need any help in completing this form, please contact the Planning Policy office (Tel. 01782 232302).

Please use a separate form for each comment you wish to make, and return your comments by 4.30pm on 24th October 2008.

1. **Personal details (in block capitals) :**

**Agent's details (if applicable) :**

<p>Name: _____</p> <p>Organisation: _____ (if applicable)</p> <p>Address: _____ _____ _____ _____</p> <p>Post code: _____</p> <p>Tel no: _____</p> <p>Email: _____</p>	<p>Name: _____</p> <p>Organisation: _____</p> <p>Address: _____ _____ _____ _____</p> <p>Post code: _____</p> <p>Tel no: _____</p> <p>Email: _____</p>
--	--

2. **Which page, paragraph or Policy of the Core Spatial Strategy does your comment relate to?**

<p>Page number _____</p> <p>Paragraph or Policy number _____</p>
--

3. **If you are objecting, your objection must relate to one of the Tests of Soundness in Planning Policy Statement 12. Please refer to the accompanying Guidance Notes for further information, and tell us which Test of Soundness has not been met.**

<p>Test of Soundness _____ _____</p>
--

4. Your comments:

Please be as precise as possible, continuing on a separate sheet if necessary.

5. If you are objecting, what change do you think should be made to the Core Spatial Strategy?

Thank you for your comments. They will be considered by the Inspector during the Public Examination. Please indicate whether you would prefer to present your comments to the Inspector in person during an Informal Hearing, or use Written Representations (which carry the same weight as attendance at a hearing). Further information can be found in the accompanying Guidance Notes.

Attend Informal Hearing  Written Representations

Please notify me when the Core Spatial Strategy is Submitted to the Secretary of State

Signature:

Date:

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