

Local Plan Issues Consultation

Economy

Issue 1: Future Employment Land Requirements

- The ELR has identified an Objectively Assessed Need (OAN) ranging from 190 to 334 hectares across both authorities between 2013 and 2039.
- To provide a large enough workforce and sufficient land to support economic growth across the plan area.
- To meet future development needs without harming the sustainability of the area.

Issue 2: The Availability of Sites

- To deliver an appropriate good quality supply of employment land that can respond to local economic needs and deliver a sustainable pattern of development.
- Ensuring that the future supply of employment land does not come under pressure to be developed for other land uses.
- Ensure that the future supply of employment land is located where it can benefit both the needs of business and the needs of the labour force.

Issue 3: Economic Sectors

- Supporting future economic growth by remodelling the local economy in order to support the growth of new and emerging industries.

Issue 4: Clustering/Networks of Industry

- Addressing transport connectivity problems across the plan area in order to realise the maximum potential of the local economy.

Issue 5: Inward Investment

- New initiatives and areas for inward investment will need to be identified.

Issue 6: Workforce Skills and the Needs of Business

- Ensuring that the skills of the local workforce match the needs of businesses in the area in order to capture local job opportunities, maximise economic growth and minimise unemployment.

Transport

Issue 1: Walking and Cycling

- Providing walking and cycling infrastructure to support transport and leisure needs.
- Recognising and integrating connections to existing public rights of way.

Issue 2: Public Transport

- Improving accessibility and increasing usage of bus and rail services.
- Working with partners to recognise and improve rural services, including cross boundary connections.

Issue 3: Connectivity and tackling traffic congestion

- Improving access and internal connectivity to enable better access to services, employment opportunities and housing.
- Providing better access to development sites to facilitate brownfield regeneration.
- Improving access and connectivity will in turn help to alleviate traffic congestion on the strategic road network.

Heritage

Issue 1: Importance of Heritage Assets

- Heritage is often seen as a barrier to development.
- Ensuring that heritage assets have a positive impact on the environment of the area.
- Ensuring that the setting of historic assets is taken into account.

Issue 2: Conserving Heritage Value

- To try to increase the attraction of the area as a tourist destination based on its industrial heritage.
- Securing funding opportunities.
- Understanding the size and scale of heritage assets as they are often large in scale due to the industrial history of the area.
- To give the right protection to historic farmsteads.

Issue 3: Integrating new developments into the existing historic setting

- To protect and enhance the historic heritage and the unique character of the area by ensuring new developments are appropriate in terms of scale, location and their context.
- Understanding what important settings should be safeguarded from new development.
- Safeguarding buildings that do not have statutory protection.
- Encouraging the sensitive re-use of historic assets.
- Recognising focal points and integrating different forms of development.

Issue 4: Rural Village Settings

- Recognising and preserving the rural settlement pattern.
- Integrating new development which meets the needs of rural areas.
- Ensuring that the setting of historic assets is taken into account.
- Recognising landscape setting and character.

City, Town, Local and Other Centres

Issue 1: Retail Hierarchy

- Recognising and working towards a new distinctive and sustainable settlement hierarchy, whilst still respecting the areas special historic character.

Issue 2: Vitality, Viability and Vibrancy of Centres

- Ensuring that new housing and business strengthen the role of centres and support the economic sustainability of centres.
- Ensuring that out of centre development does not weaken the identity and positive character of existing centres.
- Creating a more legible and more distinct pattern of settlements and a well-connected network of high quality places, each with its own distinctive character.
- Ensuring that development in existing rural settlements responds to the unique character and setting of each settlement.

Issue 3: Potential for Future Development

- The evidence from 2011 indicates that there is sufficient capacity within Newcastle and Kidsgrove town centres to accommodate the identified potential retail growth up to 2026.
- The evidence in the Stoke-on-Trent Retail & Leisure 2014 study makes a number of suggestions regarding the future allocation of retail floorspace.

Issue 4: Rural Service Centres (Newcastle)

- The existing designation of Rural Service Centres and village envelopes in Newcastle-under-Lyme will need to be reviewed.

Issue 5: The Role of Local and Neighbourhood Centres in the Urban Environment

- Clarify the specific role of local and neighbourhood centres within the overall retail hierarchy, and the definition to be associated with them.
- Review the distribution and location of local and neighbourhood centres to meet the top-up shopping and other service needs of their immediate catchment.
- To ensure that new and existing local communities are located within walking distance of key local services.

Housing

Issue 1: Housing Need

- The SHMA has identified an objectively assessed need (OAN) ranging from 1,177 to 1,504 dwellings per annum across both authorities between 2014 and 2039.
- To meet higher levels of future development needs without harming the sustainability of the area.
- Increasing the number of new homes that are built in Newcastle-under-Lyme and Stoke-on-Trent
- Providing sufficient local facilities such as schools to meet higher housing need.

Issue 2: Outmigration and natural population decline

- To improve the areas economic competitiveness by attracting and retaining residents within Stoke-on-Trent and Newcastle-under-Lyme.
- Accommodating higher levels of population as a result of reducing out-migration

Issue 3: Delivering new homes and strengthening the local housing market:

- The creation of a stronger and more balanced housing market promoting the area as a place to live.
- The creation of a housing market which supports the areas' potential for economic growth and job creation.
- Strengthening the housing market without undermining the long term sustainability of the area, the regeneration of the most deprived communities and without significantly harming the quality of life or environment.
- The creation of a stronger housing market while ensuring homes remain affordable, particularly for young people.

Issue 4: Vacant housing stock

- Addressing the vacant housing stock and bringing properties back into use.

Issue 5: Affordable Housing

- Meeting the evidence of need for affordable housing across both local authorities.
- The role of the private rented sector in meeting needs for affordable housing.
- Increasing choice of tenures that people can access.

Issue 6: Specialist Housing Need

- Providing enough specialist accommodation for the growing elderly population.
- Creating market demand for high value housing in Newcastle-under-Lyme and Stoke-on-Trent.
- Providing enough student accommodation to support the success of the local universities without impacting on the general supply of housing.
- Meeting the needs for all types of housing in a balanced way.

Issue 7: Gypsies and Travellers Accommodation

- Providing sufficient accommodation to meet the needs of the Gypsy and Traveller community.

Health and Communities

Issue 1: Quality Environments

- To ensure that developments positively influence health by being well designed, well connected, permeable and prioritise walking and cycling over car use.

Issue 2: Location of Development

- To ensure that new developments positively influence health by considering surrounding facilities, infrastructure and access points to prevent severance, promote interaction and encourage health behaviours.

Issue 3: Infrastructure

- Ensuring investment in cycling infrastructure, green space, public transport and signage.
- Increasing awareness and use of surrounding infrastructure through proportion of public transport, green corridors, allotments, canals, green space and playing pitches.

Issue 4: Cohesive, inclusive and active communities

- Ensuring that the surrounding environment positively influences health, promotes social interaction and cohesive communities.
- Ensuring that housing developments consider flexible lifetime homes standards, permeable and inclusive neighbourhoods which promote walking and social interaction.

Energy and Climate Change

Issue 1: Renewable energy and energy efficiency measures in new development

- Promoting renewable and low carbon energy sources in light of changing national policy and viability concerns, for all new development, including commercial development and particularly on smaller housing schemes.
- Recognising how the design of new development can improve energy efficiency such as south facing roofs to increase the use of solar gain and increase daylight into properties.

Issue 2: Poor energy efficiency in existing housing

- Providing low-cost renewable and low carbon energy to help address energy efficiency issues in existing housing in both Stoke-on-Trent and Newcastle-under-Lyme.
- Working in partnership with other organisations and accessing funding opportunities to improve energy efficiency in older housing stock.

Issue 3: Air quality and sustainable transport solutions

- Reducing emissions by increasing the use of sustainable methods of transport.
- Mitigating the impacts of new development upon air quality within Stoke-on-Trent and Newcastle-under-Lyme.

Issue 4: Flood Risk

- Ensuring new development is sustainable, taking full account of all sources of flood risk.

Issue 5: Contaminated Land

- Remediating contaminated land and potential sources of contamination through new development.

Natural and Rural Environment

Issue 1: Increasing development needs and their impact upon locally designated sites

- Balancing the need to plan for new development with the protection and improvement of local natural assets.
- Plan positively to create, protect, enhance and manage a multifunctional network of green infrastructure.

Issue 2: Sustainable use of minerals

- Balancing the need of development and mineral extraction to avoid sterilisation of mineral resources.

Issue 3: The role of brownfield land in promoting biodiversity

- Ensuring future development strategies recognise the environmental value of brownfield land as well as greenfield sites.

Issue 4: Protecting and enhancing landscape character

- Ensuring future development strategies safeguard characteristic landscapes in Newcastle-under-Lyme and Stoke-on-Trent, whilst taking opportunities to improve lower quality landscapes.

Issue 5: Green Belt

- To ensure we deliver sustainable development by balancing the need to protect the openness of the Green Belt with the need to protect and enhance areas of value to the natural environment and local landscape.

Issue 6: National and internationally designated wildlife and geological sites

- Making sure any future development strategy protects rare species and designated sites.

Issue 7: Future Maintenance of Green Infrastructure

- Balancing quality and quantity in the future management of green infrastructure.