

Broad Location Options

The full consultation document contains maps to illustrate the different locations. There is no preferred option and the consultation invites views on what might be the best option for the area.

These are the six Broad Location Options:

1. **Existing Strategy** - To continue with the same strategy set out in the existing Core Spatial Strategy
2. **Urban Focus** - To focus development on the city and town centres and accessible locations in urban areas, excluding Green Belt
3. **Suburban Focus** - To focus development in suburban locations outside the city and town centres
4. **Combined - Urban, Suburban and Rural Villages** - To focus development across all of the urban areas and in rural villages
5. **Combined (Option 4) + Scattered development in open countryside and greenbelt** - To focus development across all of the urban areas and in scattered locations throughout the wider open countryside and Green Belt
6. **Combined (Option 4) + major urban extensions in countryside and greenbelt** - To Focus development across all of the urban areas, with sustainable urban extensions in the countryside and the Green Belt

What are the next steps?

Following this consultation we will identify the most appropriate way for development to be delivered by the Joint Local Plan. The selection of this preferred approach will take account of the comments that we receive, along with relevant evidence and assessments of sustainability. The councils will consult again once the preferred option has been chosen and more fully developed. This next period of public consultation is currently anticipated to be by the end of 2017. A draft Local Plan will follow this in autumn 2018. A full timetable of the process can be found online at both councils' websites.



For Further Information and to obtain the full document:

Website – newcastle-staffs.gov.uk/jointlocalplan or
stoke.gov.uk/jointlocalplan

Email – localplan@stoke.gov.uk

Telephone – 01782 742333



Summary Guide

Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan Strategic Options Consultation

What is a Local Plan?

A local plan is a framework that guides the long term future growth of an area over a period of 15 to 20 years, including how much development there should be, where it should go, and how land should be used.

Once in place it will form the basis for deciding planning applications including the building of new office blocks, new housing development and employment premises. It will also set the context and framework for neighbourhood planning across the area.

Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are preparing a new Joint Local Plan that will eventually replace the existing Joint Core Spatial Strategy. The plan will ensure that the city and borough are developed in the right way, including the number and type of houses, creating opportunities for local jobs and protecting our wildlife, landscape and heritage.

This guide provides a short summary of the Joint Local Plan Strategic Options Consultation document, which explores the different ways in which future development could be accommodated in Newcastle-under-Lyme and Stoke-on-Trent. It also explains how you can have a say on the different options that are identified in the consultation document. This forms part of the early preparation for the Joint Local Plan.



Why is the Joint Local Plan being done together?

We are working together on a new Joint Local Plan because the development needs arising from people moving between the two areas for shopping, housing and work can best be met by being planned together. However, in meeting these needs, both councils recognise the importance of retaining local distinctiveness.

Why are we consulting the public?

The two councils want to provide an early opportunity for wide sections of the community to have their say on the Joint Local Plan so that it reflects a collective vision and set of agreed priorities for the sustainable development of the area.

This follows the consultation held in early 2016 on the development issues affecting both areas. The comments that we received during at that time have helped to shape a new vision and set of objectives for the plan area which we want your comments on.

We have now identified different options for how much employment and housing growth we could plan for and the broad locations where this development could go. This is an opportunity for you to look at the options that we have identified and give your thoughts on what the future strategy for development across both areas should be.

The consultation period ends at 5pm on Tuesday 15th August 2017

Where We Want Be: The Proposed Vision and Objectives

To set the direction for the future development to be delivered by the Joint Local Plan, the following vision and aims have been proposed.

“Together Stoke-on-Trent and Newcastle-under-Lyme will continue to promote themselves as a great place to live and work with healthy active communities at its heart. A great central innovative hub for investment. The area is supportive of new and innovative development whilst embracing and protecting the historic built heritage and natural environment within its urban and rural areas”



The six aims are supported by 25 objectives which add further detail about what both councils are proposing to achieve by 2033 in order to achieve the above vision. These can all be viewed within the consultation document. As well as your thoughts on the different options for delivering future development, we also want to know your views on the proposed vision, aims and objectives.

The Joint Local Plan is fundamental in facilitating our corporate social and economic ambitions especially to secure jobs in the area and see it economically thrive. For this to happen we have to have a clear plan to accommodate growth, both to facilitate employment and associated housing.

Growth Scenarios 2013-2033

The evidence that we have collected so far has identified **four different growth scenarios A - D** which could be delivered by the Joint Local Plan. Scenario C, which has been highlighted in bold, is known in national planning policy as the ‘objectively assessed need’ (OAN). Essentially, this is the recommended level of growth to meet the needs of the area following projected trends and national economic growth rates.

The headline figures over the plan period are the need for 27,800 houses and 199 hectares of employment land to support more than 17,000 jobs. There are other scenarios lower and higher than this which are set out in the document:

Growth Scenarios:		New Houses Required 2013-33	New Houses Required Each Year:	Employment Land Required 2013-33 (hectares)	Number of New Jobs Each Year:
A	Carry forward the existing levels of growth set out in the Core Spatial Strategy	17,100	855	249	N/A
B	Support our existing natural population growth	21,680	1,084	180	598
C	Support our economic growth (OAN)	27,800	1,390	199	869
D	Maximise our economic potential	36,280	1,814	258	1,609

The consultation document then compares these levels of growth against six different **broad location options** where the Joint Local Plan could focus housing and employment development across the plan area.