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# Agenda Item 6

## URGENT BUSINESS:

### CALL-IN REGARDING CABINET AGENDA ITEMS 6 AND 7 FROM THE MEETING HELD ON WEDNESDAY 18<sup>TH</sup> JULY 2012

#### **ITEM 6. SURPLUS LAND – PROPOSED NEWCASTLE DEVELOPMENT PROGRAMME DISPOSALS**

#### **ITEM 7. SITE ALLOCATIONS AND POLICIES DEVELOPMENT PLAN DOCUMENT – DRAFT ISSUES AND OPTIONS CONSULTATION PAPER.**

**Submitted by:** Democratic Services Manager

**Portfolio (s):** Communications, Transformation and Partnerships;  
Regeneration Planning and Town Centres

**Ward(s) affected:** All

#### **Purpose of the Report**

To Consider the decisions of Cabinet made at its meeting on 18<sup>th</sup> July 2012 in relation to the proposed Newcastle Development Programme Disposals and the Site Allocations and Policies Development Plan Document.

#### **Recommendation**

**That the Committee review the decisions of Cabinet made on 18<sup>th</sup> May 2012 in accordance with the call-in procedure as set out in section 1 of this report.**

#### **Background**

At the meeting of the Cabinet on 18<sup>th</sup> July 2012 consideration was given to 2 reports relating to the Newcastle Development Programme and Site Allocations and Policies Development Plan. Copies of these reports and appendices are attached.

A request for a call-in has been made to the Chief Executive to review the decisions; a copy of the call-in request is also attached to this report. Written confirmation has been received from the Chair of the Transformation and Resources Overview and Scrutiny Committee that she is in agreement for the call-in to be considered by this Committee as urgent business at its meeting on 25<sup>th</sup> July 2012.

#### **1. Procedure to Be Followed**

<b>Action</b>	<b>By Whom</b>	<b>Time Allocated</b>
Explanation of procedure to be followed	Chair	
Explanation of reasons for the call-in and justification for proposal set out on the call-in form	Lead call-in member and any other persons that they wish to involve	15 minutes
Explanation of decision taken and views on alternative	Relevant Cabinet member and officer and any other	15 minutes

proposal	persons that they wish to involve.	
Questioning of call-in representatives and decision taken and consideration of any photographs, plans etc. that may illustrate the issue under discussion	Overview and Scrutiny Committee Members	Unlimited
Summing up	Lead call-in Member	5 minutes
Summing up	Decision taker	5 minutes
Voting on the proposal on the call-in form	Overview and Scrutiny Committee Members	Unlimited

## 2. **Options Considered**

Having reviewed the decision the Committee may either choose to:

- (a) Reject the call-in and note the original decision. The decision will take effect on the date of the Overview and Scrutiny Committee.
- (b) Accept the proposal set out in the call-in form and refer back to Cabinet with any comments they may also wish to make. The Cabinet shall then reconsider at the next scheduled Cabinet meeting, amending the decision or not before adopting the final decision.
- (c) Accept the proposal set out on the call-in form and refer the matter to Full Council if the decision is deemed to be outside the budget and policy framework.

## 3. **Proposal**

That the protocol for Member Call-in be followed as detailed in the Council's constitution set out above.

## 4. **Earlier Cabinet/Committee Resolutions**

Cabinet Reports from the meeting on Wednesday 18<sup>th</sup> July 2012:

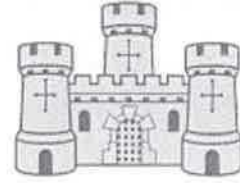
**ITEM 6. SURPLUS LAND – PROPOSED NEWCASTLE DEVELOPMENT PROGRAMME DISPOSALS**

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## 15. **Background Papers**

Cabinet Agenda – 18<sup>th</sup> July 2012





CALL-IN REQUEST FORM

Decision reference/minute no.	18 July 2012, items 6 + 7b
Date of publication of decision:	19 July 2012
Decision taken by:	CABINET
<p><b>This form must be returned to the Chief Executive within 7 working days of the decision being published with at least 5 signatures</b></p>	
<p>Decision called-in: "THAT THE COUNCIL NOT PROCEED WITH ANY PLANS TO DISPOSE OF THE SEVEN SITES REFERRED TO..." + "THAT CABINET AGREE... TO EXCLUDE THE 7 NDP SITES REFERRED TO IN THE PREVIOUS ITEM"</p>	
<p><b>A call-in should satisfy one or more of the following criteria.</b></p> <p><b>Which of the following criteria supports the call-in of this decision? (please tick)</b></p> <p><input type="checkbox"/> The decision may be contrary to the budget or policy framework set by the Council and the Monitoring Officer has advised accordingly</p> <p><input checked="" type="checkbox"/> The decision is inconsistent with another Council policy</p> <p><input checked="" type="checkbox"/> The decision is inconsistent with a previous Overview and Scrutiny recommendation, which has been accepted by the Council or the Cabinet</p> <p><input type="checkbox"/> The decision maker has not taken into account relevant considerations and this can be demonstrated by reference to the documents supporting the decision</p> <p><input type="checkbox"/> The decision maker has failed to consult relevant people or bodies in contravention of defined Council policies or procedures</p> <p><input checked="" type="checkbox"/> The decision has or will demonstrate a significant adverse public reaction</p> <p><input type="checkbox"/> The decision gives rise to significant legal, financial or propriety issues</p>	

Please explain how the relevant criteria above are met by this call-in:

SEE ATTACHED SHEET

Suggested proposal you would like to be voted on at the call-in meeting  
(this should be an evidence-based proposal and you should provide evidence to support the proposal)

STRONGLY RECOMMEND THAT CABINET DOES NOT UNDERMINE THE PROPOSED CONSULTATION PROCESS FOR SITE DEVELOPMENTS BY MAKING A DECISION TO REMOVE 7 PARTICULAR SITES IN ADVANCE OF THAT CONSULTATION PROCESS.

Members requesting call-in of the decision:

	Name	Signature	Date
1.	Cllr. W. N. JONES	W. N. Jones	22/7/12
2.	Cllr D HOODIES	[Signature]	22/7/12
3.	Cllr S WHITE	Simon White	22/7/12
4.	Cllr M REDDISH	Martin L Reddish	22.7.12
5.	Cllr E. D. CORNES	E. D. Cornes	22.7.12
6.	BILLY WELSH	Billy Welsh	23/7/12

THIS PART OF THE FORM IS TO BE COMPLETED BY THE CHIEF EXECUTIVE OR HIS/HER REPRESENTATIVE

Date and time form received:	23 July 2012 10:25am
Form processed by (name):	Paul Clisby
Date of publication of decision:	18 July 2012
Was the call-in request received within 7 working days of publication?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO If no reject and inform relevant parties
Are there at least 5 appropriate Members' signatures on the call-in notice?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO If no reject and inform relevant parties
Which Overview and Scrutiny Committee will this call-in be referred to?	Transformation of Resources as other matters to land ownership of the Council

Signature of Chair / Vice-Chair of relevant Overview and Scrutiny Committee		Date:
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The appropriate decision making body, Members requesting call-in, the Monitoring Officer, the Licensing and Democratic Services Manager and the Scrutiny Officer need to be informed of receipt of call-in form.

**RE: CALL-IN REQUEST FORM about cabinet decisions 6&7,  
Cabinet meeting on July 18<sup>th</sup> 2012.**

**HOW THE RELEVANT CRITERIA ABOVE ARE MET BY THIS  
CALL-IN:**

1. The decision conflicts with the aims and objectives of item 7 of the cabinet agenda that there should be public consultation on how to provide across the whole Borough for developments needs in housing, retail and employment (as in section 5 of the officer's report for item 7) and for decisions to be made in an open and transparent way (10.2 of same report).
  2. It conflicts with recommendations of the NDP Scrutiny Review (especially 6 and 10 of section 6 of the report published in July 2011) that an improved, broader consultation take place before decisions are made on the 7 sites.
  3. The decision may mean the council cannot carry out its development obligations under the current terms of the Core Spatial Strategy.
  4. Already, 2 groups of residents have raised strong concerns about this decision.
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## **SURPLUS LAND – PROPOSED NEWCASTLE DEVELOPMENT PROGRAMME DISPOSALS**

**Submitted by:** Councillor E Boden, Portfolio Holder

**Portfolio:** Planning, Regeneration and Town Centres

**Ward(s) affected:** All

### **Purpose of the Report**

To explain the reasons why I am proposing that the seven sites in Tranches 1 & 2 of the Newcastle Development Programme are withdrawn from any plans to market Council-owned land for disposal and that they are withheld from the Strategic Housing Land Availability Assessment (SHLAA).

### **Recommendation**

**That the Council not proceed with any plans to dispose of the seven sites referred to in the report and that the Council advise the local planning authority to remove these sites from the Strategic Housing Land Availability Assessment (SHLAA).**

### **Reasons**

These vary from site to site and details are set out below, but primarily relate to concerns expressed by members of the public at the consultation meetings held in the wards affected and their submissions made to the Scrutiny Committee at its public meetings.

## **1. Background**

- 1.1 Over a number of years the Council has been developing a more strategic approach to managing its physical assets, consistent with national policy. There has been growing recognition of the relationship between effective asset management and the wider / corporate financial management of the authority. In simple terms the disposal of land or property that the Council has no ongoing use for can help to fund the Council's capital programme.
- 1.2 In 2010, the previous administration identified the following sites, spread across the Borough, as potentially surplus and suitable for disposal in order for the Council to fund its capital programme ambitions:
  - Land off Clayhanger Close Bradwell
  - Land off Clayton Road
  - Land at Coalpit Hill, Talke
  - Land off Pennyfields Road, Newchapel
  - Land off Shrewsbury Drive, Red Street, Chesterton
  - Land at Repton Drive, Westlands
  - Land off Winchester Drive, Westlands.
- 1.3 The planned disposal process caused a significant adverse public reaction and, when in opposition, my political colleagues and I felt it necessary to promote a more transparent review process to consider the decision(s). This resulted in a formal task and finish scrutiny process that was conducted over the summer period and concluded with a report that was considered by Cabinet on 7 September 2011. The scrutiny committee produced a detailed

report which concluded with 11 recommendations; in summary these concerns focus around the following points:

- (a) the value of green spaces within communities;
- (b) transparency of decision-making;
- (c) the process of identifying sites for disposal (including clear criteria/information);
- (d) the need for greater clarity about the processes for decision-making in respect of asset disposal and;
- (e) the method and timing of public consultation.

1.4 In response to the scrutiny committee's report the previous administration's Cabinet resolved the following:

- (a) That the Newcastle Development Programme (NDP) Scrutiny Task and Finish Group, and all those involved in supporting the review process, be thanked for their report and recommendations in respect of this matter.
- (b) That it be confirmed that no further decision be taken at this stage regarding disposal of the seven NDP sites.
- (c) That the appropriateness of development, in land-use planning terms, of the seven NDP sites along with all other surplus non-operational land belonging to the Council, be reviewed as part of the forthcoming Site Allocations Development Plan Document process.
- (d) That future versions of the Council's Asset Management Strategy incorporate an annual planned disposals programme, as appropriate, supported by the three important qualifications set out in the Report:-
  - (i) That this programme is accompanied by appropriate site specific technical information ;
  - (ii) That a clear process be established for effective community and stakeholder consultation along with a summary report of the outcome of public consultation and any related public consultation activities regarding individual sites and;
  - (iii) That clear evidence be provided of the proposal's alignment with the Council's financial capital planning process.
- (e) That officers be instructed to undertake an annual review of the progress made with implementation of the North Staffs Green Spaces Strategy and the associated action plan to ensure that objective are being met.
- (f) That Members note the information regarding the Council's transformation programme which, through its associated sub-programme plan, 'The Way We Work' and the associated emerging programme 'The Business of the Council' is concerned with the organisational structure of the Council to promote greater efficiency in the way the Council operates as well as ensuring greater accessibility for all to decision making processes.
- (g) That further Member training be provided, as appropriate, so that Members have a fuller understanding both of Asset Management and strategic policy making.

## 2. **Issues**

- 2.1 In my opinion the previous Cabinet decision did not place sufficient weight on the site-specific issues that were raised before and during the scrutiny review process. Rather than allow the planning merits of the sites to be tested through the emergent planning policy process (Cabinet resolution (c)) my belief is that the Council should satisfy itself, as land owner, about their suitability for development.
- 2.2 One or more of the following constraints was shown, through the scrutiny process, to raise significant issues in respect of all of the sites:
- (a) Adverse ground conditions, e.g. filled/made up ground; past mine / mineral extraction activities; mine shafts, methane gas, etc.
  - (b) Ecological & environmental issues, e.g. the existence of protected species such as newts, badgers, etc.
  - (c) Legal restrictions, e.g. restrictive covenants, easements for pipes, wires, sewers etc.
  - (d) Highways / access constraints.
- 2.3 I am of the view that it would be wrong for the Council to disregard this information and allow the sites to remain in the SHLAA. Whilst the latter document represents a theoretical supply of sites that are capable of being developed during the relevant plan period I am concerned that some or all of them may not be genuinely developable. I consider that specialist studies would need to be commissioned to determine the feasibility/suitability of developing the sites. Thorough public consultation would also be required, in my view, about the disposal and development of any such sites.
- 2.4 Additionally I would want to be satisfied that there are no alternative brownfield sites capable of being brought forward for development that should be prioritised above the seven Greenfield sites listed above.
- 2.5 Consequently there is insufficient justification to market the above sites for disposal at this stage and I feel that they should be withdrawn from the SHLAA so as to provide greater certainty for interested parties.

## 3. **Options**

- 3.1 Do nothing (proceed as per the Cabinet resolution(s) dated 7 September 2011) or;
- 3.2 Consider whether it is reasonable and/or appropriate to review the previous Cabinet decision in light of the preceding Scrutiny review process.

## 4. **Reasons for Preferred option**

- 4.1 In my view the Scrutiny review process highlighted issues that merit greater weight being given to them before any final decision is made to proceed with any disposal of the sites referred to above.

## 5. **Proposal**

- 5.1 That the Council not proceed with any plans to dispose of the seven sites referred to in the report and that the Council advise the local planning authority to remove these sites from the Strategic Housing Land Availability Assessment (SHLAA).

6. **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

6.1 The careful and considered disposal of publicly owned land will help in:

- creating a cleaner, safer and sustainable Borough
- creating a Borough of opportunity
- creating a healthy and active community
- transforming our Council to achieve excellence

7. **Legal and Statutory Implications**

7.1 The Council has a statutory duty to obtain best consideration when disposing of its assets, other than where discretion is allowed by Local Government Act 1972, S123 as reinforced by the Local Government Act 2000.

8. **Equality Impact Assessment**

No direct implications arising from this report.

9. **Financial and Resource Implications**

9.1 The capital receipts from the sale of surplus sites will go towards appropriate regeneration initiatives and capital programmes, as determined by the Council.

9.2 There will be a saving in the maintenance costs associated with the sites once they are sold.

10. **Major Risks**

10.1 Failure to adequately investigate and confirm the suitability of sites for disposal, resulting in adverse financial consequences.

10.2 A failure to obtain appropriate planning consents.

10.3 Failure to engage local stakeholders in any such decisions.

11. **Key Decision Information**

An item in respect of this matter appears on the Forward Plan.

12. **Earlier Cabinet/Committee Resolutions**

The last Cabinet decision in relation to these seven sites was made on 7 September 2011.

13. **List of Appendices**

There are none.

14. **Background Papers**

None.



## **SITE ALLOCATIONS AND POLICIES DEVELOPMENT PLAN DOCUMENT – DRAFT ISSUES AND OPTIONS CONSULTATION PAPER**

**Submitted by:** Executive Director of Regeneration and Development

**Portfolio:** Planning, Regeneration, and Town Centres

**Ward(s) affected:** All

### **Purpose of the Report**

To seek approval for the Site Allocations and Policies Development Plan Document draft Issues and Options Paper for consultation purposes and to seek authority to go out to public consultation.

### **Recommendations**

- (a) That Cabinet agree to rename the Site Allocations and Policies Development Plan Document as the Site Allocations and Policies Local Plan.**
- (b) That Cabinet agree to approve the Site Allocations and Policies Local Plan draft Issues and Options Paper for public consultation purposes.**
- (c) That Cabinet agree to the draft consultation proposals set out in this report.**
- (d) That Cabinet agree to receive a future report setting out the recommendations of the Planning Committee on the results of the first stage of public consultation with a view to approving the next steps.**

### **Reasons**

To ensure the Site Allocations and Policies Development Plan Document proceeds in accordance with the agreed timetable. The Issues and Options consultation paper does not set or propose Council policy and so the decision to approve it for consultation purposes falls to the Executive (i.e. the Cabinet).

## **1. Introduction**

- 1.1 The draft Issues and Options Consultation Paper is an important stepping stone towards the development of the Council's approach to the allocation of land, as part of the statutory town planning process. The Issues and Options Paper and associated publicity will identify issues to be debated and is intended to initiate public discussion, even though there are no proposals by the Council at this stage.

## **2. Background**

- 2.1 In February, 2012, Cabinet, taking into account views expressed by the Planning Committee at its meeting on 13 December, 2012, agreed a revised timetable for the preparation of a 'Site Allocations and Policies Development Plan Document.' It was also agreed that additional consultations be undertaken prior to the preparation of the draft Issues and Options Paper and that a further report be submitted to the July Cabinet setting out the recommendations of the Planning Committee on an Issues and Options Paper, incorporating a set of generic development management policies and taking account of the Borough's infrastructure requirements, together with further details of the public consultation arrangements.

- 2.2 A draft Issues and Options Paper together with a set of draft consultation proposals is to be considered by Planning Committee on 10 July. Due to the tight timescale the recommendations of the Committee will be reported to Cabinet via a supplementary report.
- 2.3 Therefore, the purpose of this report is to consider the recommendations of the Planning Committee prior to considering for approval (a) the scope and contents of the draft Issues and Options Paper for public consultation purposes and (b) the proposed consultation arrangements.
- 2.4 Consultation on the Consultation Arrangements
- 2.5 It was resolved at the Cabinet Meeting, in February, that a public consultation exercise be undertaken, to help inform the Site Allocations & Policies consultation arrangements. The consultation ran for a total of six weeks between 16 March and 27 April. Residents' Associations were given until 31 May to respond. The results of this consultation and arising consultation proposals are set out at section 7.
- 2.6 Members may wish to note that Councillor Loades, as the former chair of the Newcastle Development Programme Scrutiny Task and Finish Group, acted as a critical friend in both this specific consultation exercise and the development of the Issues and Options consultation arrangements.
- 2.7 SHLAA Stakeholder Consultation
- 2.8 Cabinet further resolved that officers should undertake a 'Stakeholder Consultation', as part of the review of the Strategic Housing Land Availability Assessment, 2010, (SHLAA). An Interim SHLAA 2011 document was prepared for the purposes of the consultation. The consultation period ran between 8 March and 5 April. A selection of house builders, local property agents and planning consultants, as well as utility providers and the Environment Agency, were invited to comment on a draft long list of potential strategic housing sites and a selection of non-strategic sites.
- 2.9 The key purpose of this targeted consultation was to use the expertise and knowledge of the development industry to test the assumptions and judgements made by officers in respect of:
- Housing delivery/completion rates;
  - Site capacity;
  - Site viability;
  - Site suitability
  - Site availability and;
  - Phasing over the plan period.
- 2.10 The response to consultation exercise was quite small. However, the feedback received from 'stakeholders' generally endorsed the Council's approach and assessment and proved helpful in providing more information about a number of sites and has therefore been beneficial in helping to put in place a more robust strategy. A summary report of the results will be published on the Council's planning website in due course.
- 2.11 Following the conclusion of the Stakeholder Consultation officers have continued to consider the deliverability and developability (definitions are provided in the Glossary, on page 6 of Issues & Options Paper) of sites in the interim SHLAA 2011, including how market conditions may affect economic viability and this has informed the current list of strategic and

non-strategic housing sites identified in the draft Issues and Options Paper, appended to this report. It is the intention to publish a Final SHLAA, 2012/13, alongside the Issues and Options Paper. Section 4.0 of this report sets out some of the key findings of the Assessment.

## 2.12 National Context

2.13 The National Planning Policy Framework (NPPF), which was published on 27 March, 2012 and the new Local Planning Regulations (Regulations), which came into force on 6 April, have resulted in many changes to the planning system. However, the primacy of the development plan remains, as does the requirement to exercise the function of preparing development plans "with the objective of contributing to the achievement of sustainable development".

2.14 The NPPF is clear in encouraging Councils to have up to date Local Plans in place and to get appropriate new policies adopted as soon as possible. Members are reminded that the NPPF indicates that policies from the adopted Newcastle-under-Lyme Local Plan 2003-2011, which have been saved under the Planning and Compulsory Purchase Act 2004, can now only be given due weight (as opposed to full weight) , according to their degree of consistency with the NPPF.

## 2.15 Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy

2.16 The Council has an adopted Core Spatial Strategy and this means that a key part of the 'Local Plan' is in place. The Strategy establishes some very important planning principles through strategic policies aimed at addressing some of the wider issues and challenges facing the Borough and the City of Stoke-on-Trent. The Strategy already plays a key role in the determination of planning applications.

2.17 Critically the Core Spatial Strategy has set the level of growth required to meet local needs for housing, employment and retailing between 2006 and 2026. It has also identified the broad location of development to help meet these needs including priority areas for development. Therefore, the broad locations of where development will be concentrated have already been determined.

## 3. Importance of the Site Allocations and Policies Development Plan Document

3.1 Essentially the Site Allocations and Policies Development Plan Document (DPD) is the second part of the Core Spatial Strategy. Upon adoption, the final Plan will help to meet the borough's objectively assessed needs for housing, employment and retail investment by allocating sites for development over the next 10 -14 years. It will also provide clear policies on what or will not be permitted and where. It will also identify key spatial boundaries including:

- the settlement boundaries for villages in the rural area.
- the boundaries of areas which should be protected and safeguarded.
- the boundaries which impact on retail policies in the town centres.

3.2 It should be noted that whilst this planning document will allocate land and be used to determine planning applications, it will be a key objective to deliver outcomes, which work to improve the prosperity of the Borough and create pleasant, thriving and locally distinctive communities, where people want to live and work. This will require strong community involvement and early and open collaboration with key stakeholders.

3.3 If the Council does not prepare a Site Allocations and Policies Development Plan document then the Council will have much less control over where development takes place, and it will be more difficult to direct housing, employment and retail and leisure developments to areas where they are needed and will benefit local people. Without this Plan it will also be difficult to minimise the physical impact of development.

#### 4. Issues

4.1 This part of the report flags up some of the critical issues which have emerged from an examination of the planning evidence base and which are set out in detail in the draft Issues and Options Paper.

#### 4.2 Housing

4.3 The adopted Core Spatial Strategy has identified a need for 5,700 (net) new homes to be built in the Borough between 2006 and 2026. To date 1,265 net new homes have been built and thus the remaining housing target is 4,435. However, the latest Strategic Housing Land Availability Assessment (SHLAA) has identified a potential land supply for 4,326 homes, which is only 97% of the target. Consequently the Borough has insufficient land to accommodate the identified housing need over the next 14 years (the period until the end of the Plan Period).

4.4 Your officers are aware that Cabinet are being asked to consider at this meeting a separate report in respect of the Council's Assets Disposal Programme, and particularly in relation to the future of the seven greenfield sites, which formed part of the Newcastle Development Programme (NDP) and were the subject a scrutiny process in 2011. Members need to be aware that these seven sites are identified in the draft SHLAA 2012/13 and therefore currently form part of the potential housing land supply. Collectively the sites have the potential to deliver a maximum 353 new homes. The inclusion of the NDP sites in the SHLAA reflects the Cabinet resolution made in September, 2011, 'that the appropriateness of development, in land use terms, of the seven NDP sites, along with all other surplus non-operational land belonging to the Council be reviewed as part of the forthcoming Site Allocations Development Plan Document process.'

4.5 The exclusion of any significant sites at this stage would exacerbate the land supply situation, a situation which may get worse as it is inevitable that sites will drop out during the Site Allocation and Policies process. However, it is also possible that new ones could be identified, although it is not expected that sufficient new sites would be found to meet the entire shortfall. The implications of this for plan making are considered in sections 4.11 – 4.13.

4.6 Should Cabinet resolve to dispose of the seven NDP sites then reference to the sites will be removed from the SHLAA on the basis that as the sites are no longer available they cannot be regarded as 'developable.' The Issues and Options Paper will also be amended accordingly, including making any necessary adjustments to the housing land supply figures.

#### 4.7 Employment

4.8 The shortfall of housing land is compounded by a shortage of good quality employment sites.

4.9 The Core Spatial Strategy set a figure for the amount of employment land required by the Borough at 112 hectares (ha.) (277 acres) between 2006 and 2026. Much of that need has been met in the first five years of the Strategy and we have approximately 56 ha (139 acres) of that need remaining. We have enough land to meet the remaining Employment target, but the sites are not necessarily commercially attractive

4.10 However, a recent Employment Land Review has identified a vastly increased up-to-date figure for the demand for employment land in the Borough of 150 ha (371 acres), over the next 15 years. This revised demand of 150 ha significantly exceeds the amount of land currently that we are able to allocate (56 ha). The 56 ha we are able to allocate should be sufficient to meet demand, until it is possible to update the employment need figures and allocate more land through completion of a formal review of the Core Spatial Strategy, although depending on the sites allocated we could have shortfalls in land to meet all employment types.

#### 4.11 Plan Making Implications

4.12 The above circumstances are problematical because when preparing its development plan the Council is required to 'attempt' to ensure that sufficient land of suitable quality is provided to meet its objectively assessed needs for housing, employment, retail and leisure, until the end of the Plan Period in 2026. However, the key word is 'attempt'.

4.13 If the Issues and Options process does not identify new sites to meet the shortfalls in supply then the first step to address this issue is to explore the feasibility of meeting these shortfalls on sites outside the Borough's administrative boundary. If this proves unsuccessful then the Council would need to prepare a plan for a ten, as opposed to a fourteen year period, which in respect of meeting our housing needs, is the minimum period we can plan for according to the NPPF. This approach would also require the Council to undertake an early review of the Core Spatial Strategy. This is already planned and is likely to begin at the end of 2014.

### 5. Issues and Options Scope

#### 5.1 Issues and Options

5.2 Preparing the Site Allocations and Policies Development Plan Document is both an iterative and a collaborative process, involving extensive dialogue with the local community and key stakeholders over two years, in addition to an independent public examination.

5.2 It is a key aim of this first stage of consultation to firstly encourage a debate on the key (spatial) issues that need to be considered before any land allocations and new planning policies are proposed. The Paper also presents a series of alternative options to address these issues, which the public will be asked to comment on.

5.3 Each option will have different outcomes, but it will be made clear that the Council has no preferred options at this stage, this will be later in the process after we have taken into account the views of the public. The public will also be asked if they think there are any other issues or options the Council should consider.

5.4 Secondly this consultation stage will serve to highlight the borough's potential land supply. This will done through the publication of a long draft list of housing, employment, and retail sites.

5.5 There are a number of important advantages in highlighting all potential development sites at this early stage:

- It will provide an early and effective opportunity to influence and direct the content of the Plan
- It will demonstrate that the Council is conducting the site allocation process in an entirely transparent manner. It should be noted that the sites are already identified in the Council's evidence base (draft Strategic Housing Land Availability Assessment,

2012/13 (not yet published), Employment Land Review, 2011, Retail and Leisure Study, 2011). Furthermore, the Issues and Options Paper, which formed part of the Planning Committee agenda in December, 2011 included a draft long list of sites and excluding the sites from this version could draw criticism that the Council was not being open and transparent.

- It will help to put in context the critical fact that the Council has a very limited land supply.
- It will help to put the issues regarding the supply of brownfield and greenfield development sites in context.
- It will help to flush out any issues which may impact on the deliverability of a site and reduce the possibility of unexpected issues being raised at a later and more critical stage.
- It would minimise the need to introduce a further stage of consultation after the next planned stage of consultation – the draft ‘Options’ stage. This would considerably lengthen the timescale for preparing the Plan without adding any value to the overall process.
- Without the sites it would be quite a high level and less meaningful consultation.

#### 5.6 Strategic and non-strategic sites

5.7 The public will be invited to consider a draft list of strategic sites and non-strategic sites, which don’t have planning permission. A strategic site is one which is considered central to the delivery of the projected needs for housing, employment and retail provision in the Borough and in this respect a threshold has been set of 1ha (2.27 acres).

5.8 For clarification the ‘strategic’ housing sites are those sites with a minimum capacity of 30 - 35 houses and above and collectively are capable of accommodating the majority of new homes in the Borough. Sites below the 1 ha threshold are included if they are strategically important and or have experienced pressure to be developed for retail/employment purposes.

5.9 The development of non–strategic sites (generally below 1 ha, or 2.27 acres, in size) will be guided by development management policies; a small selection of these policies are being put forward for consideration at this stage. Although when considered individually these sites may not be significant in terms of delivering growth, collectively these smaller sites will be required to achieve the growth needed in the Borough. Opinion on the suitability of these non-strategic sites for development will therefore be sought

#### 5.10 Generic Development Management Policies

5.11 In accordance with the Cabinet resolution to incorporate a limited number of generic development management policies into the Issues and Options Paper for public consultation purposes, your officers have undertaken an internal review of the ‘saved’ Policies from the Newcastle-under-Lyme Local Plan 2003-2011 with a view to selecting a group of ‘generic’ policies, which might continue to be used to guide development in the future. Policies were disregarded if they: repeated national policy; did not conform to the National Planning Policy Framework; made reference to specific development sites or planning standards; made reference to other saved policies which are likely to be replaced; and were based on character assessments which may need to be updated.

5.12 Having gone through this exercise your officers identified just a few policies, suitable for consultation purposes, but when considered together were very disparate and which could not be read in context, particularly given that the Issues and Options consultation may well lead to the creation of a new policy context. Whilst there are advantages in replacing the

policies 'saved' from the adopted Local Plan as quickly as possible, following the introduction of the NPPF, it is not considered that full weight could be given to these policies by subjecting them to public consultation at this early stage. Indeed if the policies were to be opposed it may undermine their current status.

- 5.13 Therefore, on balance your officers consider that the inclusion of a limited number of policies at this stage of the consultation process would appear to add very little value and for this reason the Issues and Options Paper does not contain a chapter on potential generic development management policies.

## **6. Issues and Options Content**

- 6.1 The Introduction of the draft Paper aims to explain the role and purpose of the Site Allocations and Policies Development Plan Document and its relationship with the Core Spatial Strategy. It presents a number of guiding principles which must be taken into account during the preparation of the Plan, including the National Planning Policy Framework and the objectives for growth established by the adopted Core Spatial Strategy. Members may wish to note that the housing and employment need figures, identified in the Core Spatial Strategy, are largely based on local need due to local population growth.

- 6.2 A great deal of emphasis is placed on successfully addressing the challenges we face through a collaborative process and a flow chart is used to explain the consultation process.

- 6.3 The draft Paper includes four chapters: Housing and Open Space; Employment and Economic Development; Retail and Town Centres; and Infrastructure. The Housing and Open Space chapter includes a list of strategic sites and a list of non-strategic housing sites provided as an annex to the Paper. A Glossary is provided at the end of each chapter where appropriate. The Glossary is intended to act as an introductory guide to planning and is not a source for statutory definitions.

## **7. Proposed Draft Consultation Arrangements**

### **7.1 Results of the Consultation on the Consultation Arrangements**

- 7.2 A total of 137 responses were received, which includes responses from participants of residents' groups/associations, Locality Action Partnerships (LAPs), Parish Councils and Mr Paul Farrelly MP.

- The majority of responses support:- the use of a public notice in the Sentinel (77%); articles in the Reporter (76%); posters in libraries contact centres (72%); and the Council's website (67%) as the most preferred ways that members of the public should be informed about preparation of the Plan.
- The majority (74% and above) of responses support an 8 week consultation period - at the 1st stage - Issues and Options, the 2nd stage - Draft Options and the 3rd stage - Draft publication of the Plan.
- Public meetings (81%) and manned exhibitions (63%) were the two most popular consultation event types.
- The majority of responses support a combination of daytime and evening events (66%). Evening events were also more popular than day time events
- 75% of respondents supported the view that events should be held in their local ward and 32% in their Parish area. The interpretation of this result has taken into account the fact that not all respondents would live in an area with a Parish Council. 32% supported the use of Locality Action Partnerships (LAP)

### 7.3 Draft Consultation Proposals

7.4 These results have been used to inform the draft consultation proposals in respect of the Issues and Options Paper as outlined below.

7.5 It is proposed to conduct the public consultation over an eight week period from the second week in August until the beginning of October, 2012. It is acknowledged this will mean that part of the consultation will take place during the summer holiday period, but Members may wish to note that most participants in the consultation survey considered that conducting the consultation over an eight week period would address this. Certainly whilst some people are likely to be away it could be argued that many people may have more time to engage because they take time off but don't go away.

7.6 The public meeting events will be spread out over a three week period in August, see below. The order of events reflects the availability of venues, but the programme has been deliberately organised for public meetings to take place as early as a possible in the consultation period in order to try to speak to as many people as possible at an early stage in the process and to maximise the amount of time for people to consider the contents of the Paper and to respond. People will be required to submit their representations on a form to be provided, therefore, those people who are unable to attend a meeting will not be prevented from expressing their views. Further details relating to the calendar of public meetings are set out under section 7.9 and in the timetable appended to this report.

### 7.7 Draft Consultation Package

- Full use of the Council's Site Allocations and Policies DPD dedicated web page to promote the consultation process in advance and during the formal consultation period.
- Advert to be placed in the Sentinel second week of August.
- 8 week consultation period between Monday 6 August – Monday 1 October.
- 14 day and evening events including 9 public meetings to be held in the evening.
- Manned exhibitions Kidsgrove Town Centre and Newcastle Town Centre.
- Rotated unmanned exhibitions in Newcastle Library, the Guild Hall, Jubilee 2, Kidsgrove Contact Centre, and the Madeley Centre.
- MP Briefing (if requested).
- Presentation to the 'Newcastle Business Panel'
- Presentation to the sixth<sup>h</sup> form students attending Newcastle College. (TBC)
- Radio broadcast.
- Twitter/Facebook.
- E-panel online consultation – to be sent out Monday 6th August.
- Presentation to LAP Chairs meetings - July and September to help facilitate dissemination of information.
- Consultation Pack. This will contain: Issues and Options Paper; Comment Form; material from exhibitions and list of events/contact details. It will be distributed to libraries and key community buildings. Packs will be made available to ward members, County Councillors, MPs and LAP Chairs. Town and Parish Council's will also be sent packs. The packs will include maps of strategic and non-strategic sites (on a ward basis).
- Maps of sites will also be made available on-line and black and white copies will be provided free of charge on request.
- Posters outside venues advertising a consultation event and inside venues promoting the availability of the Consultation Pack.



7.8 It should be noted that it will not be possible to use the Council's Reporter due to the fact that the Reporter deadline is before the Cabinet decision date and distribution of the Reporter is scheduled to take place during the 'call in period'. These dates cannot change due to the Reporter contract and Government legislation, which limits the number of editions to four per annum.

#### 7.9 Public Meetings

7.10 The consultations results suggest that people want local meetings, but it would be excessive to organise a meeting in every ward. The areas to be invited to participate in meetings largely correspond with the LAP administrative areas, but it is not considered practical to use these administrative areas as the basis for the meetings for the following reason: Keele forms part of the LAP administrative area, which includes Silverdale and Parkside, but in respect of the Core Spatial Strategy it forms part of the Area Spatial Strategy for the Rural Area. This would necessitate a discussion of both urban and rural issues. Matters are further complicated by the fact that part of Knutton is included in the Silverdale, Parkside and Keele LAP.

7.11 Therefore, nine evening public meetings are proposed across the Borough. Three of these meetings will be held in the rural area (Loggerheads, Madeley and Audley Parish) in recognition of the geographical spread of the rural population.

7.12 It has been agreed in principle that the chairing of these meetings will be shared between Councillor Boden, as portfolio holder for Planning, Regeneration and Town Centres and Councillors Fear and Hambleton, as Chairman and Vice Chairman of Planning Committee, respectively. Ward councillors will be encouraged to attend meetings to be held in their wards and to disseminate information. Parish and Town Councils will also be asked to disseminate information. The Council for Voluntary Service (CVS) have also agreed to promote the consultation on their website and, depending on timescales, through their 'In Touch' newsletter.

7.14 Members of LAPs, Town and Parish Councils will be invited to participate in these events. Your officers are aware that a number of Parish Council and LAP meetings clash with each other, attending Parish Council meetings could therefore be problematic, and it is considered that given the overall consultation package sufficient public meetings are being provided.

### 8. Renaming the Site Allocations and Policies Development Plan Document

8.1 NPPF has reintroduced the term Local Plan and this is now embedded in both the NPPF and new Local Planning Regulations. This has prompted your officers to propose that the 'Site Allocations and Policies Development Plan Document' in future is referred to as the 'Site Allocations and Policies Local Plan'. This has several advantages, namely: local residents and elected members are familiar with the Newcastle-under-Lyme Local Plan, 2003 – 2011, which the Site Allocations and Policies document would effectively replace; and it is considered that the title of the document would be simplified and, therefore, much easier to say and use. Upon adoption of the 'Site Allocations and Policies Local Plan,' it would make sense to refer to the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy and the Site Allocations & Policies Local Plan together as the new Newcastle-under-Lyme Local Plan.

### 9. Proposal

9.1 That Cabinet agree the scope and content of the draft Issues and Options Report and the consultation arrangements.

- 9.2 That Cabinet agree to receive a future report
- 9.3 That the Site Allocations and Policies DPD is referred to in the future as the 'Site Allocations and Policies Local Plan.'

#### 10. **Reasons for the Preferred Solution**

- 10.1 To enable key decisions to be made in accordance with the agreed timetable and to work towards strengthening the Council's ability to control the development of land and direct investment to appropriate places at the appropriate time.
- 10.2 To achieve the Council's objectives for open and transparent decision making.

#### 11. **Financial and Resource Implications**

- 11.1 It should be noted that the consultation on the Site Allocations and Policies Development Plan Document draft Issues and Options Paper will be carried out within existing revenue resources of the Council.
- 11.2 Failure to engage effectively with the community in the early stages of the preparation of the Site Allocations and Policies Development Plan Document could ultimately affect the soundness of the Document and this could have serious financial implications in the long term should it be necessary to start the process again.
- 11.3 There is sufficient capacity to resource the number of public meetings planned, but if the number of evening meetings was significantly increased then it would prove difficult to resource. It is intended to supplement the team with staff from other sections within the Directorate (most notably within the Regeneration and Development Management teams). Such an arrangement may necessitate re-profiling of work programmes and there may be adverse impacts upon the core workload of those other teams. Nevertheless steps will be taken to minimise impact on service users/customers.

#### 12. **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

- 12.1 Upon adoption the Site Allocations and Policies Development Plan Document will facilitate the delivery of spatial elements of the Council's Community Strategy.
- 12.2 The Site Allocations and Policies Development Plan Document must be prepared with the objective of contributing to the achievement of sustainable development. Thus the Site Allocations and Policies Development Plan Document should address the spatial implications of economic, social and environmental change and in this way the plan making process should directly contribute to the delivery of all the Council's Strategic Priorities as set out in the Corporate Plan. In particular it should have positive impact on those priorities relating to: regeneration and business prosperity, including the vitality of the town centres; quality of life; health and well being, and the physical environment.

#### 13. **Legal and Statutory Implications**

- 13.1 The preparation of the Site Allocations and Policies Development Plan Document must be carried out in accordance the provisions of the Planning and Compulsory Purchase Act, 2004 and the Town and Country Planning (Local Planning) England Regulations, 2012. It must also take account of provisions of the Localism Act, 2011 relating to town and country planning.

- 13.2 The Site Allocations and Policies Development Plan Document must also be consistent with the principles and policies of the National Planning Policy Framework, including the presumption in favour of sustainable development, and the Government's Planning Policy for Traveller Sites.
- 13.3 Planning policies must also reflect and where appropriate promote relevant EU obligations and statutory requirements.
- 13.4 In addition to consulting the public the Council is now legally required to cooperate with neighbouring authorities and the County Council on relevant issues, as well as, work collaboratively with public health leads and organisations, utility and infrastructure providers, and a variety of statutory and private sector bodies.
- 13.5 The public consultation on the Issues and Options Paper is not a statutory requirement, but in accordance with section 155 of the NPPF 'early and meaningful engagement and collaboration with neighbourhoods, local organisations and business is essential.'

#### 14. **Equality Impact Assessment (EIA)**

- 14.1 As part of the Site Allocations and Policies Development Plan an equalities impact assessment will be undertaken to ensure that the Plan is prepared in accordance with the Council's equal opportunities policy and procedures.

#### 15. **Major Risks**

- 15.1 Should it become clear that it will not be possible to plan for the area's objectively assessed development needs and infrastructure requirements to the end of the Plan Period then there will be a risk that the Plan may ultimately be found 'unsound.' This is because it cannot be known for certain what the Planning Inspector's attitude will be to a 10 year plan proposal. Furthermore, the development industry and landowners may use this as an opportunity to advance sites in the Green Belt and at the same time it may encourage strong objections from this sector.
- 15.2 However, on the basis that by only planning for the next 10 years we can meet our retail and housing needs (effectively two thirds of our objectively assessed needs) and that this is an interim means of meeting our needs, prior to undertaking an early formal review of the Core Strategy, it is likely that an Inspector would be willing to take a pragmatic view. It will be important to ensure that they are given enough evidence to be safely pragmatic.
- 15.3 The Issues and Options consultation will be an important means of gathering the necessary evidence to help the Council make its case and finding out whether this approach will ultimately succeed. Should the Issues and Options consultation ultimately reveal that the track we are aiming to take isn't feasible, then the Council will have very robust evidence to justify a different approach and to inform the direction of another Plan.
- 15.4 Risks will be reviewed as part of the process.

#### 16. **Key Decision Information**

- 16.1 This is a key decision owing to its likely impact across the entire Borough.
- 16.2 It has been included in the Forward Plan.

17. **Previous Cabinet Decisions**

- 17.1 In September, 2011, Cabinet agreed that the appropriateness of development, in land use terms, of the seven NDP sites, along with all other surplus non-operational land belonging to the Council be reviewed as part of the forthcoming Site Allocations Development Plan Document process.
- 17.2 In October, 2011, Cabinet agreed to the preparation of the Site Allocations and Policies Development Plan Document in accordance with a revised timetable and that a further report be submitted on an Issues and Options paper with further details of consultation arrangements.
- 17.3 In February 2012, Cabinet agreed that a revised timetable for the Site Allocations and Policies Development Plan Document be adopted. It was also agreed that additional consultations be undertaken prior to the preparation of the draft Issues and Options Paper and that a further report be submitted to the July Cabinet setting out the recommendations of the Planning Committee on an Issues and Options Paper, incorporating a set of generic development management policies and taking account of the Borough's infrastructure requirements, together with further details of the public consultation arrangements.
- 17.3 It was further resolved that at the Issues and Options Stage be advertised that the entire process is open for public comment and a generic email address be provided for this purpose.

18. **List of Appendices**

Appendix A – Site Allocations and Policies Development Plan Document Draft Issues and Options Paper

Appendix B – Draft Issues and Options Consultation Timetable

## **SUPPLEMENTARY REPORT TO CABINET**

**18 July 2012**

**Agenda** Item 7, Site Allocations and Policies Development Plan Document - Draft Issues and Options Consultation Paper

### **Purpose of the Report**

To provide supplementary information further to the Planning Committee meeting of the 10 July, 2012, and its decision in respect of the Site Allocations and Policies Development Plan Document – Draft Issues and Options Consultation Paper.

### **Background**

The Planning Committee at its meeting on the 10 July, 2012, passed the following resolution:

- 1) That Cabinet agree to rename the Site Allocations and Policies Development Plan Document as the Site Allocations and Policies Local Plan
- 2) That Cabinet agree to approve the Site Allocations and Policies Local Plan draft Issues and Options Paper for public consultation purposes.
- 3) That Cabinet agree to the draft consultation proposals set out in this report
- 4) That Cabinet agree to receive a future report setting out the recommendations of the Planning Committee on the results of the first stage of public consultation with a view to approving the next steps.

Your officers would ask that Cabinet in considering the recommendations and in particular recommendation 2, also give authority to officers to make minor drafting and editorial corrections to the document, in consultation with the Planning, Regeneration and Town Centres Portfolio holder.

### **Maps**

Also attached to this report are the maps referenced in the Issues and Options Paper as follows:

- Housing Sites – both strategic and non-strategic sites are presented in a series of booklets according to the housing spatial area they are within e.g. Newcastle Urban Central, Kidsgrove, Newcastle Urban South and East, and the Rural Area. Each of the four books contain a contents page identifying the ward the site is located in, the name of the site, the SHLAA reference number, and the page number of the site plan.
- Major Employment Sites
- Newcastle Town Centre (illustrating Key Town Centre Sites, the Town Centre Boundary, Primary Shopping Frontage, and Primary Shopping Area)
- Newcastle Live Office Quarter
- Kidsgrove Town Centre (Town Centre Boundary)

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## Supplementary Information for Cabinet 18<sup>th</sup> July 2012

Item No.7 Site Allocations and Policies Development Plan Document – Draft Issues and Options Consultation Paper

It has been noted that there is an error in the report. The first sentence of paragraph 4.6 should read as follows :-

*Should Cabinet resolve **not to proceed with any plans** to dispose of the seven NDP sites then reference to the sites will be removed from the SHLAA on the basis that as the sites are no longer available they cannot be regarded as “developable”.*

A representation has now been received from Madeley Conservation Group who state that they, and they understand, Madeley Parish Council, wish to express the utmost concern at the totally undemocratic proposal to eliminate seven sites in the urban area before all the remainder are considered. This would evidently put more pressure on the remaining sites, which should all be considered on their merits.

As no communication had been received directly from Madeley Parish Council your officer has spoken to the Clerk who has confirmed that his Council have not formally adopted a position in this matter.

Should Cabinet resolve (with respect to the preceding item No. 6) that the Council not proceed with any plans to dispose of the 7 sites referred to in the report on that item, and to advise the Local Planning Authority to remove these sites from the SHLAA, Cabinet may wish to consider the following revised recommendation with respect to item No.7 – the Site Allocation and Policies item.

- a) That Cabinet agree to rename the Site Allocations and Policies Development Plan Document as the Site Allocations and Policies Local Plan
- b) That Cabinet agree to approve the Site Allocations and Policies Local Plan Draft Issues and Options Paper set out in Appendix A, as amended to exclude the 7 Newcastle Development Programme (NDP) sites referred to in the previous item, and to give authority to officers to make minor drafting and editorial corrections to the Paper, in consultation with the Planning, Regeneration and Town Centres Portfolio holder
- c) That Cabinet agree to the draft consultation arrangements set out in Appendix B, subject to any revised arrangements being made by officers in consultation with the Planning, Regeneration and Town Centres Portfolio holder
- d) That Cabinet agree to receive a future report setting out the recommendations of the Planning Committee on the results of the first stage of public consultation with a view to approving the next steps

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**Site Allocations and Policies Development Plan Document – Draft Issues and Options Consultation Paper**

**Newcastle-under-Lyme Borough Local Development Framework**

**Site Allocations and Policies Local Plan**

**Issues and Options Paper**

**Introduction**

The Council adopted the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Core Spatial Strategy) in November, 2009, following a full consultation process and work has now begun to produce the second part of the plan. The second part of the plan will be called the “Site Allocations and Policies Local Plan” (Local Plan) and will cover the Borough of Newcastle-under-Lyme only.

The Local Plan will allocate sites for development over the next 14 years and provide, and contain clear policies on what or will not be permitted and where. It will also identify key spatial boundaries, including:

- the settlement boundaries for villages in the rural area;
- designated areas which should be protected and safeguarded; and
- boundaries, which impact on retail policies in the town centres.

Preparing the Local Plan will be a collaborative process. It will involve many stages of public consultation in addition to an independent public examination and is likely to be complete by autumn 2014. Up until then we need your help in addressing some difficult challenges, which includes identifying how and where we can provide the retail, housing and employment needs planned for in the Core Spatial Strategy and required for the future success of the Borough.

This Issues and Options Paper aims to encourage a collective discussion, at an early stage, about how the identified housing, employment, retailing and infrastructure needs of the borough are accommodated at a local level. It allows vital questions to be raised and provides an opportunity to reach agreement on the identification of policy options.

Although we have tried to avoid technical language this document does use some technical terms. These have been defined through a Glossary at the end of each chapter when appropriate. The Glossary is intended as an introductory guide to planning and should not be used as a source for statutory definitions.

**Policy Context**

The process of preparing the Site Allocations and Policies Local Plan will need to take account of guidance from both national and local policy:

**National Planning Policy Framework**

The Local Plan must take into the account the National Planning Policy Framework (NPPF). The NPPF has replaced the previous suite of National Planning Policy Guidance and Planning Policy Statements, which have now been revoked. Planning policies must also reflect and where appropriate promote relevant EU obligations and statutory requirements.

### Duty to cooperate

In addition to consulting the public we are required to cooperate with neighbouring authorities and the County Council on relevant issues, as well as, work collaboratively with public health leads and organisations, utility and infrastructure providers, and a variety of statutory and private sector bodies.

### Sustainable Development

The Government wants communities to be proactive in encouraging development to take place, but in a way that doesn't mean worse lives for future generations. It therefore wants to promote 'sustainable development'. Indeed 'at the heart of the recently published National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development.'

For plan-making this means that: 'local planning authorities should positively seek opportunities to meet the objectively assessed development and infrastructure requirements of an area.' However, it must do so in a way which is sufficiently flexible to adapt to rapid changes, unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in the NPPF indicate development should be restricted.

### Planning Policy for Traveller Sites

The Local Plan must have regard to the Government's planning policy for traveller sites. This seeks to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community.

### The Core Spatial Strategy 2006-2026

The adopted Core Spatial Strategy is the key local policy document. The Strategy establishes some very important planning principles through strategic policies aimed at addressing some of the wider issues and challenges facing the Borough and the City of Stoke-on-Trent. These policies are currently taken into account when planning applications are determined.

Critically the Core Spatial Strategy has set the level of growth required to meet local needs for housing, employment and retailing between 2006 and 2026. It has also identified the broad location of development, to help meet these needs including priority areas for development. Therefore, the broad locations of where development will be concentrated have already been determined.

### **What are Issues and Options?**

The Paper is split into four chapters: Housing and Open Space; Employment and Economic Development; Retail and Town Centres; and Infrastructure.

For each chapter we aim to explain the key issues that need to be considered before any land allocations and new planning policies are proposed. We also identify a range of alternative policy options, which could be followed to resolve those issues in order to accommodate the identified housing; employment retailing and infrastructure needs of the borough. We would like your comments on these options.

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Each option will have different outcomes, but the Council has no preferred options at this stage, this will be later in the process after we have taken into account your views. We would also like to know if you think there are any other issues or options the Council should consider.

Furthermore, no decisions have been taken about individual sites, settlement or town centre boundaries. However, we have undertaken an initial assessment, or 'sieve' of sites, and used this to remove obviously unsuitable sites and prepare draft long lists of both strategic and non-strategic sites (see below); these sites have the potential to form part of the Borough's housing, employment, and retail land supply and also provide the context for the issues and options set out in this Paper. Including the list of sites provides an opportunity for you to comment on the suitability of sites for various uses and help us decide which are the most deliverable, and developable site options.

We may not have included all the potential development sites at this stage and so we will be pleased to receive new site nominations.

### Evidence Base

The consideration of the issues and options for each topic will need to take into account the most up to date evidence base. Relevant evidence is detailed in the individual topic sections and it is available on the planning policy section of the Council's website *link to be created*.

The Council has used the information in the evidence base to objectively assess the needs of the Borough for housing, employment and retailing and to assess the potential of sites to form part of the Borough's housing, employment and retail land supply. This preliminary work has also been used to identify the key issues and options presented for discussion.

### **Strategic and Non-Strategic Sites**

Only development sites of a strategic size, or significance, will be formally allocated in the final Local Plan. A strategic site is one which is considered central to the delivery of the projected needs for housing, employment and retail provision in the Borough and both national objectives and the objectives of the Core Spatial Strategy.

For the purposes of this consultation sites considered for housing and employment allocations generally cover a minimum area of 1 hectare (ha.) (2.27 acres). Collectively these strategic sites could meet the majority of the Borough's housing and employment needs.

The development of non-strategic housing sites (generally below 1 ha in size) will be guided by development management policies. Although when considered individually these sites may not be significant in terms of delivering growth, collectively these smaller sites will be required to meet the needs in the Borough for new housing. We therefore need your opinion on the suitability of these non-strategic sites for development. Further details are provided in each Issues and Options topic paper.

### **The Importance of Allocating Land**

Allocating land in the final Local Plan will be important because:

- It will help achieve sustainable development

## APPENDIX A

- It will ensure that sufficient land of suitable quality is provided to meet the needs of the Borough for housing, employment, retail and leisure, in locations that minimise the need to travel.
- The Plan can direct where and what type of development takes place. This will avoid adverse impacts of large scale development in unwanted locations and ensure sustainable development can be approved without delay.
- The timing of when sites come forward can be managed more effectively. This is important for partners who need to plan to provide infrastructure alongside new development.
- The development industry is given more certainty as to what development is acceptable on individual sites and this encourages investment.
- Sites can be protected from alternative uses. This is particularly important if there is a shortage of land for a particular use.

### Locally Distinctive Places

Preparing this Local Plan is not simply about allocating land or writing policies to be used in the consideration of a planning application, it is about working together to create positive outcomes, which work to create pleasant, prosperous, vibrant, environmentally responsible as well as locally distinctive communities, where people want to live and work.

The preparation of this Local Plan, therefore, creates an opportunity for you to have a say in helping to ensure that future development will make a positive contribution to neighbourhoods and the Borough as a whole, as well as, ensuring the vitality and viability of our town centres.

### Sustainability Appraisal

A Sustainability Appraisal is an integral part of the preparation of this Plan. The aim is to consider the significant effects on the environmental, social and economic condition of the borough, which could arise from the Plan's policies and proposals.

The first stage of this Sustainability Appraisal has been completed and is set out in a Scoping Report, which identifies the social, economic and environmental objectives to guide the development of proposals. The Report can be viewed at [\\*link to be created\\*](#) The results of the final Sustainability Appraisal will play an important role in identifying the best site options, to meet identified needs.

### The Consultation Process

We want the process of getting this important Plan in place to be a collective enterprise. To help people get involved there will be at least three separate stages of public consultation.

The flow chart below explains in more detail the consultation stages before the Plan is finally submitted to the Planning Inspectorate for an independent examination in public. The first two stages of consultation, will be the most formative in shaping the content of the plan. More information can be found on the Council's Planning website.

### ISSUES AND OPTIONS

#### 1<sup>st</sup> Public Consultation – Opportunity to influence the content of the Plan

Sets the scene by explaining the key issues that need to be considered before any land allocations and new planning policies are proposed. Alternative options to address these issues are set out. Feedback from the Issues and Options consultation will be considered and used to prepare a Draft Options document. The Draft Options document and consultation results will be reported to the Council's Cabinet and approval sought that the Council consults on the Draft Options document.



### DRAFT OPTIONS

#### 2<sup>nd</sup> Public Consultation – Opportunity to influence the content of the Plan

This is when we will ask you to provide your views on specific site proposals, spatial boundaries (for the purposes of planning policy) and planning policies for use in the day-to-day decision making on planning applications. Feedback from the Draft Options consultation will then be considered and taken into account to prepare a 'Pre-Submission' version of the Draft Local Plan. Full Council approval will then be requested unless further public consultation is considered necessary.



### PRE-SUBMISSION PUBLICATION

#### 3<sup>rd</sup> public consultation – Comments invited on the legal 'soundness' of the Plan

A draft Plan is **published** and representations will be invited on whether the published Plan has been positively prepared, is likely to be effective in its aims and whether these aims can be justified and is in conformity with national policy. The Council will then review the representations and unless substantive amendments are required will prepare to **submit** the draft Plan to the Secretary of State for independent examination.

### How You can Get Involved

We will be holding a series of consultation events for residents, community groups, developers and businesses to learn more about the issues and options process and discuss ways of addressing the issues set out in this Paper.

To find out the details of venues and times for these events plus other consultation activities please check the Planning Policy website *\*link to be inserted\**. Alternatively details will be provided in your local library, Kidsgrove and Madeley Contact Centres, the Guildhall, Jubilee 2 and the Civic Offices as well as Whitmore Information Centre and the Chesterton One Stop Shop. You can also view documents and pick up Response Forms at these locations.

### Comments and Contacts

We welcome your comments on the issues for each topic area and your selection of options.

Please use the Response Form provided to make your comments. These can be downloaded from the Planning Policy website and submitted on-line. *\*Link to be created.*

email us on: [siteallocationsdpd@newcastle-staffs.gov.uk](mailto:siteallocationsdpd@newcastle-staffs.gov.uk)

or write to Site Allocations and Policies Local Plan FREEPOST, Newcastle-under-Lyme Borough Council, Civic Offices, Merrial Street, Newcastle, Staffs, ST5 2AG.

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If you wish to talk to someone about this telephone us on \*details to be provided\*

Keep in touch through the Council's Facebook and Twitter sites by going to the bookmark at the foot of any Council web page.

### Glossary

<b>Local Development Framework (LDF)</b>	The collection of planning documents outlining how planning will be managed in the Borough and which are used to control development and determine planning applications.
<b>Development Plan Documents (DPDs)</b>	Development Plan Documents outline the key development goals of the Local Development Framework.
<b>Core Spatial Strategy</b>	This planning document has been adopted by both Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council. The Core Spatial Strategy sets the overarching framework for the long term development and regeneration across the Newcastle-under-Lyme and Stoke-on-Trent area for the period 2006-2026.
<b>National Planning Policy Framework</b>	Sets out the Government's planning policies for England and how these are expected to be applied.
<b>Site Allocations of land</b>	Allocations of sites for specific or mixed uses or development contained in DPDs. Policies will identify any specific requirements for individual proposals
<b>Spatial Planning</b>	Spatial planning concerns itself with places, how they function and relate together - and its objectives are to manage the forces of change to secure the best achievable quality of life for all in the community, without wasting scarce resources or spoiling the environment.
<b>Sustainability Appraisal (SA)</b>	An appraisal of the impacts of policies and proposals on economic, social and environmental issues.
<b>Deliverable sites</b>	To be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered within five years and in particular that development of the site is viable. These sites form part of the 5 year land supply.
<b>Developable sites</b>	To be considered developable sites should be in a suitable location for development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time. Known constraints are likely to be overcome.

## Housing and Open Space

### Introduction - New Homes for the Borough

A key aim of the Site Allocations and Policies Local Plan will be to assist the construction of new homes in sustainable locations across the Borough to meet identified needs and aspirations.

A good quality and diverse range of housing is vital to meet the varied needs of the Borough's residents and deliver sustainable communities. Furthermore, new housing is critical to attracting investment in the local economy, creating new jobs and improving community infrastructure.

During the twenty years prior to 2006 the Borough planned for and built 8,000 new homes. For the period 2006 – 2026, the adopted Core Spatial Strategy has identified a need for 5,700 (net) new homes to be built in the Borough. The good news is that 1,265 (net) homes had already been built by the end of March 2011 so we have to plan for the remaining 4,435 homes over the next 14 years.

The provisional distribution of new homes across the Borough, as set out in the adopted Core Spatial Strategy, is outlined in the first column of Table 1 below.

Table 1

<b>Spatial Areas of the Borough*</b>	<b>Provisional distribution of new homes to be delivered between 2006-2026</b>	<b>Number of new homes remaining to be delivered between 2012 and 2026</b>	<b>Provisional land capacity to accommodate new homes (inc conversions)**</b>
<b>Newcastle Urban Central</b>	3,200	2,521	2,080
<b>Kidsgrove</b>	600	517	916
<b>Newcastle Urban South and East</b>	1,000	734	663
<b>Rural Area</b>	900	663	667
<b>Whole Borough</b>	<b>5,700</b>	<b>4,435</b>	<b>4,326</b>

\* see glossary to find out which wards are in each spatial area

\*\* The figures include conversions, which are not part of the land capacity in the Strategic Housing Land Availability Assessment, but do count towards the housing target.

The provisional housing distribution figures in Table 1 reflect the targeted regeneration objective of the Borough, which focuses the delivery of development and investment to priority areas. The second column takes into account the number of dwellings remaining to be built between 2012 and 2026 in each sub-area. The third column indicates the number of homes that could theoretically be accommodated on sites already identified as being potentially suitable for housing in the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is a technical and preliminary assessment of potential housing sites across the Borough.

The latest Strategic Housing Land Availability Assessment (SHLAA) is available to view at: *link to be created*.

### Land Supply

The 2012-13 SHLAA indicates that the Borough has insufficient land to accommodate the identified housing need; consequently we are unable to meet our housing needs over the next 14 years (the period until the end of the Plan Period).

This context raises some very serious issues as to be found 'sound' the Site Allocations and Policies Local Plan must attempt to plan to meet the objectively assessed needs of the Borough. If more sites are not identified to meet the shortfall in supply then the first option to address this issue is to explore the feasibility of meeting these shortfalls on sites outside the Borough's administrative boundary. If this option proves unsuccessful then there is a second option to plan for the next 10 years (rather than planning until the end of the Plan period) and undertake an early review of the Core Spatial Strategy, which we plan to do at the end of 2014.

Furthermore there appears to be a shortfall of potential housing sites both in Newcastle Urban Central and Newcastle Urban South and East and a surplus Kidsgrove. Consequently there appears to be a need to redistribute where housing is located in the Borough, with the exception of the Rural Area. The number of homes planned to be delivered in the Rural Area is fixed by the Core Spatial Strategy and can not exceed 900.

### ISSUE 1: Strategic Housing Sites

Strategic sites are key to the delivery of new homes across the Borough in terms of providing commercially attractive sites and delivering a high number of affordable homes which are required. Thus to help ensure that we have sufficient land to deliver the number of homes required in the Borough it will be necessary to allocate a number of key sites. Please note that only sites considered to be strategically significant will be considered for formal allocation. For the purposes of this Local Plan a threshold of 1 hectare (2.47 acres) has generally been set, although there may be exceptions if a smaller site is considered strategically important.

The Core Spatial Strategy specifies that housing development in the Rural Area will be directed towards the three Rural Service Centres of Loggerheads, Madeley and Audley Parish.

The draft long list below identifies potential housing allocation sites; maps of the sites are available to download from the Planning section of the Council's website *link to be inserted*. B&W paper copies are available on request. Sites currently with planning permission or subject to section 106 agreements are excluded at this stage.

Please note that inclusion in the list does not presume that the site will be allocated for development, or that planning permission for housing would be granted.

**We welcome your comments on whether or not the following sites should be allocated for housing. Please use the attached response form.**



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### Draft Long List of Strategic Housing Sites for Potential Allocation

Sites by Spatial Areas	SHLAA Ref.	SHLAA Capacity	Site Area (Ha)	Site Area (Acres)	Ownership	Land type
<b>Newcastle Urban Central</b>						
Apedale South, Apedale Road, Chesterton	145	350	6.96	17.1	Private	Brownfield
Apedale South, Apedale Road, Chesterton	145A		8.84	21.84		Greenfield
Deans Lane, Red Street, Crackley	118	40	1.37	3.4	Private	Greenfield
Keele Road, Thistleberry (Hamptons Scrapyard)	288	100	5.03	12.4	Private	Brownfield and Greenfield
Knutton Lane (Knutton Recreation Centre)	115	55	1.75	4.32	NULBC	Brownfield
Liverpool Road, Newcastle (Bus Depot)*	9788	66	0.82	2.02	Private	Brownfield
London Road, Newcastle (Former Bristol Street Motors),	35	65	1.3	3.21	Private	Brownfield
Lower Milehouse Lane (Wilmot Drive), Cross Heath	337	240	6.8	16.8	Registered Social Landlord	Brownfield
(Land off) Newcastle Street and Stonewall Road, Silverdale	433	28	1.1	2.7	Private	Brownfield
Shrewsbury Drive, Chesterton	33839	33	1.35	3.33	NULBC	Greenfield
<b>Kidsgrove</b>						
Newchapel Road, Newchapel, Kidsgrove	113	90	2.34	5.8	NULBC	Greenfield
Pennyfields Road, Newchapel, Kidsgrove	114	75	1.86	4.6	NULBC	Greenfield
Slacken Lane (5a), Woodshutts, Kidsgrove	5a	70	6.1	15.1	Private	Greenfield
Slacken Lane (5), Woodshutts, Kidsgrove	5	70	2.04	5.04	Private	Greenfield
Stone Bank Road (rear of), Kidsgrove	350	30	1.36	3.4	Private	Greenfield

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Newcastle Urban South and East						
Brampton Road, The Bramptons	282	10	1.33	3.3	NULBC	Greenfield
Clayhanger Close, Bradwell	109	100	2.53	6.3	NULBC	Greenfield
Clayton Road, Clayton	103	130	3.7	9.14	NULBC	Greenfield
Seabridge Close, Ash Way, Seabridge	329	75	2.47	6.1	SCC	Brownfield
Rural						
Bridle Path (land to the rear of), Madeley	347	35	1.53	3.8	Private	Greenfield
Eccleshall Road, Loggerheads	111	30	2.35	5.8	NULBC	Greenfield
Market Drayton Road, Loggerheads**	97	120	5	12.6	Private	Greenfield
Mucklestone Road (land off) Loggerheads	402	70	3.25	8.03	Private	Greenfield
Mucklestone Road Loggerheads (Tadgedale Quarry)	304	95	5.8	14.33	Private	Brownfield
New Road, Madeley	346	32	1.07	2.64	Private	Greenfield
Station Road Keele (The Hawthorns)	40	30	4.32	10.67	Private	Brownfield / Green Belt
Site to the West of Madeley	373	80	18	44.5	Private	Greenfield

\* Site where outline planning permission for housing development has expired.

\*\*Part of this site has been granted planning permission for a community fire station.

**If you wish to nominate any other sites (larger than 1 hectare), please do so by providing the address and supplying a map.**

### ISSUE 2: Non-Strategic Sites

It is recognised that a significant proportion of new houses in the Borough will be built on sites smaller than 1 hectare (2.47 acres). Due to their size these sites are not considered strategically significant enough to formally allocate. Nevertheless non-strategic sites will be essential to deliver the new housing required in the Borough in addition to the strategic sites.

Development management policies should offer sufficient criteria to help guide the development of non-strategic sites in place of an allocation. Most of these policies will be the subject of a later public consultation exercise in respect of this Plan. However, the Issues and Options process provides an early opportunity to comment on these sites.

A list of non-strategic sites considered potentially suitable for housing development is provided in Annex 1. More detailed information on each site is contained in the latest Strategic Housing Land Availability Assessment (SHLAA), which is available to view at the following web address: [www.newcastle-staffs.gov.uk/planningevidence](http://www.newcastle-staffs.gov.uk/planningevidence)

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**We welcome your comments on the suitability of these sites for housing development. Please use the attached response form.**

Please note inclusion in the list does not presume that planning permission for housing would be granted.

**If you wish to nominate any other sites (smaller than 1 hectare or 2.47 acres), please do so by providing the address and marking on a map.**

### ISSUE 3: Development of Greenfield sites

#### What are 'Greenfield' sites?

Greenfield sites, or land, have either never previously been built on or, if they have historically been built on, the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with formally designated Green Belt land.

The adopted Core Spatial Strategy outlines a strategy to build new homes on brownfield (previously developed) land as far as possible, rather than using greenfield land. This has been very successful; since 2006 72% of new homes built have been built on brownfield land. However due to this success the supply of deliverable brownfield land is running out. We would, therefore, welcome the nomination of viable brownfield sites.

**If you wish to nominate a brownfield site please do so by providing the address and marking on a map.**

The adopted Core Spatial Strategy recognises that sustainable Greenfield land will be required to meet long-term housing need. The issue is how to phase the delivery of Greenfield sites. For example if we continue to prioritise the development of brownfield land we will constrain the choice of sites available and therefore constrain the delivery of new homes. Furthermore, if we do not accept the need to develop some of the sustainable Greenfield sites in our land supply, we will not meet our housing need.

Sustainable Greenfield land is therefore included in both the choice of strategic sites for development proposals in this document and sites deemed suitable in the Strategic Housing Land Availability Assessment.

**We welcome your comments on the options for the development of greenfield sites; this could involve a combination of the options listed. Please use the attached response form.**

#### OPTIONS:

- Consider the development of all sustainable greenfield sites for housing immediately;
- Phase the development of sustainable greenfield sites until the supply of brownfield land has been exhausted;
- Develop brownfield employment sites for housing before developing greenfield land;
- Where appropriate, encourage high density development to minimise the level of greenfield land developed;
- Other (please provide details).

### **ISSUE 4: Density of Housing**

The density at which housing is built is important; the higher the density the less land is required to meet housing demand. However it should be noted that building at high density is not suitable for all sites and will not necessarily deliver the range of housing types needed to meet the need of the Borough's residents.

We will continue to ensure that housing development makes efficient use of land and acknowledge that different sites and housing types will deliver different densities of housing. We therefore intend to propose to have a flexible policy to take into account individual site circumstances and to allow a variety of housing types to be built to meet demand.

**We welcome your comments in this regard. Please use the attached response form.**

### **ISSUE 5: How to manage the undersupply of land**

There is an undersupply of potential housing sites in certain areas of the Borough (as shown in Table 1) and this needs to be pro-actively managed through this Plan. One option to manage this undersupply is to recalculate the planned distribution of housing within the Borough and locate more housing in areas with more identified housing sites; this could be achieved whilst still encouraging targeted regeneration by prioritising development and investment towards the priority areas within Newcastle Urban Central.

Please note that the figure of 900 homes to be built in the Rural Area of the Borough is a strict maximum; there is therefore no option to provide more than 900 homes in the rural area.

It is acknowledged that some of the sites which form the potential supply in the Rural Area are adjacent to, but outside existing village envelopes defined on the Borough's adopted Policies Map. The Core Spatial Strategy permits the review of village envelopes, through the preparation of this Plan, providing such proposals aim to conserve and enhance the distinct and attractive character of the local environment and do not involve altering the Green Belt boundary. However, no specific proposals are being put forward at this stage. Any such proposals will be put forward for consideration at Draft Options, taking account of the comments received during this round of consultation on the availability of developable rural sites.

**We welcome your comments on the options for how to manage the undersupply of land in areas unable to accommodate the provisional housing figure set out in the adopted Core Spatial Strategy. Please use the attached response form.**

#### **OPTIONS:**

- Increase the density of housing development in areas unable to accommodate the provisional housing figure;
- Redistribute any undersupply of housing from an area unable to accommodate the provisional housing figure to areas with a greater number of potential sites;
- Other (please provide details).

### ISSUE 6: Rural Exception Sites

In the Rural Area of the Borough opportunities to deliver affordable housing to meet local housing needs are limited. However, we do not have sufficient evidence to justify the provision of 'rural exception sites'. Without this evidence affordable housing in the Rural Area will continue to be built as part of speculative housing developments of 5 houses or more.

**We welcome your comments in this regard. Please use the attached response form.**

### ISSUE 7: Gypsies, Travellers and Travelling Show-people

In accordance with the Government's Planning Policy for Traveller sites \* *Link to be created* the Council is required to set pitch targets for gypsies and travellers and plot targets for travelling show people and meet the identified need through the identification of land for sites. The adopted Core Spatial Strategy does not set any targets to provide sites for Gypsies, Travellers and Travelling Show-people. However research published in 2007 \* *link to be created* suggests that provision should be made for:

- 35 Residential pitches for Gypsies and Travellers;
- 5 Transit pitches and;
- 5 plots for Travelling Show-people.

This level of provision is likely to require the allocation of at least one new site for Gypsies and Travellers, as well as, an official transit site for Travelling Show People. However, this suggested provision is not an adopted figure and we now have the opportunity to review whether the level of provision outlined above is realistic or whether it should be reviewed or adopted.

**We welcome your comments regarding the options concerning the level of provision for Gypsies, Travellers and Travelling Show-people. Please use the attached response form.**

#### OPTIONS:

- Accept the currently identified levels of provision;
- Review the identified levels of provision;
- Other (please provide details).

**We welcome the nomination of sites suitable for permanently accommodating gypsies and travellers and transit sites suitable for travelling show people.**

### ISSUE 8: Open Space Allocations

The North Staffordshire Green Space Strategy (2007) was developed to promote a network of sustainable and accessible green spaces. The Strategy aims to identify and channel the limited funding available into well located and high quality formal multi-functional sites which would meet community needs and ensure accessibility. Please note a Rural Green Space Strategy has been commissioned and is anticipated to be published later this year.

The adopted Core Spatial Strategy provides some protection for key sites which are required to meet the local standards set by the Green Space Strategy (in relation to quality, accessibility, connectivity, and quantity), and which are not being proposed for development. This site allocations process provides an opportunity to formally

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allocate and safeguard such sites. However sites not required to meet the Green Space Strategy local standards could, in theory, be considered as potential development sites. The Green Space Strategy and associated documents can be viewed via the following link: [www.newcastle-staffs.gov.uk/greenspacestrategy](http://www.newcastle-staffs.gov.uk/greenspacestrategy)

**We welcome your comments on the options for the allocation of Green Space Strategy sites as formal open space. Please use the attached response form.**

### OPTIONS:

- Allocate sites required to meet the local standards of the Green Space Strategy as Open Space;
- Allocate sites required to meet the local standards of the Green Space Strategy plus additional sites (please identify) as Open Space;
- Allocate key sites as Open Space irrespective of whether or not they are required to meet the local standards of the Greenspace Strategy;
- Do not allocate sites as Open Space;
- Other (please provide details).

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### Glossary

<b>Strategic sites</b>	Sites that are considered to be essential to the successful delivering the growth planned for in the adopted Core Spatial Strategy. For the purposes of this DPD, sites must normally be larger than 1 hectare to be considered as strategically significant.
<b>One Hectare</b>	<p>One hectare = 2.47 acres (approximately 40% of a hectare)</p> <p>A hectare (ha.) is the equivalent of a square, each side having a length of 100m (100m x100m) = 10,000 sq. metres, or 107,600 square feet.</p> <p>It may help to visualise this in terms of the following sports fields: A standard football field is 0.8 ha (approx) and the maximum size of a rugby pitch is 10,080 square metres (which is just over 1 ha.).</p>
<b>Non-strategic sites</b>	Sites that although could be considered to be potentially suitable for housing, but are not large enough to accommodate strategically significant amounts of housing. Alternative sites may come forward later in the plan period and therefore such sites will not be allocated. Nevertheless it is important to demonstrate that the Borough has the capacity, in theory, to meet local housing objectives.
<b>Section 106 agreement</b>	<p>A legally binding agreement or planning obligation between a local planning authority and the landowner in association with the granting of planning permission.</p> <p>These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms.</p>
<b>Core Spatial Strategy</b>	This planning document has been adopted by both Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council. The Core Spatial Strategy sets the overarching framework for the long term development and regeneration across the Newcastle-under-Lyme and Stoke-on-Trent area for the period 2006-2026.
<b>Brownfield</b>	Often referred to as 'previously-developed land', is land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. There are notable exclusions to this definition, including private residential gardens, parks, recreational grounds and allotments.
<b>Greenfield</b>	Land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. This is land that is often referred to as being 'undeveloped'. This definition includes private residential gardens, parks, recreational grounds and allotments.
<b>Green Belt</b>	Land formally designated to control urban growth. The idea is for a ring of countryside where urbanisation will be resisted for the foreseeable future, maintaining an area where agriculture, forestry and outdoor leisure can be expected to prevail. The fundamental aim of Green Belt policy is to

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prevent urban sprawl by keeping land permanently open, and consequently the most important attribute of Green Belts is their openness.

In the Borough only part of the Rural Area is designated as Green Belt, see definition of the Rural Area below.

<b>Affordable Housing</b>	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Most affordable housing in the Borough is managed by Registered Social Landlords, such as Aspire Housing. For further guidance please see the Borough Council's adopted Affordable Housing Supplementary Planning Document.
<b>Registered Social Landlord (RSL)</b>	A body that manages affordable homes. Most housing associations are RSLs. A housing association must be registered with the Homes and Communities Agency to be a RSL.
<b>Targeted Regeneration</b>	The adopted Core Spatial Strategy is based on the principle of targeted regeneration. This principle seeks to focus development and investment towards the highest priority areas and prioritise the development of previously developed land, as well as restraining development in non-priority areas. The 'priority areas' consist of Newcastle town centre and the urban communities identified for intervention and regeneration.
<b>Local need</b>	The quantity of housing required locally for households who are unable to access suitable housing without financial assistance.
<b>Green Space Strategy</b>	This Strategy sets local standards to guide the creation, improvement, protection management and maintenance of green space across the urban area by setting the benchmark for what is to be achieved for each type of green space in any given area. In this way the Strategy aims to promote the coordinated delivery, management and maintenance of green assets in order to help realise their potential. A Green Space Strategy for the Rural Area is currently being drafted.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	The production of a SHLAA is a requirement set by national planning policy. The SHLAA effectively sets out an indicative supply of potential housing sites to accommodate the level of new homes outlined for delivery within the Core Spatial Strategy. The SHLAA provides an evidence base of potential housing sites that feeds into the Site Allocations and Policies DPD.
<b>Rural Housing Need</b>	Rural housing 'need' refers to households in the key rural service centres that are unable to access suitable housing without some form of financial assistance.
<b>Rural Exception Site</b>	Small sites to be used specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint (such as Green Belt). Rural Exception Site policy should seek to address the needs of the local community by



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accommodating households who are either current residents or have an existing family or employment connection.

### **Key Rural Service Centres**

The term used in the Core Spatial Strategy to refer to the villages of Loggerheads, Madeley and Audley Parish.

### **The Rural Area**

- Areas covered by the Green Belt.
- Villages surrounded by, though excluded from, the Green Belt: Madeley Heath, Audley, Bignall End, Wood Lane, Miles Green, Alsagers Bank, Halmerend, Betley and Mow Cop, but not the large area excluded from the Green Belt containing Talke, Butt Lane, Kidsgrove and Newchapel.
- Areas beyond the Green Belt - i.e. west of the Crewe-London railway line.

### **Newcastle Urban Central**

The term used in the Core Spatial Strategy to refer to the communities of Silverdale, Thistleberry, Knutton, Cross Heath, Chesterton and the Town Centre.

### **Kidsgrove**

The term used in the Core Spatial Strategy to refer to the communities of Kidsgrove, Butt Lane, Talke, Newchapel, Ravenscliffe

### **Newcastle Urban South and East**

The term used in the Core Spatial Strategy to refer to the communities of Clayton, Westlands, Seabridge, May Bank, Wolstanton, Porthill and Bradwell.

### **Policies Map**

Illustrates, on an Ordnance Survey based map, all the policies contained in *Development Plan Documents* together with any *saved policies*.

Prior to the Local Planning Regulations 2012 this was known as the Local Development Framework Proposals Map.



## Employment and Economic Development

### Introduction

It is essential we guarantee that there are commercially attractive employment sites available across the Borough to ensure the demand for new jobs through the predicted growth in population is met, to promote economic development and also tackle unemployment, including worklessness in some parts of Newcastle.

The Core Spatial Strategy sets a figure for the amount of employment land required by the Borough at 112 ha (277 acres) between 2006 and 2026. Much of that need has been met in the first five years of the Strategy and we have approximately 56 ha (139 acres) of that need remaining.

However, a recent Employment Land Review has identified a vastly increased up-to-date figure for the demand for employment land in the Borough of 150 ha (371 acres), over the next 15 years. This revised demand of 150 ha significantly exceeds the amount of land currently that we are able to allocate (56ha). The 56ha we are able to allocate should be sufficient to meet demand for the next five years, although depending on the sites allocated we could have shortfalls in land to meet the various employment types listed in the paragraph below. However these shortfalls could potentially be met through: a) large strategic employment sites beyond the Borough's administrative boundary but still within the North Staffordshire employment catchment area; and/or b) by identifying a portfolio of good quality employment sites that, although they will not be formally allocated at this stage, are required to meet the longer-term demand and could therefore be safeguarded from other uses.

A review of the Core Spatial Strategy would be required to update the employment need figures so that more land could be allocated to meet demand; a review has already been planned and is expected to begin at the end of 2014. This review is likely to require the consideration of land currently designated as Green Belt and therefore this option is not being proposed at this point in time because the Core Spatial Strategy does not allow for Green Belt land to be allocated for development.

Employment land is used for various employment types including office use (plus research and development); light industry; general industry; and storage and distribution. In order to ensure that we have an adequate supply of good quality employment sites for various employment types and to meet our future employment needs, major employment sites need to be safeguarded from other uses such as housing.

### **ISSUE 9: General Employment Land**

A portfolio of potential major employment sites have been identified by an independent consultant and listed on the following page in order of the use considered most suitable for each site. A map of the sites is available on page xxx. For the purposes of this Site Allocations & Policies consultation we have set a minimum size threshold of 1ha (2.47 acres).

The sites have been listed by potential employment use(s) but sites may be considered suitable for other employment uses or a mix of uses.

**We welcome your comments on the suitability of the following sites for employment development. Please use the attached response form.**

### Predominantly offices

- A. Keele Science Park (28.74 ha / 71 acres)
- B. Land at Brampton Road and Sandy Lane, Newcastle-under-Lyme (1.36 ha / 3.36 acres)

### Light Industrial

- C. Site off West Avenue, Kidsgrove (5.02 ha / 12.40 acres)
- D. Silverdale Business Park, Cemetery Road, Silverdale (1.31 ha / 3.24 acres)
- E. Land off West Avenue, Kidsgrove (2.06 ha / 5.09 acres)

### General Industrial

- F. Pepper Street Garage, Keele (1.06 ha / 2.62 acres)
- G. Site off Watermills Road, Chesterton (1.45 ha / 3.58 acres)
- H. Former Warehouse and Yard, Congleton Road, Talke (3.48 ha / 8.60 acres)
- I. Rowhurst Close off Watermills Road (20.49 ha / 50.63 acres)
- J. Ex Chesterton gasworks off London Road (9.29 ha / 22.96 acres)

### Storage and Distribution

- K. Land adjacent to Centre 500, Wolstanton (1.5 ha / 3.71 acres)
- L. Lowlands Road, Chatterley Valley Phase 1 (6.52 ha / 16.11 acres)
- M. Chatterley Valley Phase 2 and Peacock Hay (44.28 ha / 109.42 acres)
- N. Chesterton Speedway Stadium, Chesterton (4.86 ha / 12.01 acres)

**If you wish to nominate any other sites (larger than 1 ha (2.47 acres)) for employment uses please complete the relevant section of the response form (available via the link below) and provide a map showing the site's location and boundary.**

Please note that the sites above have been through an initial independent analysis and the sites scored according to their suitability for various employment uses in the Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review. This document is available in the evidence documents section on the Planning Policy webpage via the following link:

[www.newcastle-staffs.gov.uk/jointemploymentlandreview](http://www.newcastle-staffs.gov.uk/jointemploymentlandreview)

### **ISSUE 10: Town Centre Office Development**

In order to maintain Newcastle as a vibrant town centre a variety of uses is required including office development. One of the principles of the Core Spatial Strategy directs office development into Newcastle town centre as a strategic centre. The National Planning Policy Framework supports this principle.

**We welcome your comments on whether or not we should allocate any of the following town centre or edge of town centre sites for office use or a mix of uses including offices? Please comment using the attached response form. For your information the sites are shown on map xxx.**

- A) Nelson Place site, Newcastle-under-Lyme (0.91 ha / 2.25 acres)
- B) Jubilee Baths site, Newcastle-under-Lyme (0.63 ha / 1.56 acres)
- C) Former Blackfriars Bakery site, Newcastle-under-Lyme (1.56 ha / 3.85 acres)
- D) Former St Giles' and St George's School site, Newcastle-under-Lyme (0.33 ha / 0.82 acres)
- E) Site adjacent to new Sainsbury's, Liverpool Road (0.52 ha / 1.28 acres)
- F) Site adjacent to Travel Lodge, Newcastle-under-Lyme (0.56 ha / 1.38 acres)

**Are there any other sites not listed which you consider to be suitable for town centre or edge-of-centre office development? If so please nominate these sites by completing the relevant section of the response form and providing a map.**

### Retail and Town Centres

#### Introduction - General Retail Development

In accordance with the Core Spatial Strategy new retail floorspace should be directed towards the town centres of Newcastle (as the primary centre in the borough), in particular towards the Primary Shopping Area, and Kidsgrove (as the secondary centre in the borough). The scale of retail development in each of these centres should reflect the size of the centre with major comparison retail floorspace within the Borough directed to Newcastle.

Retail floorspace can be divided into two main types of goods:

- (i) Convenience – Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- (ii) Comparison – Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Comparison goods can also be sub-divided into bulky (e.g. furniture) and non-bulky items (e.g. clothing).

#### ISSUE 11: Newcastle Town Centre

New town centre sites are required to improve the retail and commercial leisure offer in Newcastle Town Centre in accordance with the need, as identified in the Core Spatial Strategy, to plan for an additional 35,000 square metres (376,737 square feet) comparison floorspace in Newcastle-under-Lyme Town Centre between 2006 – 2026.

The Council's Economic Development Strategy identifies opportunities to bring forward proposals for retail and business accommodation in Newcastle Town Centre. Nevertheless the allocation of key sites must be subject to public consultation through the statutory planning process before a site's appropriateness for development can be formally determined.

We welcome your comments on which of the sites in or around Newcastle Town Centre (as shown on map xxx) would be the most suitable for new retail floorspace or other town centre uses as listed above. Please use the attached response form.

Within the Primary Shopping Area (within the ring road)

- A. Ryecroft site including Council Offices
- B. Former St Giles' and St George's School site

Edge of centre sites (just outside the ring road)

- C. Former Blackfriars Bakery site
- D. Jubilee Baths site
- E. Nelson Place site
- F. Site adjacent to Travel Lodge

**If you wish to nominate any other sites for retail uses please complete the relevant section of the response form (available via the link below) and provide a map showing the site's location and boundary.**

### ISSUE 12: Town Centre Sites – Development Briefs

We have the opportunity to write development briefs for allocated sites to provide some guidance on what development would be suitable on a site in terms of use, design and scale.

**Do you consider that any of the following sites should have development briefs? We welcome your comments - please use the attached response form.**

- A. Ryecroft site including Council Offices
- B. Former St Giles' and St George's School site
- C. Former Blackfriars Bakery site
- D. Jubilee Baths site
- E. Nelson Place site
- F. Site adjacent to Travel Lodge
- G. Other (please provide details)

### ISSUE 13: Town Centre Boundary and the Primary Shopping Area

The Newcastle-under-Lyme Town centre boundary is not defined but is generally recognised as the area within the ring road where retail is the primary activity. This is the same boundary as the Primary Shopping Area where the ring road forms an identifiable boundary.

We have the opportunity to set the town centre boundary either as being the easily definable ring road in-line with the Primary Shopping Area or to extend the town centre boundary further to include some development sites and existing retail and other town centre uses on the edge of the ring road (as listed in option 2 below).

Setting the town centre boundary as the ring road would provide a strong boundary to contain main town centre uses. Edge of centre sites would then only be considered for town centre uses where that development could not be accommodated within the ring road.

If the town centre boundary included some or all of the edge of centre sites listed in option 2 below this would result in the boundary being more difficult to define. However this option would allow sites currently classed as edge of centre to be used for town centre uses.

**We welcome your opinion on which of the following options you consider to be most suitable. Please use the attached response form.**

#### OPTIONS

1. The town centre should be defined as the area contained within the ring road.
2. The town centre boundary should be amended to include some or all of the following sites (please identify which sites you consider should be included):
  - Former Blackfriars Bakery site
  - Morrison's supermarket site
  - Jubilee Baths site
  - Nelson Place site
  - Site adjacent to Travel Lodge
  - The Barracks site

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3. Allocate some or all of the above sites for uses complimentary to the Town Centre (please provide details of which sites and which potential uses).
4. Other (please give details of alternative sites or options to alter the town centre boundary).

**We propose to retain and confirm the Primary Shopping Area as it is currently defined on the Policies Map (the area within the ring road) as this area includes the main concentration of retail uses. We welcome any comments you may wish to make in this regard. Please use the attached response form.**

### ISSUE 14: Primary shopping frontage

Within the primary shopping srea the primary frontage is where retail units are the dominant use rather than other town centre uses (bars, restaurants, banks etc). This has been identified in the adopted Newcastle-under-Lyme Town Centre Supplementary Planning Document (SPD) as the frontage of the square created by Ironmarket, High Street, Castle Walks and Hassell Street.

Hassell Street, which is currently located within the primary shopping frontage does not have a high proportion of retail use as the other sections of the frontage. There is an opportunity to remove Hassell Street from the primary shopping frontage. This would then allow a higher proportion of other town centre uses on Hassell Street (e.g. pubs and leisure uses). Retail uses would then be consolidated in the redefined primary shopping frontage containing the primary activity in the town centre.

**We welcome your opinion on which of the following options you consider to be most suitable. Please use the attached response form.**

#### OPTIONS

1. Amend the primary shopping frontage to remove Hassell Street and protect the remainder of the frontage from non-retail uses.
2. Retain the primary shopping frontage as it is currently
3. Other (please provide brief details)

### ISSUE 15: Live-Work Office Quarter

The adopted Newcastle-under-Lyme Town Centre SPD has identified an area located to the east of the Town Centre as the Live-Work Office Quarter as shown on map 1 (*not attached*). The purpose is to promote a mixed-used area, with the main focus being offices and residential uses.

We have the opportunity to formally allocate the Live-Work Quarter for these purposes and protect its primary function. This would also ensure that the Town Centre would remain the key focus for the location of retail uses.

**We welcome your opinion on which of the following options you consider to be most suitable. Please use the attached response form.**

#### OPTIONS

1. Allocate the live-work quarter as an area for office and residential uses
2. Allocate the live-work quarter for other uses (please provide brief details of which uses)
3. Do not allocate the live-work quarter (please provide brief details why)
4. Other (please provide brief details)

**ISSUE 16: Kidsgrove Town Centre Boundary**

We do not intend to allocate sites in Kidsgrove for town centre uses but will be setting development management policies to cover town centre development in Kidsgrove.

The Kidsgrove Town centre boundary is defined and is shown on map xxx. We do not intend to alter this boundary as the Core Spatial Strategy does not plan for a large amount of retail growth in Kidsgrove.

**We welcome any comments you may wish to make in this regard. Please use the attached response form.**

**ISSUE 17: Threshold to Determine Local Impact Tests**

When determining planning applications for retail development in edge-of-centre or out-of-centre locations the impact on shopping facilities and services in Newcastle and Kidsgrove Town Centres needs to be considered. The scale of impact of any proposed retail development will depend on the size of that proposed retail development. Retail development in out-of-centre locations should only serve a local need and this would be reflected in its floorspace.

The NPPF suggests that these thresholds should be set locally but sets a default national threshold of 2,500 sq. m (26,910 sq. ft) and above. Independent research contained within the 2011 Retail and Leisure Study has suggested that the thresholds should be as follows:

- Newcastle-under-Lyme – 1,000 sq. m (10,764 sq. ft) gross and above
- Kidsgrove – 500 sq. m (5,382 sq. ft) gross and above

**We welcome your comments on the suitability of these thresholds. Please use the attached response form.**

**Glossary**

<b>Employment Generating Uses</b>	These are land uses which provide employment opportunities including retailing in addition to the traditionally defined employment uses of offices, research and development, light industry, general industry, and storage and distribution.
<b>Town Centre</b>	Area defined on the local authority’s proposal map, including the primary shopping area and areas predominately occupied by main town centre uses within or adjacent to the primary shopping area.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Primary Shopping Area</b>	Defined area where retail development is concentrated (generally comprising the primary and

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those secondary frontages which are contiguous and closely related to the primary shopping frontage).

### **Primary and secondary Shopping frontages**

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

### **Edge-of-centre**

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

### **Out-of-centre**

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

### **Convenience**

Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

### **Comparison**

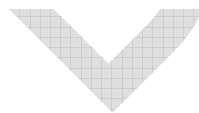
Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

### **Development Management**

The process through which a local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused.

### **Policies Map**

Illustrates, on an Ordnance Survey based map, all the policies contained in *Development Plan Documents* together with any *saved policies*. Prior to the Local Planning Regulations 2012 this was known as the Local Development Framework Proposals Map.





## Infrastructure

### What is infrastructure?

'Infrastructure' refers to a wide range of services and facilities, including the following (please note the list is not comprehensive):

- (a) Urban traffic management measures
- (b) Sustainable transport facilities; including bus, train, cycle and pedestrian facilities
- (c) Rural highway improvements
- (d) Flood defences that can not be attributable to development of any one site;
- (e) Schools and other educational facilities,
- (f) Medical facilities,
- (g) Sporting and recreational facilities,
- (h) Broadband
- (i) Open spaces; and
- (j) Affordable housing.

Infrastructure planning and delivery are fundamental to local planning. At the moment new infrastructure is largely funded through a combination of: council tax; grants; and planning obligations, through Section 106 agreements.

The Council is currently investigating the feasibility of introducing a new charge that will fund some of the infrastructure required as a result of new housing, employment and retail developments. This charge is known nationally as the Community Infrastructure Levy (CIL) and it usually applies to all new dwellings (affordable housing is currently exempt) and to any other development over 100sqm. Any levy set must be viable and not threaten essential growth.

A levy will not be introduced without extensive public consultation, which is due to take place later in the year, but it is worth noting that the CIL Regulations 2010 & 2011 make provision for a "meaningful amount" of CIL to be passed to Parish and Town Councils, where development is taking place. The amount to be passed on and how receipts are to be spent in areas not represented by Parish and Town Councils will be part of the separate public consultation on CIL.

### ISSUE 18. Infrastructure requirements

We need your views on what infrastructure is needed to support new development in the Borough. Using the list above as a guide to the types of infrastructure that is required in the Borough to support new development, please tell us what specific infrastructure projects are required to support the identified housing, employment and retail need.

**We welcome your comments on what specific infrastructure projects are needed to accommodate new development in your area. Please use the attached response form.**

**ISSUE 19: Prioritising infrastructure requirements**

However new development is only capable of providing a limited amount of funding for infrastructure; it is therefore important to prioritise needs.

**Given this limited funding what do you regard as the highest priority infrastructure projects in your area? Please rank your choices 1, 2 and 3 and provide any comments on the attached response form.**

DRAFT

Annex 1 Draft List of Non-strategic Sites

Newcastle Urban Central				
Site Name	SHLAA Ref.	Site Area (Ha)	Site Area (Acres)	Land Type
Ash Grove, Silverdale	80	0.1	0.24	Greenfield
Land at Ashfields New Road, Newcastle*	9775	0.66	1.63	Brownfield
Bath Road, Silverdale	75	0.15	0.37	Brownfield
Bells Hollow, Red Street*	21	0.16	0.4	Greenfield
Birch House Road, Chesterton (Garage site)	430	0.45	1.11	Brownfield
Camillus Road, Knutton and Cross Heath	56	0.15	0.37	Brownfield
Chapel Street, Silverdale	65	0.53	1.3	Brownfield
Chapel Street, Silverdale (Adj. 16)*	9754	0.01	0.02	Greenfield
Cherry Hill Farm, Cherry Hill Lane, Knutton and Cross Heath	359	0.35	0.86	Brownfield
Church Lane, Knutton and Cross Heath (land at a)	293	0.25	0.62	Greenfield
Land at Church Lane, Knutton and Cross Heath (land at b)	294	0.32	0.8	Greenfield
Church Lane, Knutton and Cross Heath	307	0.67	1.65	Greenfield
Church Walks, Chesterton	432	0.16	0.4	Greenfield
Land at Church Walk/Victoria Place, Chesterton	43	0.15	0.37	Brownfield
Cotswold Avenue, Knutton and Cross Heath	308	0.34	0.84	Greenfield
Gainsborough Road, Chesterton	48	0.62	1.53	Greenfield
Land at Harrison Street, Newcastle	431	0.04	0.1	Brownfield
Heathcote Street, Chesterton (Ex-Servicemen's Club,)*	9786	0.4	0.98	Brownfield
High Street, Silverdale	67	0.11	0.27	Brownfield
Kent Grove/Cross Street, Chesterton	51	0.4	0.98	Brownfield
King Street Car Park, Newcastle	255	0.66	1.63	Brownfield
Knutton Lane, Knutton and Cross Heath	357	0.21	0.52	Brownfield
(243) Liverpool Road, Knutton and Cross Heath*	9800	0.23	0.57	Brownfield
Site at London Road, Chesterton	176	0.3	0.74	Brownfield
London Road Car Park, Chesterton Community Centre, Chesterton	179	0.41	1.01	Brownfield
(18) Lower Milehouse Lane, Knutton and Cross Heath*	9794	0.03	0.07	Greenfield
Marsh Parade, Newcastle (former Zanzibar night club)	9751	0.35	0.86	Brownfield
Nelson Place, Newcastle (Jubilee Baths)	256	0.19	0.47	Brownfield
Orme Centre, Orme Road, Thistleberry	365	0.36	0.88	Brownfield
Parkfields Close, Silverdale	68	0.23	0.57	Brownfield
Pentland Grove, Knutton and Cross Heath	61	0.1	0.24	Brownfield
(1) Poolfields Avenue, Thistleberry*	9801	0.1	0.24	Greenfield
Poolfields Avenue North, Poolfields	84	0.16	0.395	Brownfield

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Rotterdam Road, Poolfields	83	0.23	0.57	Greenfield
Sandy Lane, Knutton and Cross Heath (Cornwall House)	9528	0.15	0.37	Greenfield
Seabridge Road, Thistleberry (The Rectory)	358	0.19	0.47	Brownfield
Tunbridge Drive, Silverdale	9702	0.03	0.07	Brownfield
Underwood Road, Silverdale	70	0.62	1.53	Greenfield
Water Street (Former Station)	424	0.20	0.49	Brownfield
Water Street/George Street, Newcastle	9752	0.48	1.2	Brownfield
West Street, Newcastle, Knutton and Cross Heath	259	0.18	0.44	Brownfield
Knutton Road, Wolstanton (Former TG Holdcroft)	9799	0.24	0.59	Brownfield

\*Sites with expired planning permissions for housing development

<b>Kidsgrove</b>				
<b>Site Name</b>	<b>SHLAA Ref.</b>	<b>Site Area (Ha)</b>	<b>Site Area (Acres)</b>	<b>Land Type</b>
Site at Chapel Street, Butt Lane	420	0.1	0.24	Brownfield
Talke Library, Chester Road, Talke	362	0.1	0.24	Brownfield
Millstone Inn, Congleton Road, Butt Lane*	8460	0.14	0.34	Brownfield
Site at Gloucester Road, Kidsgrove	411	0.5	1.2	Brownfield
Grove Avenue, Talke (garage site)	18	0.30	0.74	Brownfield
Heathcote Street, Kidsgrove	132	0.23	0.57	Brownfield
High Street, Harriseahead	341	0.25	0.61	Greenfield
(1) Highfield Drive, Kidsgrove*	8462	0.03	0.07	Greenfield
Hill Top Primary and Talke Youth Centre, Talke	363	0.89	2.19	Brownfield
(49) Ian Road, Newchapel*	8451	0.04	0.09	Greenfield
Jamage Road, Talke	314	0.25	0.61	Greenfield
Kinnersley Street, Kidsgrove	124	0.62	1.53	Greenfield
(Adj.33) Lamb Street, Kidsgrove*	8461	0.02	0.05	Greenfield
Lower Ash Road, Talke	17	0.1	0.24	Brownfield
Woodshutts Inn, Lower Ash Road	423	0.49	1.2	Brownfield
Maple Avenue, Talke	15	0.26	0.64	Brownfield
Millstone Avenue, Butt Lane	6	0.57	1.4	Brownfield
Mount Road/Winghay Road, Kidsgrove	342	0.14	0.34	Brownfield
Pennyfields Road, Newchapel (Working Men's Club)	421	0.32	0.8	Brownfield
Rurland Road, Kidsgrove (land next to Dove Bank School)	3	0.67	1.65	Brownfield
Thomas Street, Talke	160	0.51	1.2	Greenfield
Valentine Road, Kidsgrove	19	0.2	0.49	Brownfield
Walton Grove/Coppice Grove, Talke	11	0.49	1.2	Greenfield
Wedgwood Road, Talke	13	0.59	1.45	Brownfield
Wellington Road, Kidsgrove (Former Nursery)	8438	0.11	0.27	Brownfield
Land at William Road, Kidsgrove	419	0.16	0.4	Brownfield
William Road, Kidsgrove	230	0.15	0.37	Brownfield
Whitehill Rd, White Hill, Kidsgrove	104	0.5	1.2	Greenfield

\*Sites with expired planning permissions for housing development

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<b>Newcastle Urban South and East</b>				
<b>Site Name</b>	<b>SHLAA Ref.</b>	<b>Site Area (Ha)</b>	<b>Site Area (Acres)</b>	<b>Land Type</b>
Club on Bradwell Lane, Bradwell	173	0.26	0.64	Brownfield
Bradwell Lane, Bradwell	53	0.2	0.49	Brownfield
Victoria Court, Brampton Road*	9771	0.16	0.4	Brownfield
Buckmaster Avenue, Clayton	223	0.13	0.32	Brownfield
Clayton Road, Newcastle	9712	0.5	1.2	Greenfield
Clayton Road Service Station	417	0.2	0.49	Brownfield
Clayton Road, Clayton	86	0.14	0.34	Brownfield
Clayton Road/Windermere Road, Clayton	90	0.29	0.72	Brownfield
Cambourne Crescent, Westlands	217	0.57	1.4	Greenfield
Dimsdale Parade, Wolstanton*	9663	0.15	0.37	Greenfield
Gallowstree Lane, Thistleberry	247	0.3	0.74	Greenfield
Hillport House, Porthill Bank	410	0.6	1.48	Brownfield
Hillport Avenue, Bradwell	131	0.27	0.66	Greenfield
Thistleberry House, Keele Road, Thistleberry	327	0.8	1.9	Brownfield
Kingsbridge Avenue, Seabridge	309	0.19	0.47	Greenfield
Lawson Terrace, Wolstanton (Former Builders Store) *	9781	0.01	0.02	Brownfield
Langdale Road, Clayton	87	0.21	0.52	Brownfield
Paris Avenue, Thistleberry	88	0.45	1.11	Brownfield
Pitgreen Lane, Wolstanton (rear 10-12)*	9722	0.09	0.22	Brownfield
Repton Drive, Westlands	234	0.11	0.27	Greenfield
Bradwell Youth Centre, Riceyman Road, Bradwell	364	0.69	1.7	Brownfield
Rutland Place, Clayton	92	0.5	1.2	Brownfield
St Edmunds Avenue, Wolstanton	413	0.1	0.24	Greenfield
Fairmont, Sandy Lane, May Bank	299	0.26	0.64	Brownfield
Seabridge Lane, Seabridge	89	0.15	0.37	Brownfield
Land West of Seabridge Hall, Seabridge Lane	9783	0.3	0.74	Greenfield
Site at Stafford Avenue, Clayton	85	0.11	0.27	Brownfield
Winchester Drive, Westlands	218	0.13	0.32	Greenfield
The Cedars, Woodland Avenue, Wolstanton	361	0.13	0.32	Brownfield

\*Sites with expired planning permissions for housing development

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<b>Rural</b>				
<b>Site Name</b>	<b>SHLAA Ref.</b>	<b>Site Area (Ha)</b>	<b>Site Area (Acres)</b>	<b>Land Type</b>
Land at Apedale Road, Wood Lane	344	0.36	0.88	Greenfield
Arbour Close, Madeley	202	0.43	1.06	Greenfield
Barhill, Madeley	317	0.92	2.27	Greenfield
Bower End Lane, Madeley	128	0.39	0.96	Greenfield
East Lawns, Betley	74	0.1	0.24	Brownfield
Heathcote Road, Halmerend (Adj to Old Boars Head)	333	0.28	0.69	Greenfield
Laverlock Grove, Madeley	71	0.12	0.29	Brownfield
Miles Green (Car Park)	414	0.1	0.24	Brownfield
Moorland Road, Mow Cop	226	0.2	0.49	Brownfield
New Road, Bignall End (Spring Bank)	7580	0.15	0.37	Brownfield
Land off the A53, Loggerheads	401	0.5	1.2	Greenfield
(51) Ravens Lane, Bignall End	7617	0.03	0.07	Greenfield
Ravens Park Estate, Bignall End	116a	0.43	1.06	Greenfield
Ravens Park Estate, Bignall End	116b	0.045	0.11	Greenfield
Ravens Park Estate, Bignall End	116c	0.33	0.81	Greenfield
Ravens Park Estate, Bignall End	116d	0.15	0.37	Greenfield
Ravens Park Estate, Bignall End	116e	0.1	0.24	Greenfield
Ravens Park Estate, Bignall End	116f	0.15	0.37	Greenfield
Rowney Close, Loggerheads	73	0.2	0.49	Brownfield
Land at Monument View, Bignall End	415	0.1	0.24	Greenfield
Wedgwood Avenue, Bignall End	225	0.17	0.42	Brownfield
Westfield Road, Audley	78	0.2	0.49	Brownfield

## Site Allocations and Policies Development Plan Document – Draft Issues and Options Consultation Paper

### Draft Issues and Options consultation Timetable

- 8 week consultation period between Monday 6 August – 1 October.
- 14 day and evening events including 9 public meetings covering all wards parishes and most LAP administrative areas (in respect of the Core Spatial Strategy Keele forms part of the Rural Area)

Event	Date	Day/Evening	Event Type	Venue(s)	Ward	Parish	LAP Areas	Ward Cllrs	Indicative Staff
1	6 August – 1 October	Day	Rotated unmanned exhibitions	The Guildhall, Newcastle library, Jubilee 2, Kidsgrove Contact Centre, Madeley Contact Centre	N/a	N/a	N/a	N/a	N/a
2	Tuesday 7 August	7-8.30pm	Public meeting	Newcastle College (local community buildings not available Aug)	Clayton, Westlands, Seabridge	N/a	Clayton	<b>Clayton</b> Mrs Heames, Sweeney; <b>Westlands</b> Mrs Hailstones, Mrs Heesom, Holland; <b>Seabridge</b> Fear, Gilmore, P Hailstones, Ms Mancey;	Planning Policy x2 plus note taker  Landscape
3	Wednesday 8 August	7-8.30pm	Public meeting	Kidsgrove Town Hall	Kidsgrove, Butt Lane, Newchapel, Talke, Ravenscliffe	Kidsgrove Town	Butt Lane & Kidsgrove	<b>Kidsgrove</b> Mrs Astle, Bailey; <b>Butt Lane</b> Robinson, J Taylor, Mrs Burgess; <b>Newchapel</b> Mrs Bates, Waring;	Planning Policy x2 plus note taker  Landscape

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								<b>Ravenscliffe</b> Mrs Burnett, Stringer; Talke – Allport, Stubbs;	
4	Thursday 9 August	7-8.30pm	Public meeting	Harriet Higgins Centre	Thistleberry & Town	N/a	Thistleberry, Poole & Town	<b>Thistleberry</b> Jones Miss Reddish, Miss Walklate; <b>Town</b> Mrs Shenton M Taylor;	Planning Policy x2 , plus note taker  Regeneration
5	Wednesday 15 August	7-8.30pm	Public meeting	Madeley Centre	Madeley & Keele	Madeley, Keele	Madeley  Silverdale, Parksite & Keele	<b>Madeley –</b> Walsh White Studd, Kearon;	Planning Policy x2 Plus note taker
6	Thursday 16 August	7-8.30pm	Public meeting	Ashley Memorial Hall	Loggerheads/ Whitmore	Loggerheads, Maer, Whitmore	Newcastle Rural	Howells Loades;	Planning Policy x2 Plus note taker
7	Friday 17 August	7-8.30pm	Public meeting	Audley Community Centre	Audley/Bignall End, Halmerend	Audley Parish, Betley, Balterley & Wrinehill	Audley	<b>Audley and Bignall End</b> Mrs Beech, Mrs Cornes, Wilkes; <b>Halmerend</b> Becket, Wemyss;	Planning Policy x 2 Plus note taker



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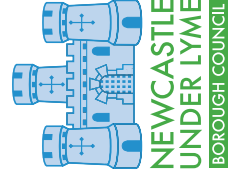
8	Tuesday 21 August	7-8.30pm	Public meeting	Newcastle College	Knutton & Silverdale, Cross Heath, Silverdale & Parksite	Silverdale	Knutton & Cross Heath  Silverdale, Parksite & Keele	<b>Knutton</b> Eagles, Snell; <b>Cross Heath</b> Mrs Williams J Williams, Mrs Winfield; <b>Silverdale and Parksite</b> – Cairns Lawton;	Planning Policy x2 plus note taker  Property Services
9	Wednesday 22 August	7-8.30pm	Public meeting	Chesterton Community Centre	Chesterton & Holditch	N/a	Greater Chesterton	<b>Chesterton</b> Boden Mrs Johnson Mrs Simpson; <b>Holditch</b> Clarke Ms Baker;	Planning Policy x2 plus note taker  Landscape
10	Friday 24 August	7-8.30pm	Public meeting	Bradwell Lodge	Wolstanton, May Bank, Porthill & Bradwell	N/a	East Newcastle	<b>Wolstanton</b> Miss Olszewski, M Olszewski, Easterwood;; <b>Bradwell</b> – Mrs Hambleton T Hambleton, Plant; <b>May Bank</b> Bannister, Matthews, Tagg; <b>Porthill</b> J Cooper, Miss Cooper;	Planning Policy x2. plus note taker  Landscape
11	Thursday 6 September (TBC)	Day	Presentation to Newcastle Town Centre Business Panel	TBC	N/a	N/a.	N/a	N/a	Planning Policy x1  Regeneration

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12	TBC	Day	Manned Exhibition	Newcastle Town Centre	All wards.	All Parishes.	All LAPS	N/a	Planning Policy x2 DC officer
13	TBC	Day	Manned Exhibition	Kidsgrove Town Centre	Kidsgrove, Butt Lane, Newchapel, Talke, Ravenscliffe	Kidsgrove Town	Kidsgrove & Butt Lane LAPs	N/a	Planning Policy x 2 DC officer
14	TBC	Day	Presentation for students	Newcastle College	N/a	N/a	N/a	N/a	Planning Policy x1 plus note taker

- Ward Councillors, Locality Area Partnership Groups, Parish Councils (where applicable) to be invited to attend public meetings
- Events to be publicised through, Sentinel advert, Ward Councillors, County Councillors, the Council's website, the Council's E Panel, the LAP chairs, Town and Parish Councils, notices at venues, correspondence to local residents groups known to the Council, Use of CVS – they are able to promote consultation on their website. If deadlines allow they can also put a brief article in "In Touch". Use will also be made of the Madeley Contact Centre distribution list.
- Consultation packs containing the Issues and options Paper and Comment forms plus other relevant material will be made available at local libraries, Kidsgrove and Madeley Contact Centres, the Guildhall, Jubilee 2 and the Civic Offices, as well as, Whitmore Information Centre and the Chesterton One Stop Shop.

# Newcastle urban central site allocation maps



## Newcastle Urban Central Spatial Area

<b>Chesterton Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Bells Hollow, Red Street	21	1
Birch House Road (garage site), Chesterton	430	2
Church Walk/Victoria Place (land at), Chesterton	43	3
Deans Lane, Red Street Crackley	118	1
Heathcote Street (Ex-Servicemen's Club)	9786	3
Kent Grove/Cross Street, Chesterton	51	3
London Road (site at), Chesterton	176	3
Shrewsbury Drive	33839	1

<b>Cross Heath Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Ashfields New Road (land adj Sainsburys), Newcastle	9775	4
Liverpool Road (243), Knutton and Cross Heath	9800	5
Lower Milehouse Lane (18), Knutton and Cross Heath	9794	5

<b>Knutton and Silverdale Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Camillus Road, Knutton and Cross Heath	56	6
Chapel Street, Silverdale	65	7
Chapel Street (adj 16), Silverdale	9754	7
Cherry Hill Lane (Cherry Hill Farm), Knutton and Cross Heath	359	8
Church Lane, Knutton and Cross Heath	307	8
Church Lane (land at a), Knutton and Cross Heath	293	8
Church Lane (land at b), Knutton and Cross Heath	294	8
Cotswold Avenue, Knutton and Cross Heath	308	6
Knutton Lane(Knutton Recreation Centre), Knutton	115	6
Knutton Lane, Knutton	357	6
Newcastle Street and Stonewall Road (land off), Silverdale	433	8
Pentland Grove, Knutton and Cross Heath	61	9
<b>Holditch Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Apedale South, Apedale Road	145/145A	10
London Road car park, Chesterton Community Centre	179	11
Lower Milehouse Lane (Wilmot Drive), Cross Heath	337	12
Gainsborough Road	48	10

<b>Silverdale and Parksite Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Ash Grove, Silverdale	80	7
Bath Road, Silverdale	75	13
High Street, Silverdale	67	7
Parkfields Close, Silverdale	68	7
Tunbridge Drive, Silverdale	9702	13
Underwood Road, Silverdale	70	13

<b>Thistleberry Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Gallowstree Lane, Thistleberry	247	14
Keele Road (Hamptons Scrapyard), Thistleberry	288	15
Keele Road (Thistleberry House), Thistleberry	327	15
Orme Road (Orme Centre), Thistleberry	365	16
Paris Avenue, Thistleberry	88	14
Poolfields Avenue (1), Thistleberry	9801	17
Poolfields Avenue North, Poolfields	84	17
Rotterdam Road, Poolfields	83	17
Seabridge Road (The Rectory), Thistleberry	358	16

<b>Town Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Harrison Street (land at), Newcastle	431	18
King Street car park, Newcastle	255	19
Liverpool Road (Bus Depot), Newcastle	9788	4
London Road (former Bristol Street Motors), Newcastle	35	18
Marsh Parade (former Zanzibar night club), Newcastle	9751	19
Nelson Place (Jubilee Baths), Newcastle	256	19
Water Street (former Station, Newcastle	424	19
Water Street/George Street, Newcastle	9752	19
West Street, Newcastle	259	19

Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Bells Hollow & Deans Lane, Red Street,  
Crackley & Shrewsbury Drive,  
Chesterton

SHLAA refs 21, 118 & 33839



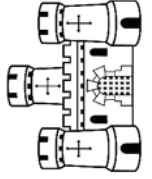
Red Street

21

33839

118

43



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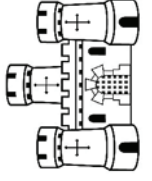
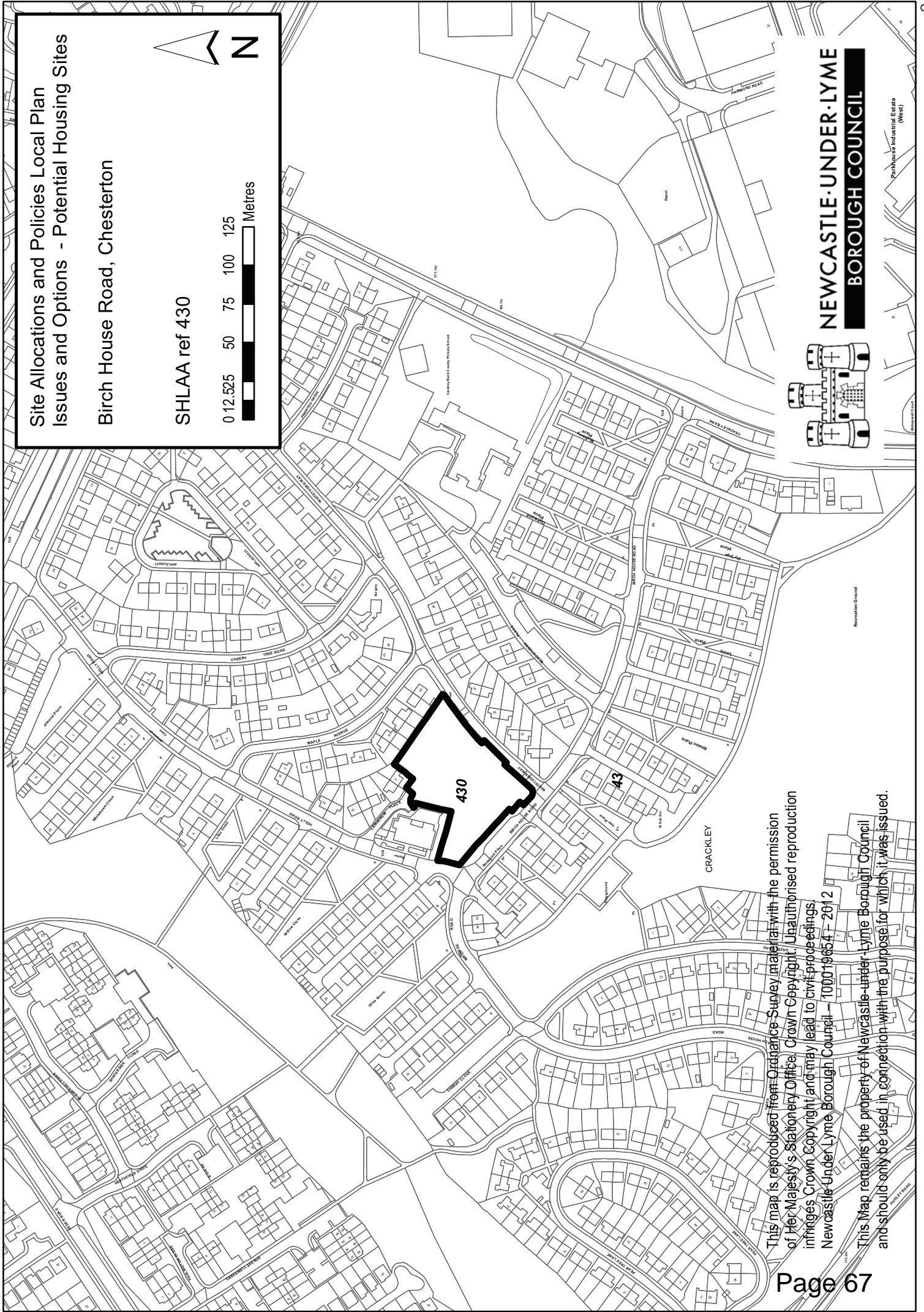
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Birch House Road, Chesterton

SHLAA ref 430



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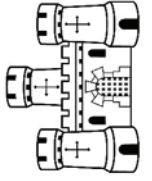
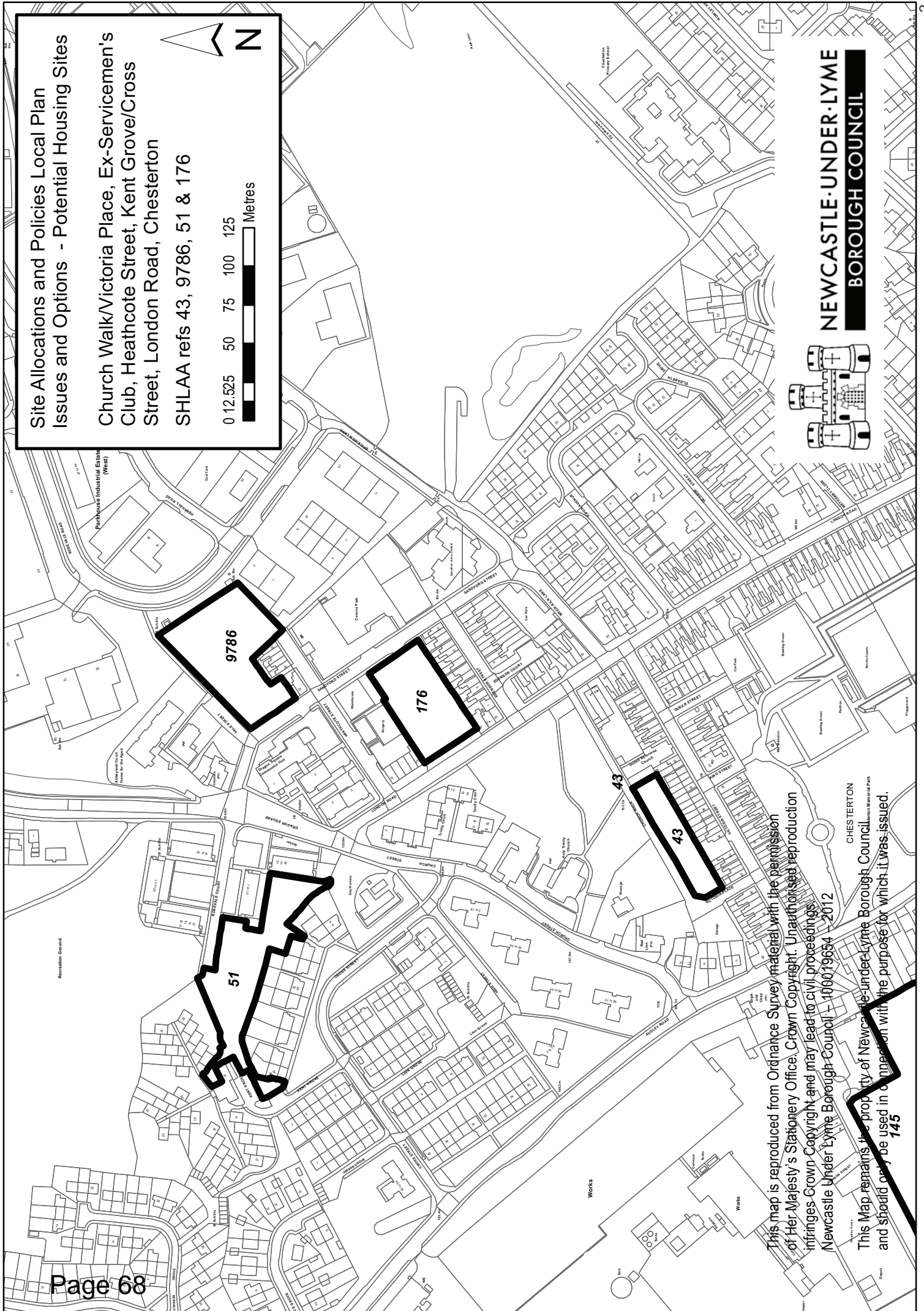
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Church Walk/Victoria Place, Ex-Servicemen's  
Club, Heathcote Street, Kent Grove/Cross  
Street, London Road, Chesterton

SHLAA refs 43, 9786, 51 & 176



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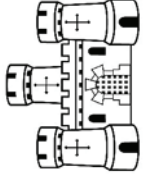
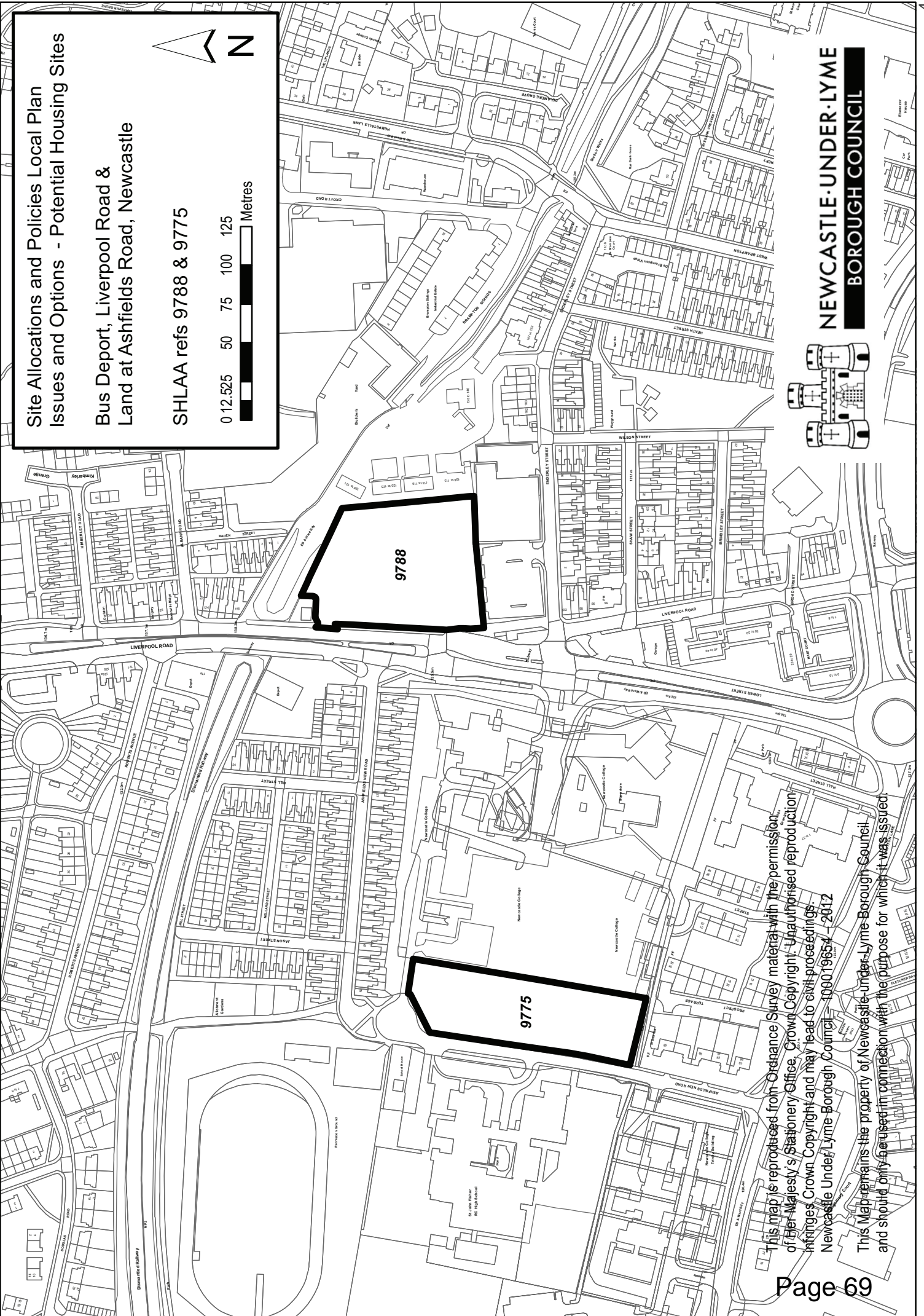
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Bus Depot, Liverpool Road &  
Land at Ashfields Road, Newcastle

SHLAA refs 9788 & 9775



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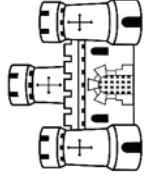
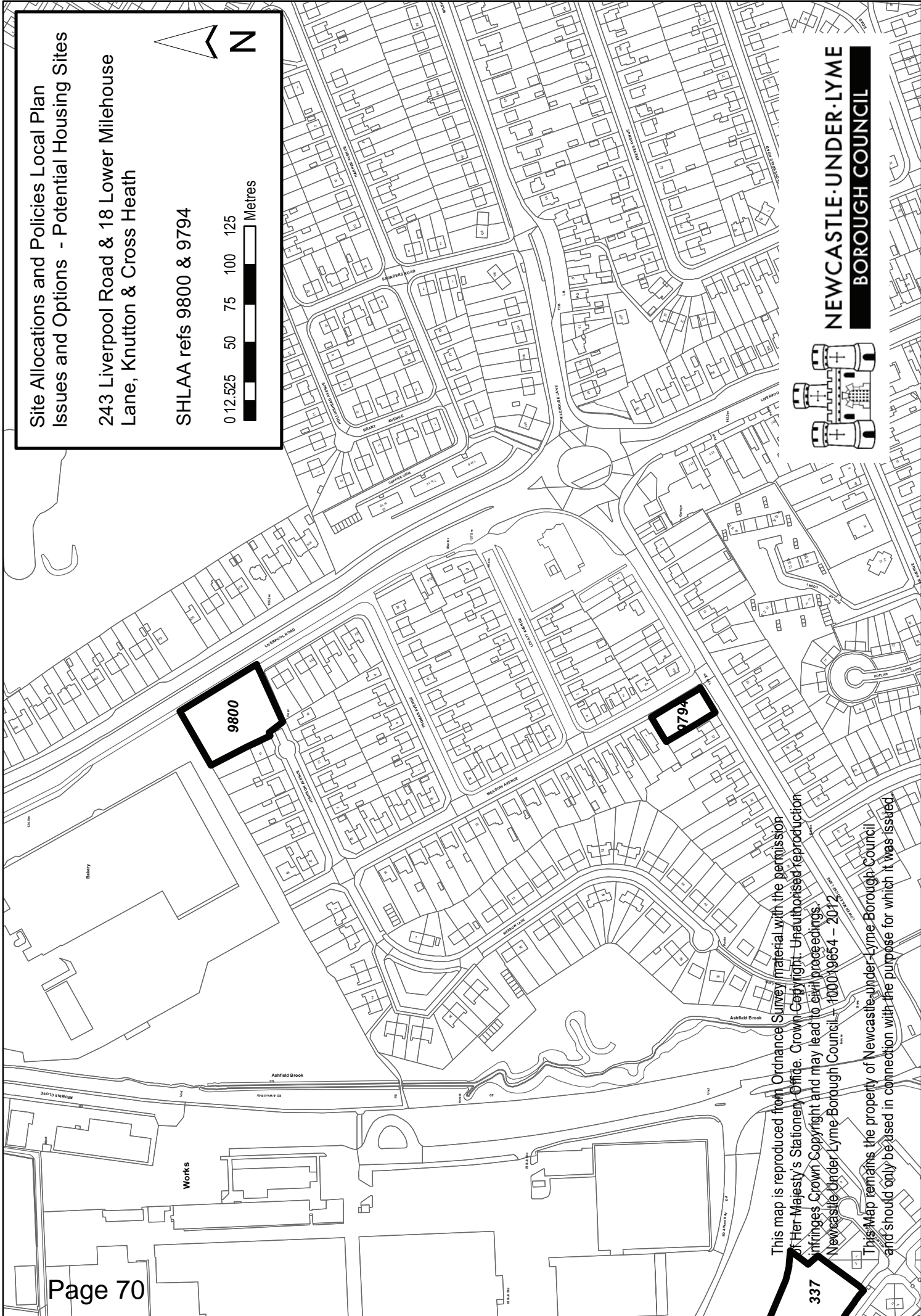
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

243 Liverpool Road & 18 Lower Milehouse  
Lane, Knutton & Cross Heath

SHLAA refs 9800 & 9794



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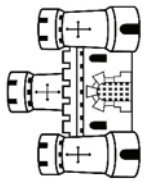
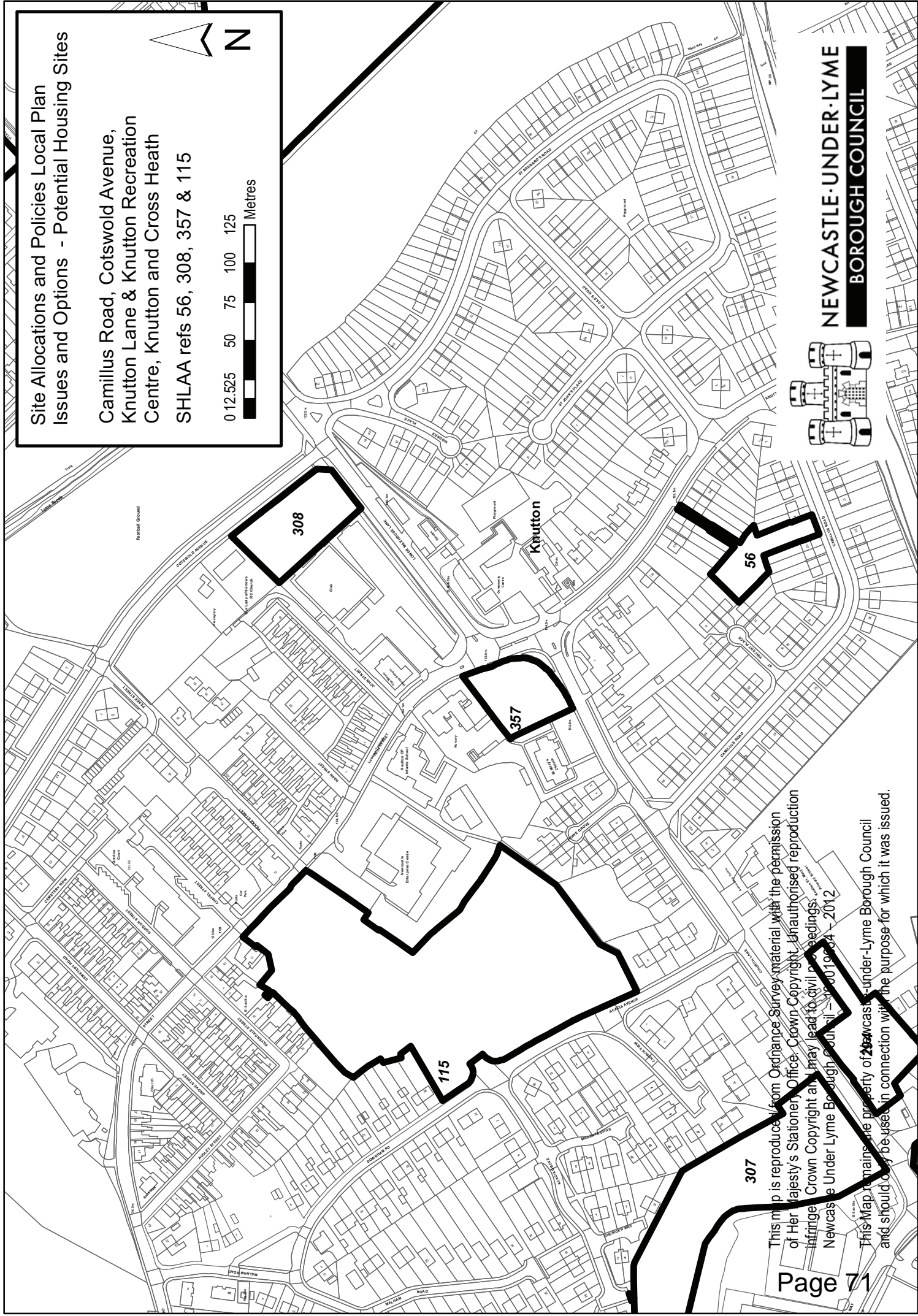
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Camillus Road, Cotswold Avenue,  
Knutton Lane & Knutton Recreation  
Centre, Knutton and Cross Heath  
SHLAA refs 56, 308, 357 & 115**



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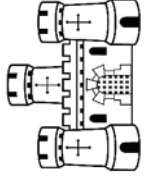
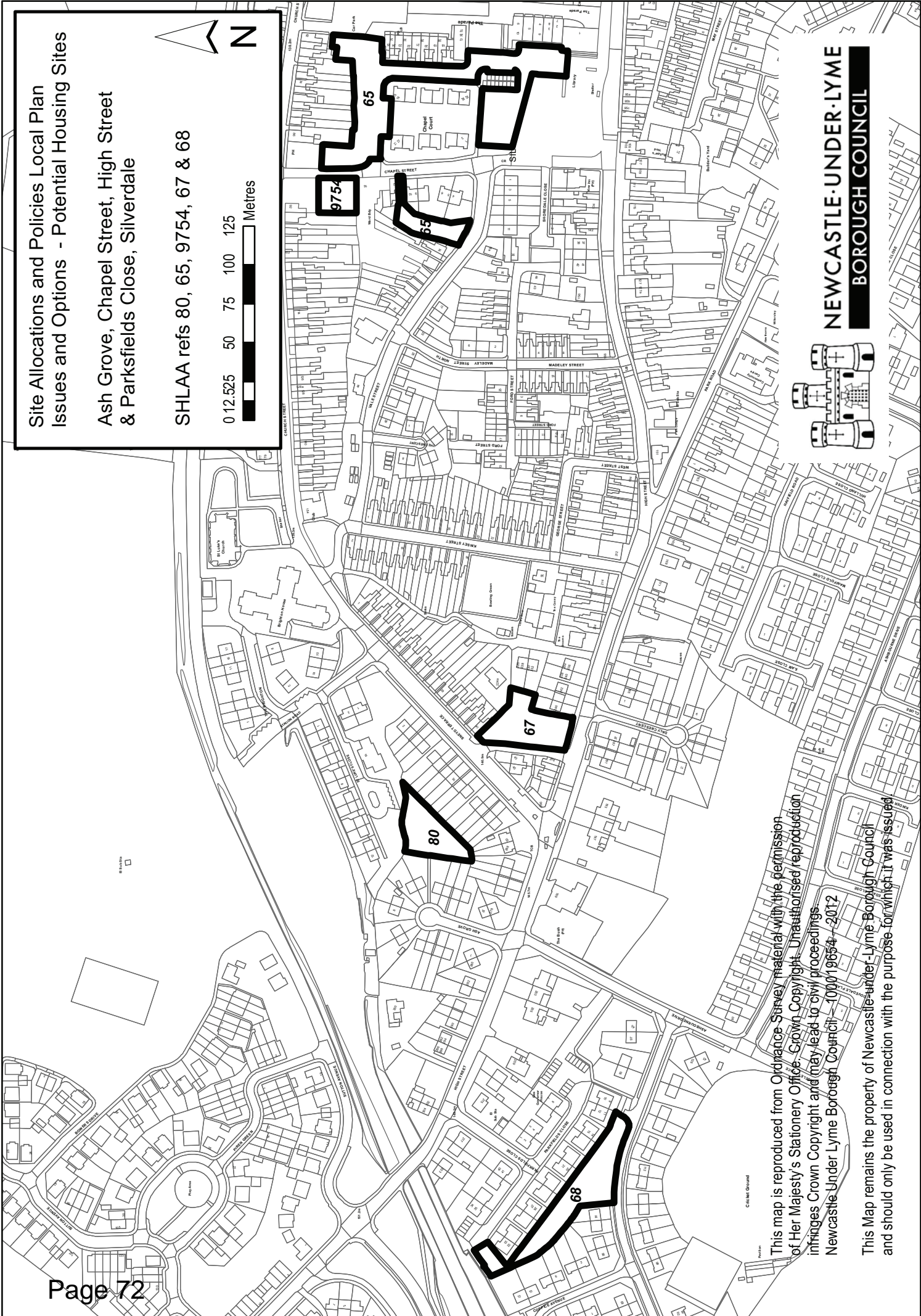
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Ash Grove, Chapel Street, High Street  
& Parksfields Close, Silverdale

SHLAA refs 80, 65, 9754, 67 & 68



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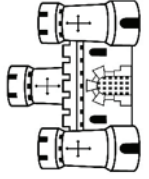
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Newcastle Street / Stonewall Road, Silverdale  
& Cherry Hill Farm, Cherry Hill Lane,  
Church Lane, Knutton & Cross Heath  
SHLAA refs 433, 359, 293, 294 & 307**



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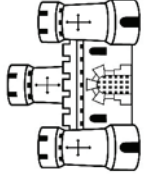
Site Allocations and Policies Local Plan  
 Issues and Options - Potential H using Sites

Pentland Grove, Knutton and Cross Heath

SHLAA ref 61



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9579

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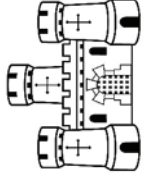
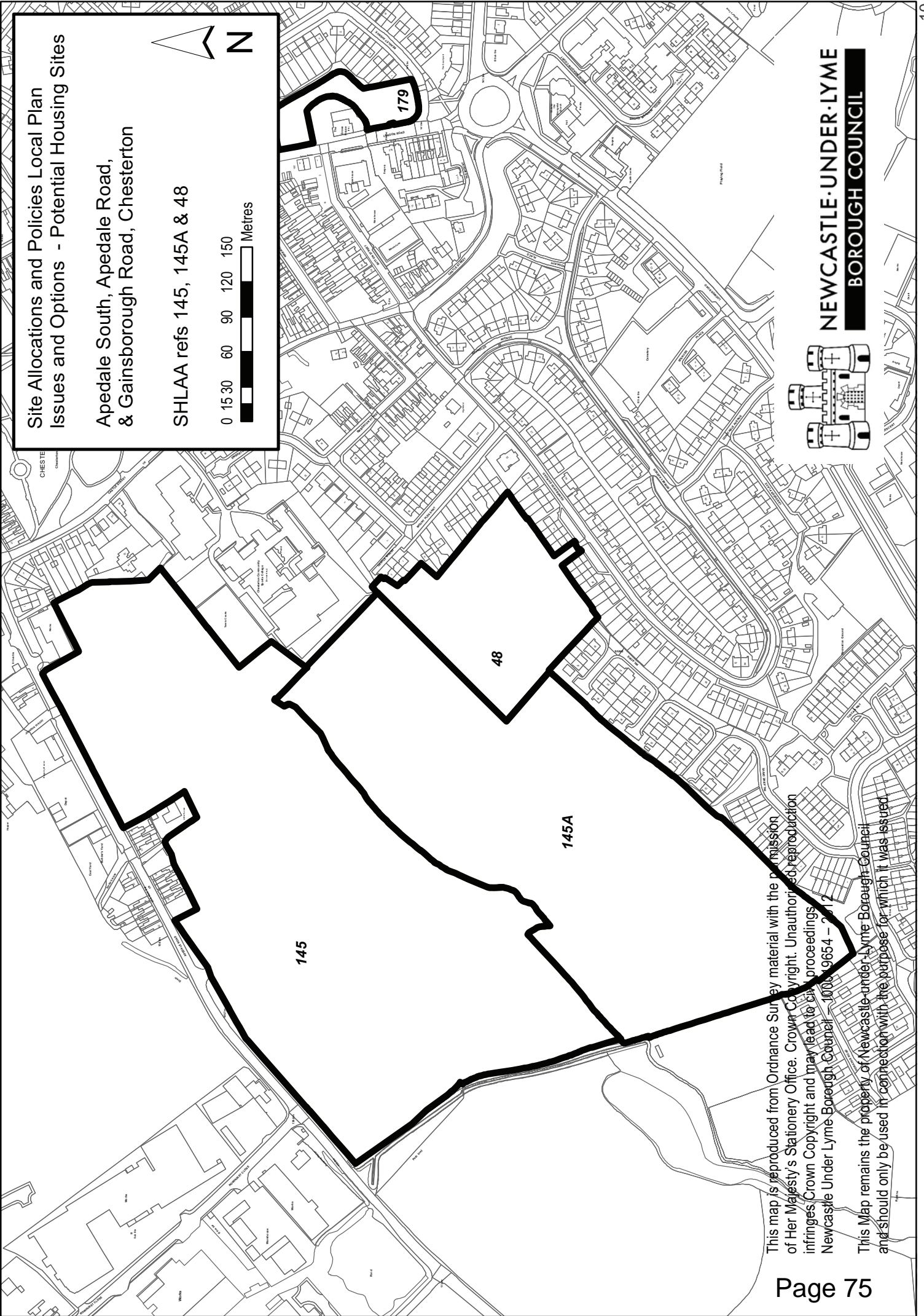




Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Apedale South, Apedale Road,  
& Gainsborough Road, Chesterton

SHLAA refs 145, 145A & 48



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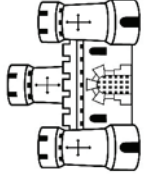
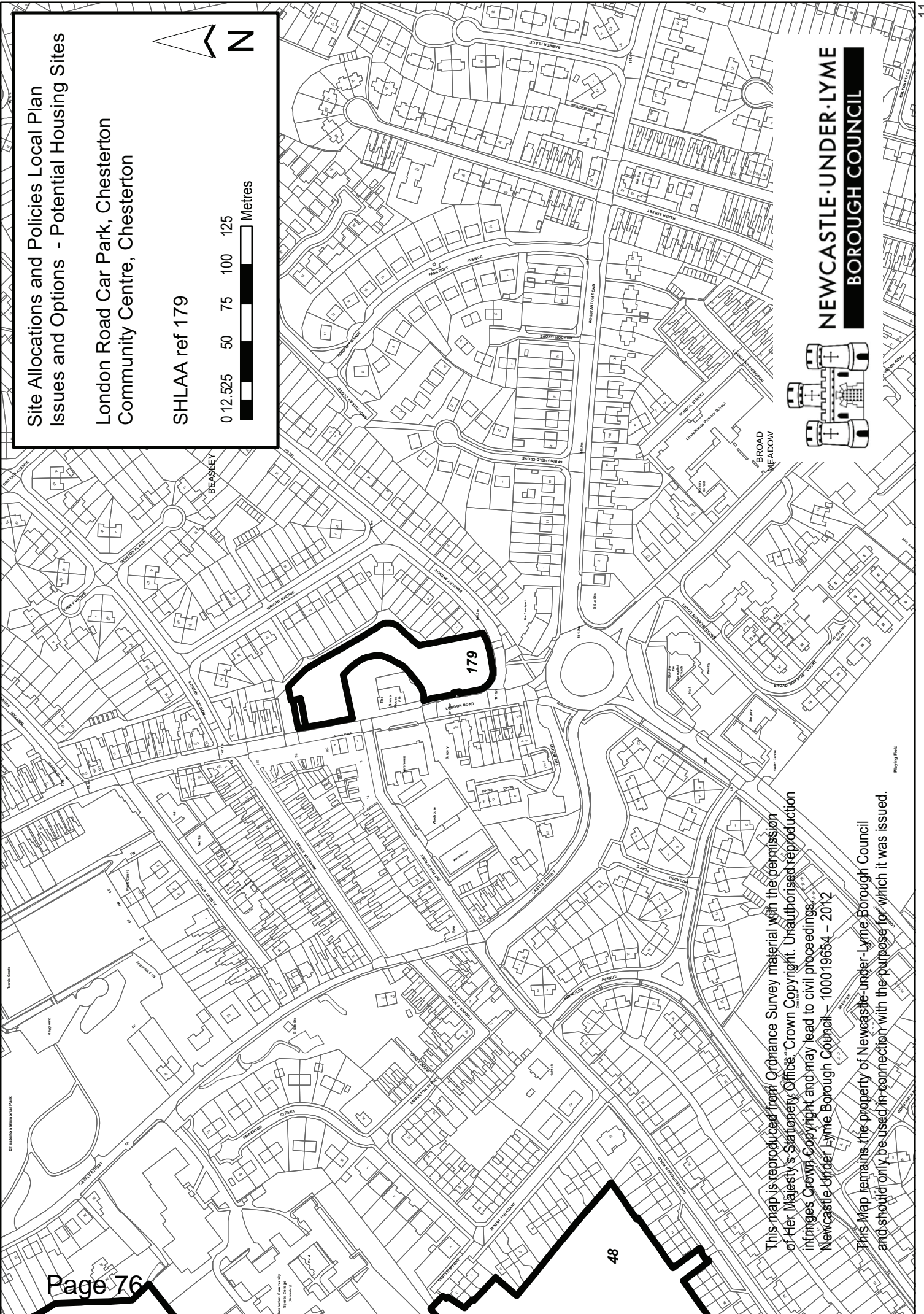
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

London Road Car Park, Chesterton  
Community Centre, Chesterton

SHLAA ref 179



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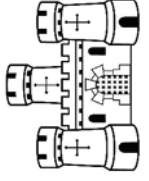
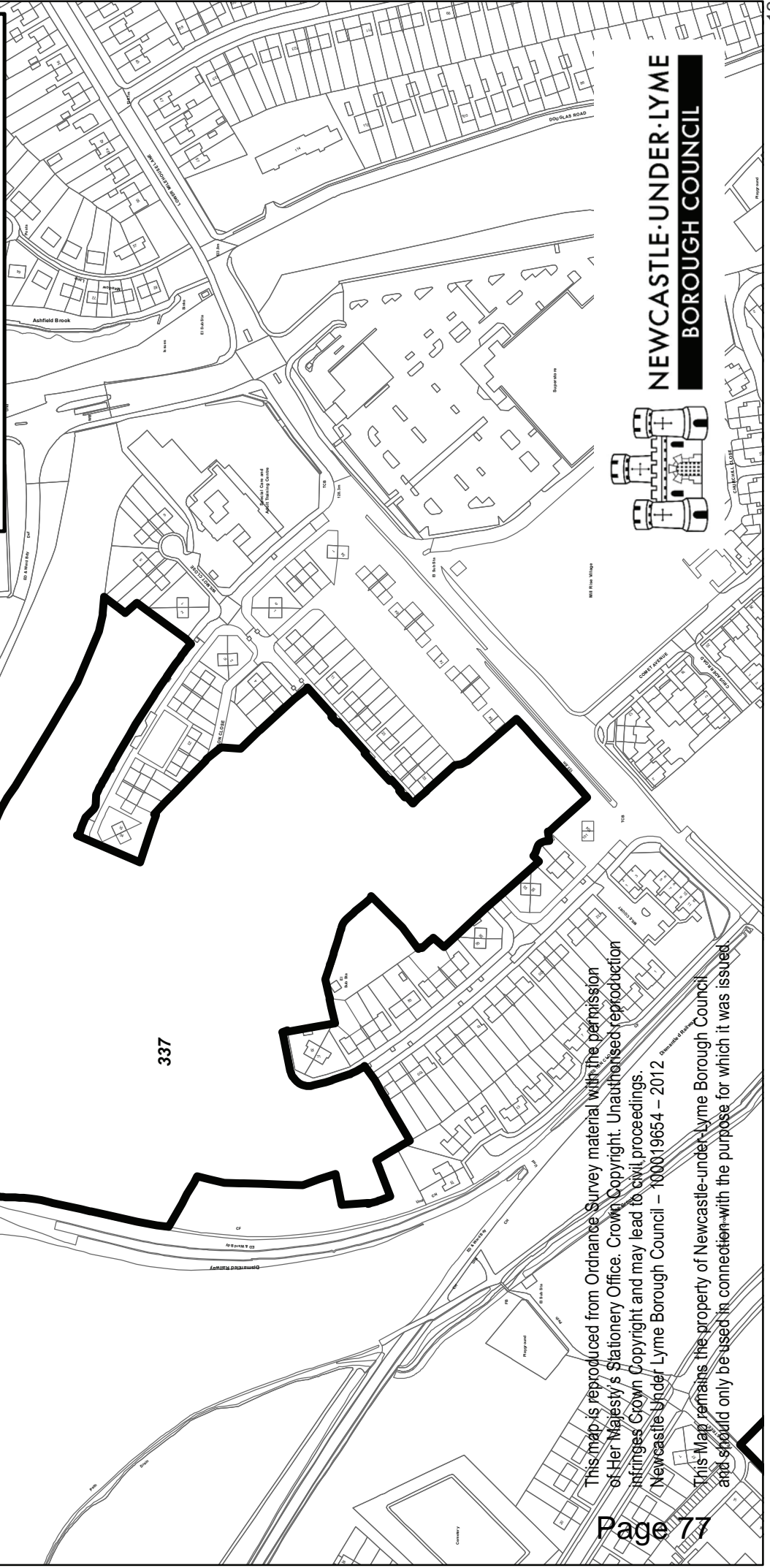
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Wilmot Drive, Lower Milehouse  
Lane, Cross Heath

SHLAA ref 337



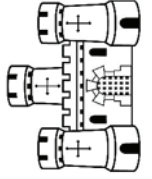
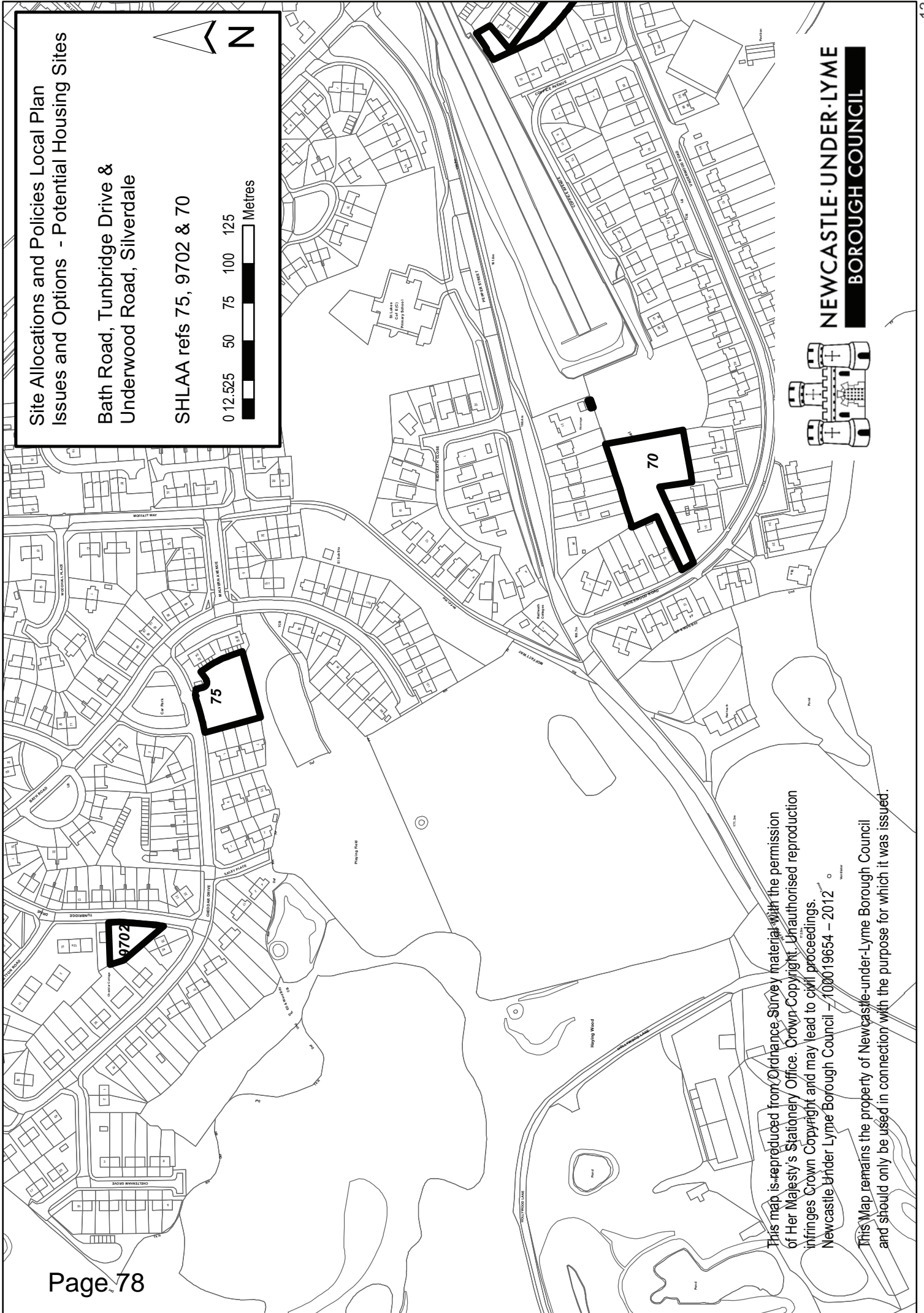
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Bath Road, Tunbridge Drive &  
Underwood Road, Silverdale

SHLAA refs 75, 9702 & 70



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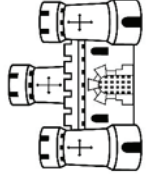
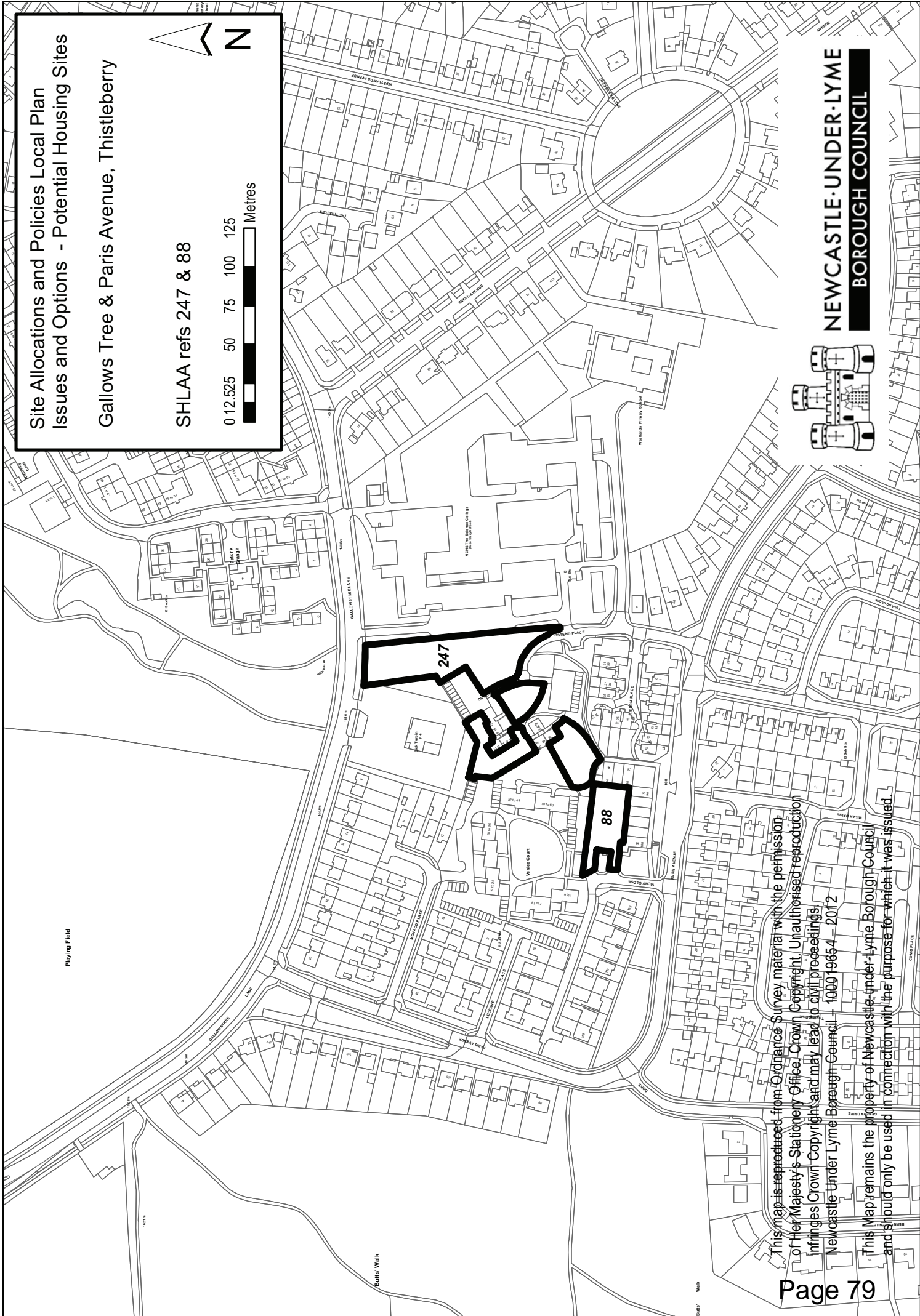
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Gallows Tree & Paris Avenue, Thistleberry

SHLAA refs 247 & 88



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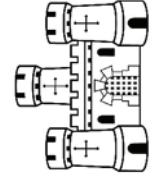
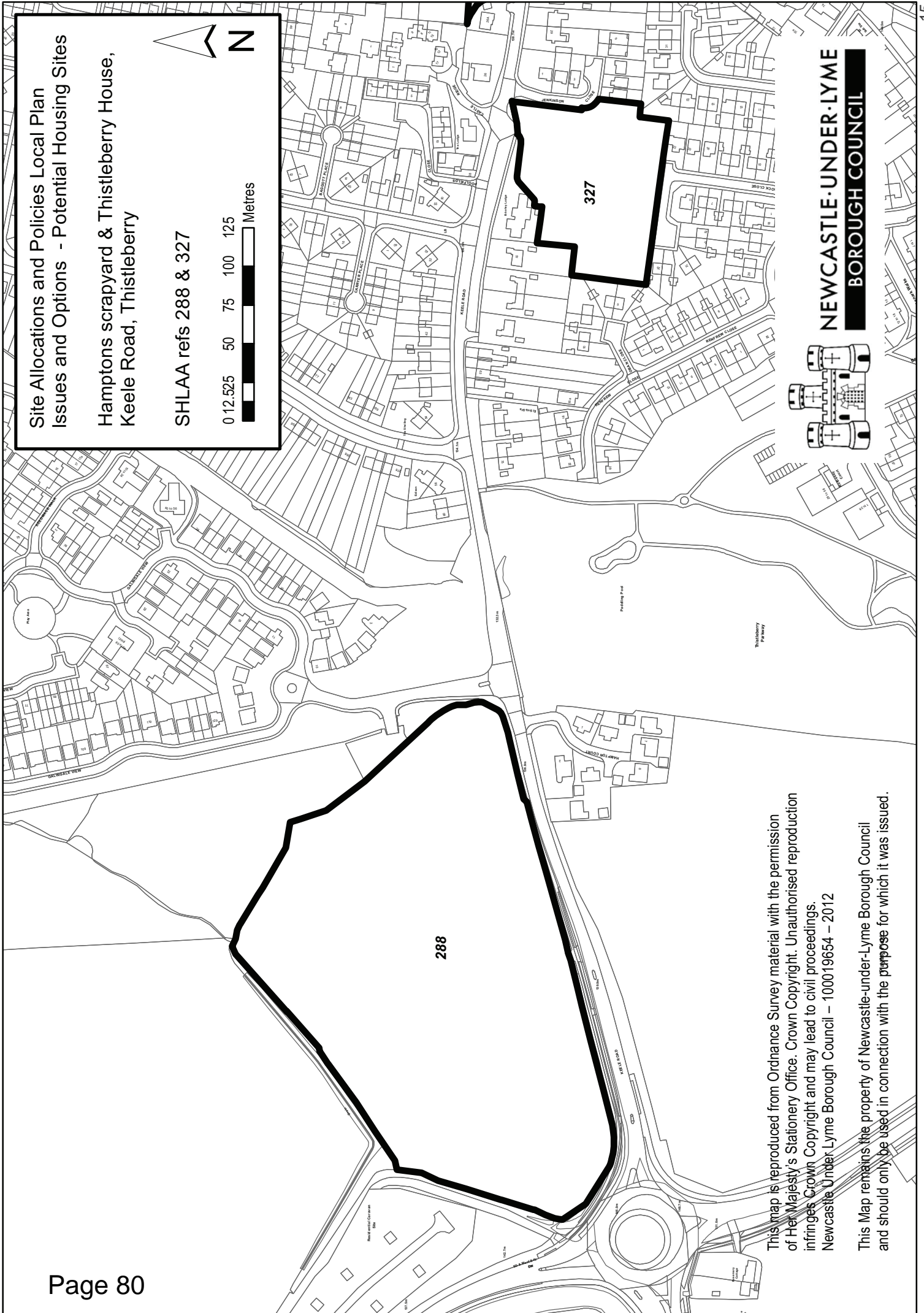
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Hamptons scrapyard & Thistleberry House,  
Keele Road, Thistleberry

SHLAA refs 288 & 327



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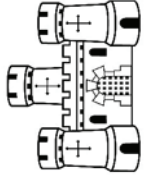
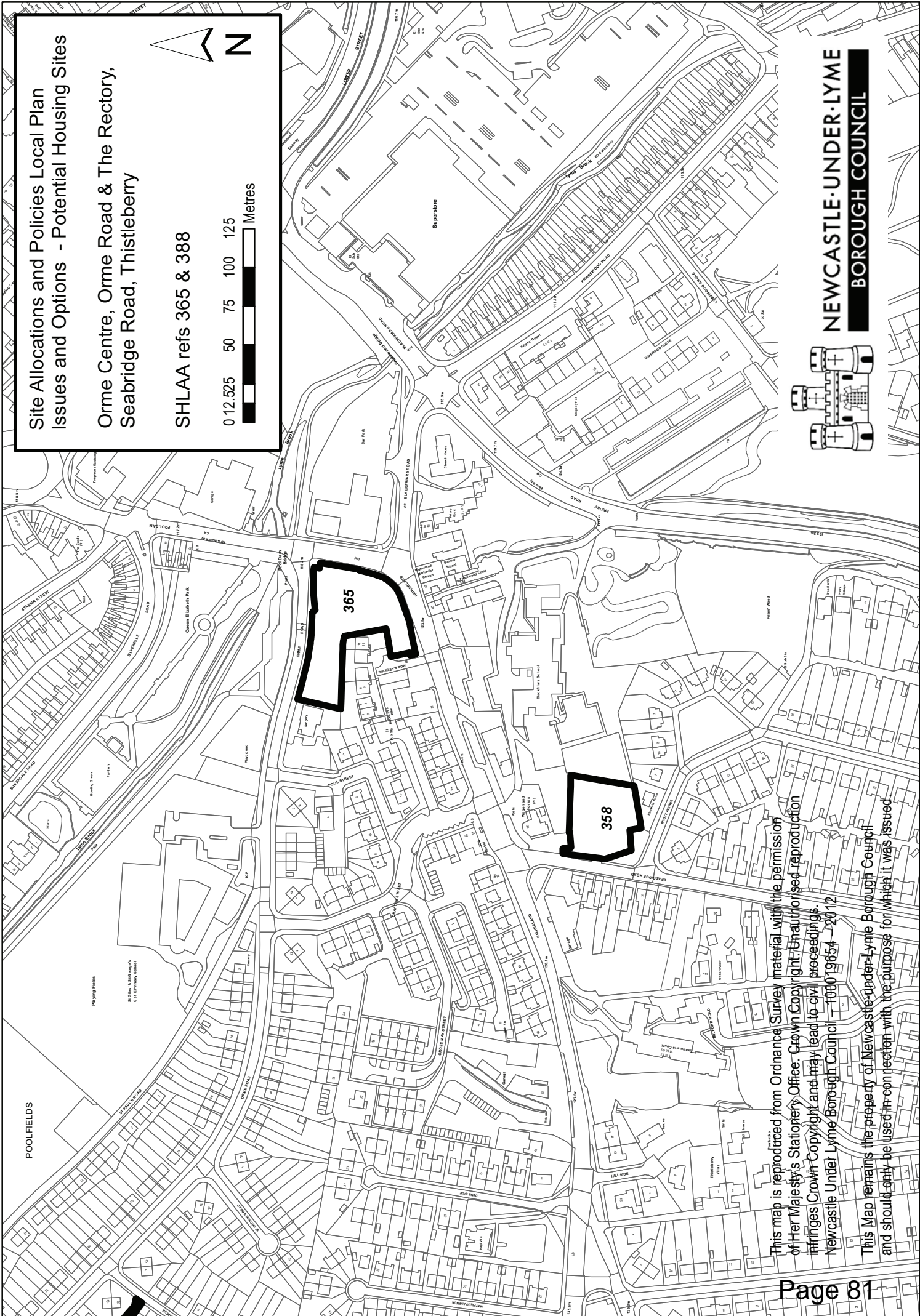
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Orme Centre, Orme Road & The Rectory,  
Seabridge Road, Thistleberry**

**SHLAA refs 365 & 388**



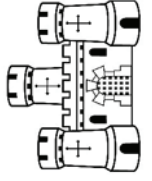
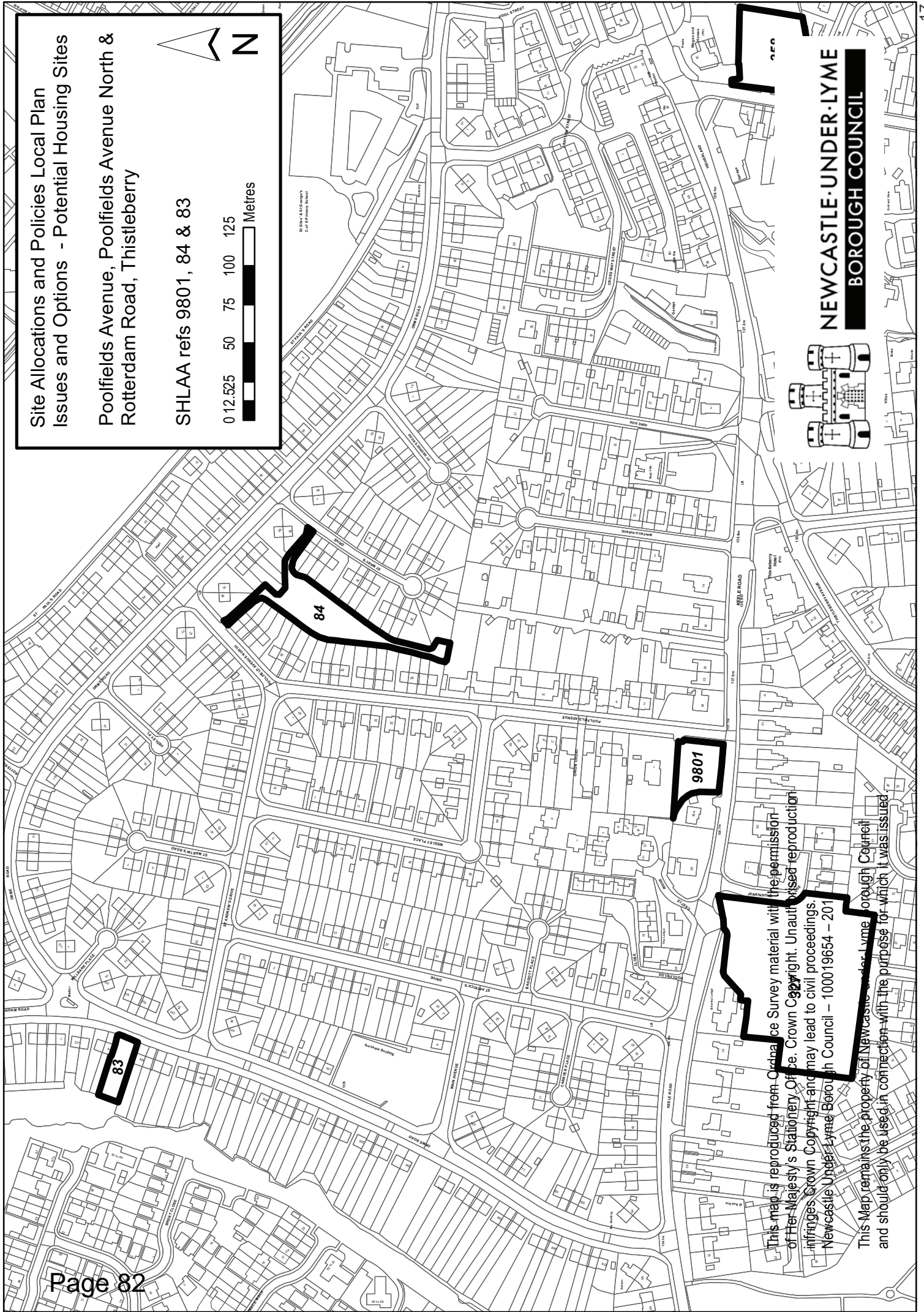
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Poolfields Avenue, Poolfields Avenue North &  
Rotterdam Road, Thistleberry

SHLAA refs 9801, 84 & 83



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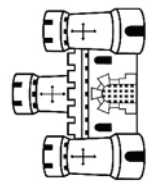
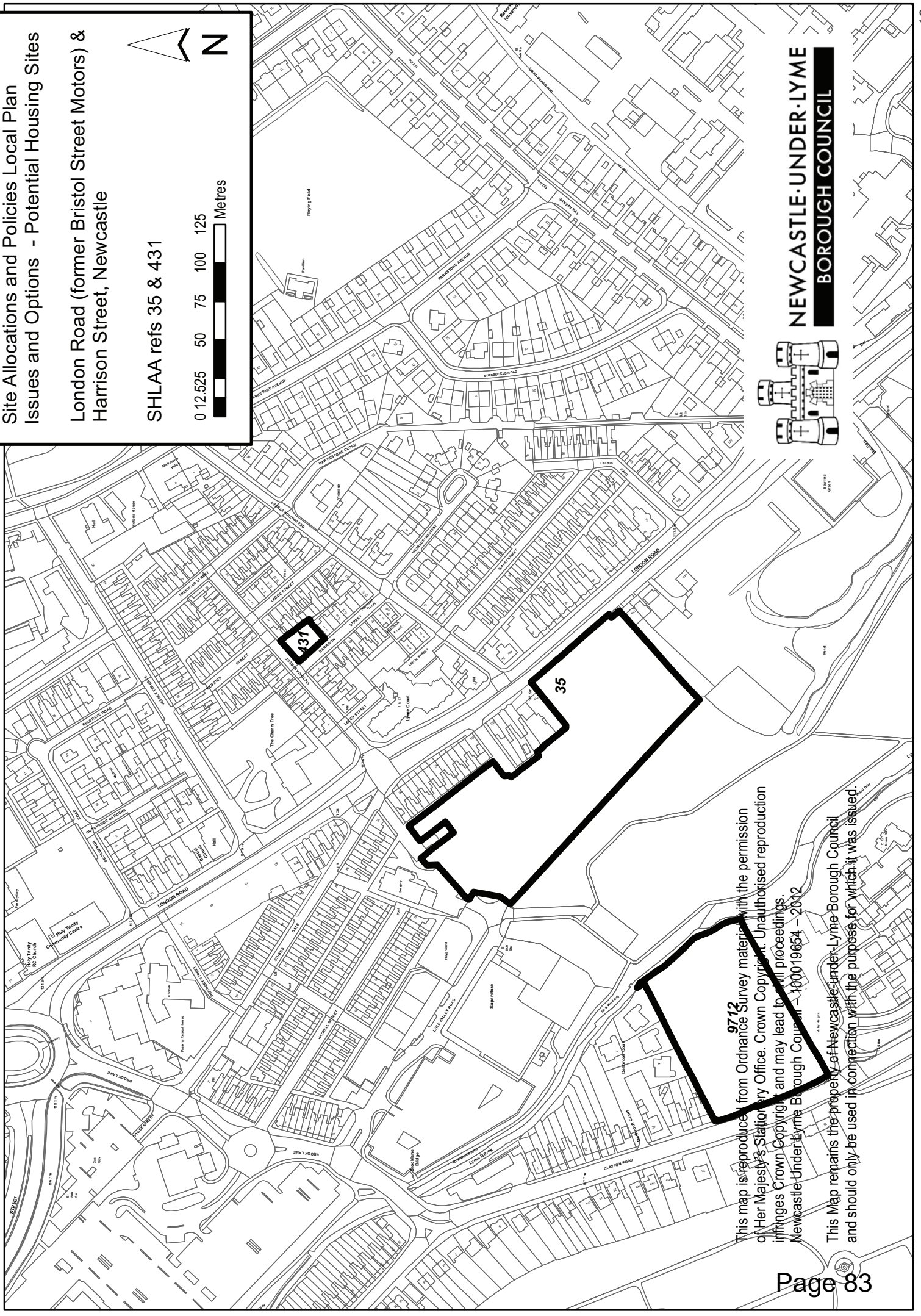


Site Allocations and Policies Local Plan  
 Issues and Options - Potential Housing Sites

London Road (former Bristol Street Motors) &  
 Harrison Street, Newcastle



SHLAA refs 35 & 431



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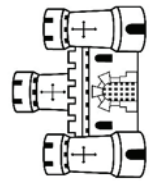
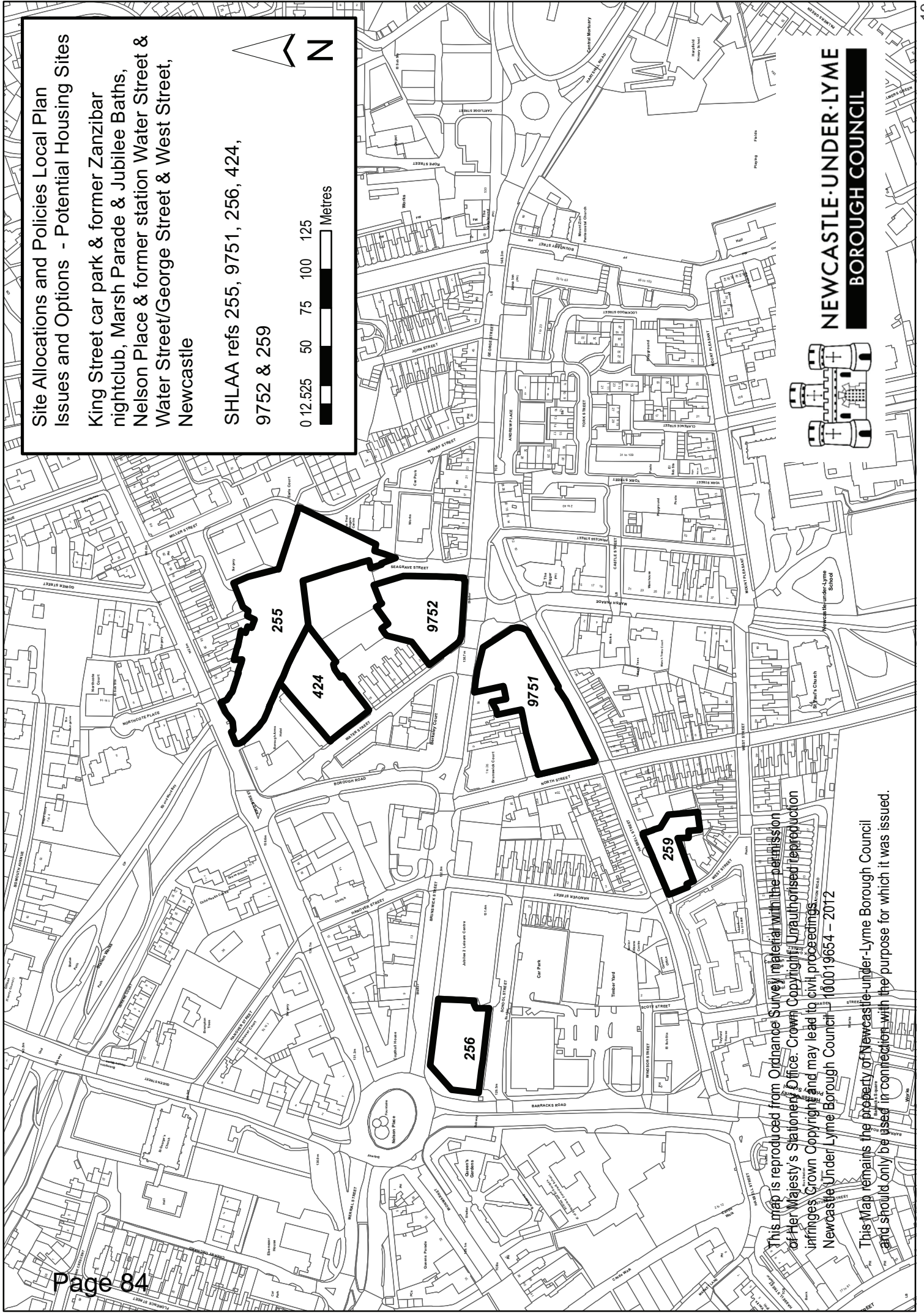
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

King Street car park & former Zanzibar nightclub, Marsh Parade & Jubilee Baths, Nelson Place & former station Water Street & Water Street/George Street & West Street, Newcastle

SHLAA refs 255, 9751, 256, 424, 9752 & 259

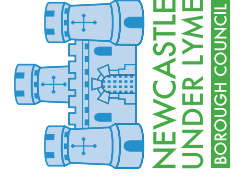


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# Kidsgrove site allocation maps





### Kidsgrove Spatial Area

<b>Butt Lane Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Chapel Street (site at), Butt lane	420	1
Congleton Road (Millstone Inn), Butt Lane	8460	1
Grove Avenue (garage site), Talke	18	2
Lower Ash Road, Talke	17	2
Lower Ash Road (Woodshutts Inn), Talk	423	2
Maple Avenue, Talke	15	3
Millstone Avenue, Butt Lane	6	4
Slacken Lane, Woodshutts, Kidsgrove	5/5a	4

<b>Kidsgrove Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Gloucester Road (site at), Kidsgrove	411	5
Highfield Drive (1), Kidsgrove	8462	5
Lamb Street (adj 33), Kidsgrove	8461	6
Mount Road/Winghay Road, Kidsgrove	342	7
Newchapel Road, Newchapel	113	8
Pennyfields Road, Newcahpel, Kidsgrove	114	8
Rurland Road (land next to Dove Bank School), Kidsgrove	3	6
Wellington Avenue (former nursery), Kidsgrove	8438	6
Whitehall Road, White Hill, Kidsgrove	104	5
William Road (land at), Kidsgrove	419	5
William Road, Kidsgrove	230	5

<b>Newchapel Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
High Street, Harrisehead	341	9
Ian Road (49), Newchapel	8451	8
Pennyfields Road (Working men's club), Newchapel	421	8

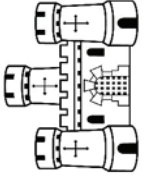
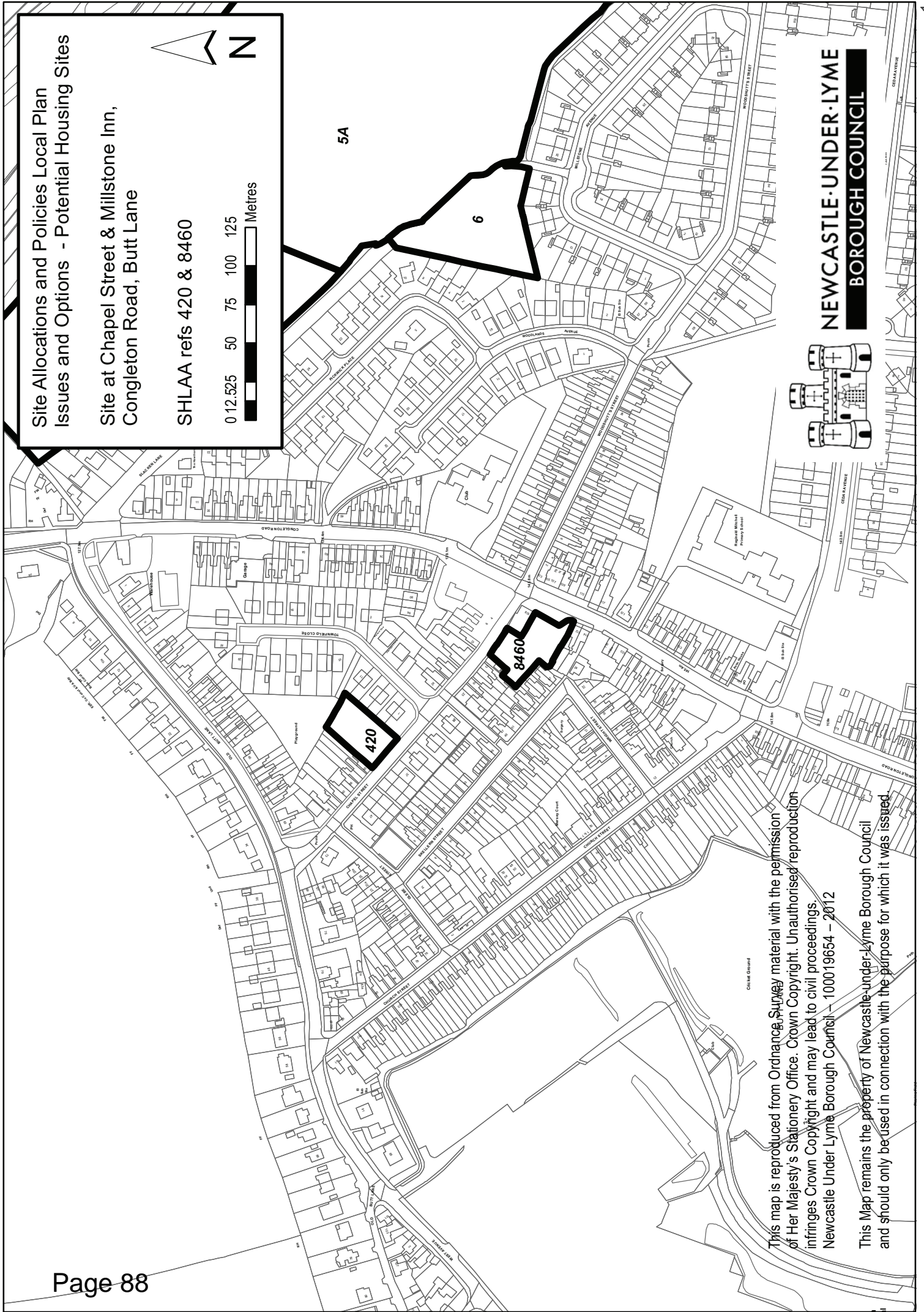
<b>Ravenscliffe Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Heathcote Street, Kidsgrove	132	6
Kinnersley Street, Kidsgrove	124	6
Stone Bank Road (rear of), Kidsgrove	350	10
Valentine Road, Kidsgrove	19	10

<b>Talke Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Chester Road (Talke Library), Talke	362	11
Hill Top Primary and Talke Youth Centre, Talke	363	11
Jamage Road, Talke	314	13
Thomas Street, Talke	160	12
Walton Grove/Coppice Grove, Talke	11	12
Wedgwood Road, Talke	13	12

**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Site at Chapel Street & Millstone Inn,  
Congleton Road, Butt Lane**

**SHLAA refs 420 & 8460**



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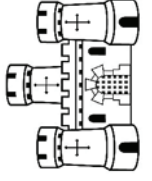
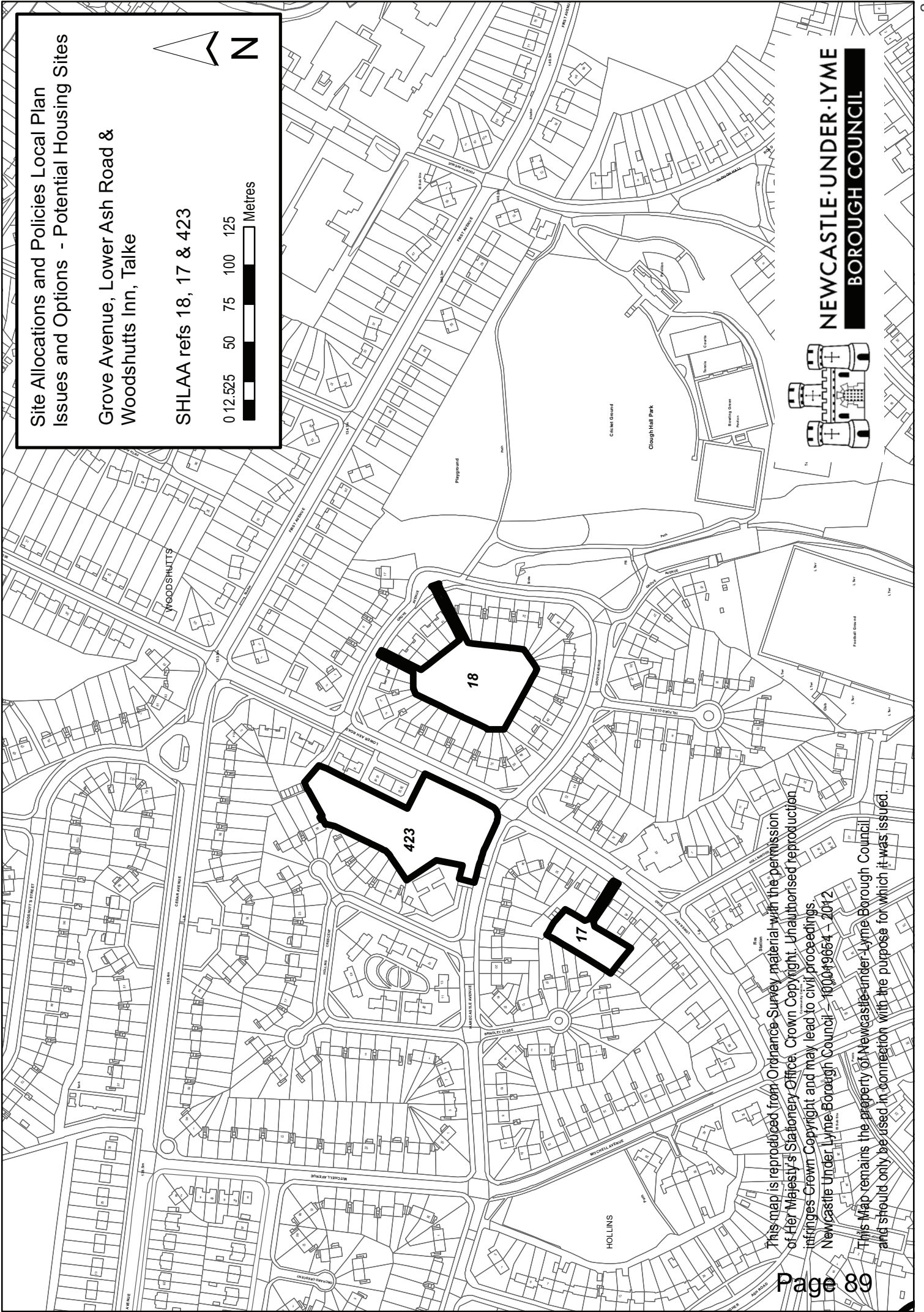
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Grove Avenue, Lower Ash Road &  
Woodshutts Inn, Talke

SHLAA refs 18, 17 & 423



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**BOROUGH COUNCIL**

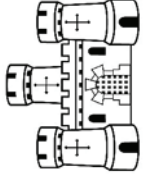
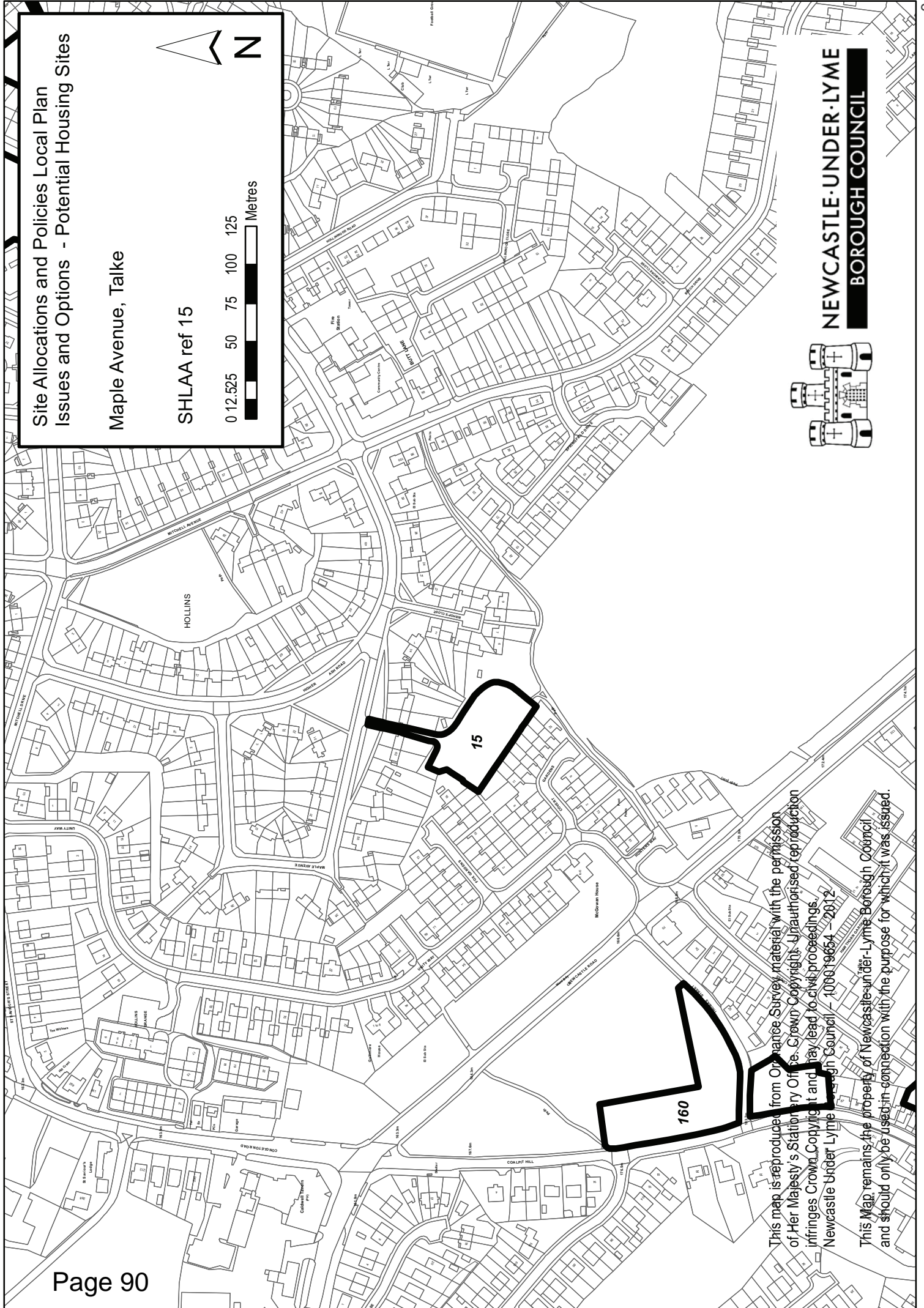
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Maple Avenue, Talke

SHLAA ref 15



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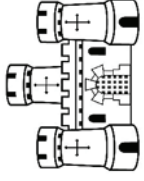
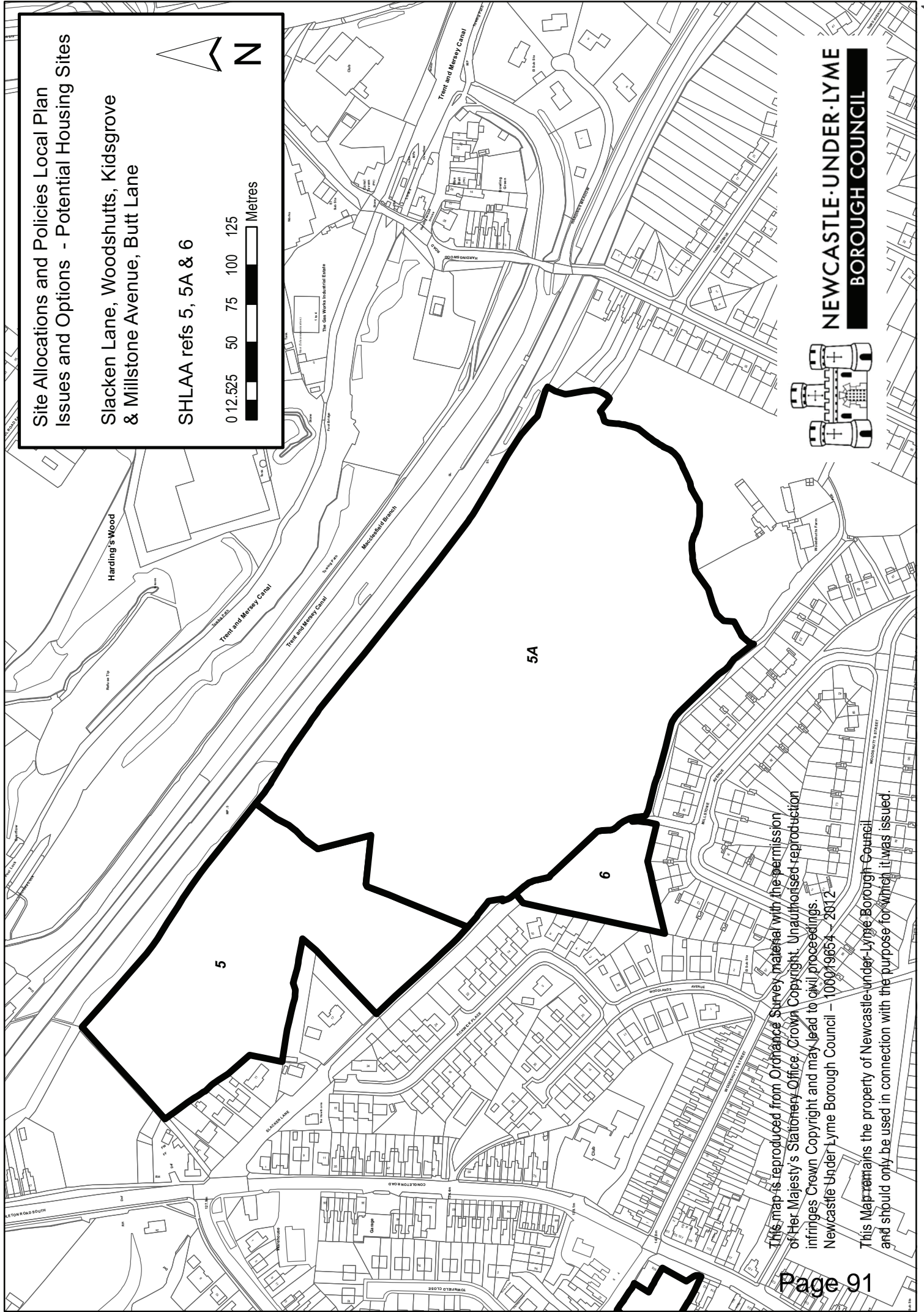
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Slacken Lane, Woodshutts, Kidsgrove  
& Millstone Avenue, Butt Lane**

**SHLAA refs 5, 5A & 6**



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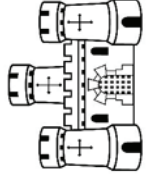
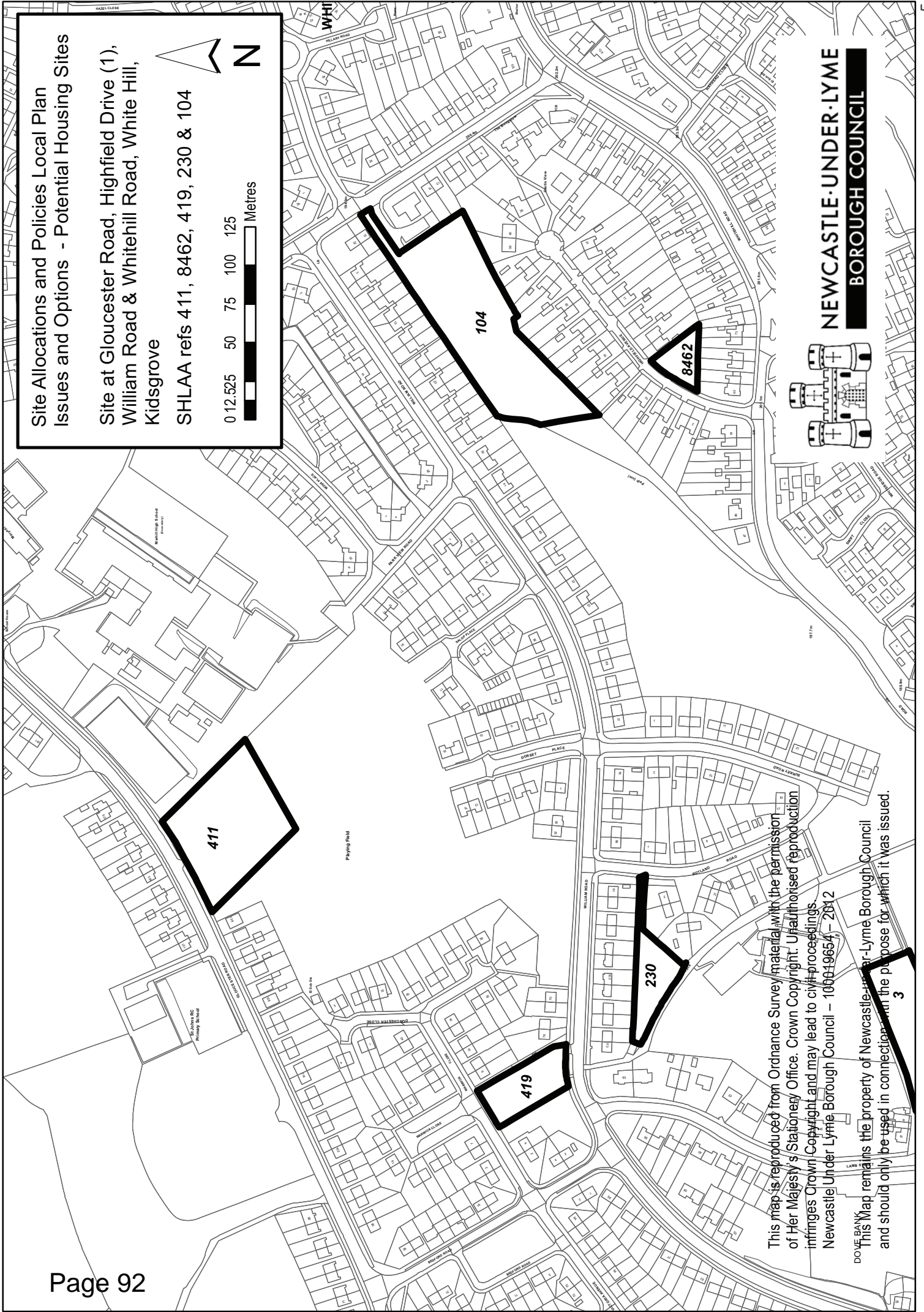
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Site at Gloucester Road, Highfield Drive (1),  
William Road & Whitehill Road, White Hill,  
Kidsgrove**

**SHLAA refs 411, 8462, 419, 230 & 104**



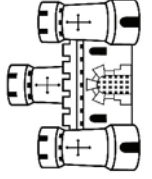
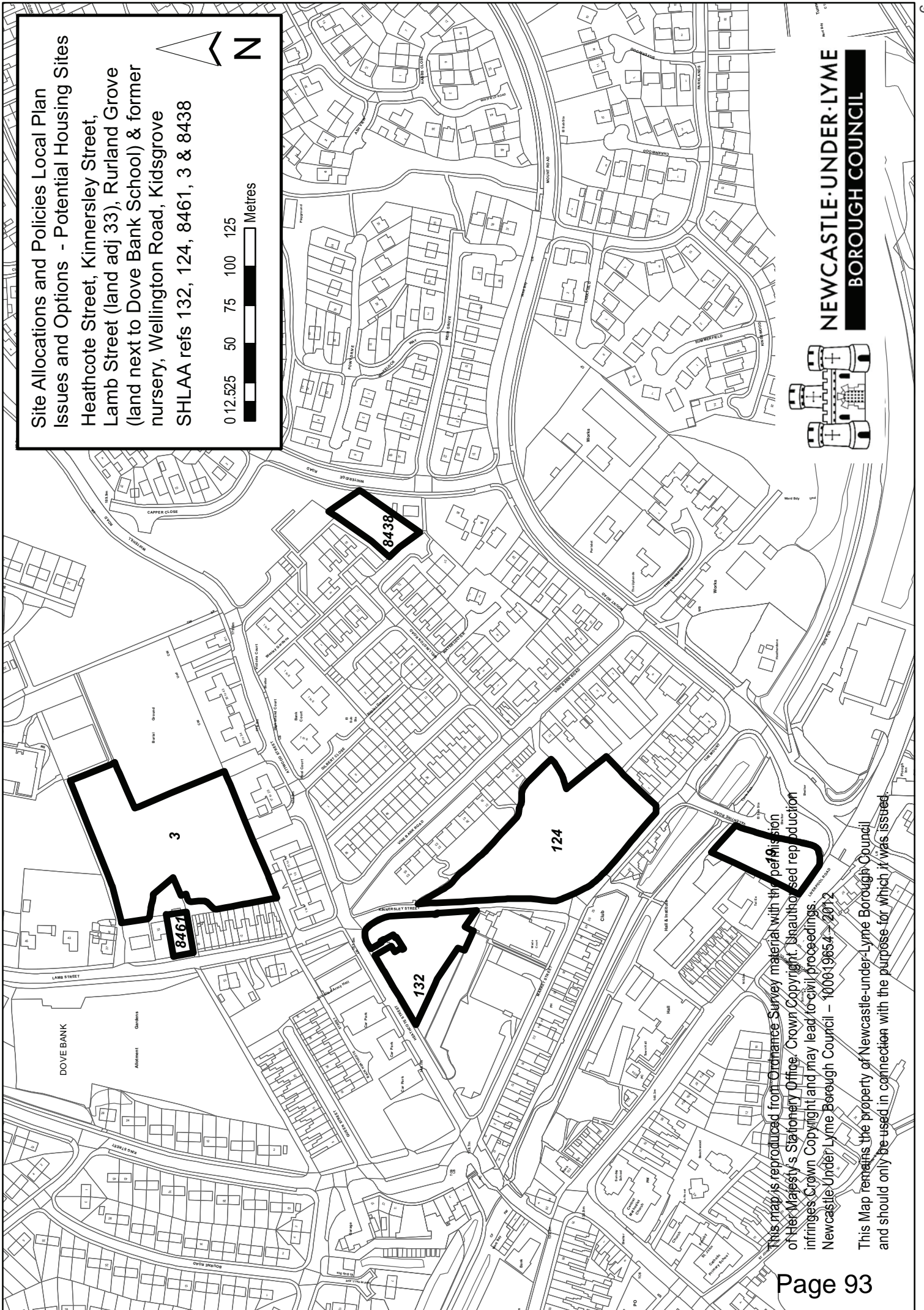
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DOVE BANK  
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**  
 Heathcote Street, Kinnersley Street,  
 Lamb Street (land adj 33), Rurland Grove  
 (land next to Dove Bank School) & former  
 nursery, Weillington Road, Kidsgrove  
 SHLAA refs 132, 124, 8461, 3 & 8438



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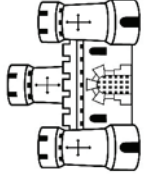
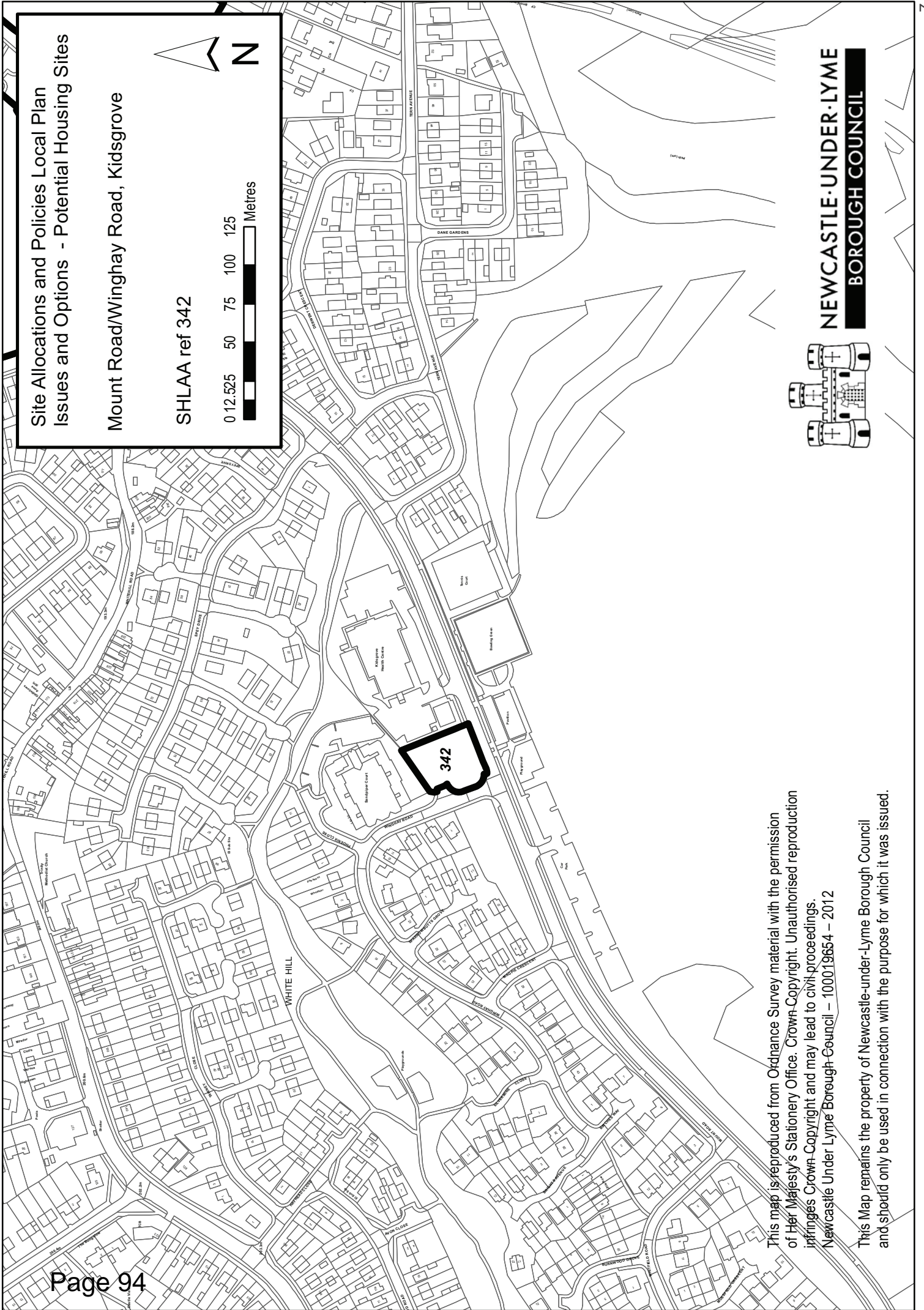
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Mount Road/Winghay Road, Kidsgrove

SHLAA ref 342



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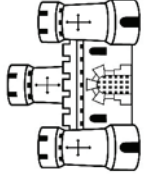
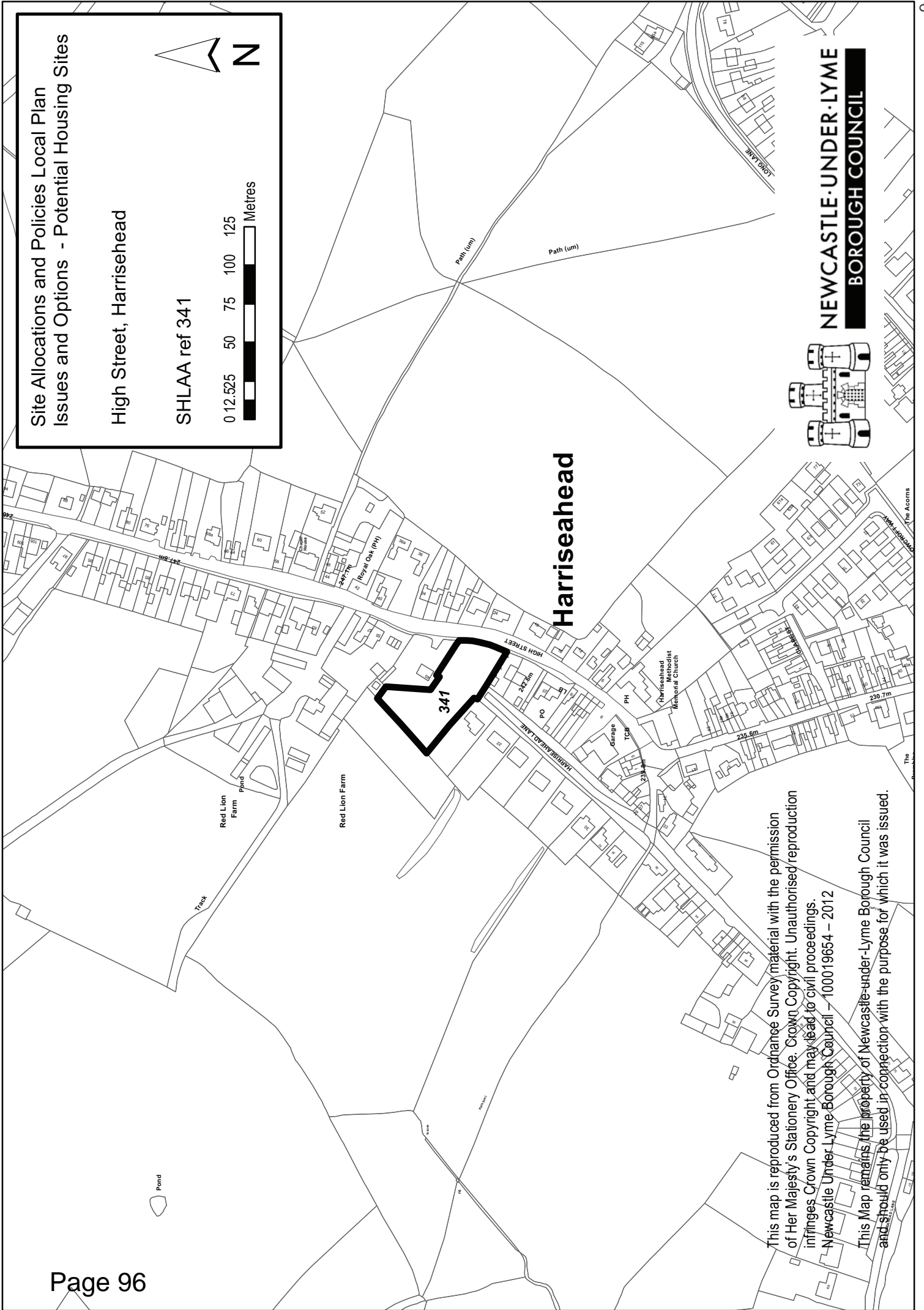




Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

High Street, Harrisehead

SHLAA ref 341



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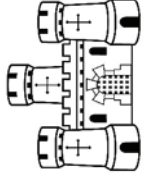
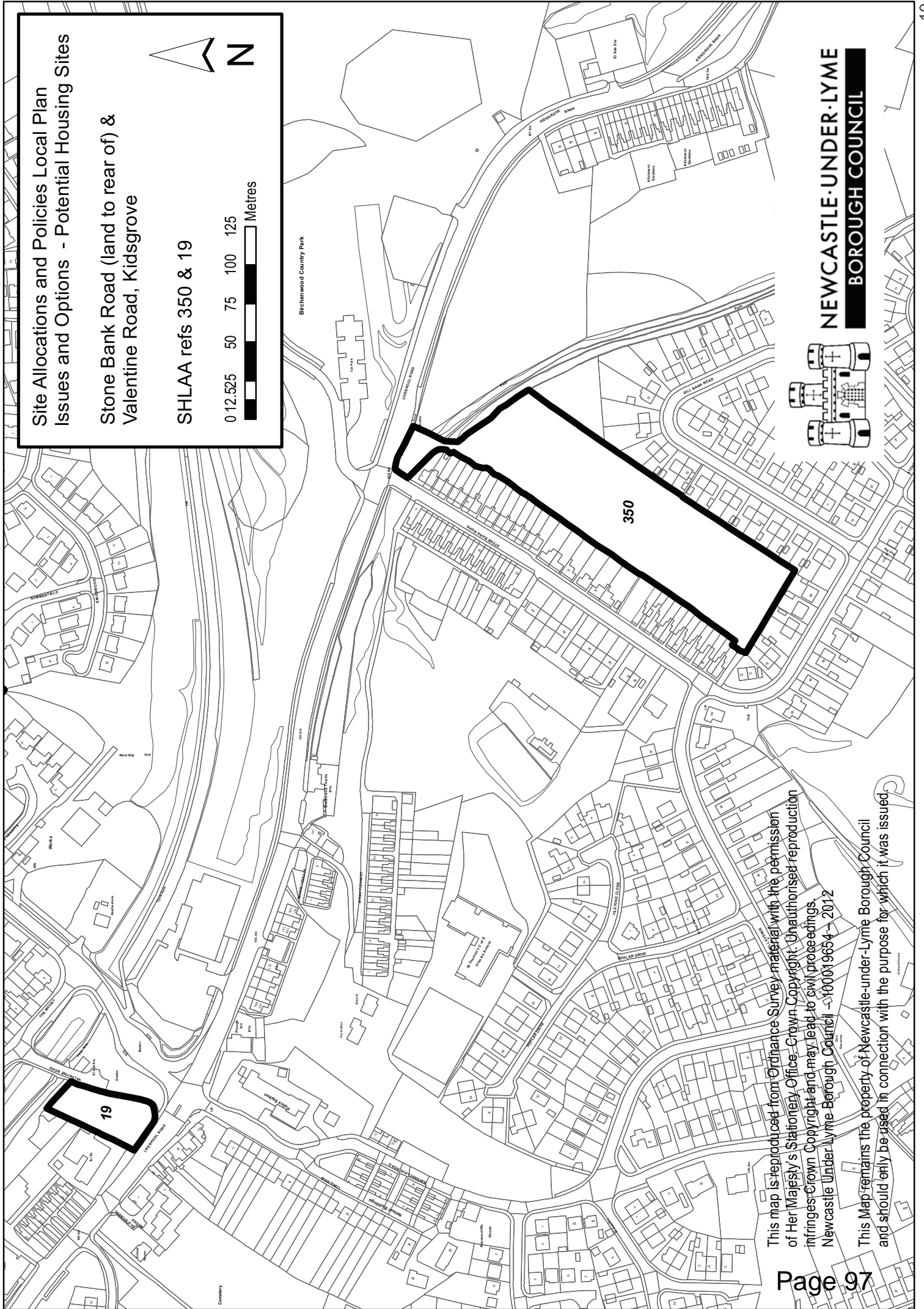
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Stone Bank Road (land to rear of) &  
Valentine Road, Kidsgrove**

**SHLAA refs 350 & 19**



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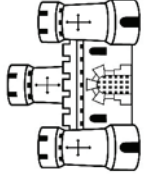
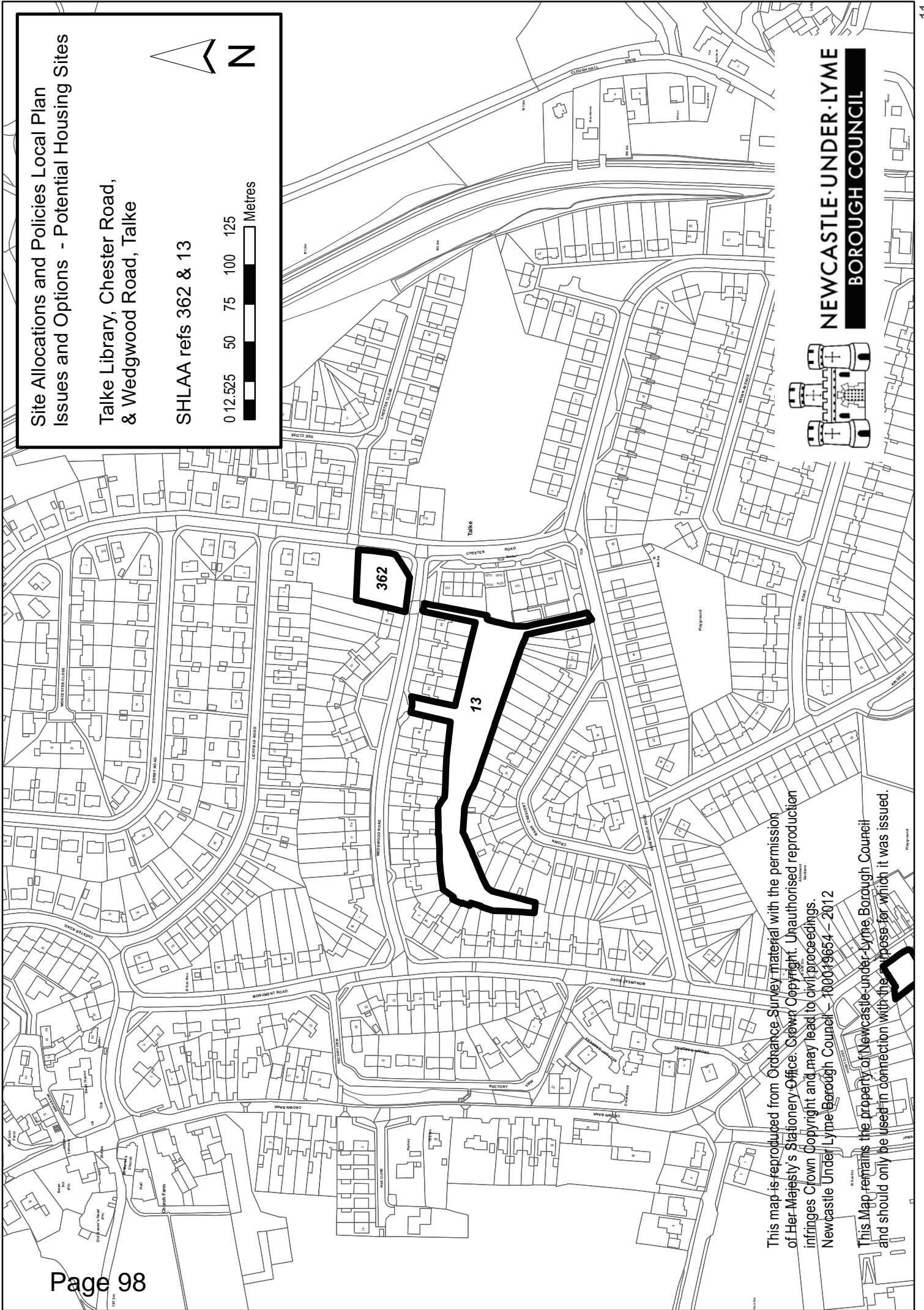
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Talke Library, Chester Road,  
& Wedgwood Road, Talke

SHLAA refs 362 & 13



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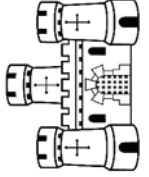
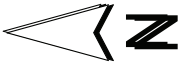
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Land at Thomas Street, HillTop Primary  
and Talke Youth Centre &  
Walton Grove/Coppice Grove, Talke**

**SHLAA refs 160, 363 & 11**



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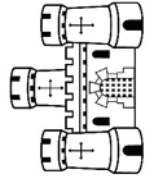
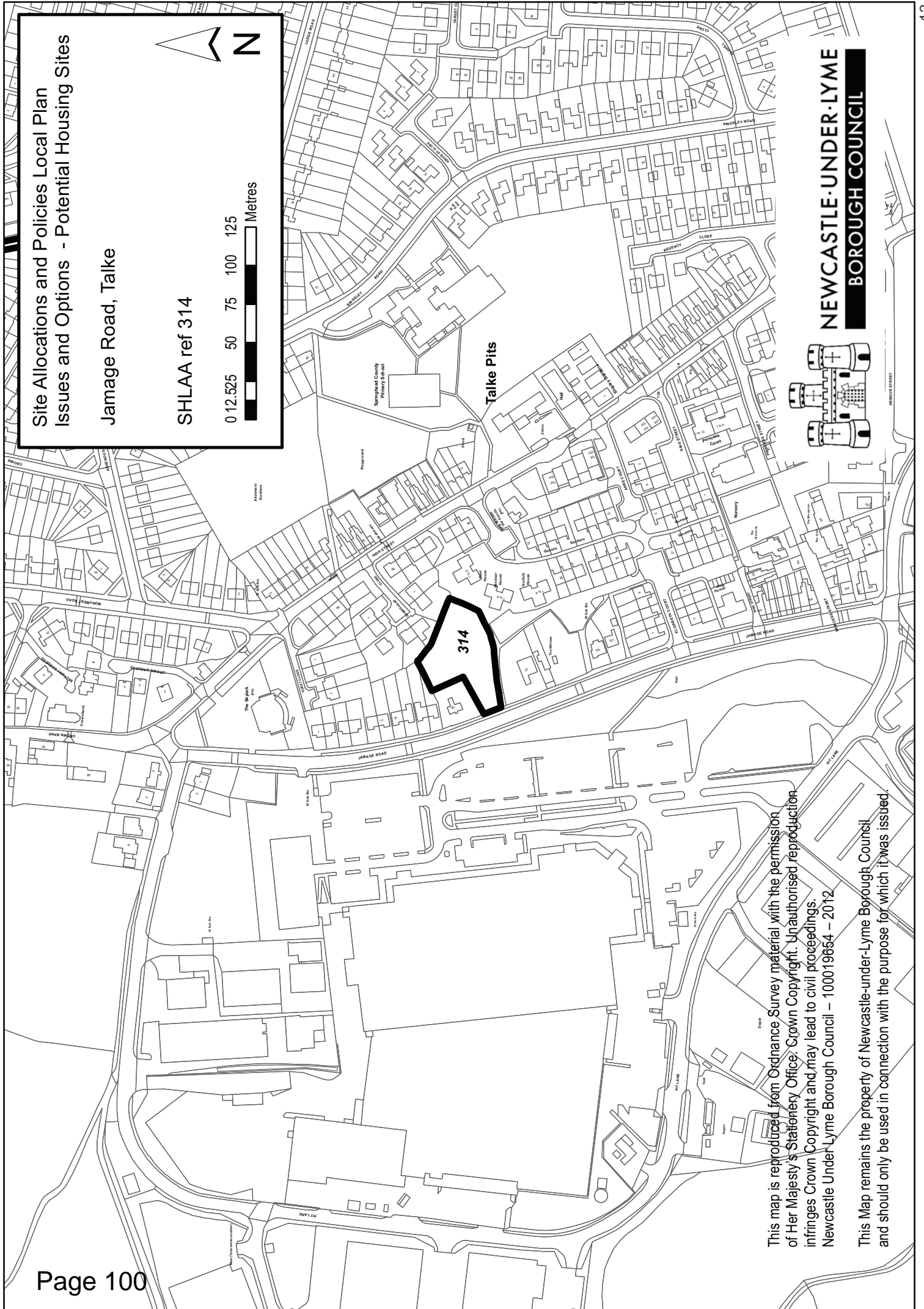
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Jamage Road, Talke

SHLAA ref 314

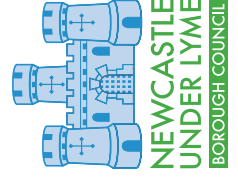


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# Newcastle urban south and east site allocation maps



## Newcastle Urban South and East Spatial Area

<b>Bradwell Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Bradwell Lane (club on), Bradwell	173	1
Bradwell Lane, Bradwell	53	1
Clayhanger Close, Bradwell	109	2
Dimsdale Parade, Wolstanton	9663	3
Hillport Avenue, Bradwell	131	4
Riceyman Road (Bradwell Youth Centre), Bradwell	364	2

<b>Clayton Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Buckmaster Avenue, Clayton	223	5
Clayton Road Service Station	417	6
Stafford Avenue (site at), Clayton	85	5
Rutland Place, Clayton	92	7

<b>May Bank Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Brampton Road, The Bramptons	282	8
Sandy Lane (Cornwall House), May Bank	9528	8
Sandy Lane (Fairmont), May Bank	299	8
Victoria Court, Brampton Road	9771	9

<b>Porthill Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Hillport House, Porthill Bank	410	4
Lawson Terrace (Former Builders Store), Wolstanton	9781	10
St Edmonds Avenue, Wolstanton	413	4
<b>Seabridge Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Clayton Road/Windermere Road, Clayton	90	7
Kingsbridge Avenue, Seabridge	309	7
Seabridge Lane, Seabridge	89	7
<b>Westlands Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Cambourne Crescent, Westlands	217	11
Clayton Road, Clayton	103	5
Clayton Road, Newcastle	86	5
Clayton Road, Newcastle	9712	12
Langdale Road, Clayton	87	11
Repton Drive, Westlands	234	13
Seabridge Close, Ash Way, Seabridge	329	13
Seabridge Hall (land west of), Seabridge	9783	14
Winchester Drive, Westlands	218	13

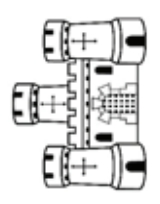
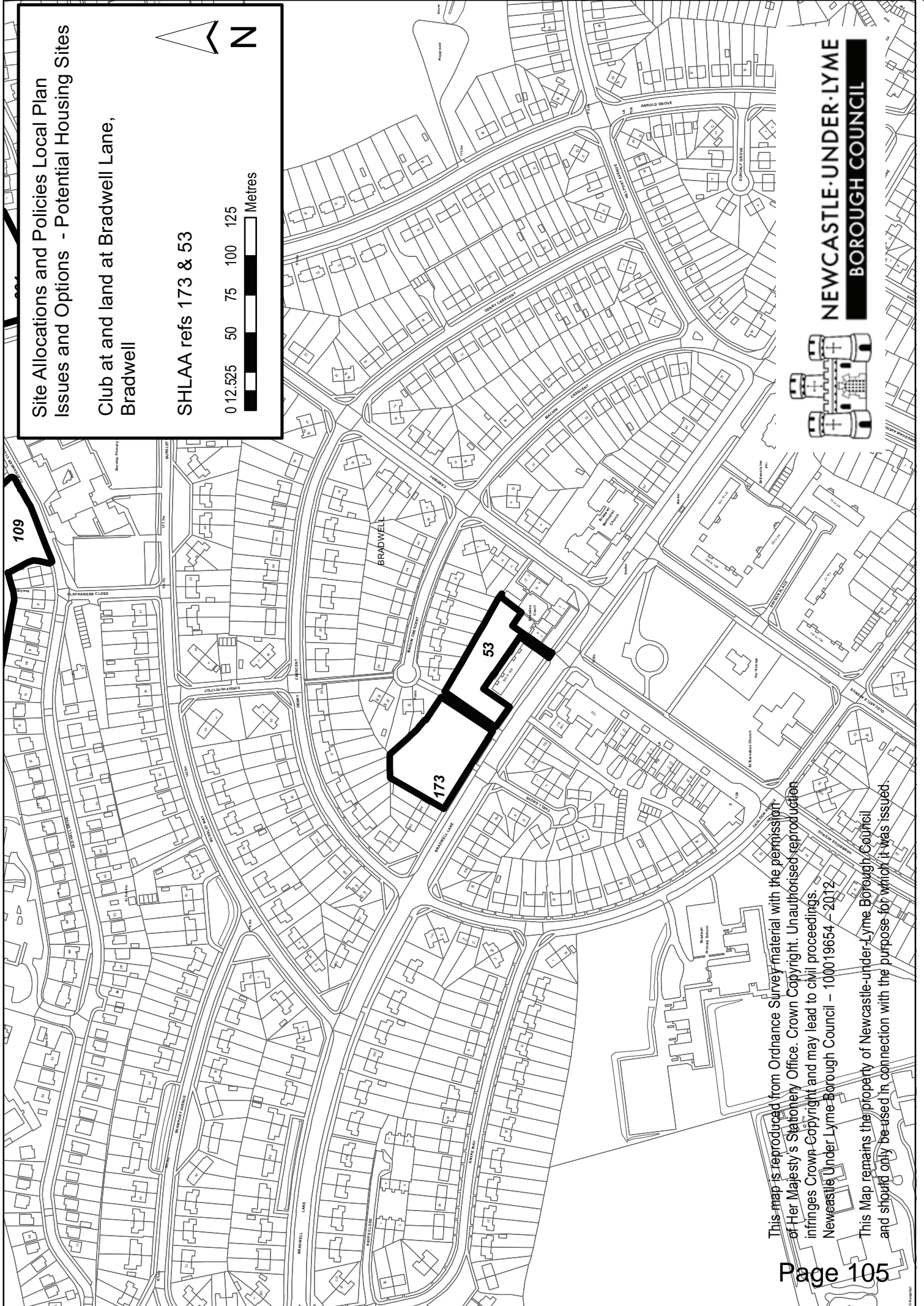
<b>Wolstanton Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Knutton Road (former TG Holdcroft), Wolstanton	9799	15
Pitgreen Lane (rear of 10-12), Wolstanton	9722	10
Woodland Avenue (The Cedars), Wolstanton	361	10



Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Club at and land at Bradwell Lane,  
Bradwell

SHLAA refs 173 & 53



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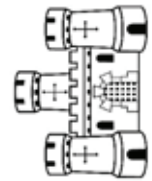
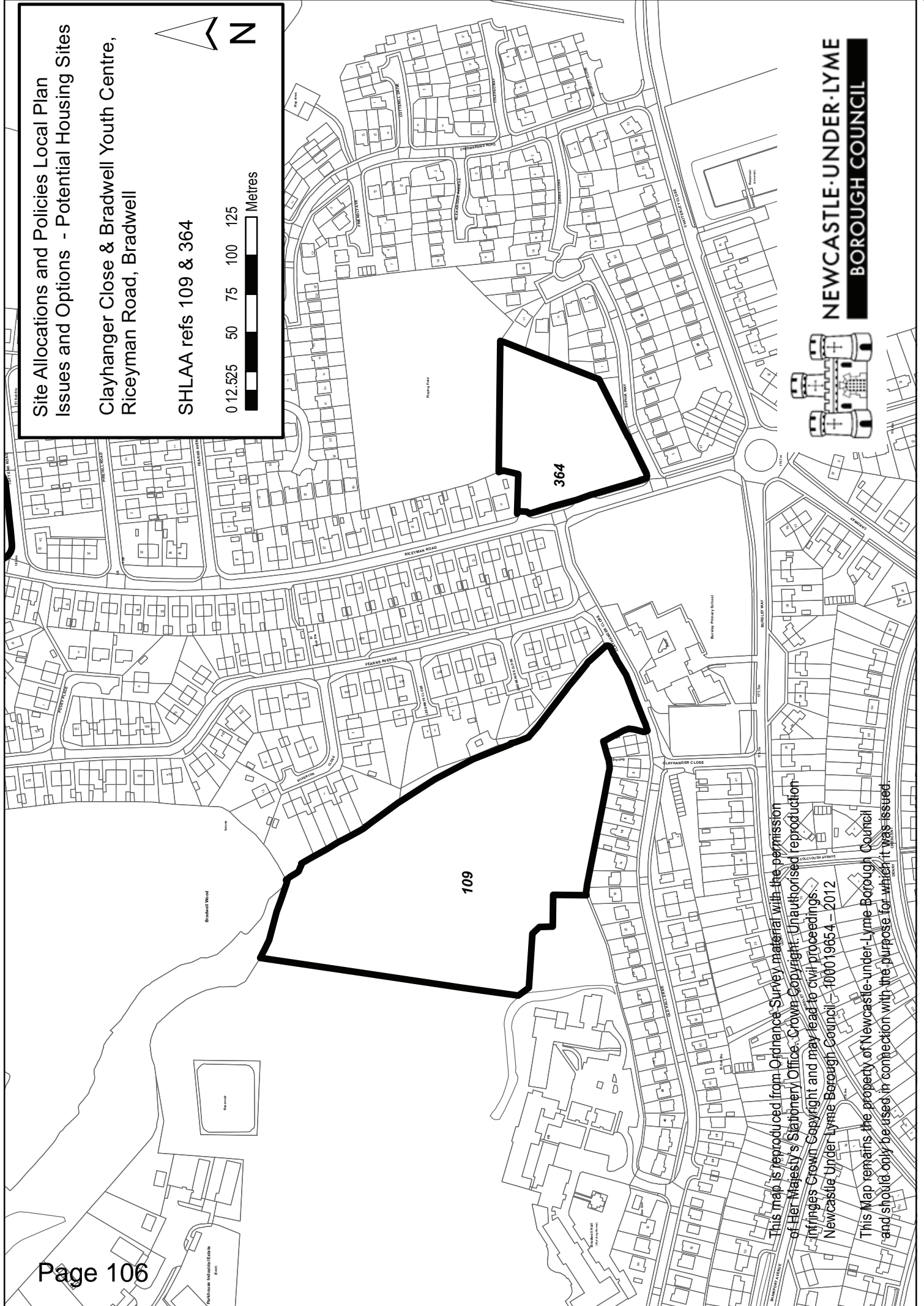


Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Clayhanger Close & Bradwell Youth Centre,  
Riceyman Road, Bradwell



SHLAA refs 109 & 364



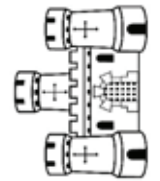
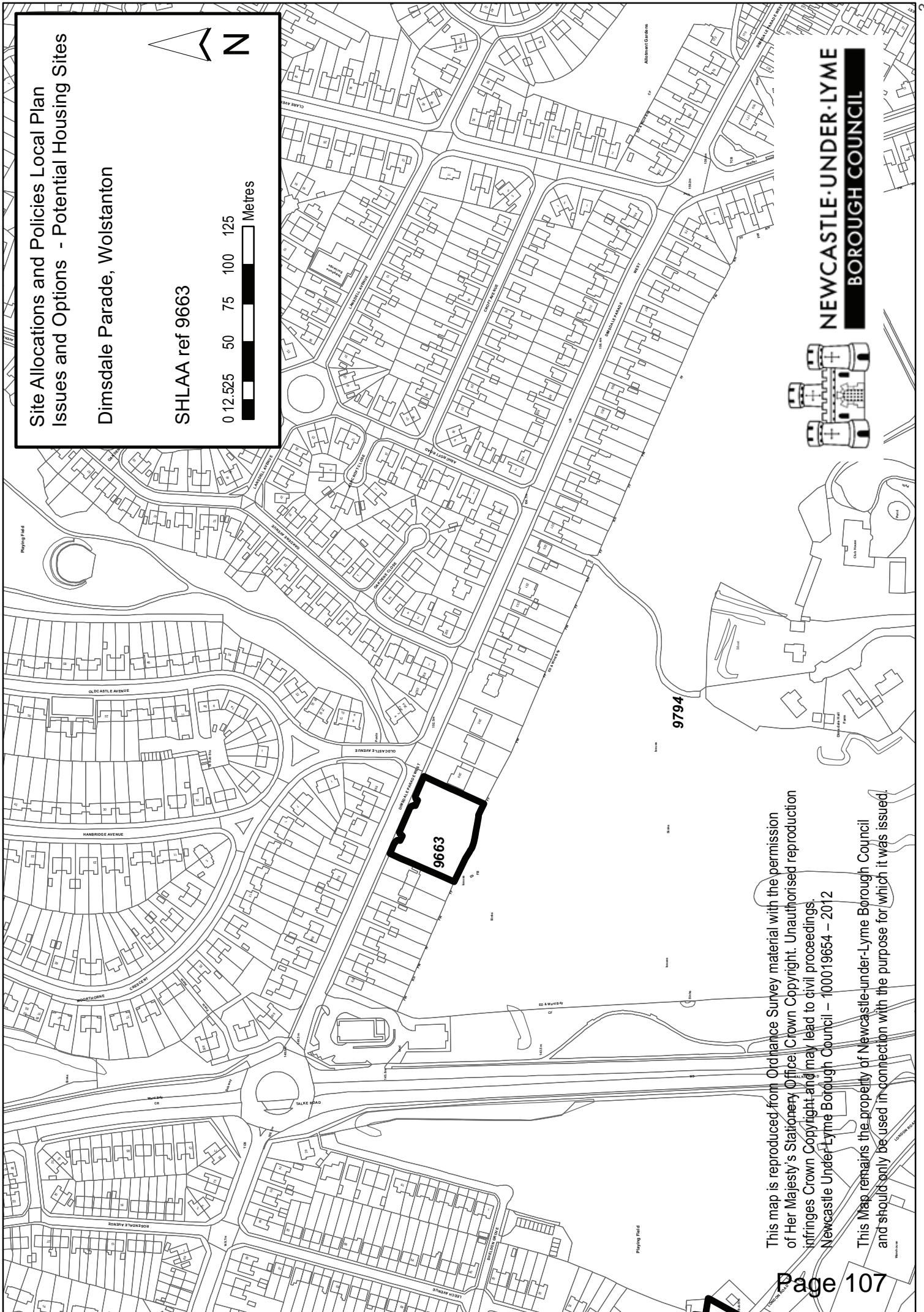
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Dimsdale Parade, Wolstanton

SHLAA ref 9663



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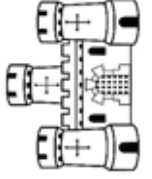
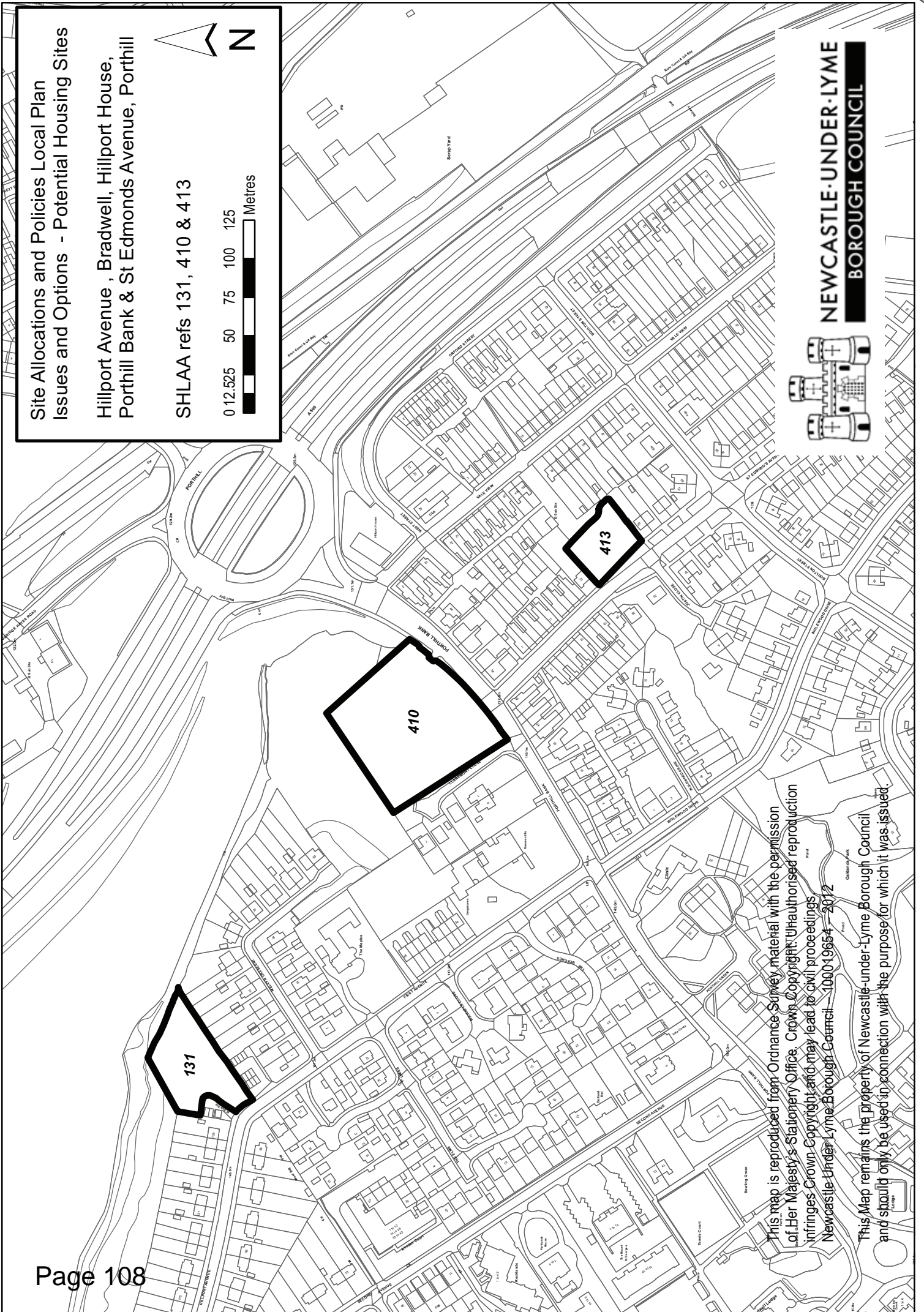
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Hillport Avenue, Bradwell, Hillport House,  
Porthill Bank & St Edmonds Avenue, Porthill

SHLAA refs 131, 410 & 413



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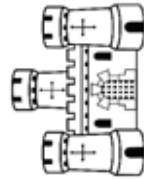
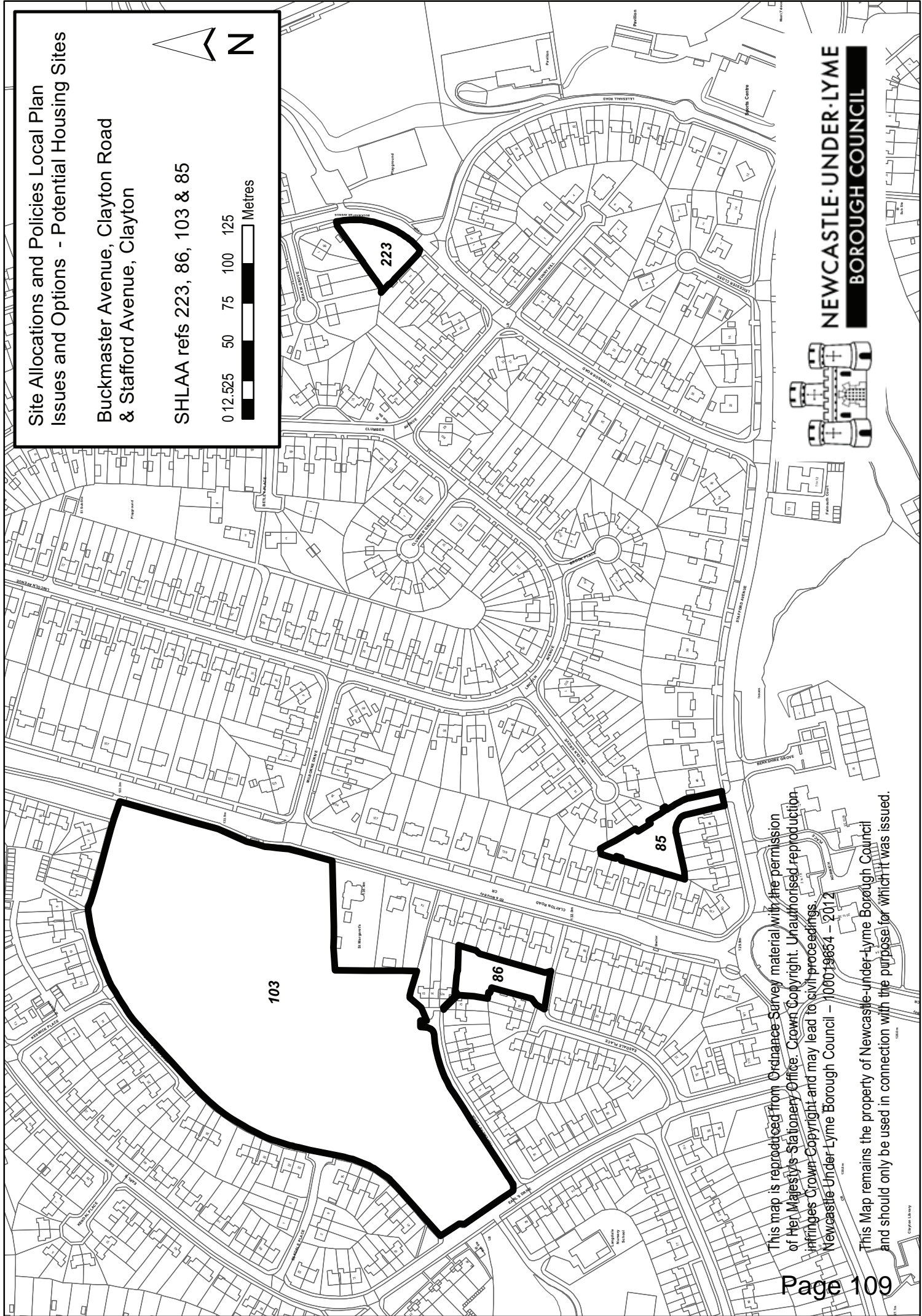
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Buckmaster Avenue, Clayton Road  
& Stafford Avenue, Clayton**

**SHLAA refs 223, 86, 103 & 85**



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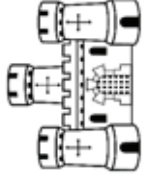
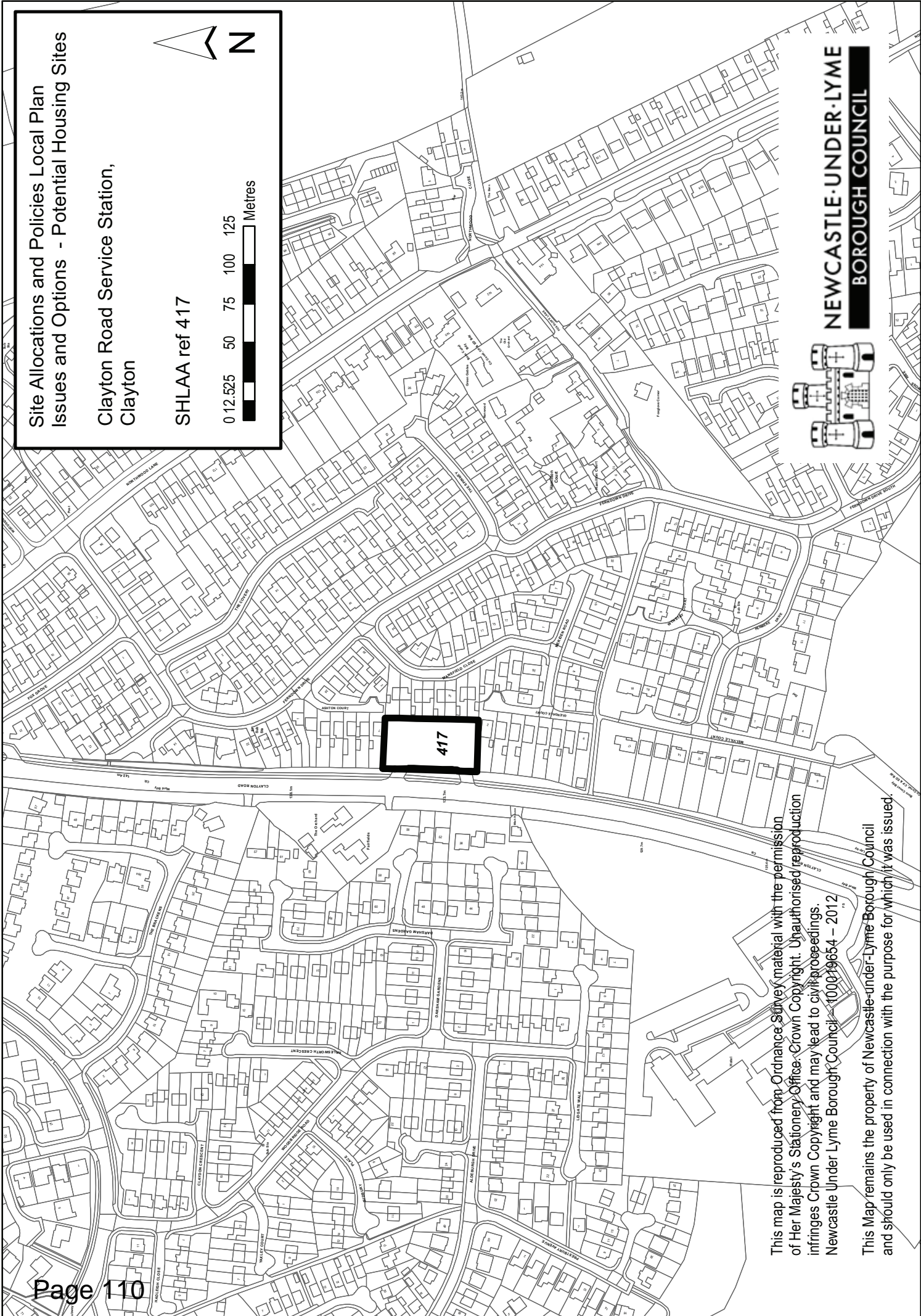
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Clayton Road Service Station,  
Clayton

SHLAA ref 417



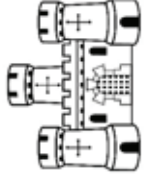
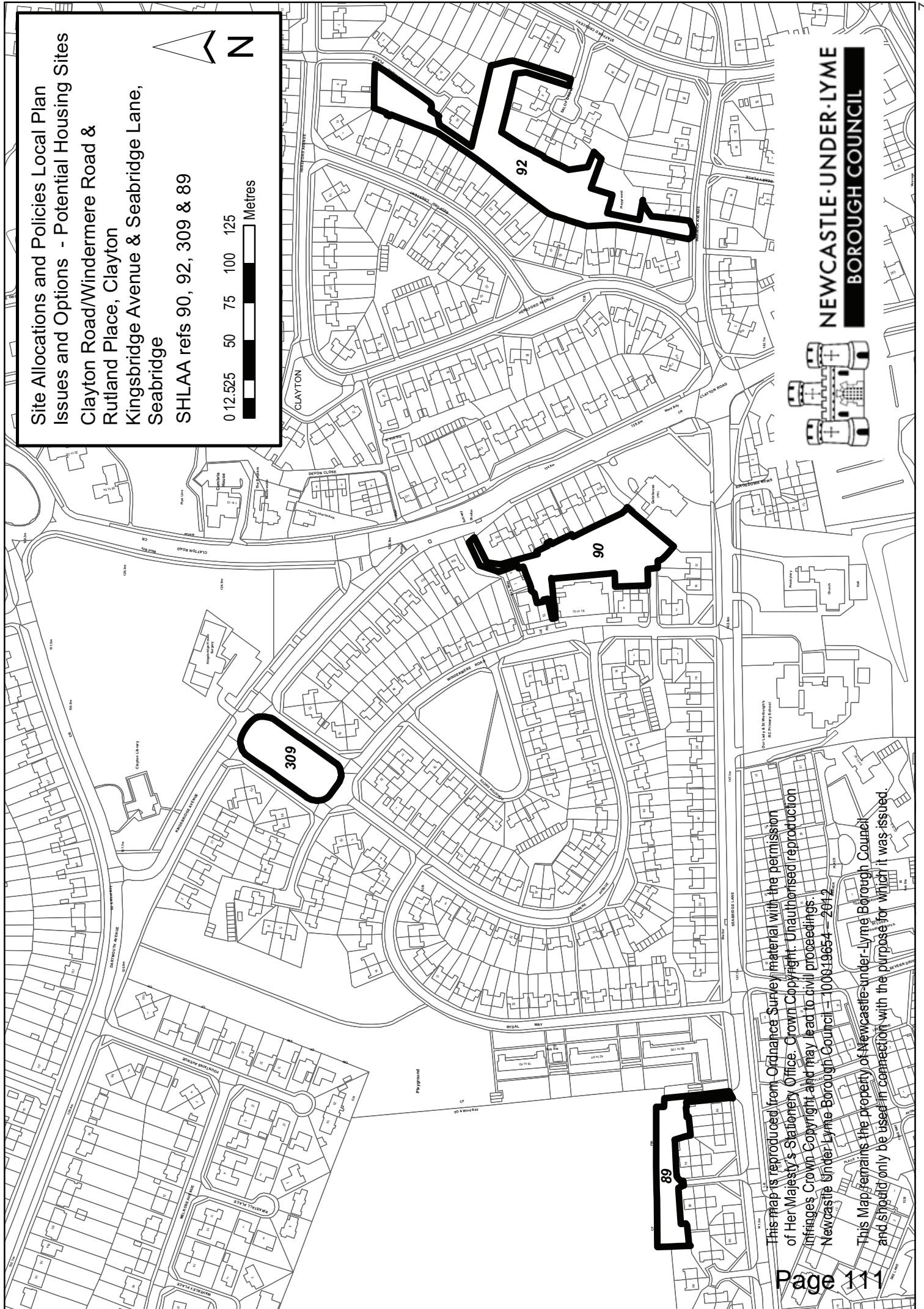
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**  
Clayton Road/Windermere Road &  
Rutland Place, Clayton  
Kingsbridge Avenue & Seabridge Lane,  
Seabridge

SHLAA refs 90, 92, 309 & 89



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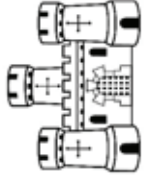
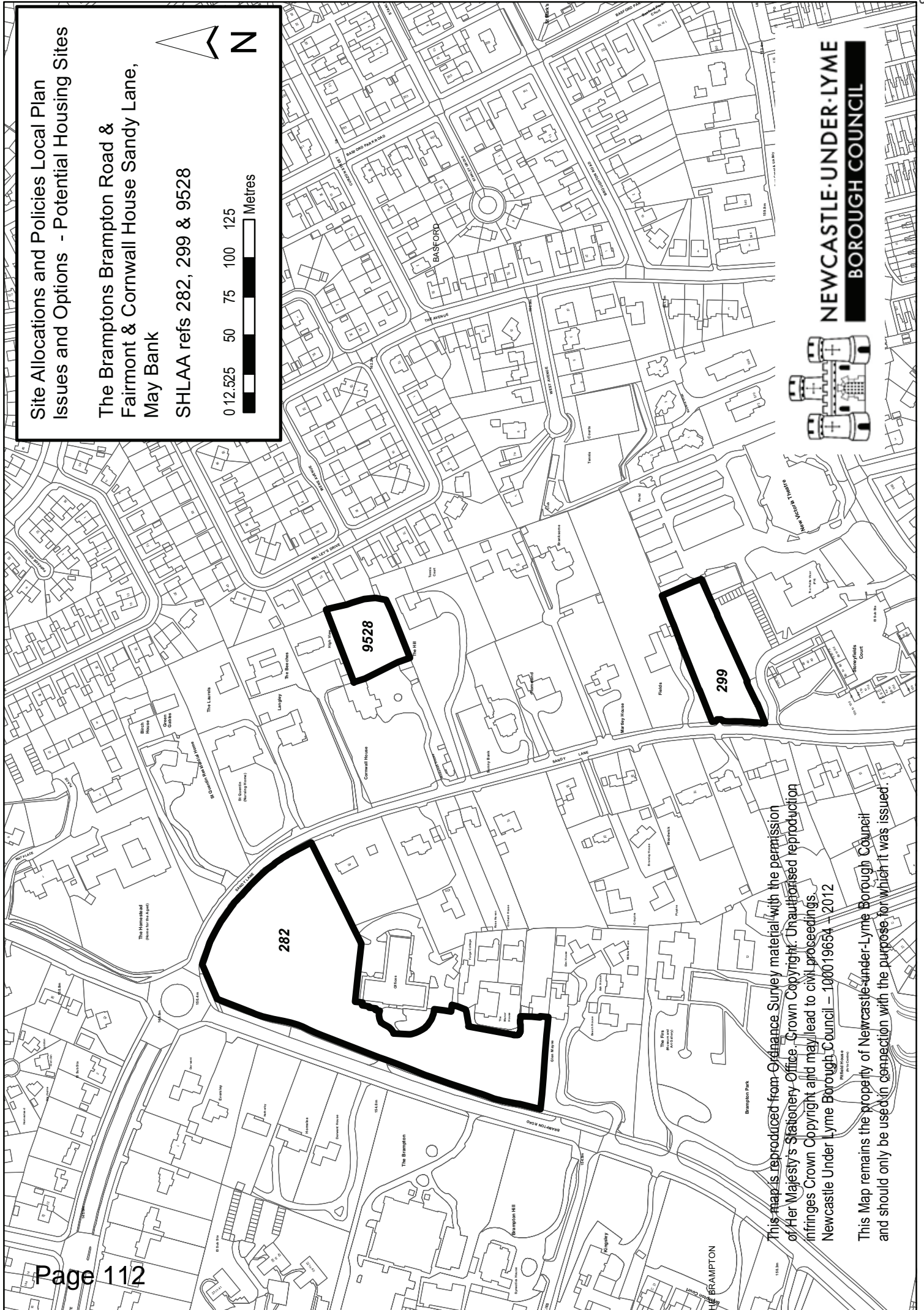
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

The Bramptons Brampton Road &  
Fairmont & Cornwall House Sandy Lane,  
May Bank

SHLAA refs 282, 299 & 9528



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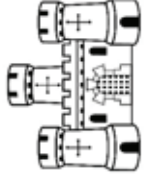
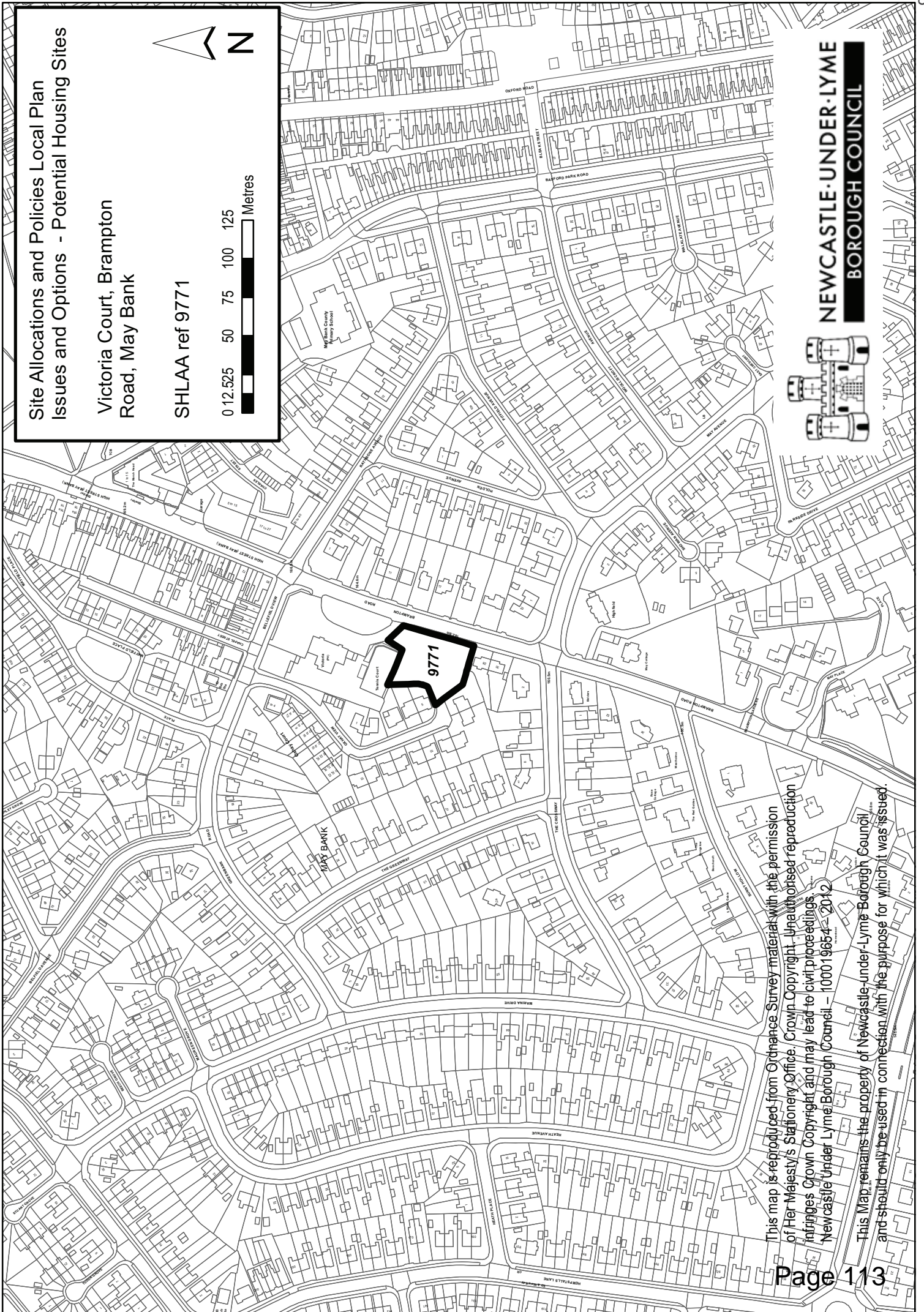
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Victoria Court, Brampton  
Road, May Bank

SHLAA ref 9771



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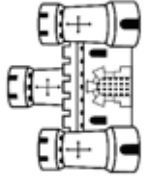
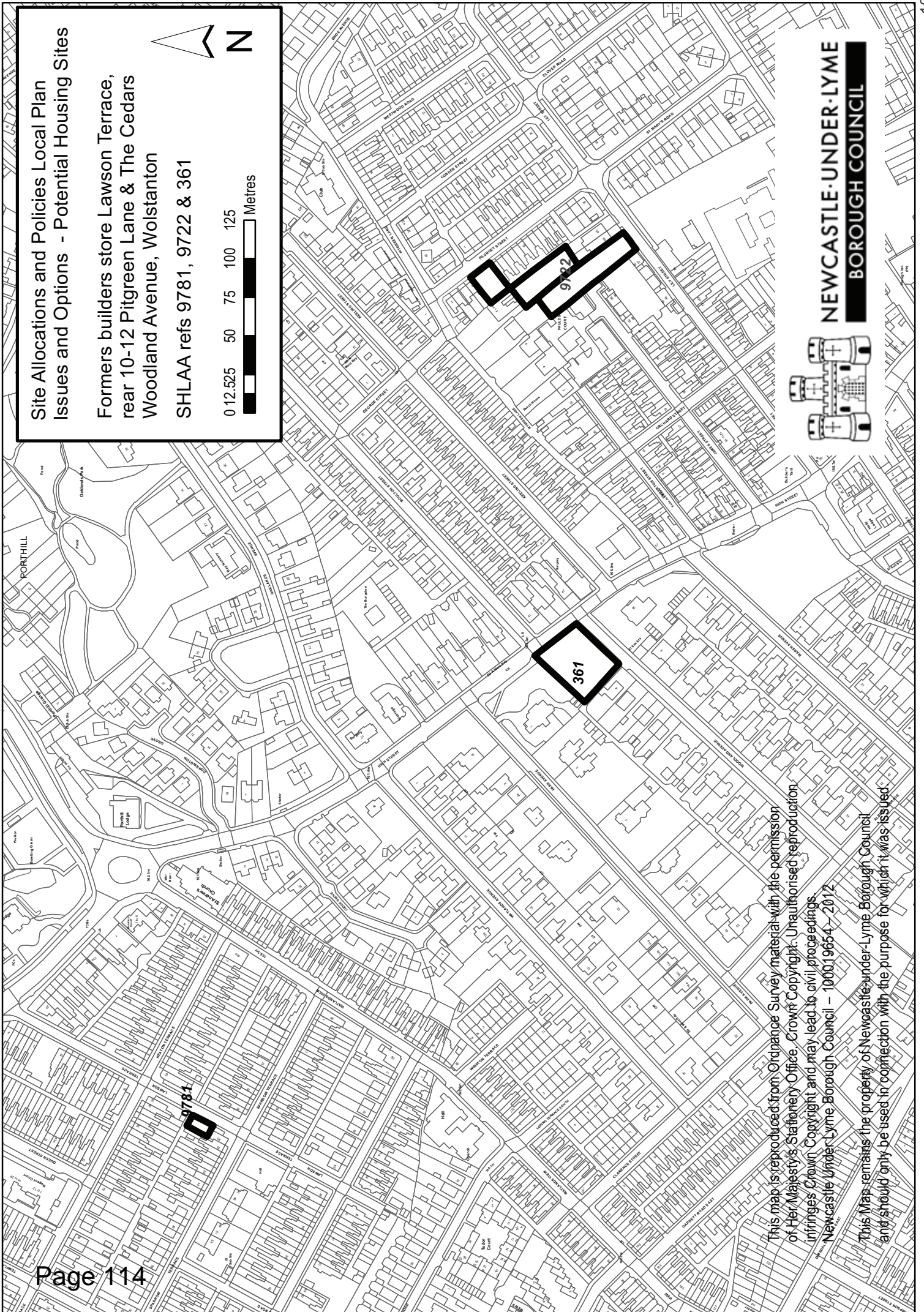
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

Formers builders store Lawson Terrace,  
rear 10-12 Pitgreen Lane & The Cedars  
Woodland Avenue, Wolstanton

SHLAA refs 9781, 9722 & 361



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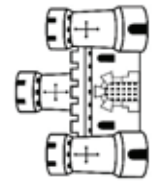
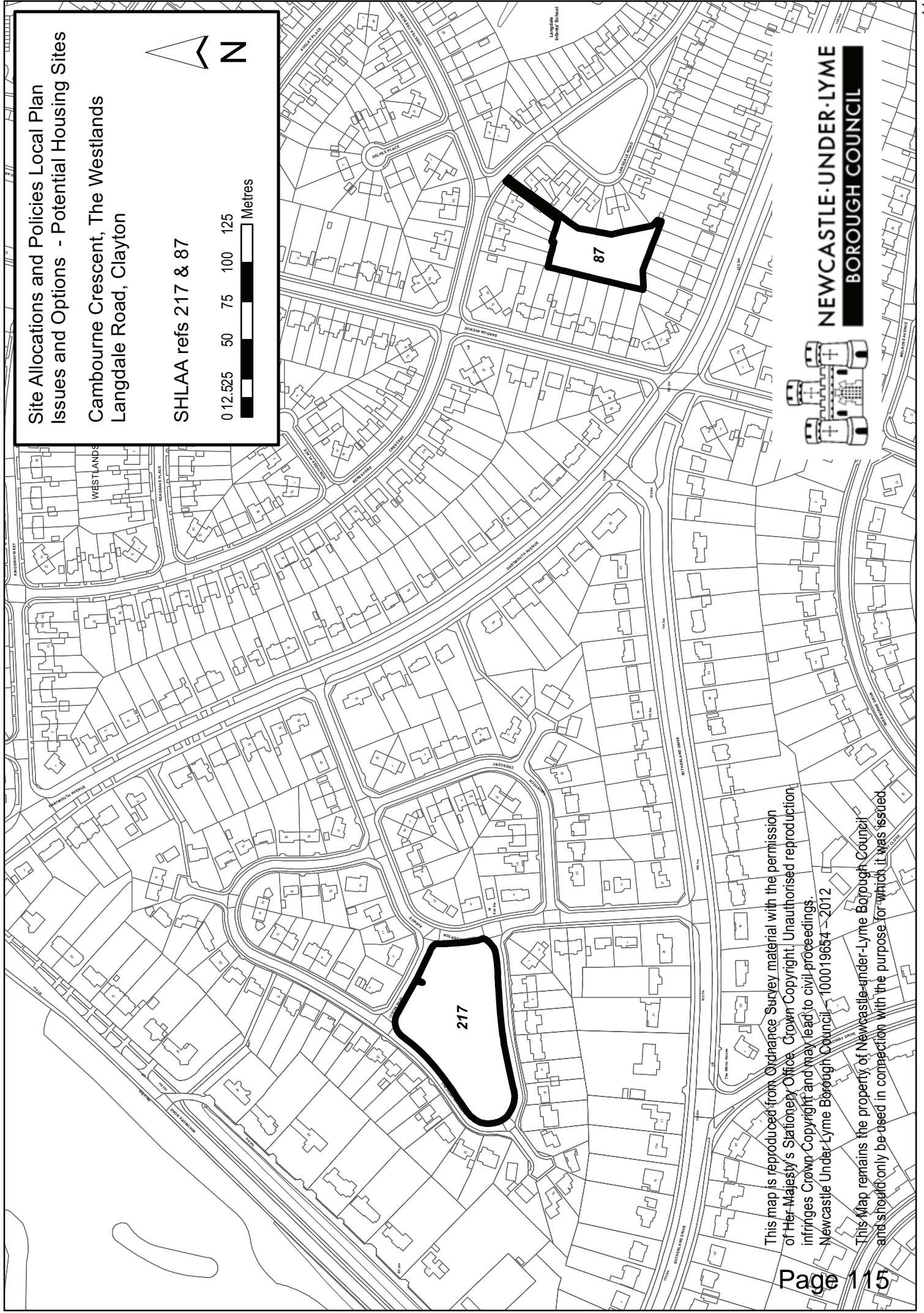
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**  
Cambourne Crescent, The Westlands  
Langdale Road, Clayton



SHLAA refs 217 & 87



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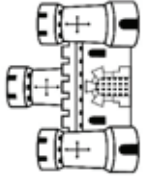
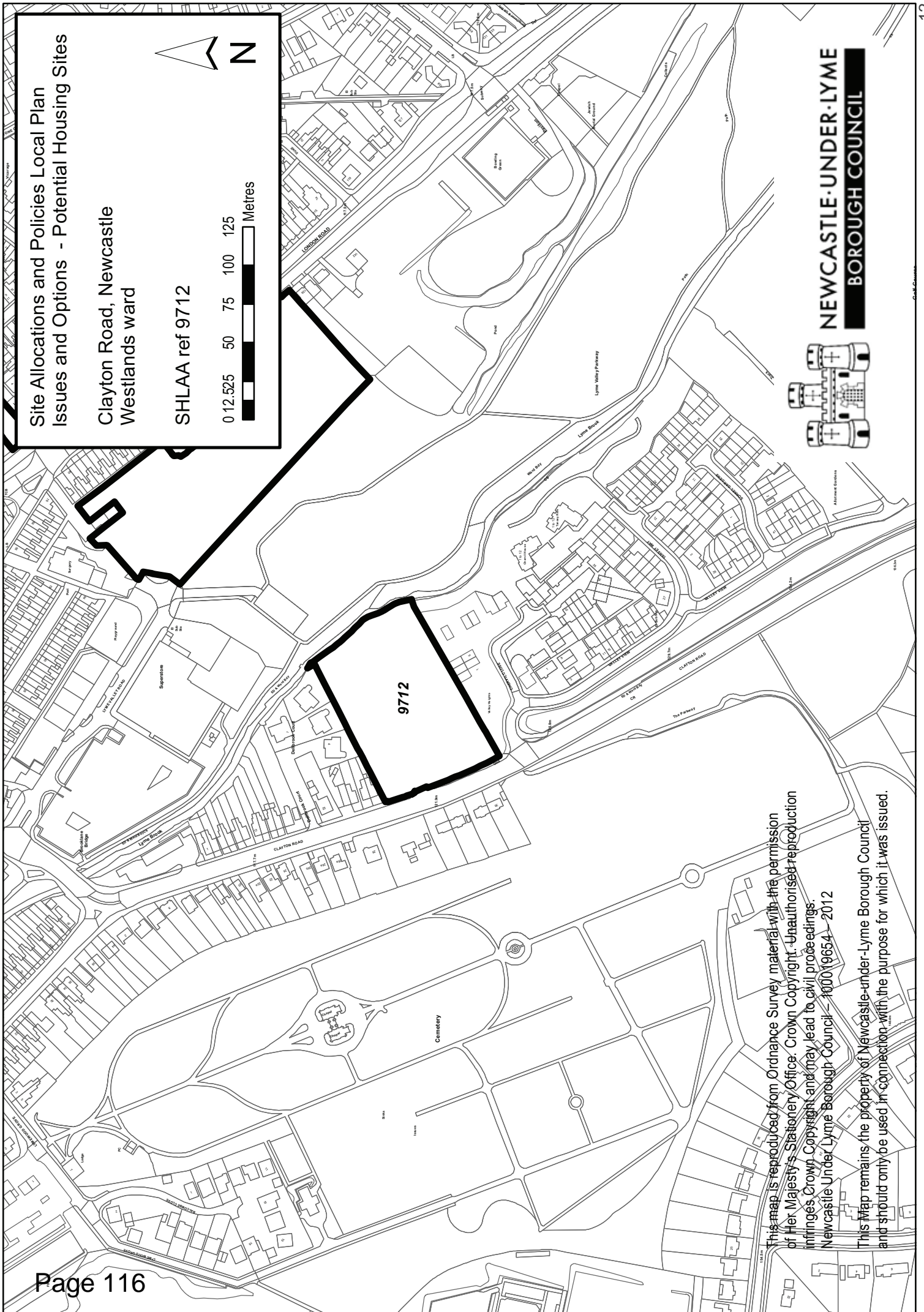
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Clayton Road, Newcastle  
Westlands ward

SHLAA ref 9712



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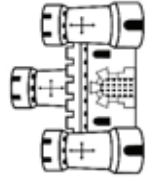
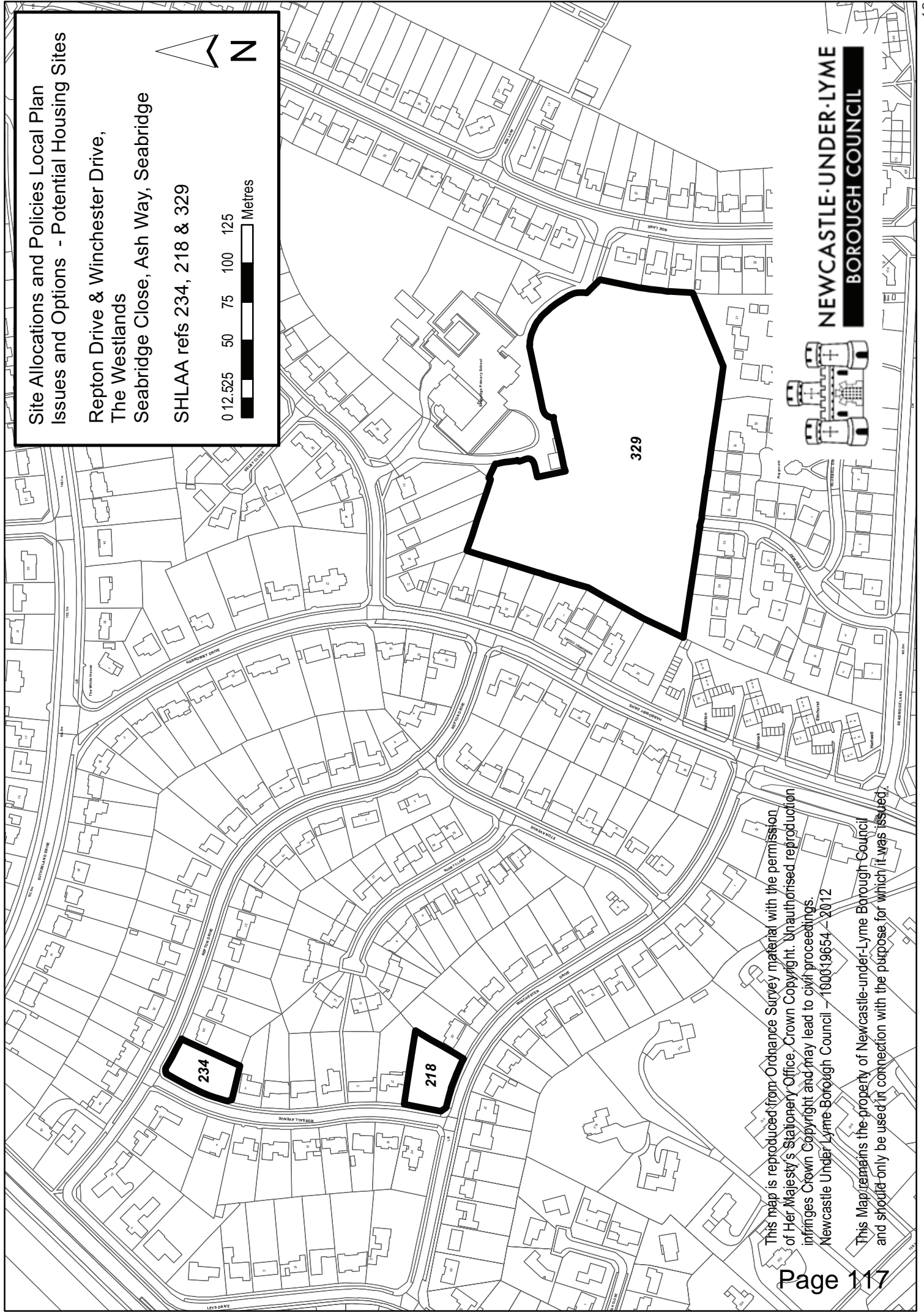
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Repton Drive & Winchester Drive,  
The Westlands  
Seabridge Close, Ash Way, Seabridge**

**SHLAA refs 234, 218 & 329**



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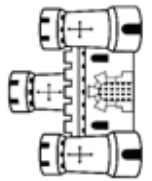
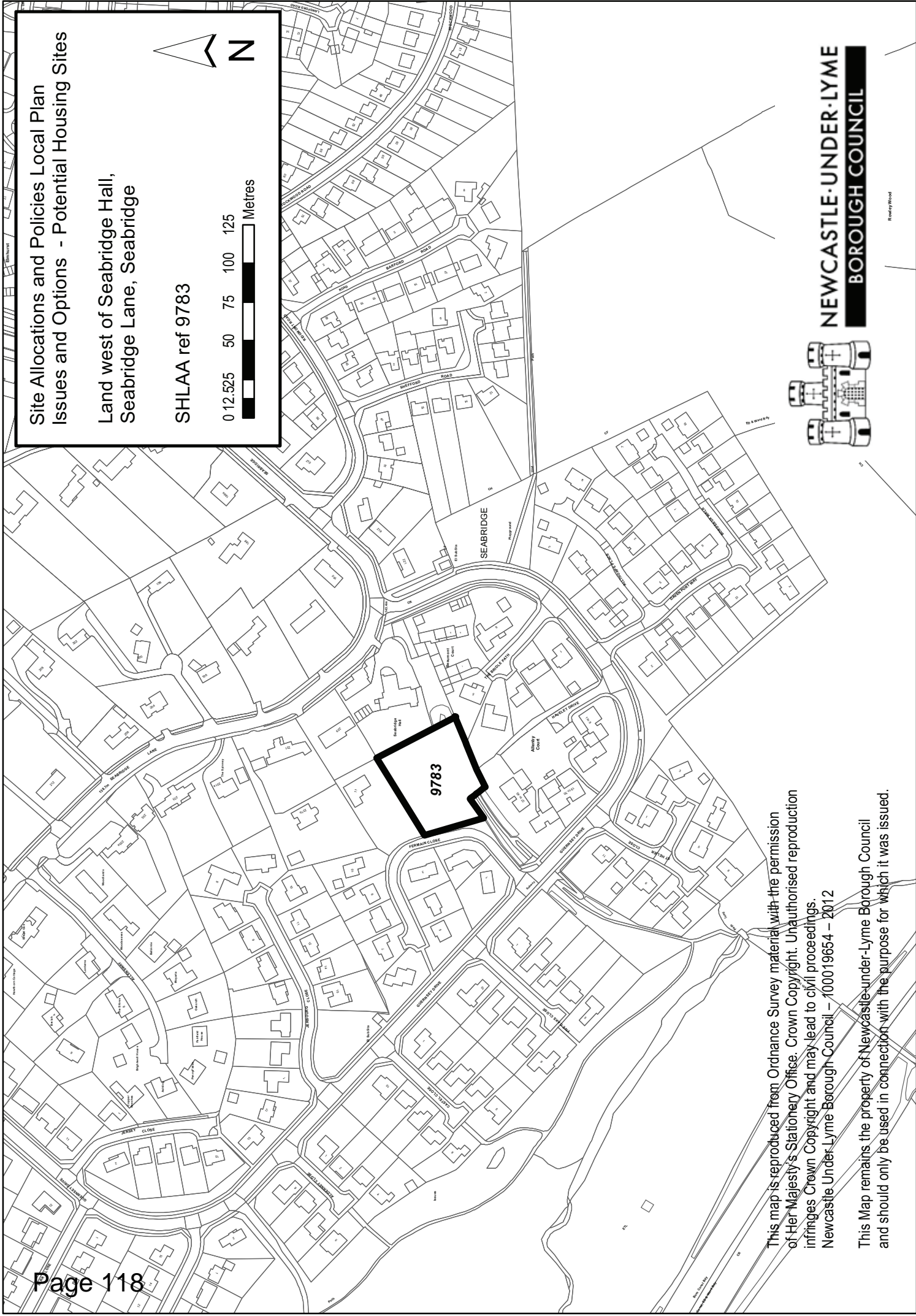
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Land west of Seabridge Hall,  
Seabridge Lane, Seabridge

SHLAA ref 9783



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Flourish Wood

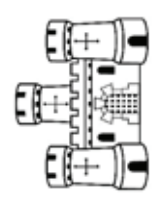
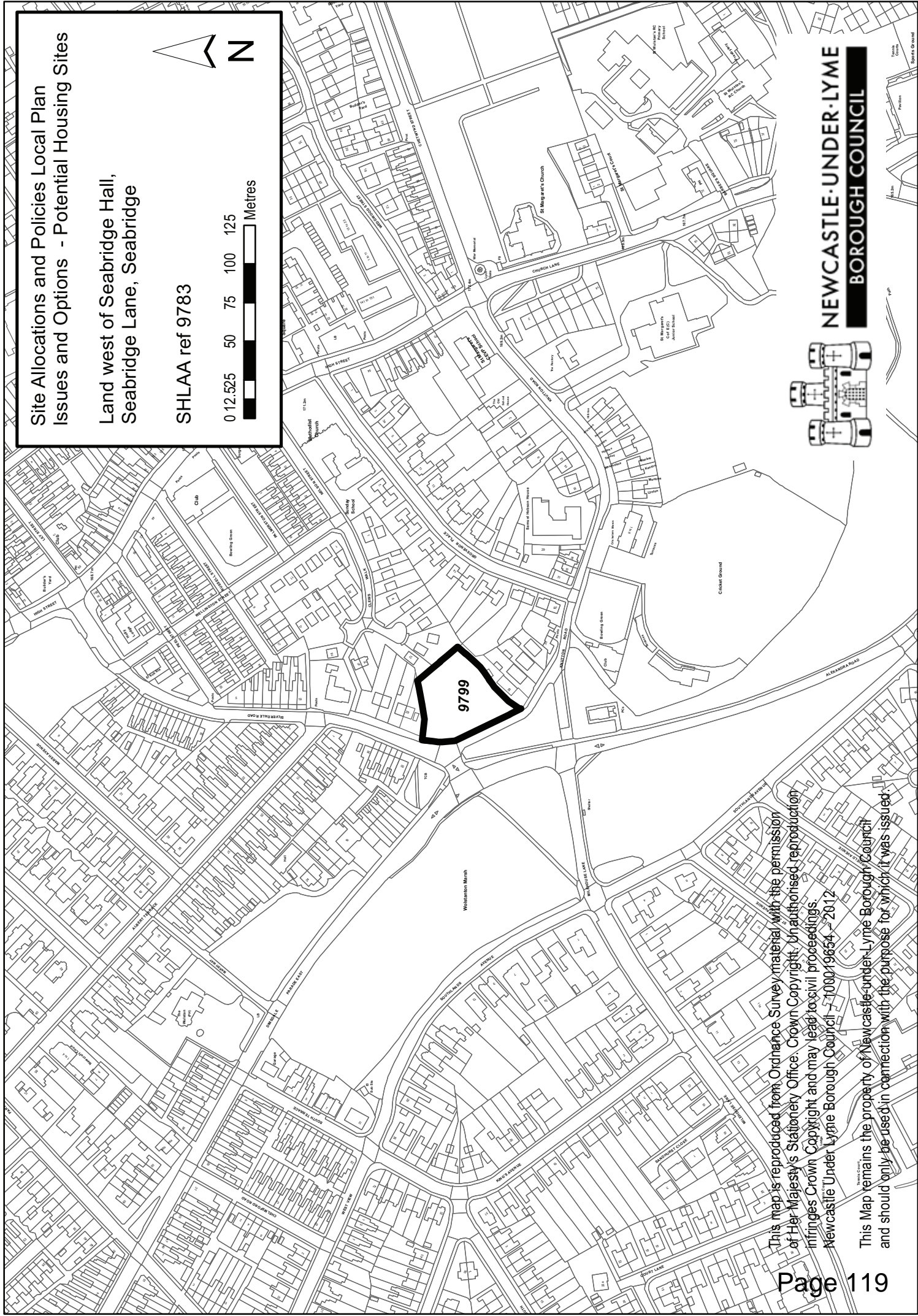
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Land west of Seabridge Hall,  
Seabridge Lane, Seabridge

SHLAA ref 9783



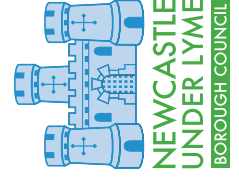
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# Newcastle borough rural site allocation maps





## Rural Spatial Area

<b>Audley and Bignall End Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Apedale Road (land at), Wood Lane	344	1
Monument View (land at), Bignall End	415	2
New Road (Spring Bank), Bignall End	7580	3
Ravens Lane (51), Bignall End	7617	2
Ravens Park Estate, Bignall End	116a-f	2
Wedgwood Avenue, Bignall End	225	1
Westfield Road, Audley	78	4

<b>Halmer End Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
East Lawns, Betley	74	5
Heathcote Road (adj to Old Boar's Head), Halmer End	333	6
Miles Green car park	414	7

<b>Loggerheads and Whitmore Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Eccleshall Road, Loggerheads	111	8
Land off A53, Loggerheads	401	9
Market Drayton Road, Loggerheads	97	8
Muckleston Road (land off), Loggerheads	402	9
Muckleston Road (Tadgedale Quarry), Loggerheads	304	10
Rowney Close, Loggerheads	73	9

<b>Keele Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Station Road (The Hawthorns), Keele	40	11

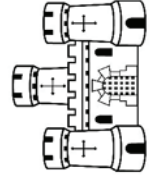
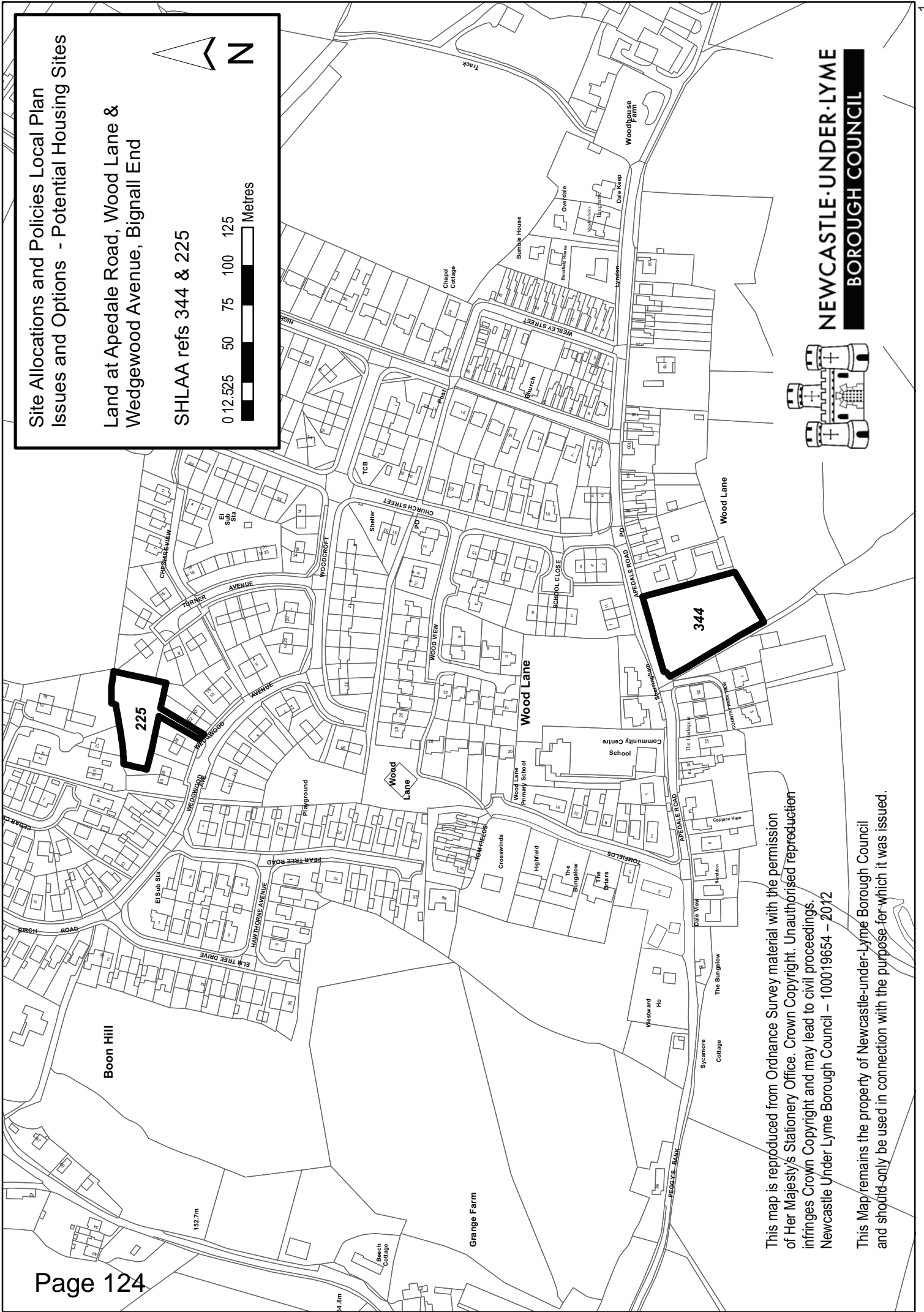
<b>Madeley Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Arbour Close, Madeley	202	12
Barhill, Madeley	317	13
Bower End Lane, Madeley	128	14
Bridle path (land to rear of), Madeley	347	14
Laverlock Grove, Madeley	71	14
New Road, Madeley	346	12
Site to the west of Madeley	373	13

<b>Newchapel Ward</b>	<b>SHLAA ref</b>	<b>Page number for site plan</b>
Moorland Road, Mow Cop	226	15

Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Land at Apedale Road, Wood Lane &  
Wedgewood Avenue, Bignall End

SHLAA refs 344 & 225



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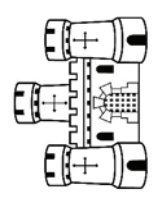
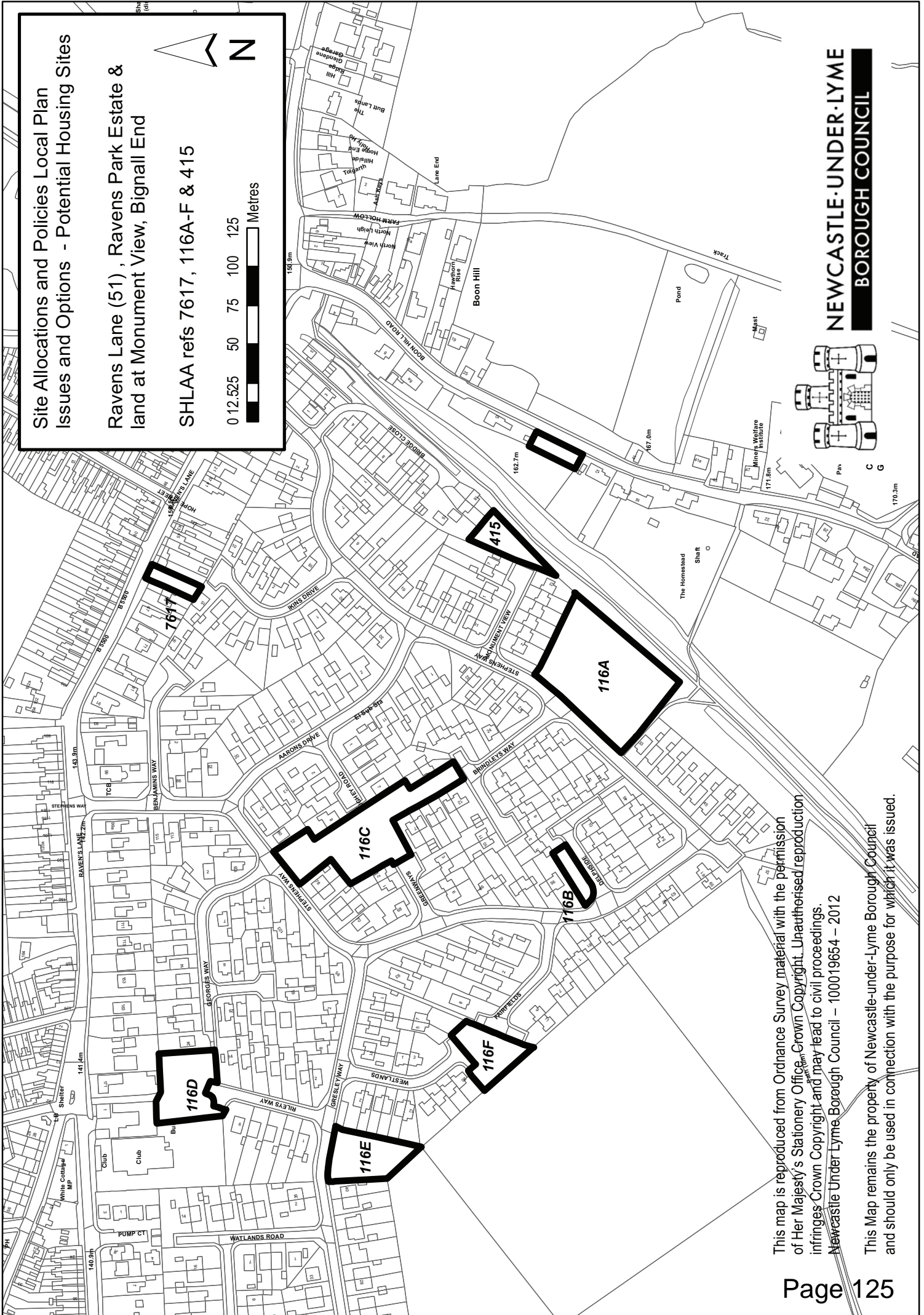
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Ravens Lane (51) , Ravens Park Estate &  
land at Monument View, Bignall End

SHLAA refs 7617, 116A-F & 415



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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Westfield Road, Audley

SHLAA ref 78



Audley

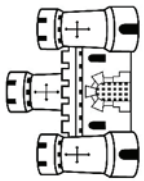


1168

7617

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Site Allocations and Policies Local Plan  
 Issues and Options - Potential Housing Sites

Car park, Station Road, Miles Green

SHLAA ref 414



Dean Brook

Brook  
 Bungalow

Deanside  
 The Birches  
 Willbrook Cottage  
 Holmes Cottage  
 Millers Cottage

414

131.3m

Garage

Playground

The  
 Royal Oak  
 PH

STATION ROAD

WYNBANK

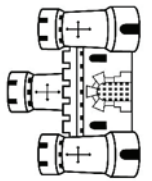
CLOSE

Path

Clover  
 Wood  
 Path

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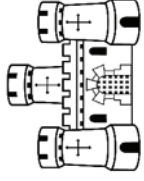
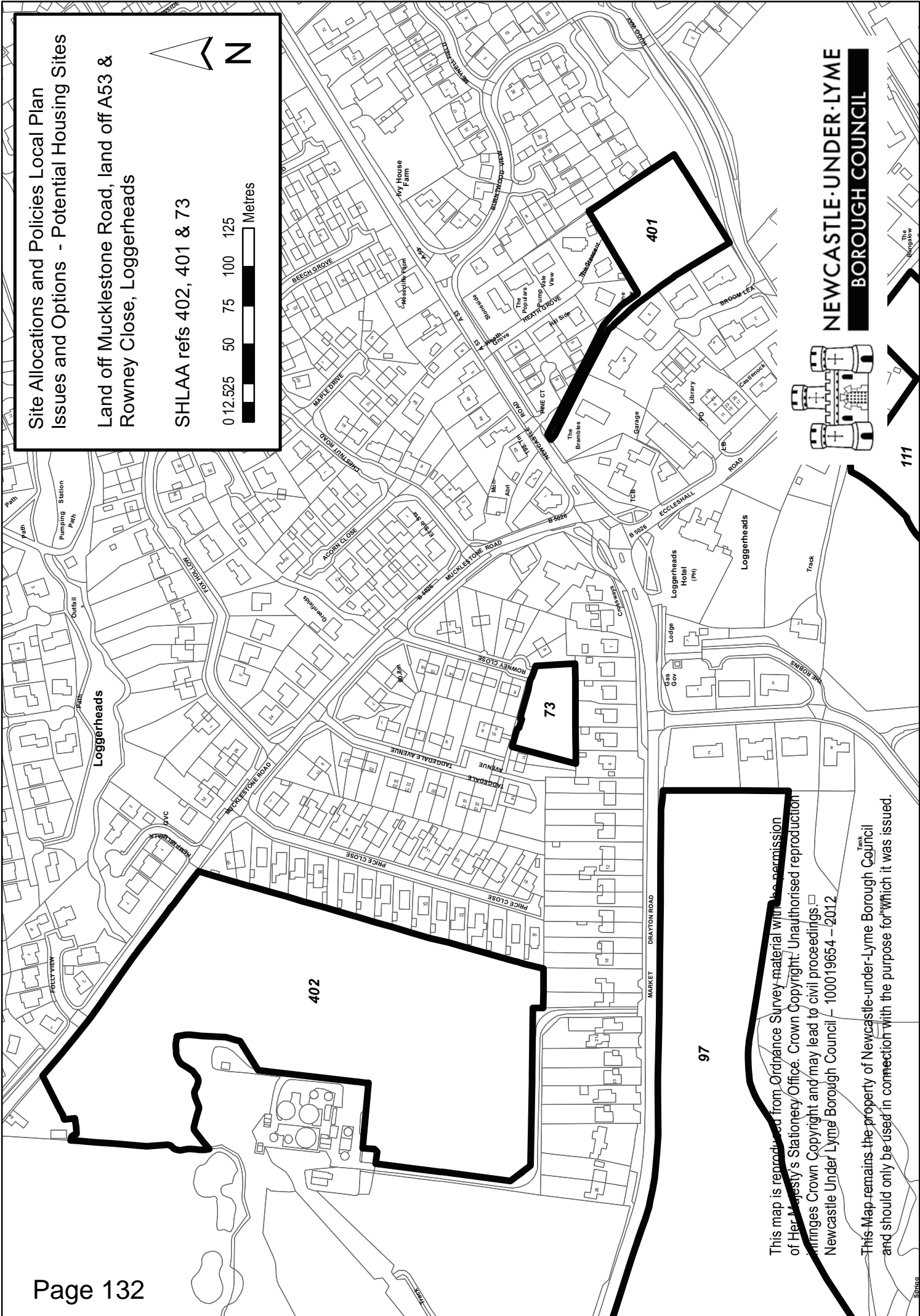
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Land off Mucklestone Road, land off A53 &  
Rowney Close, Loggerheads**

**SHLAA refs 402, 401 & 73**



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111

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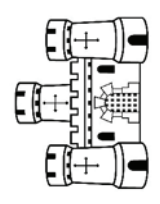
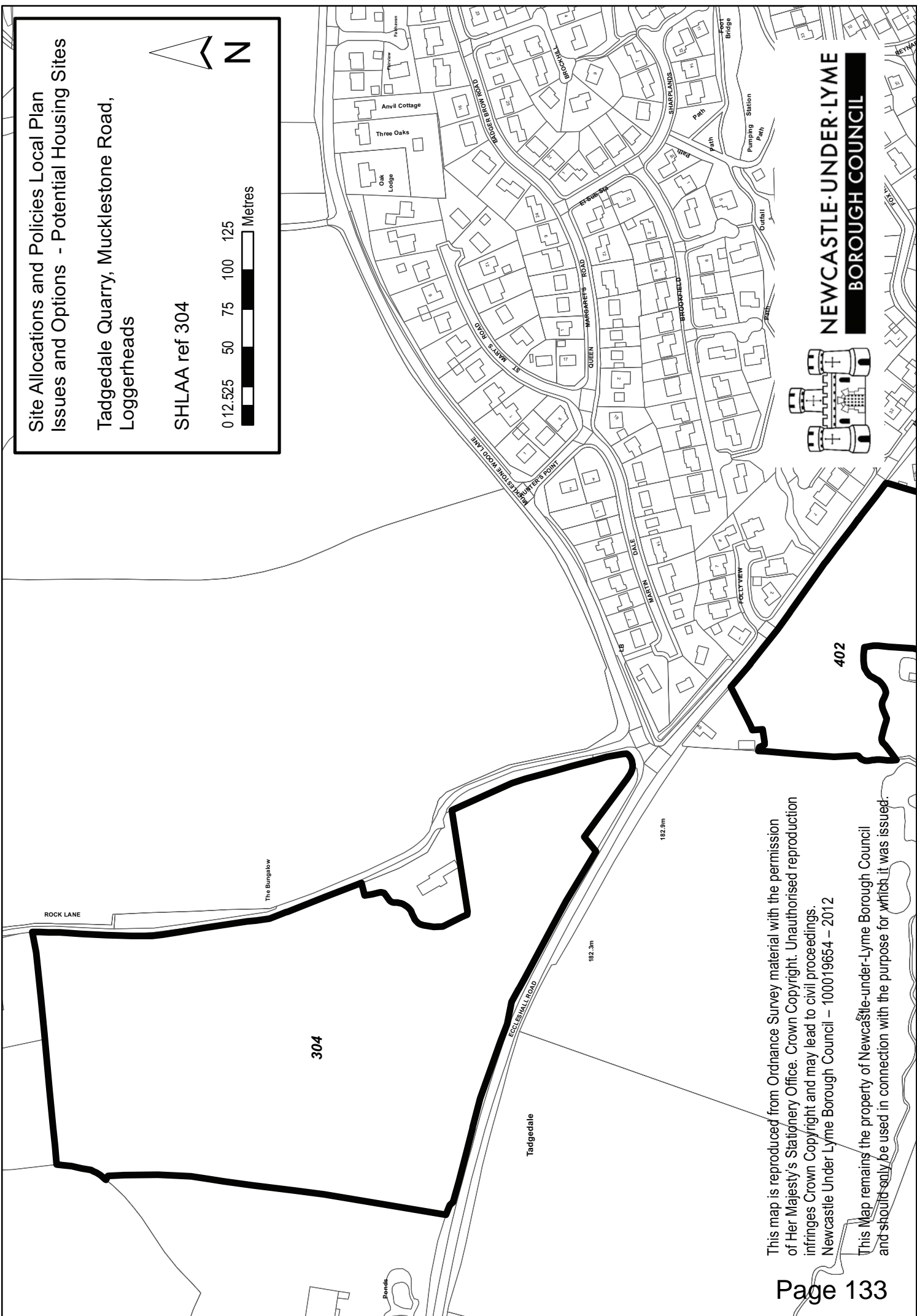
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Tadgedale Quarry, Muckleston Road,  
Loggerheads

SHLAA ref 304



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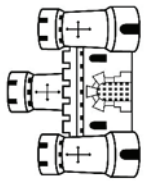
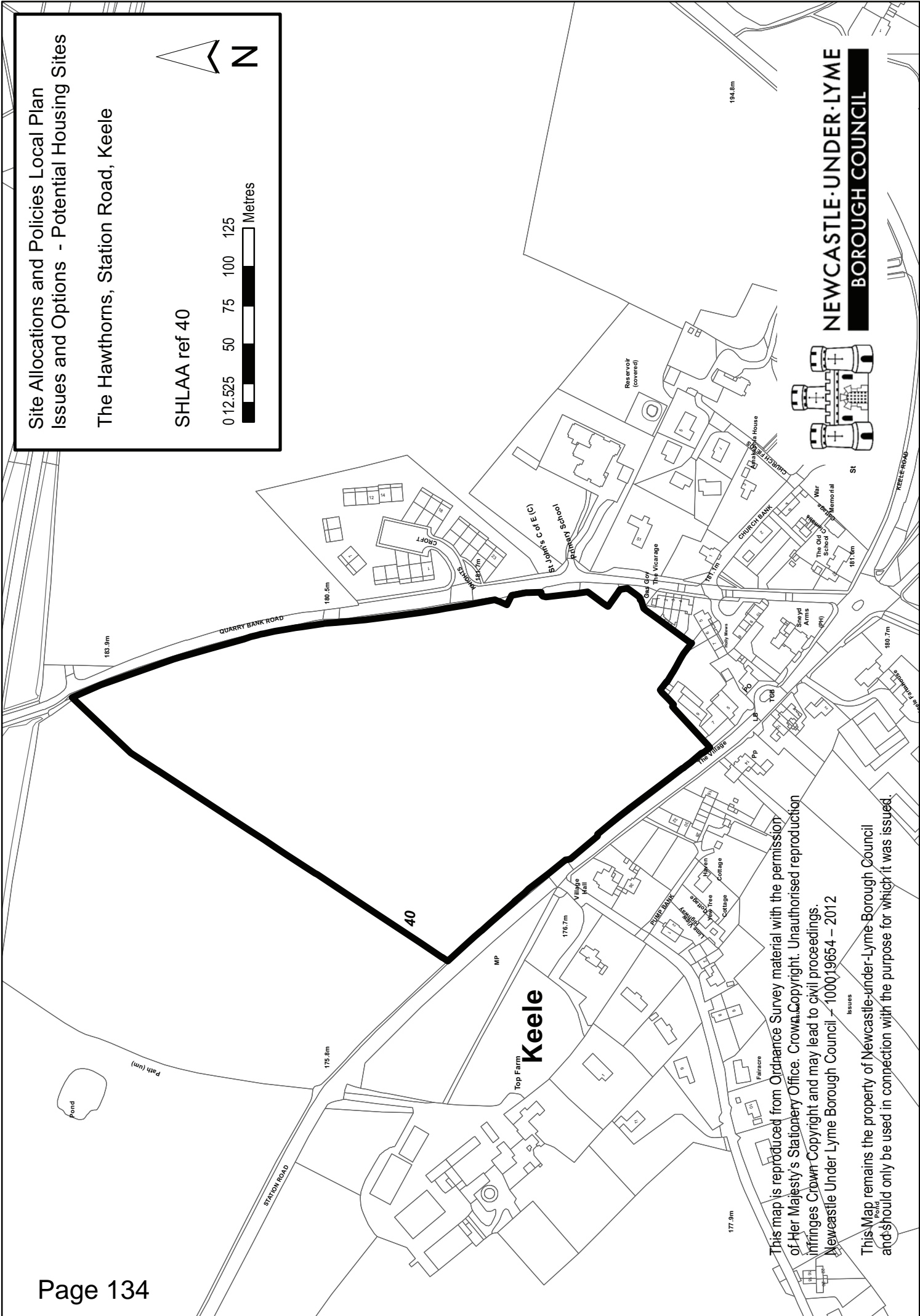
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

The Hawthorns, Station Road, Keele

SHLAA ref 40



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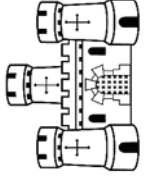
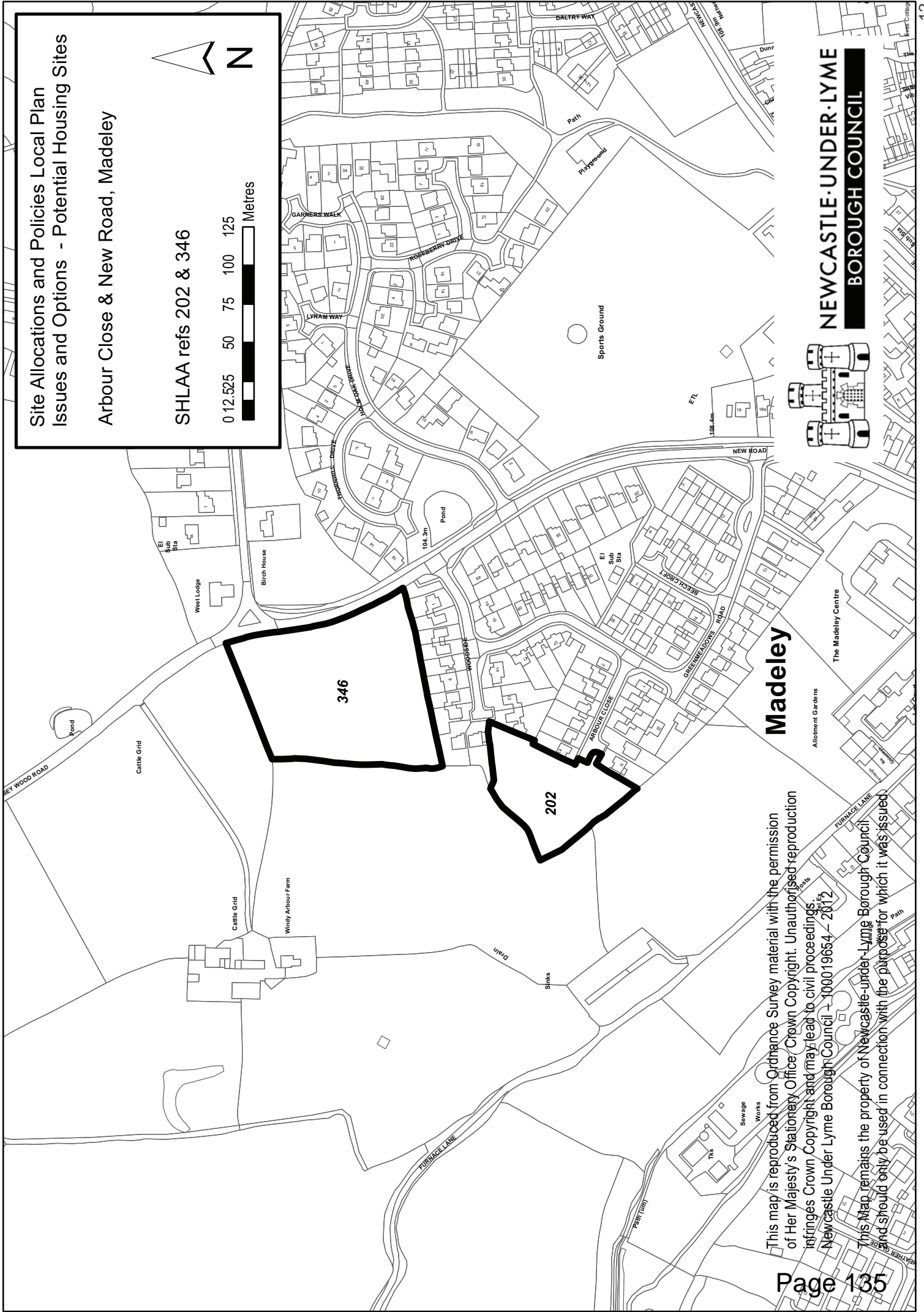
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites

Arbour Close & New Road, Madeley

SHLAA refs 202 & 346



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**Madeley**

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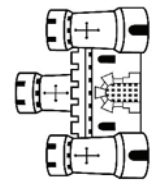
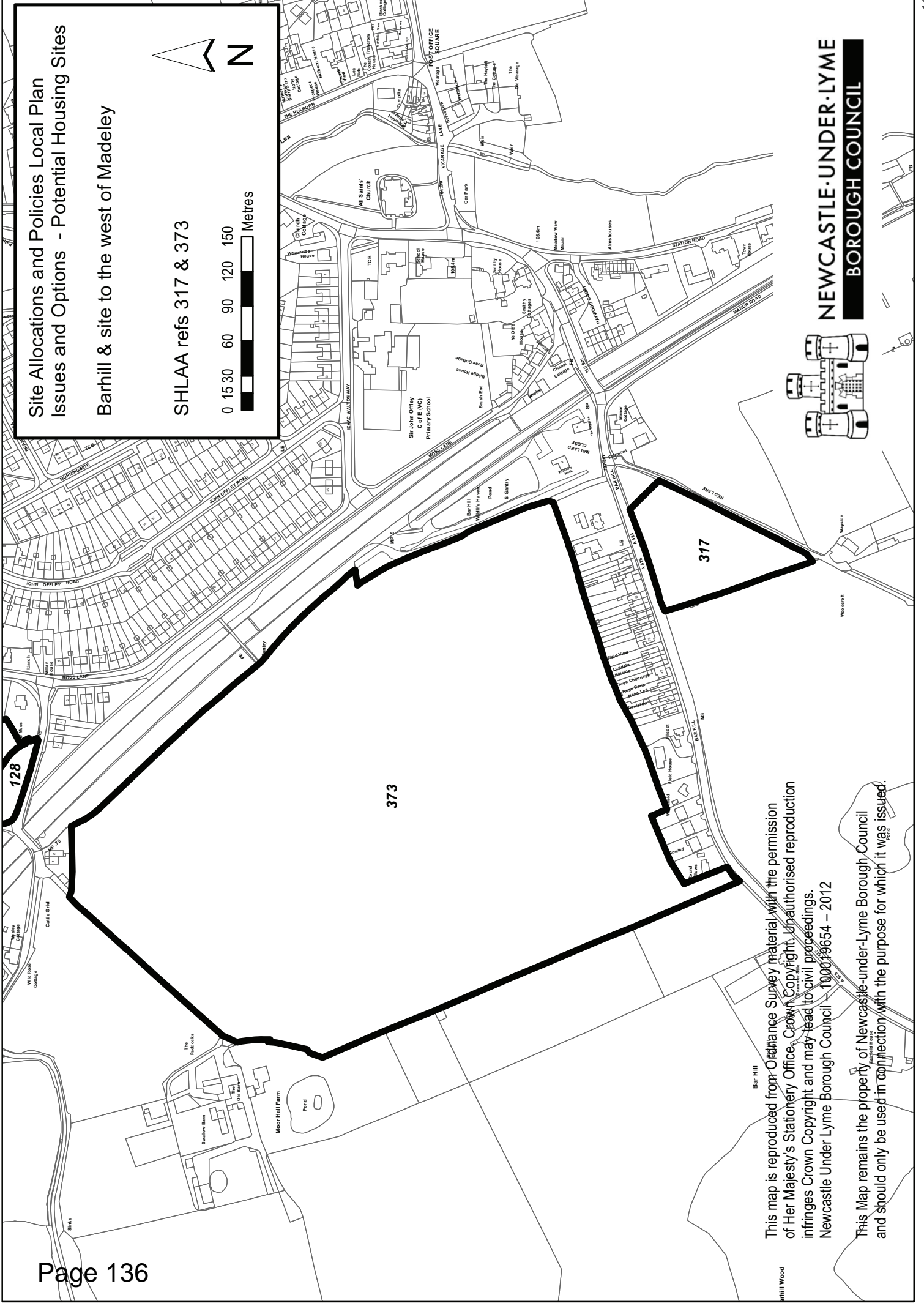
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Barhill & site to the west of Madeley**



**SHLAA refs 317 & 373**



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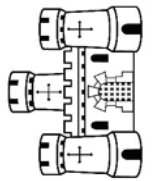
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Housing Sites**

**Land to the rear of Bridle Path, Bower End  
Lane and Laverlock Grove, Madeley**

**SHLAA refs 347, 128 & 71**



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373

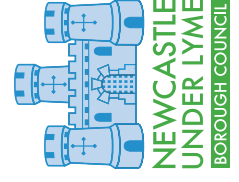
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# Newcastle borough employment site allocation maps



## Employment land

<b>Predominately Offices</b>	<b>Page number for site plan</b>
A - Keele Science Park	1
B – Land at Brampton Road and Sandy Lane	2

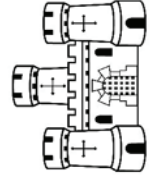
<b>Light Industrial</b>	<b>Page number for site plan</b>
C – Site off West Avenue, Kidsgrove	3
D – Silverdale Business Park, Cemetery Road, Silverdale	4
E – Land off West Avenue, Kidsgrove	3

<b>General Industrial</b>	<b>Page number for site plan</b>
F – Pepper Street Garage, Keele	5
G – Site off Watermills Road, Chesterton	6
H – Former Warehouse and Yard, Congleton Road, Talke	7
I – Rowhurst Close off Watermills Road	6
J – Ex Chesterton gasworks off London Road	8

<b>Storage and Distribution</b>	<b>Page number for site plan</b>
K – Land adjacent to Centre 500, Wolstanton	9
L – Lowlands Road, Chatterley Valley	10
M – Chatterley Valley, Phase 2 and Peacock Hay	11
N – Chesterton Speedway Stadium	12

Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites

A - Keele Science Park Phase 3



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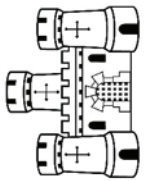
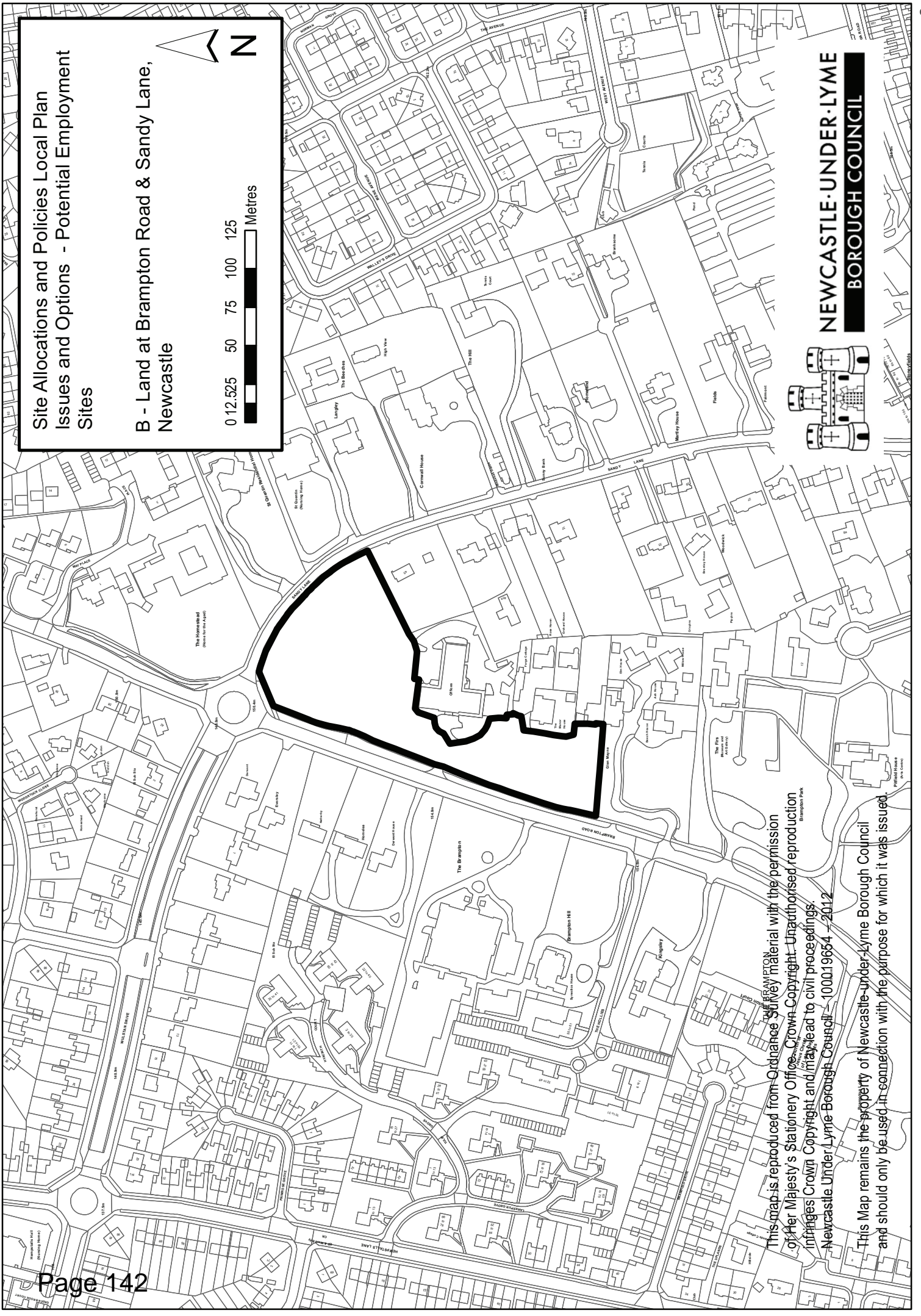
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**B - Land at Brampton Road & Sandy Lane,  
Newcastle**



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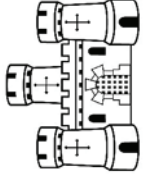
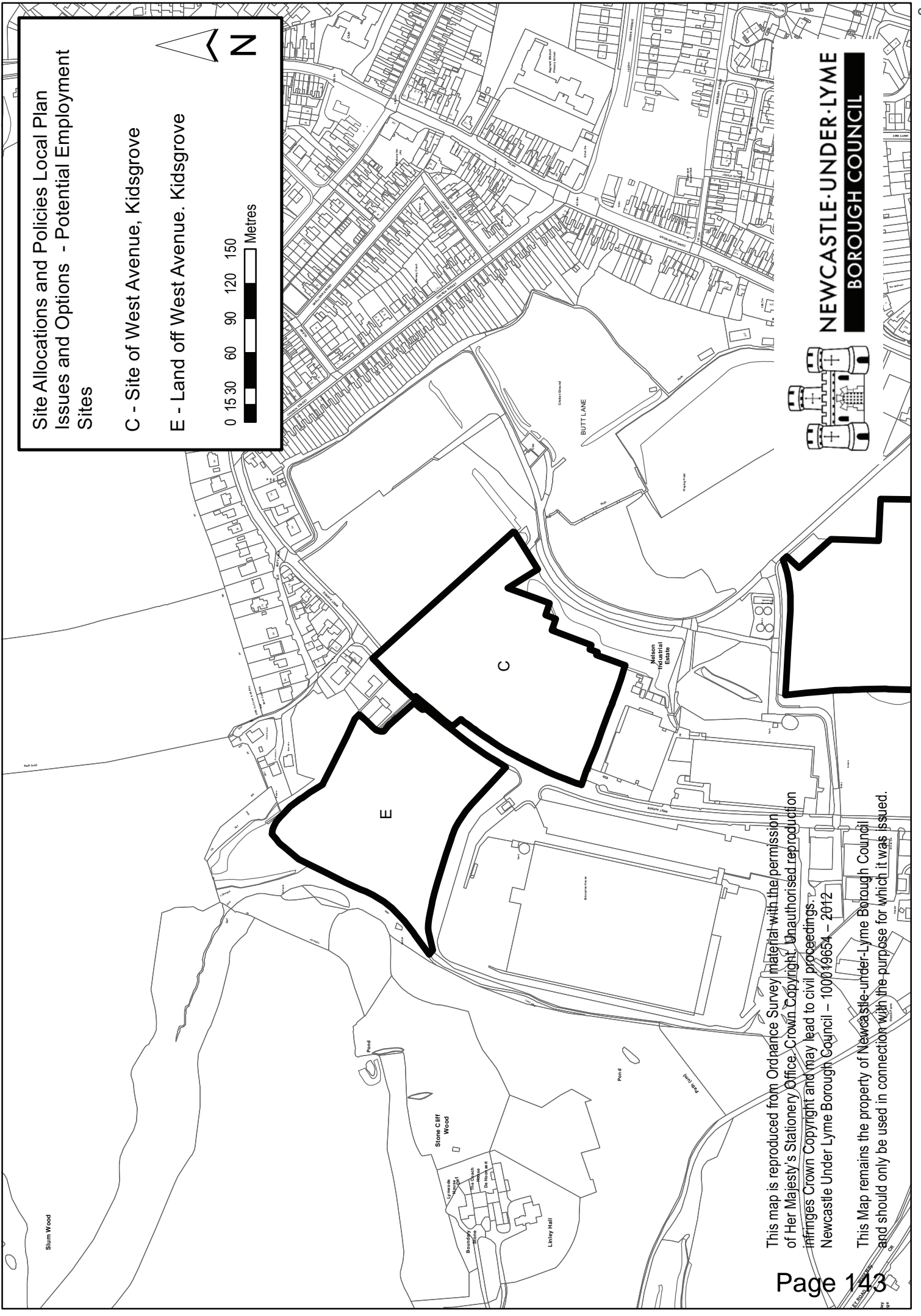
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**C - Site of West Avenue, Kidsgrove**

**E - Land off West Avenue. Kidsgrove**



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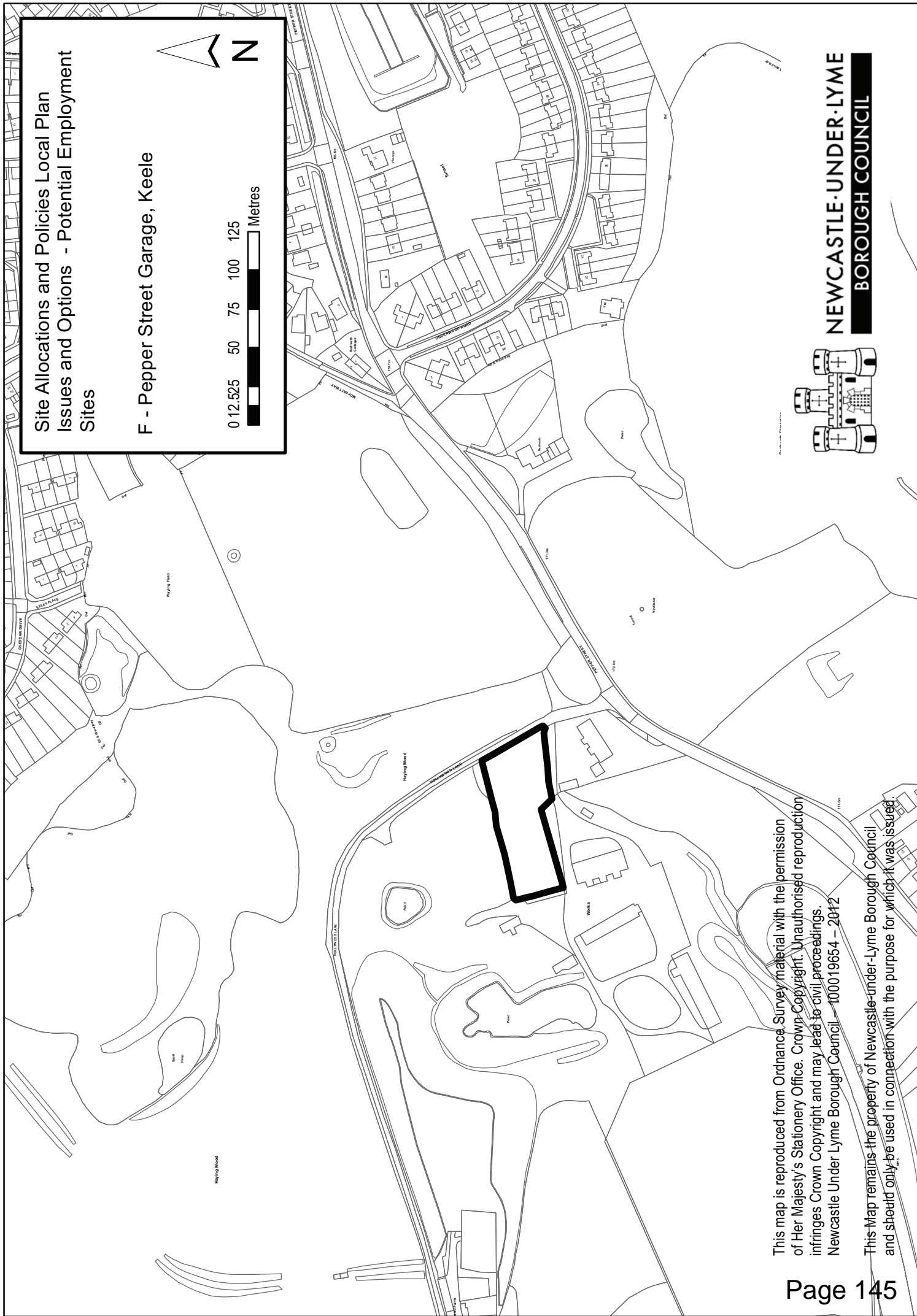
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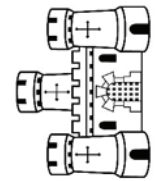
**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**F - Pepper Street Garage, Keele**



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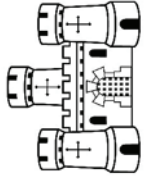


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Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites

I & G Rowhurst Close off Watermills Road,  
Chesterton & Site off Watermills Road,  
Chesterton



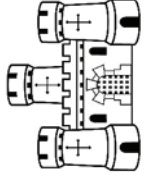
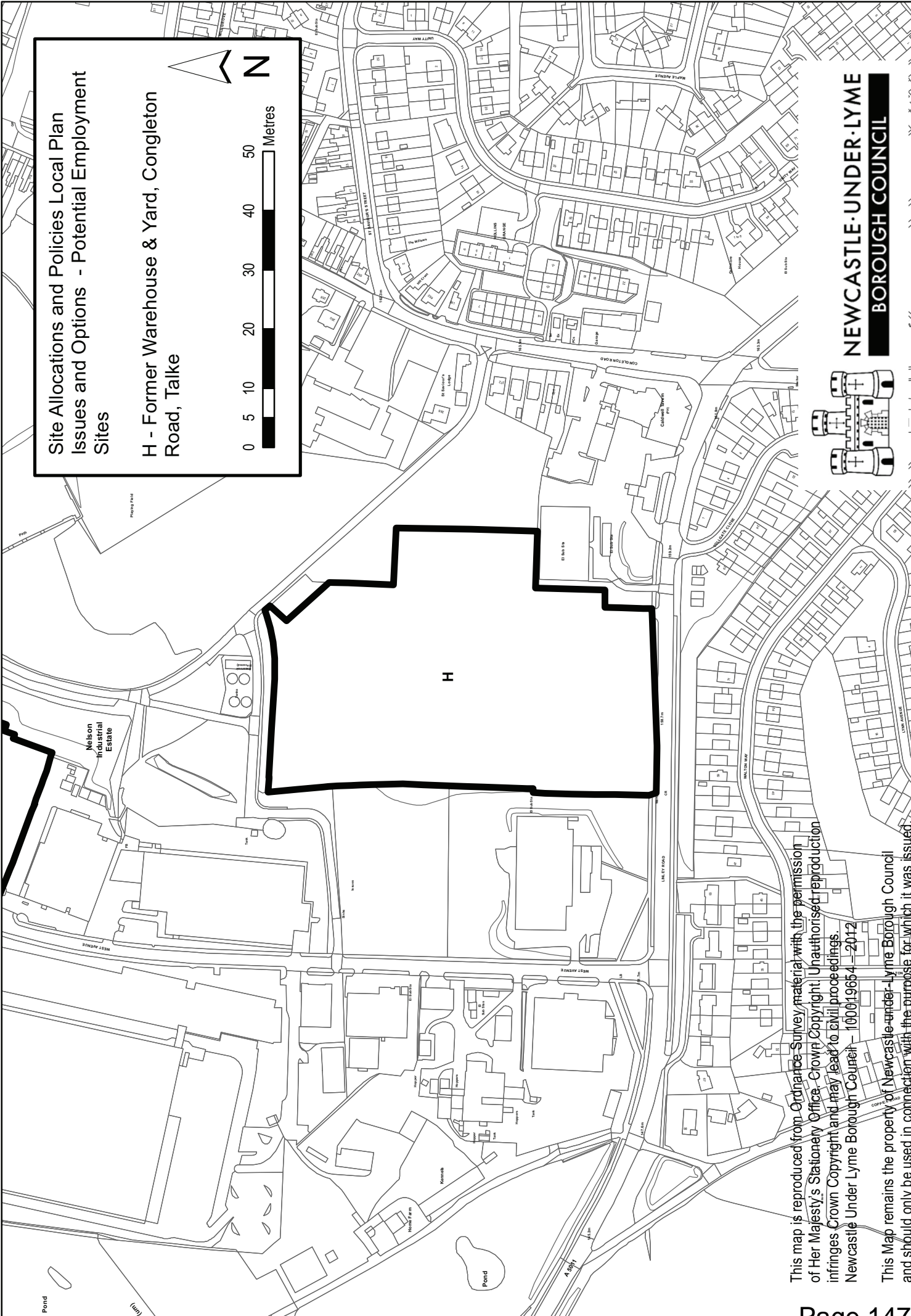
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**H - Former Warehouse & Yard, Congleton  
Road, Talke**



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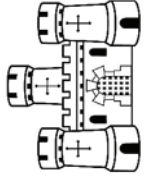
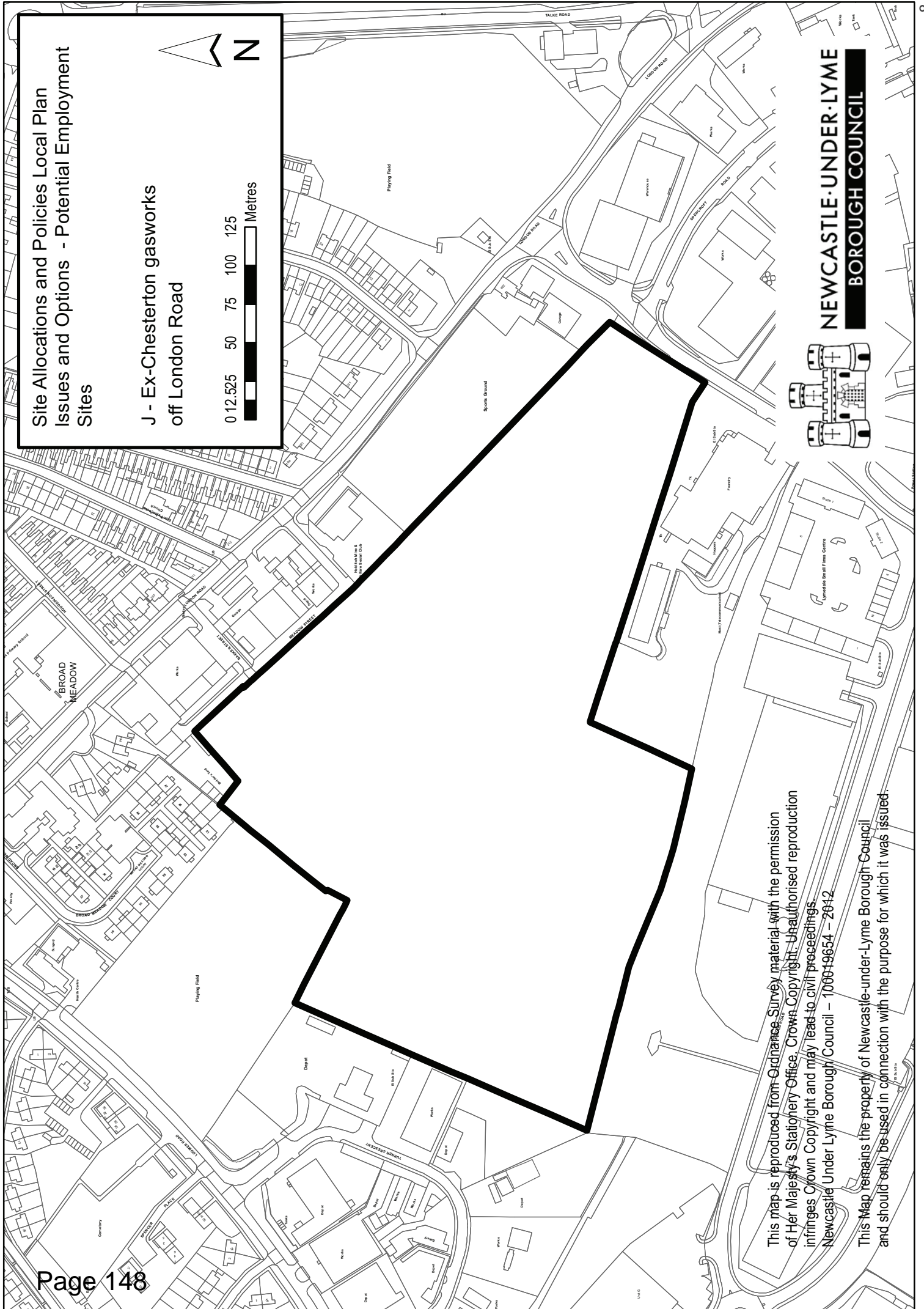
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**J - Ex-Chesterton gasworks  
off London Road**



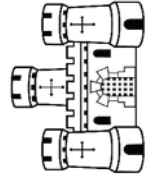
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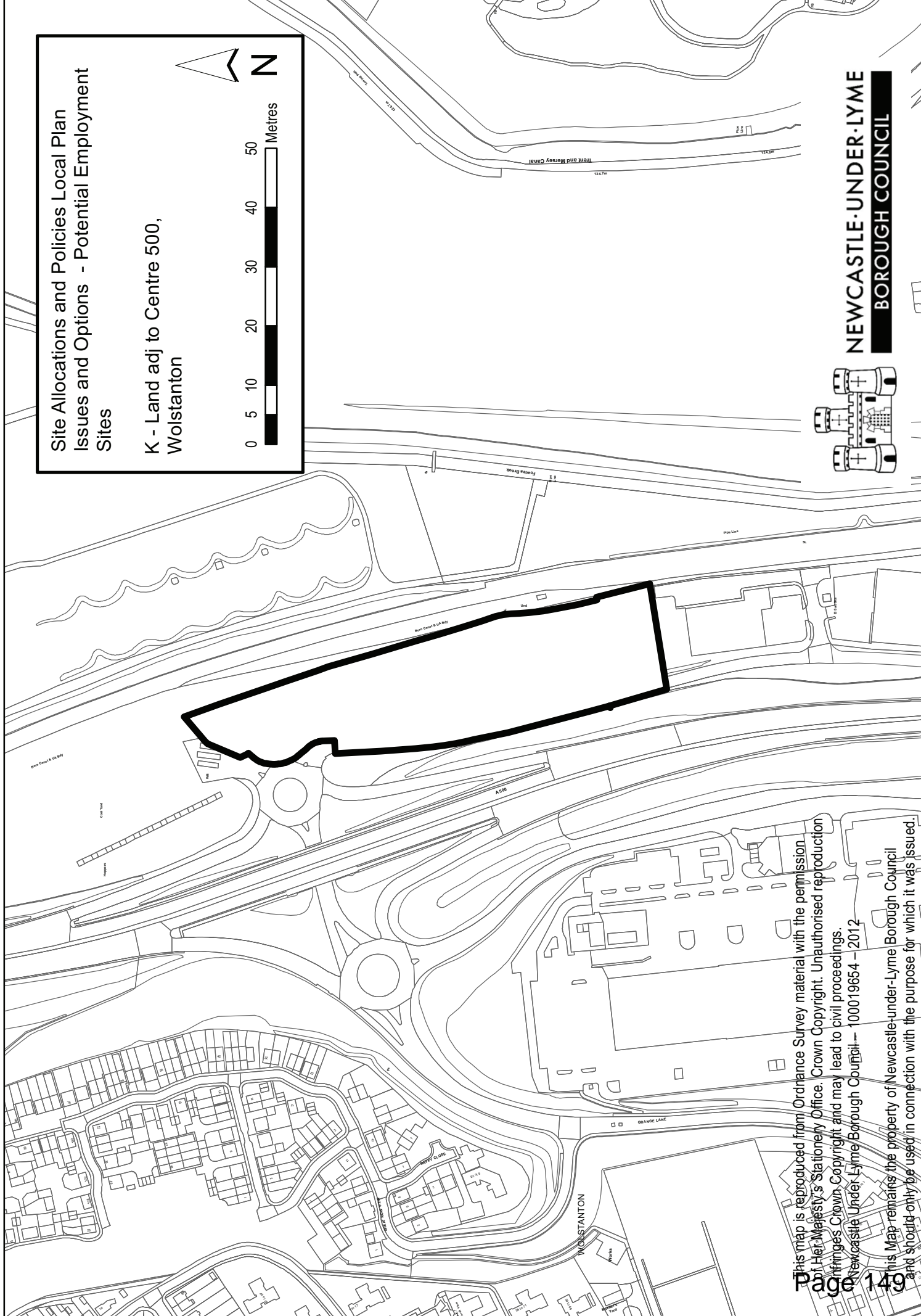
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**K - Land adj to Centre 500,  
Wolstanton**



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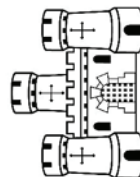
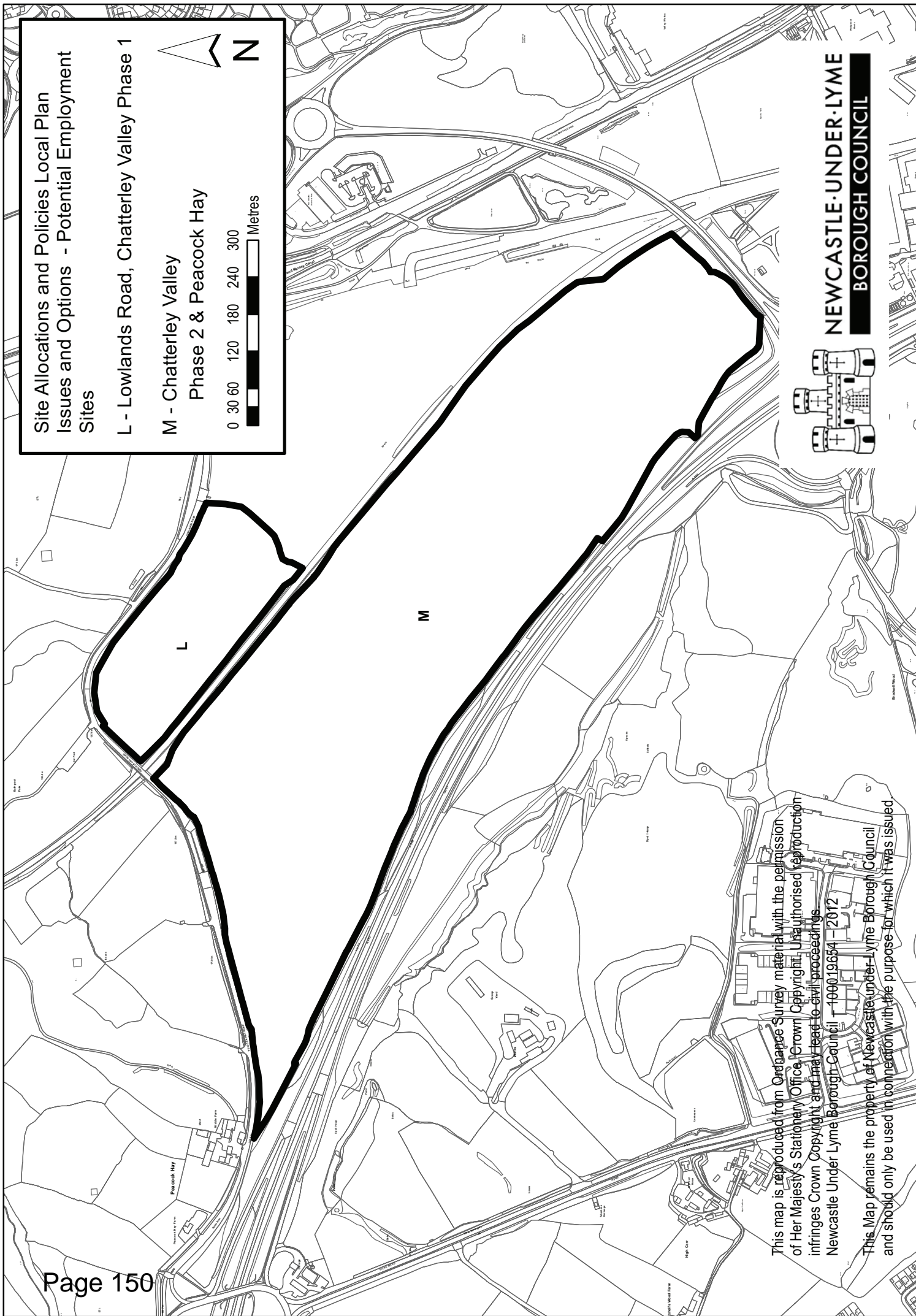
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**L - Lowlands Road, Chatterley Valley Phase 1**

**M - Chatterley Valley  
Phase 2 & Peacock Hay**



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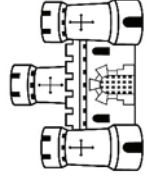
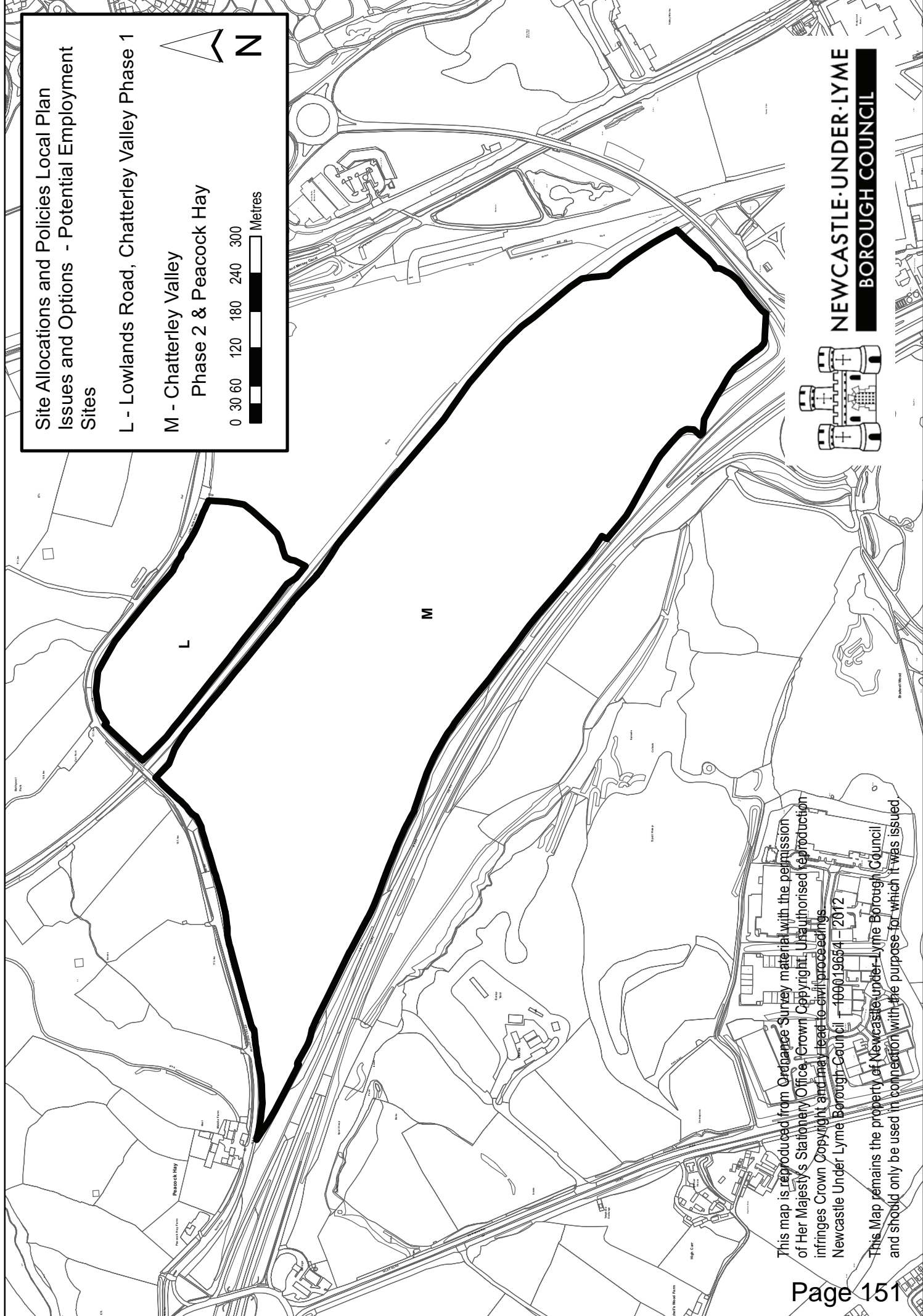
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**Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites**

**L - Lowlands Road, Chatterley Valley Phase 1**

**M - Chatterley Valley  
Phase 2 & Peacock Hay**



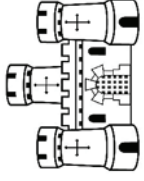
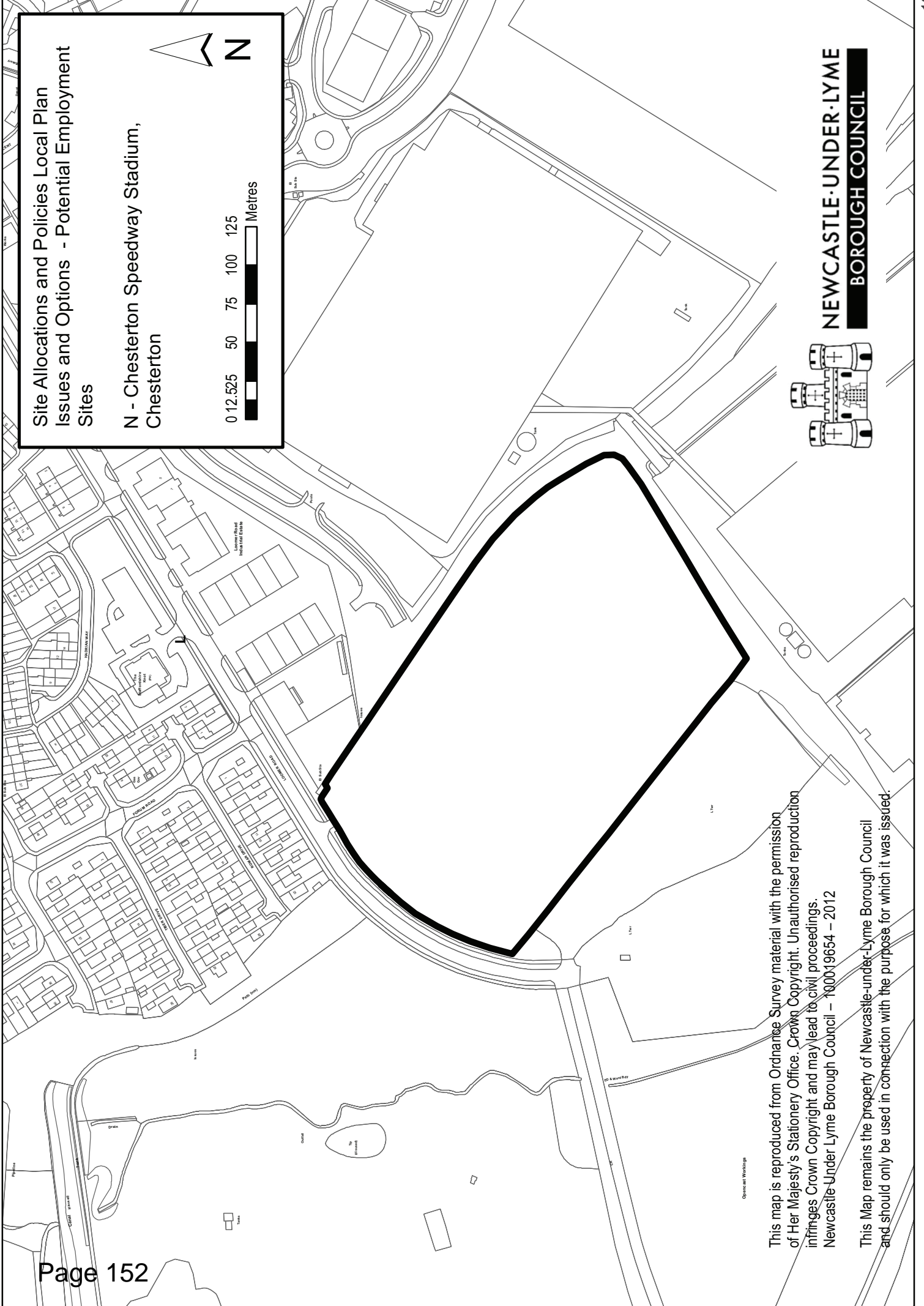
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Site Allocations and Policies Local Plan  
Issues and Options - Potential Employment  
Sites

N - Chesterton Speedway Stadium,  
Chesterton

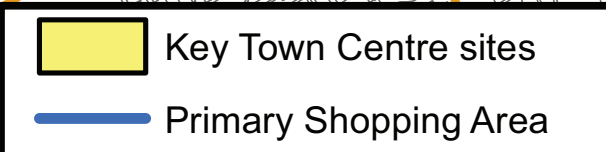
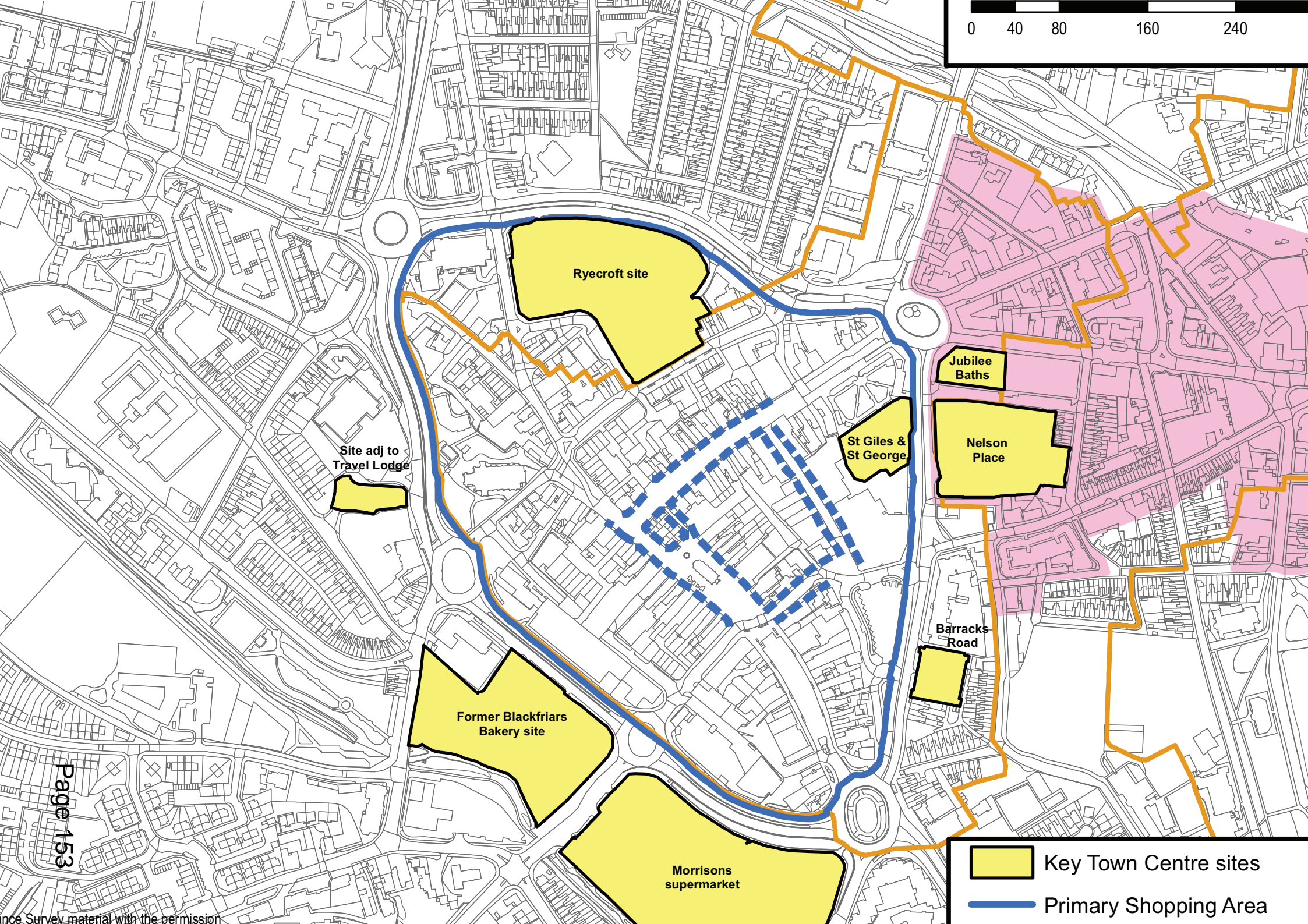
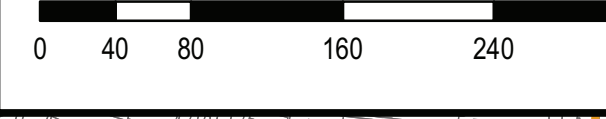


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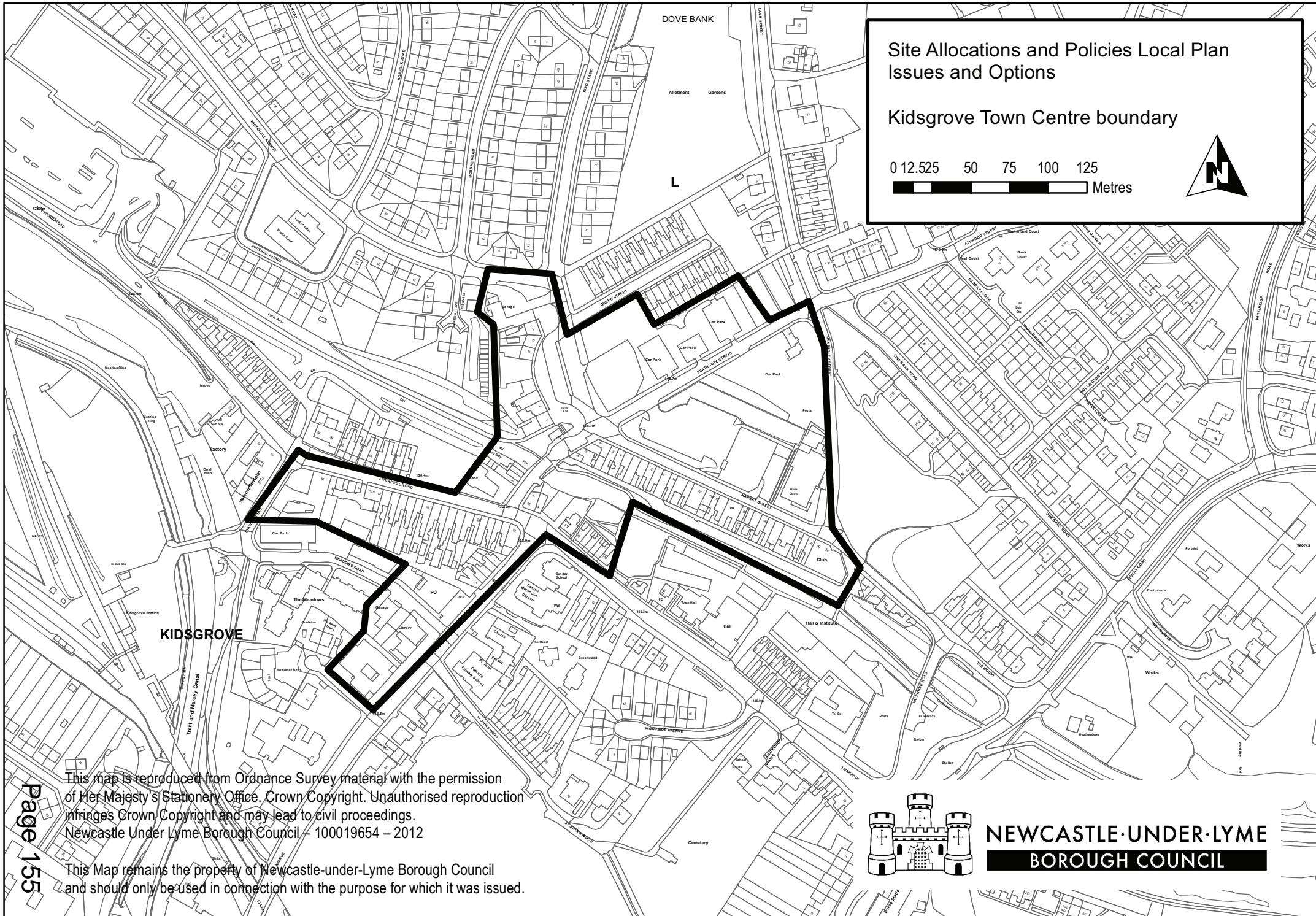


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Site Allocations and Policies Local Plan  
Issues and Options

Kidsgrove Town Centre boundary

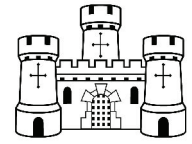
0 12.525 50 75 100 125  
Metres



**KIDSGROVE**

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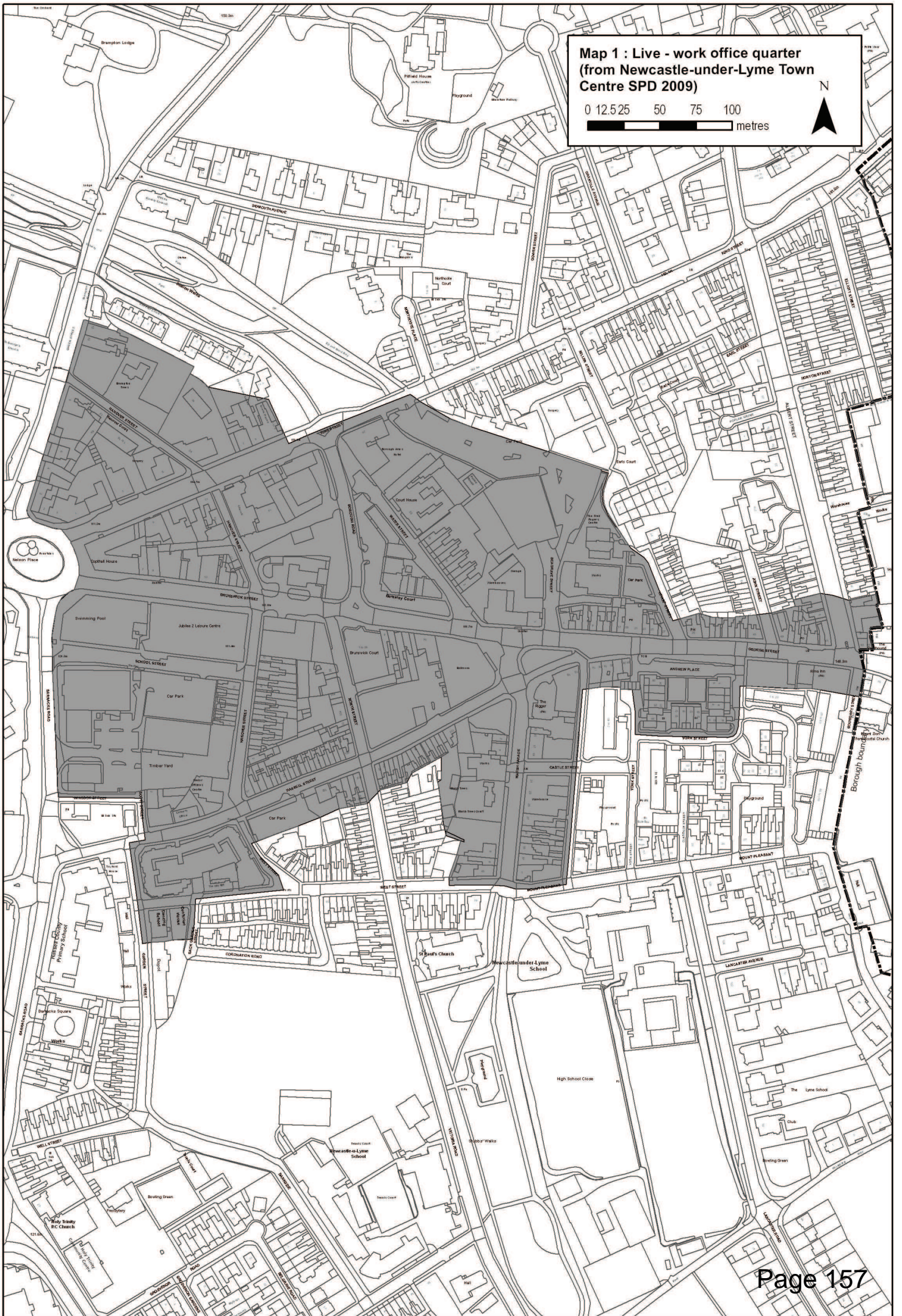


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**Map 1 : Live - work office quarter  
(from Newcastle-under-Lyme Town  
Centre SPD 2009)**





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