

Public Document Pack

Date of meeting Thursday, 11th July, 2024
Time 7.00 pm
Venue Astley Room - Castle
Contact Geoff Durham - 742222



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Economy & Place Scrutiny Committee

AGENDA

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTES OF PREVIOUS MEETING** (Pages 3 - 6)
To consider the minutes of the last meeting of the Committee.
- 4 NEWCASTLE-UNDER-LYME BOROUGH LOCAL PLAN 2040** (Pages 7 - 268)
- 5 WORK PROGRAMME** (Pages 269 - 272)
- 6 PUBLIC QUESTION TIME**
Any member of the public wishing to submit a question must serve two clear days' notice, in writing, of any such question to the Borough Council.
- 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B (4) of the Local Government Act 1972.

Members: Councillors Bettley-Smith (Vice-Chair), Burnett-Faulkner, Edginton-Plunkett, Gorton, Grocott, D Jones, Moss, Panter, Parker (Chair), J Waring and Whieldon

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorum: The meeting quorum for Scrutiny Committees is 4 of the 11 members.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members:	Adcock	Holland
	Allport	S Jones
	Dymond	Stubbs
	Fox-Hewitt	J Tagg

If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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Agenda Item 3

Economy & Place Scrutiny Committee - 20/06/24

ECONOMY & PLACE SCRUTINY COMMITTEE

Thursday, 20th June, 2024
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present:	Councillor Andrew Parker (Chair)		
Councillors:	Bettley-Smith Burnett-Faulkner	Edginton-Plunkett Gorton	Grocott Moss
Apologies:	Councillor(s) D Jones, Panter, J Waring and Whieldon		
Substitutes:	Councillor Rupert Adcock (In place of Councillor Jill Waring) Councillor Mark Holland (In place of Mayor - Councillor Barry Panter) Councillor John Tagg (In place of Councillor Joan Whieldon)		
Officers:	Allan Clarke Craig Jordan Simon McEneny	Planning Policy Manager Service Director - Planning Interim Chief Executive	
Also in attendance:	Councillor Andrew Fear Councillor Stephen Sweeney	Portfolio Holder - Strategic Planning Deputy Leader of the Council and Portfolio Holder - Finance, Town Centres and Growth	

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETING**

Resolved: That the minutes of the previous meeting held on 18th March 2024 be agreed as accurate record.

4. **TOWN DEAL AND FUTURE HIGH STREET FUNDS UPDATE**

The Interim Chief Executive presented the report on the delivery of the Town Deal and Future High Street Funds projects.

Members raised questions and responses were provided as follows.

The Chair asked about the Zanzibar Enterprise Units and if something would be put in place to maintain the existing layout.

– The design of the residential units would include a garden or public space underneath the new building.

Economy & Place Scrutiny Committee - 20/06/24

Cllr Gorton wished for a refresher on the McCarthy and Stone Residential Development as well as feedback on the Astley Performing Arts Centre including timeframe for a decision on the latter.

– The McCarthy and Stone Residential Development was a retirement residential block for over 55 supported by a new business model featuring a Sainsbury's supermarket to replace the current Waitrose. Good initial feedback had been received on the Astley Performing Arts Centre and discussions were ongoing with Capital & Centric about the new units which would be generic.

Resolved: That the report on the delivery of the Town Deal and Future High Street Funds projects be noted.

[Watch the debate here](#)

5. BOROUGH LOCAL PLAN UPDATE

The Planning Policy Manager presented the report on the Borough Local Plan.

Members raised questions and responses were provided as follows.

Cllr Gorton asked why the consultation period had been set to six weeks considering earlier discussions to potentially increase it to eight weeks.

– The Portfolio Holder for Strategic Planning was hoping this could be extended to eight weeks, six weeks being the minimum required. Regardless of the duration of the actual consultation the document would be accessible online in the week preceding the Special Meeting of the Committee scheduled on 11th July which would leave additional time for everyone wishing to read it.

Cllr Grocott asked if the 11th of July meeting would be a private meeting and if there were any dates set yet for consultation meetings for residents.

– The Special Meeting would be open to members of the public and the public consultation dates would be confirmed in the report to be presented then. All forms of feedback would be available.

Resolved: That the update on the progress of developing a new Local Plan for the Borough be noted.

[Watch the debate here](#)

6. WORK PROGRAMME

The Chair went through the work programme for the months ahead.

Cllr Gorton asked about the Bus Gate proposal. Cllr Adcock commented that this had been discussed at the Health, Wellbeing and Environment Scrutiny Committee and that as the proposal was not happening there may be no need for a special meeting. Cllr Holland said that changes in national government could lead to a resurrection of the proposal and a close watch should be kept.

Resolved: That the work programme be noted.

[Watch the debate here](#)

7. **PUBLIC QUESTION TIME**

There were no questions received from members of the public.

8. **URGENT BUSINESS**

There was no urgent business.

**Councillor Andrew Parker
Chair**

Meeting concluded at 7.24 pm

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NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

**CORPORATE LEADERSHIP TEAM'S
REPORT TO ECONOMY & PLACE SCRUTINY COMMITTEE**

DATE: 11 July 2024

Report Title: Newcastle-under-Lyme Borough Local Plan 2040.

Submitted by: Deputy Chief Executive.

Portfolios: Strategic Planning.

Ward(s) affected: All

<u>Purpose of the Report</u>	<u>Key Decision</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>For the Economy and Place Scrutiny Committee to consider the Final Draft Newcastle-under-Lyme Borough Local Plan 2040 (Regulation 19) and provide feedback on the Plan to be reported to Full Council at its meeting on the 24 July 2024.</p>			
<p><u>Recommendation</u></p> <p>That Committee:</p> <ol style="list-style-type: none"> 1. Notes the updated position regarding the Local Plan. 2. Considers the Final Draft Newcastle-under-Lyme Borough Local Plan 2040 (Regulation 19) and provides feedback on the Plan to be reported to Council at its meeting of the 24 July 2024. 			
<p><u>Reasons</u></p> <p>A report to Cabinet on the 16 January 2024 noted that the Final Draft Local Plan would be considered at an Economy and Place Scrutiny Committee in July and comments reported back to Council at its meeting of the 24th July 2024.</p>			

1. Background

- 1.1 The Local Plan sets the vision and framework for how the borough will grow up to 2040. It sets out targets for the number of jobs and homes to be delivered in the Borough and provides a spatial strategy to guide development to the most sustainable locations. At its adoption, the Plan will form part of the statutory Development Plan for the Borough.
- 1.2 The Economy and Place Scrutiny Committee, at its meeting on the 12 December 2022, requested that a standing item be added to future meeting agendas to provide an update on the current position with regards to the preparation of the emerging Borough Local Plan.

- 1.3** A report to Cabinet on the 16 January 2024, noted that the Final Draft Local Plan would be considered at an Economy and Place Scrutiny Committee in July and comments reported back to Council on the 24th July 2024.
- 1.4** At the Full Council meeting on the 24th July 2024, Members will be asked to approve the Final Draft Local Plan (at Regulation 19 stage) and associated documentation for eight weeks consultation (this is above the minimum statutory six weeks consultation).
- 1.5** The Borough Council has carried out a number of consultation stages in developing the Local Plan. This includes an Issues and Strategic Options consultation which took place between the 1 November 2021 and 24 January 2022. The Issues and Strategic Options consultation considered the broad scope of the Plan and presented spatial options. This was followed by consultation on a First Draft Local Plan which included draft policies and draft allocations. The consultation on the First Draft Local Plan took place between the 19 June 2023 and the 14 August 2023. A consultation report on the First Draft Local Plan was considered by the Council's Cabinet on the 16th January 2024 and the Economy and Place Scrutiny Committee on the 18th March 2024.
- 1.6** A report on the Local Plan is intended to be considered at Council on the 24th July 2024. The report to Council will seek approval to consult on the Final Draft Borough Local Plan 2040. Subject to Member approval, the Final Draft Borough Local Plan 2040 will duly be consulted upon from the 12th August 2024 until the 7th October 2024. Following consultation, the Council would then submit the Final Draft Borough Local Plan, comments received (at Regulation 19 Stage) and the related evidence base to the Secretary of State by the end of the calendar year for public examination. The examination of the Final Draft Borough Local Plan would be anticipated to take place sometime in early 2025.
- 1.7** If representations are received during the Regulation 19 consultation stage that would materially impact on the overall Plan strategy or have a significant implication for the examination of the Plan, then a further report would be brought back to Full Council to allow Members to consider those representations and any impacts upon the Plan.
- 1.8** Consultation on a Final Draft Borough Local Plan, at the Regulation 19 stage, is a more formal stage than that at Regulation 18 stage. The aim of the consultation stage is to seek views on whether the Plan is legally compliant and meets the 'test of soundness' set out in paragraph 35 of the National Planning Policy Framework (NPPF). The tests of soundness are: -
- Is the plan positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - Is the plan justified – does it reflect an appropriate spatial strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - Is the plan effective – are the proposed plans and policies deliverable over the plan period. Is the plan based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- Is the plan consistent with national policy – does it enable the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant

1.9 Comments submitted at the Regulation 19 stage are sent to the Secretary of State on the submission of the Plan for consideration by the Inspector as part of the plan examination. The Inspector(s) appointed to hold the examination will consider the evidence provided by the Council to support the Plan and any representations which have been put forward by local people and other interested parties. It is expected that the examination will include hearing sessions which are held in public.

1.10 There are three potential outcomes to the examination process:

- a) The Plan is found to be sound and legally compliant;
- b) Changes (known as ‘main modifications’) to the Plan are considered necessary to make it legally compliant and sound; or
- c) The Plan is deemed unsound and/or not legally compliant with any deficiency (ies) unable to be remedied through main modifications.

1.11 The outcome for almost all plan examinations is (b), involving ‘main modifications’. Proposed main modifications that the Inspector considers necessary are subject to public consultation for a period of six weeks during the examination. At the end of the examination the Inspector will send a report to the Council with their findings including final, recommended main modifications. After that, the Plan, incorporating the main modifications, can be adopted by the Council. Upon adoption the Plan would become part of the statutory development plan for the Borough and would replace the majority of policies in the Joint Core Strategy 2009 and legacy Newcastle-under-Lyme Local Plan 2003.

2. Issues

2.1 The Final Draft Borough Local Plan includes a range of policies with supporting text ranging from strategic policies which set out the overall level of growth for the Borough, and where that growth should be directed in the form of site-specific allocations, to more detailed policies based on development types used in making decisions on individual planning applications.

2.2 During the preparation of the Final Draft Borough Local Plan there have been some significant changes to national and local policy that have influenced the approach to drafting Local Plan policies. Not least the publication of revisions to the National Planning Policy Framework (NPPF) in December 2023 which have been taken account in the Final Draft Borough Local Plan.

2.3 The sections below briefly summarise the key policies / proposals from each chapter of the Plan.

Introduction, context, vision and strategic objectives

2.4 A range of sources have informed the data and background information that has been used to describe the context of the Borough, which has fed into the

vision and informed the overall strategy for the Plan. The suggested Vision for Newcastle-under-Lyme Borough is:-



“By 2040, the Borough will have delivered sustainable new homes and jobs meeting local needs and providing more opportunities for people to enjoy quality of life. We will have delivered or on the journey to delivering a sub-regional exemplar business park at Junction 16 of the M6 Motorway to support sustainable economic growth and take advantage of the accessibility of the Borough to the wider strategic transport network. High quality and well-designed places and spaces will support healthy, safe and connected lifestyles.

We will have supported the growth of businesses, town centres and our University, whilst preserving and enhancing our natural and historic environment and reducing our carbon footprint. Residents will have access to training, education and a wide range of work opportunities.

We will have respected and improved the character and distinctiveness of our market towns, villages and other rural areas with a particular focus on broadening our network of Neighbourhood Plans”.

- 2.5** The Plan includes 13 strategic objectives to help deliver the vision and includes objectives in relation to design, climate, character and the types of development required to be delivered through the Plan. The Objectives also support development and economic growth, focused around the Keele Science corridor.

Planning for Sustainable Development

- 2.6** This section of the Plan includes a number of strategic policies in the Local Plan setting out the overall levels of residential and employment development over the Plan period (PSD1: Overall Development Strategy), how that development is distributed (PSD3: Distribution of Development) and then policies on development in the Open Countryside including settlement boundaries (PSD4), Green Belt (PSD5) and policies on Health and Wellbeing (PSD6) alongside the importance of Design in the Borough (PSD7).
- 2.7** Policy PSD1 (Overall Development Strategy) establishes the overall levels of housing and employment development over the Plan period. This has been informed by a Housing and Economic Needs Assessment (“HENA”) (2024) prepared by consultants Turleys on behalf of the Council.
- 2.8** The NPPF sets out that the Government’s Standard Method approach and is the starting point in calculating the need for housing in the Borough. The HENA in accordance with national policy, identifies a starting point figure of 347 dwellings per annum. However, the HENA provides compelling evidence that the standard method figure does not align with the economic and employment growth forecasts for the Borough. This approach is also supported by the Local Plan strategy for employment land provision including strategic sites. The HENA establishes a Local Plan housing requirement in accordance with the preferred economic growth scenario.

- 2.9** Utilising recent economic models and projections, the consultants advice is that around 400 dwellings per annum would be required in the Plan to support a level of jobs growth of 237 per annum. This would provide for growth in the working age population of the Borough and also take account of the proposed impacts of strategic employment allocations in the Plan. This housing requirement would also contribute towards the delivery of affordable housing in the Borough.
- 2.10** At the First Draft Local Plan stage, the Council consulted on three strategic employment sites, one at Junction 16 of the M6 (AB2), another at Talke (TK30) and a final proposal at Keele University. At the First Draft Local Plan stage, we were seeking views on those sites and they were not proposed as allocations. Following detailed feedback on the sites, the Final Draft Borough Local Plan includes proposed allocations at Keele (KL15) to support the Keele Science corridor and at Junction 16 of the M6 (AB2) to provide for a sub-regional employment park. The latter would be focused on logistics uses and reflect the locational advantages of the site situated by Junction 16 and the surrounding strategic road network.
- 2.11** Overall, the HENA also identifies a projected employment land requirement of a minimum of 63 hectares over the plan period 2020 – 2040. This is set against an existing employment land supply of approximately 48.9 hectares as at the 31 March 2023. However, this supply is expected to reduce, such that 18.1 hectares could be available in the upcoming years. The strategic sites at Junction 16 (AB2) and at Keele University (KL15) would contribute toward the projected employment land requirement, alongside meeting wider sub-regional requirements.
- 2.12** In respect of housing land allocations, the Plan anticipates meeting the housing requirement expressed in the Plan (400 dwellings per annum / 8,000 over the Plan period) and providing for a buffer over the 8,000 figure to ensure resilience in the overall housing land supply taking into account factors that may affect delivery and to ensure that the overall housing requirement is delivered over the Plan period.

Climate and Renewable Energy

- 2.13** Chapter 7 of the Plan considers policies on Climate Change (CRE1) and Renewable Energy (CRE2). The policies propose additional standards on energy and water efficiency in new developments and support initiatives including to reduce the release of embodied carbon and minimise energy use and recycling. Policy CRE1 also supports tree planting measures, including the Council's Urban Tree Planting Strategy to facilitate carbon capture. Policy CRE 2 seeks to introduce standards on renewable energy generation on new developments and provides a policy context for the consideration of renewable or sustainable energy technologies in the Borough.

Housing

- 2.14** The chapter on housing covers several important topics. It starts by setting out the Council's approach to affordable housing (HOU1), identifying a threshold and criteria for housing schemes where affordable housing will be required and the proportion of affordable homes to be provided. The chapter also

considers housing mix and density (HOU2) across the Borough and also establishes housing standards (HOU3) including introducing Nationally Described Space Standards and Accessibility standards for homes. The housing chapter presents a policy approach to varying types of housing to serve Gypsy, Travellers and Travelling Showpeople (HOU4), specialist needs housing, including for older people (HOU5), self-build and custom dwellings (HOU6) and homes in multiple occupation (HOU7). The chapter also provides additional guidance on rural and community-led exception sites for housing. Finally, the housing chapter considers extensions, alterations and the relationship between dwellings (HOU10) and tandem or backland development (HOU11).

Employment

- 2.15** Policies in the employment chapter cover existing employment uses in the Plan (EMP1) including introducing a requirement for employment and skills plans for major schemes in the Borough. The chapter also includes policies on protecting existing employment uses in the Borough (EMP2) and also a policy approach to tourism development (EMP3) as a source of economic growth in the Borough.

Retail

- 2.16** The approach of the retail chapter in the Borough is to establish a list of designated centres in the Borough for retail / leisure uses, through the retail hierarchy (RET1), the policy also provides guidance on important retail tests, including the sequential test for edge and out of centre proposals and an impact test threshold for when applications may have to provide additional justification when located outside of town centre boundaries. The policy defines town centre boundaries and primary shopping area boundaries for our larger retail centres. This policy is supported by a Retail and Leisure study update which identifies no need for additional retail floorspace to be provided in the Borough through the Local Plan.
- 2.17** The chapter also provides further guidance on schemes involving shop fronts, advertisements and signage (RET2) and also restaurants, cafes, pubs and hot food takeaways (RET3). In respect of RET 3, this includes a requirement for a health impact assessment, and conditions restricting the use of hot food takeaways in close proximity to schools during working hours. The Plan also includes policies to support the vitality and viability of Newcastle-under-Lyme (RET4) and Kidsgrove (RET5) town centres.

Infrastructure and Transport

- 2.18** The chapter sets out the Plan's approach to infrastructure provision in the Borough. This was identified as an important issue in the First Draft Local Plan and the policy approach in IN1 (Infrastructure) is that development should have regard to the latest infrastructure delivery plan or schedule which sets out the infrastructure requirements for the Plan. The Plan also includes a supportive policy for the retention of community facilities (IN5). The Plan is supported by an Infrastructure Delivery Plan which sets out the infrastructure requirements needed to support the proposals set out in the Local Plan.
- 2.19** Policy IN2 (Transport and Accessibility) seeks to support sustainable modes of transport and requires relevant developments to provide for transport plans

and appropriate parking provision (alongside policy IN3 Access and Parking). The Plan also includes policies on supporting the provision for walking, cycling and riding in the Borough and create multi-user routes (IN4). Policy IN6 on telecommunications development seeks to put policies in place for the appropriate siting of electronic communications networks. Policy IN7 (Utilities) supports the appropriate connections to utilities on the site.

Sustainable Environment

- 2.20** This is a detailed chapter covering a number of different topics. The Plan includes policies on pollution and air quality (SE1) covering a number of different aspects of pollution including air, noise etc. The Plan also includes detailed policies on land contamination (SE2) and a number of policies on flooding and water quality including flood risk management (SE3), sustainable drainage systems (SE4) and water resources / quality (SE5). The Plan also recognises the importance of open space, sports and leisure provision (in policy SE6).
- 2.21** The Plan includes policies on Biodiversity Net Gain (SE7) in line with national requirements of 10% in accordance with the Environment Act 2021 alongside a policy on Biodiversity and Geodiversity (SE8) including the mitigation hierarchy of avoidance, mitigation and compensation measures. Trees, hedgerows and woodland are covered in policy SE11. Heritage and landscape matters are covered in policies SE9 and SE10 respectively. Policy SE12 on amenity covers matters, including the agent of change principle on development being aware of its impact on existing uses in the area. The remaining policies in this chapter cover soils and agricultural land (SE13) and Green and Blue Infrastructure (SE14).

Rural Matters

- 2.22** The chapter considers the approach to rural development and land use in the Borough. This includes the rural economy (RUR1), rural workers dwellings (RUR2), extensions / alterations and replacement buildings outside settlement boundaries (RET3 & RET4) alongside policy guidance on the re-use of rural buildings for residential use (RUR5).

Site Allocations

- 2.23** The Plan includes several strategic sites to help meet the development requirements of the Borough. Policy SA1 (General Requirements) sets out a number of general principles for all potential development sites to consider including information requirements for planning applications and other important matters.
- 2.24** Development site allocation policies provide advice on what type of land use or mix of uses is acceptable on a specific site. Since the consultation on the First Draft Plan, there have been changes to the suite of sites proposed including the removal of sites including sites at Newchapel (NC77) and Audley (AB32) and others in response to consultation comments. Also, further information has been prepared on sites including land at Lyme Park (SP11) on the layout of development into individual parcels. The capacities of development proposals have also been reassessed reflecting consultation

responses and new evidence, including in respect of sites at Clough Hall (BL18) and at Red Street (CT1).

- 2.25** Following a review of the evidence base and of National Planning Policy, it is considered that exceptional circumstances exist to change Green Belt boundaries and evidence will be published to this effect for consideration during consultation on the Final Draft Local Plan.
- 2.26** As noted earlier in the report, following the consultation on the regulation 18 First Draft Local Plan, it has been considered appropriate to allocate two large scale strategic employment sites. One at Junction 16 (AB2) and the other at Keele University (KL15). These allocations are made to ensure an ongoing supply of quality employment sites and support for in the KL15 case, the Keele Science Growth corridor. The sites ensure a resilience in employment land supply over the Plan period while also contributing to growth aspirations for the Borough and wider sub-region.

Policies Map, Plans, Glossary and Appendices

- 2.27** The Plan will be supported by a Policies Map and individual plans showing site allocations and settlement boundaries, a glossary of terms is used in the document and in the appendices, a monitoring framework to review the implementation of new policies and inform future reviews of the Local Plan.

Sustainability Appraisal / Habitats Regulations Assessment

- 2.28** A Sustainability Appraisal (“SA”) has been carried out on the Local Plan to assess the policies, sites and spatial options against the sustainability appraisal framework. This work has informed the selection of preferred options and the drafting of policies. A Habitat Regulations Assessment (HRA) has also been carried out to assess any potential negative impacts of development on relevant environmental designations. The SA and HRA will be published alongside the Final Draft Borough Local Plan and will also be available to view and comment on as part of the planned consultation.

Duty to Co-operate

- 2.29** Local planning authorities are under a legal duty to cooperate with each other, and with other prescribed bodies, when preparing policies which deal with strategic planning matters that cross administrative boundaries. The National Planning Policy Framework sets out that authorities should produce, maintain, and update one or more statement(s) of common ground addressing such matters. The Council will publish a statement of compliance on how it has met the Duty-to-Co-operate with relevant prescribed bodies. Where possible, draft Statement of Common Grounds have been prepared with neighbouring authorities. These are expected to be finalised following the consultation on the Local Plan, at Regulation 19 stage.

Evidence Base

- 2.30** The Council has produced a significant amount of evidence to support the Plan and its policy proposals. The evidence base will be published alongside the consultation documents on the evidence pages of the Council’s website. This can be accessed here:- [Local plan evidence base – Newcastle-under-Lyme](#)

[Borough Council \(newcastle-staffs.gov.uk\)](http://newcastle-staffs.gov.uk) and is expected to include the following documents:-



- Duty-to-Co-operate Compliance Statement
- Housing and Economic Needs Assessment
- Strategic Employment Sites Assessment
- Infrastructure Delivery Plan
- Viability Assessment
- Rural Topic Paper
- Strategic Housing and Employment Land Availability Assessment
- Settlement Boundary Assessment Report
- Green Belt Assessment
- Retail and Leisure Study
- Strategic Transport Study
- Playing Pitch Strategy and Monitoring Update
- Strategic Flood Risk Assessment
- Water Cycle Study
- Landscape Character Study
- Gypsy and Traveller Accommodation Assessment
- Gypsy and Traveller and Travelling Showpeople Site Selection Report
- Nature Recovery Network Mapping Report
- Newcastle-under-Lyme and Kidsgrove Urban Capacity and Town Regeneration Study
- Open Space and Green Infrastructure Strategy
- Landscape and Settlement Character Assessment Study
- Climate Change Adaptation and Mitigation Report
- Nationally Described Space Standards Topic Paper
- Site Selection Report and Assessments

Consultation Arrangements

2.31 Subject to approval at Full Council, the Local Plan and associated documentation is proposed to be published on the 12th of August 2024 for an 8-week consultation period ending on the 7th of October 2024. The engagement and consultation will be consistent with the Council's approved Statement of Community Involvement (SCI) which sets out how the Plan will be consulted upon. As stated earlier in the report, consultation at the Regulation 19 stage is more formal and prescribed. The aim of the consultation stage is to seek views on whether the Plan meets the tests of soundness set out in paragraph 35 of the NPPF. Comments received at this stage of consultation are sent to the Secretary of State on submission of the Plan for consideration by the appointed Inspector as part of the examination. There is limited scope to make changes to the Plan based on comments received, prior to submission.

2.32 It is expected that the method of consultation will be similar to that undertaken for the First Draft Plan and include in person consultation 'drop in' sessions for members of the public to ask questions of officers about the Local Plan and understand how to submit their representations to the Plan.

3. Recommendation

3.1 That Committee:

- Notes the updated position regarding the Local Plan
- Considers the Final Draft Newcastle-under-Lyme Local Plan 2040 (Regulation 19) and provides feedback on the Plan to be reported to Council at its meeting on the 24 July 2024.

4. Reasons

4.1 A report to Cabinet on the 16 January 2024 noted that the Final Draft Local Plan would be considered at an Economy and Place Scrutiny Committee in July and comments reported back to Council at its meeting of the 24th July 2024.

5. Options Considered

5.1 The Council has previously expressed its clear intention through the approval of a Local Development Scheme (Local Plan Timetable) to adopt a new Local Plan providing a comprehensive set of up-to date planning policies for the Borough.

6. Legal and Statutory Implications

6.1 In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan.

6.2 Secondary legislation relating to the preparation of development plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

7. Equality Impact Assessment

7.1 The Local Plan is supported by an Equality Impact Assessment as part of its Sustainability Appraisal. This will consider how development proposed and planning policies impact on different groups in the community.

8. Financial and Resource Implications

8.1 The preparation of the Local Plan is resourced through the Planning Policy budget and full use of the Local Plan reserve. The examination of the Local Plan will incur additional costs which are not currently budgeted for, and a separate report will be prepared for Cabinet later in the year to seek approval for additional funds to support the future preparation and examination of the Local Plan.

9. Major Risks & Mitigation

9.1 Changes in National Policy, Legislation and Guidance - The Levelling-Up and Regeneration Act now has Royal Assent. The Act will have implications for the formulation of future Local Plans. The Government has stated that Councils have until 30 June 2025 for 'old style' Plans to be submitted for examination (to be adopted by 31 December 2026).

9.2 On the 19 December 2023, the government published a revised National Planning Policy Framework. The implications of changes made through the revised National Planning Policy Framework will be kept under review during the development of the Final Draft Local Plan.

9.3 A general election has been called and polling day is on the 4th July 2024. The general election emphasises the need to make progress and to move the Plan forward for adoption in an efficient manner.

10. UN Sustainable Development Goals (UNSDG)

10.1 As the Local Plan is primarily focused on the use of land, overall levels of growth and the relationship to the environment and infrastructure then several of the UN Sustainable Development Goals will overlap with the aims of the Plan.



11. Key Decision Information

11.1 This report and the recommendations contained within it relate to the preparation of a new Borough Local Plan. This report is a key decision as it affects all wards in the Borough.

12. Earlier Cabinet/Committee Resolutions

12.1 Cabinet – 6 June 2023 – Cabinet decision to consult on the First Draft Local Plan - Agenda for Cabinet on Tuesday, 6th June, 2023, 2.00 pm – [Agenda for Cabinet on Tuesday, 6th June, 2023, 2.00 pm – Newcastle-under-Lyme Borough Council \(newcastle-staffs.gov.uk\)](https://www.newcastle-staffs.gov.uk/agenda-for-cabinet-on-tuesday-6th-june-2023-2-00-pm)

12.2 Cabinet 17 October 2023 - update following consultation on the First Draft Local Plan and consideration of Local Development Scheme - [Agenda for Cabinet on Tuesday, 17th October, 2023, 2.00 pm – Newcastle-under-Lyme Borough Council \(newcastle-staffs.gov.uk\)](https://www.newcastle-staffs.gov.uk/agenda-for-cabinet-on-tuesday-17th-october-2023-2-00-pm)

12.3 Cabinet 16 January 2024 – consultation report and next steps on the Local Plan - [Agenda for Cabinet on Tuesday, 16th January, 2024, 2.00 pm – Newcastle-under-Lyme Borough Council \(newcastle-staffs.gov.uk\)](https://www.newcastle-staffs.gov.uk/agenda-for-cabinet-on-tuesday-16th-january-2024-2-00-pm)

13. List of Appendices

13.1 Appendix 1: Final Draft Local Plan 2040

14. **Background Papers**

- 14.1 Evidence base documents, supporting the Local Plan will be made available over the coming weeks on the Council's website:- [Local plan evidence base – Newcastle-under-Lyme Borough Council \(newcastle-staffs.gov.uk\)](https://www.newcastle-under-lyme.gov.uk/Local-plan-evidence-base-Newcastle-under-Lyme-Borough-Council-newcastle-staffs.gov.uk)



Newcastle-under-Lyme Local Plan 2020-2040



July 2024
Final Draft Newcastle-under-Lyme Borough
Council Local Plan (Regulation 19)

DRAFT LOCAL PLAN

Foreword

Presented here is the Borough Council's Final Draft Local Plan. It is the culmination of a significant amount of detailed work over the past 3 years and is intended to set out a strategy for meeting the Borough's development needs to 2040. Whilst national guidance identifies the importance of having an up to date and relevant Local Plan, we recognise in Newcastle-under-Lyme the particular importance of having such a plan in place. Our existing planning policy is dated, and the Borough has changed in so many ways since when this policy came into being. Alongside a changed environment, there have been changes in people's lifestyles and the way work and business is done. We need to ensure in our new planning policies that they reflect the way we live today and are likely to in the future.

The Local Plan seeks to provide the basis for new housing to meet different types of need, likewise opportunities for jobs across a range of employment sectors. Crucially, it identifies requirements for vital infrastructure necessary to support new development. It also recognises the important physical and natural assets that are a characteristic of the Borough and which should be safeguarded and protected now and for future generations.

I commend this plan to you.



Cllr Andrew Fear - Portfolio Holder - Strategic Planning

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List of Policies

TABLE 1: LIST OF POLICIES

Section of Document	Strategic or non-strategic policy
Planning for Sustainable Development	
PSD1: Overall Development Strategy	Strategic
PSD2: Settlement Hierarchy	Strategic
PSD3: Distribution of Development	Strategic
PSD4: Development Boundaries and the Open Countryside	Strategic
PSD5: Green Belt	Strategic
PSD6: Health and Wellbeing	Strategic
PSD7: Design	Strategic
Climate and Renewable Energy	
CRE1: Climate Change	Strategic
CRE2: Renewable Energy	Strategic
Housing	
HOU1: Affordable Housing	Strategic
HOU2: Housing Mix and Density	Strategic
HOU3: Housing Standards	Strategic
HOU4: Gypsy, Travellers and Travelling Showpeople	Non-strategic
HOU5: Specialist Needs Housing	Non-strategic
HOU6: Self Build and Custom Dwellings	Non-strategic
HOU7: Houses of Multiple Occupation	Non-strategic
HOU8: Rural and First Homes Exception Sites	Non-strategic
HOU9: Community Led Exception Sites	Non-strategic
HOU10: Extensions, Alterations and Relationships between Dwellings	Non-strategic
HOU11: Backland Development	Non-strategic
Employment	
EMP1: Employment	Strategic
EMP2: Existing Employment Sites	Non-strategic
EMP3: Tourism	Non-strategic
Retail	
RET1: Retail	Strategic
RET2: Shop Fronts, Advertisements, New Signage	Non-strategic
RET3: Restaurants, Cafes, Pubs and Hot Food Takeaways	Non-strategic
RET4: Newcastle-under-Lyme Town Centre	Non-strategic
RET 5: Kidsgrove Town Centre	Non-strategic
Infrastructure and Transport	
IN1: Infrastructure	Strategic
IN2: Transport and Accessibility	Strategic
IN3: Access and Parking	Non-strategic
IN4: Cycleways, Bridleways and Public Rights of Way	Non-strategic
IN5: Provision of Community Facilities	Non-strategic
IN6: Telecommunications Development	Non-strategic
IN7: Utilities	Strategic
Sustainable Environment	
SE1: Pollution and Air Quality	Strategic
SE2: Land Contamination	Non-strategic
SE3: Flood Risk Management	Strategic
SE4: Sustainable Drainage Systems	Non-strategic
SE5: Water Resources and Water Quality	Strategic
SE6: Open Space, Sports and Leisure Provision	Strategic
SE7: Biodiversity Net Gain	Strategic

SE8: Biodiversity and Geodiversity	Strategic
SE9: Historic Environment	Strategic
SE10: Landscape	Non-strategic
SE11: Trees, Hedgerows and Woodland	Non-strategic
SE12: Amenity	Non-strategic
SE13: Soil and Agricultural Land	Non-strategic
SE14: Green and Blue Infrastructure	Non-strategic
Rural Matters	
RUR1: Rural Economy	Non-strategic
RUR2: Rural Workers Dwellings	Non-strategic
RUR3: Extensions and Alterations to Buildings Outside of Settlement Boundaries	Non-strategic
RUR4: Replacement Buildings Outside of Settlement Boundaries	Non-strategic
RUR5: Re-use of Rural Buildings for Residential Use	Non-strategic
Site Allocations	
SA1: General Requirements (Site Allocations)	Strategic

1. Consultation (not part of the Plan)

- 1.1 The Local Plan for the Borough sets planning policies and allocates sites for development. This document is the final draft of the Local Plan. Once adopted, the Local Plan will replace policies contained in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009) and saved policies of the Newcastle-under-Lyme Local Plan (adopted 2003). This Final Draft Local Plan has been informed by: -
- National planning policies and guidance
 - A variety of studies, reports and other research
 - Responses received from consultations on the Issues and Strategic Options Paper and First Draft Local Plan
 - Involvement of key stakeholders
 - Recommendations from appraisals, technical reports and assessments including the Sustainability Appraisal and Habitats Regulations Assessment.

How to respond to the consultation

- 1.2 This is the publication draft version of the Local Plan, also called the Regulation 19 pre-submission draft Plan. It is the Council's chosen plan.
- 1.3 The Regulation 19 Final Draft Local Plan consultation is part of the plan-making process, which will lead to the examination of the Local Plan by an independent Planning Inspector appointed by the Secretary of State. At that future examination, the Inspector will consider whether the Local Plan is 'sound' and has been prepared in accordance with legal and procedural requirements. The comments provided at the Regulation 19 stage will be sent to the Government appointed Planning Inspector when the Plan is submitted for examination and will help inform the examination on the Plan.
- 1.4 To assist a future planning inspector(s), it is requested that comments made on the Plan relate to the tests of soundness that the Inspector will consider (as well as any legal or procedural requirements) which include whether the Plan is positively prepared, justified, effective and consistent with national policy. Advice on the tests of soundness can be found in the National Planning Policy Framework.
- 1.5 The Local Plan is also supported by a Sustainability Appraisal and a Habitats Regulations Assessment. These documents are also available for comment on in regard to soundness and legal compliance matters.
- 1.6 Responses to this consultation should be submitted via the completion of a Regulation 19 representations form. This is the preferred way of responding to the consultation by the Planning Inspectorate.
- 1.7 This document, representations form and supporting evidence base can be viewed and downloaded from the Council's website at <https://www.newcastle-staffs.gov.uk/localplan>
- 1.8 You can send comments to us (by using the representations form) in the following ways: -
- By using the consultation portal. The consultation portal can be accessed on the Council's website using the link above.
 - By post to: - Planning Policy, Newcastle-under-Lyme Borough Council, Floor 2, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL
 - By e-mail to planningpolicy@newcastle-staffs.gov.uk
- 1.9 The period for making representations starts on the 12 August 2024 and runs for a period of 8 weeks, ending on the 07 October 2024. Responses submitted after this date will not be accepted.
- 1.10 Please note that we will only consider comments by respondents who provide their name and address. Your name, organisation and response will be made publicly available once we publish responses; any comments made in your response therefore cannot be treated as confidential (published comments will exclude your personal contact details). Any comments considered to be irrelevant, inappropriate, offensive or racist will not be accepted. Comments will be processed in line with the planning policy

privacy notice, which can be viewed here: - <https://www.newcastle-staffs.gov.uk/privacy-notices/planning-policy-privacy-notice>

- 1.11 We cannot consider matters that are outside the boundaries of the planning process and likely to be civil matters between parties. These include representations in relation to loss of property value, loss of view from property, private access rights, moral issues and restrictive covenants.

2. Introduction

- 2.1 The Government requires local planning authorities to draw up a Local Plan containing policies and proposals that will guide future decisions about how land will be developed and used in its area and sets out policies that will be used in the determination of planning applications.
- 2.2 The Borough Council is committed to delivering a successful and sustainable Borough which supports healthy, active, and safe communities with accessible town centres for all – these are key priorities of the Council's Plan. The new Local Plan sets out how much land should be provided to accommodate a number of land use activities including new homes and jobs that are required within Newcastle under Lyme up to 2040 and where these should be located. It considers the need for new homes and jobs alongside the requirement for associated supporting infrastructure such as shops, community facilities, transport, open space, sport and recreation, health and education facilities. Importantly, the Plan allocates sites for housing and employment to provide certainty on where growth will occur. In addition, the Plan contains policies which will be used to help assess future planning applications when they are submitted to the Council. The Local Plan is based on a robust evidence base and also reflects co-operative engagement with neighbouring Councils and other statutory organisations, where there are geographical and functional relationships.
- 2.3 The Council believes that a new Local Plan presents the opportunity to reflect the aspirations for the Borough and its unique characteristics, link effectively with Neighbourhood Plans, and be responsive to wider changes in the economy. The Plan will:
 - Reflect the issues that have arisen since adoption of the Council's current development plan documents.
 - Provide for the additional new housing and other development that will be required to meet future identified needs.
 - Establish a plan period up to 2040 in order to ensure an appropriate time horizon.
 - Demonstrate sustainable development that helps combat climate change and facilitates carbon reduction.
- 2.4 Between 2013 and 2020, the Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken by the Borough Council in January 2021 to withdraw from this arrangement and consequently produce a single Local plan for the Borough of Newcastle-under-Lyme. Whilst the joint Local Plan has no status, some of the evidence base used to inform that draft Plan contains important, relevant information to the two areas and has been used or updated to inform the new Local Plan for Newcastle-under-Lyme.
- 2.5 The policies and proposals in this Local Plan have been prepared with regard to the National Planning Policy Framework (applicable at December 2023), supplemented by the Planning Practice Guidance (PPG) iterative web-based resource and other relevant government policies and legislation.
- 2.6 The Local Plan should be read as a whole in conjunction with other relevant national and local planning policies. Some cross references have been included between policies in the Plan but are not exclusive; applicants seeking planning permission should satisfy themselves that they have considered all the policies which are relevant to their proposals.

Sustainability Appraisal and Habitats Regulations Assessment

- 2.7 The Sustainability Appraisal (SA) is an ongoing process undertaken to support the preparation of the Local Plan. Its role is to consider the extent to which the Plan helps achieve relevant environmental, economic, and social objectives. The SA has assessed options and reasonable alternatives to inform the plan preparation and decision-making process.
- 2.8 A Habitats Regulations Assessment (HRA) has also been prepared to support the development of the Final Draft Local Plan. Again, the HRA is an ongoing process and will help assess the impacts of the Plan on certain nature conservation sites.
- 2.9 Both the SA and HRA have been published alongside the Final Draft Local Plan, for comment.

Current Development Plan

2.10 The statutory Development Plan for the Borough currently consists of a number of documents and some saved policies. These are as follows: -

- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009)
- Saved policies of the Newcastle-under-Lyme Local Plan (adopted 2003, with saved policies established in 2011)
- Minerals Local Plan (2015 – 2030) prepared by Staffordshire County Council
- Staffordshire and Stoke-on-Trent Waste Local Plan (2010-2026)
- Several 'Made' Neighbourhood Plans

2.11 Once adopted, the new Local Plan will replace the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009) and Newcastle-under-Lyme Local Plan (2003). Appendix 2 (saved policies) sets out how policies in the Core Strategy and Local Plan (from 2003) are replaced.

Neighbourhood Plan

2.12 Neighbourhood Plans are prepared by a local community, typically on a Parish basis, setting out local planning policies, as well as potentially looking to identify sites for new development. They have to be prepared in line with national and local planning policy, independently examined, and then voted upon in a local referendum as to whether or not they should be formally made (i.e. adopted). Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. An emerging neighbourhood plan is likely to be a material consideration in many cases. Once 'made', a Neighbourhood Plan then becomes part of the statutory Development Plan for the area. In the event of a conflict between policies in a Development Plan, the conflict is resolved in favour of the policy contained in the latest document to become a Development Plan. There may also be other material considerations that influence decision taking, such as the National Planning Policy Framework.

2.13 A number of communities in the Borough are currently preparing Neighbourhood Plans. The 'made' neighbourhood development plans in the Borough are currently: -

- Loggerheads Neighbourhood Plan ('made' February 2019)
- Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Plan ('made' January 2020)
- Betley, Balterley and Wrinehill Neighbourhood Plan ('made' January 2022)
- Madeley Neighbourhood Plan ('made' May 2022)

Stages of development of the Local Plan

2.14 The Local Development Scheme (2023 – 2026) is the project plan for the preparation of the Local Plan and was approved by the Council's Cabinet in October 2023. There are a number of stages in the development of the Local Plan: -

- Issues and Strategic Options – considering the scope and nature of a future Plan. The Council consulted on this document from the 01 November 2021 until the 24 January 2022.
- The First Draft Local Plan – consultation responses to the Issues and Strategic Options stage, together with evidence gathered to inform potential policies and proposals led to the Council consulting on a draft Plan from the 19 June 2023 until the 14 August 2023.
- The Final Draft Local Plan (Regulation 19) – this is the final version of the Plan that will be consulted upon and then submitted to the Planning Inspectorate for independent examination. Responses received at this stage, should focus on 'soundness' (whether the Plan is positively prepared, justified, effective, and consistent with national policy) and legal compliance of the Plan.

- Submission and examination of the Local Plan – an independent planning inspector appointed by the Secretary of State will consider the soundness and legal compliance of the Local Plan to determine whether the Council can adopt the Plan. The Inspector will carefully consider representations made alongside the Plan and its evidence. Fundamental concerns at this stage could result in the Local Plan being withdrawn by the Council or being found 'unsound' by the Inspector. However, in most cases an Inspector will suggest 'modifications' to the Plan which, if implemented, by the Council should enable the Local Plan to be found sound and capable of adoption.
- Adoption – at this stage, the Council can seek to adopt the Local Plan at Full Council and use it to guide decisions for planning applications until 2040, unless a review of the Local Plan indicates that an update is required earlier.

3. Context

3.1 Newcastle-under-Lyme Borough is located in North Staffordshire, situated between Manchester and Birmingham, and to the west of Stoke-on-Trent urban area. It is close to the Peak District National Park, located to the east, and the city of Derby which lies to the southeast of Stoke-on-Trent. The county town of Stafford, part of Stafford Borough lies to the south. Cheshire East and Shropshire Council's border the western extent of the Borough.

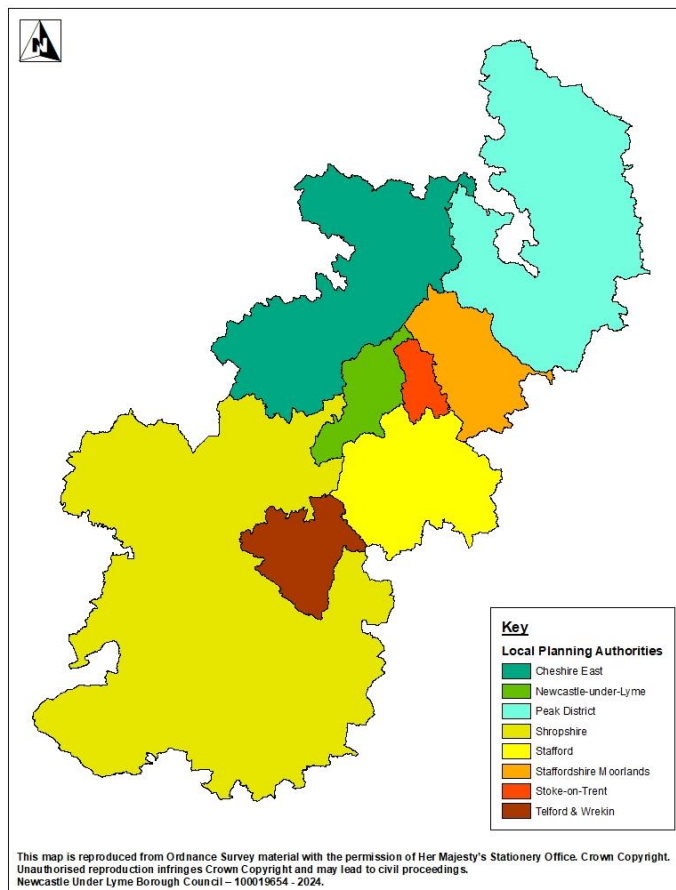


FIGURE 1: NEWCASTLE UNDER LYME BOROUGH IN CONTEXT

- 3.2 In 2023, the Borough celebrated its 850th anniversary of the Borough charter and the founding of Newcastle town in 1173 by King Henry II when he granted the community Borough status and issued a Royal charter – the birth certificate of the town – to confirm this Royal decree.
- 3.3 The historical development and character of the Borough has been largely influenced by its landscape and geology. The area straddles the south-western flanks of the Pennines to the east and northeast, the Cheshire-Shropshire basin to the west and northwest and the Midlands Plateau to the south. It incorporates the Potteries coalfield, a series of Upper Carboniferous (Pennsylvanian) outcrops that extend south westwards across the area from the Pennines, through Market Drayton and out towards Shrewsbury. The eastern boundary of the coalfield is defined by shale and coarse sandstone ridges ('edges') of the 'Millstone Grits' facies which provide many long and unrestricted views.
- 3.4 The River Trent rises at Biddulph Moor and flows through Stoke-on-Trent on an approximate north-easterly to south-westerly course. One of its tributaries, Lyme Brook, flows through Newcastle and historically formed the town's principal watercourse.
- 3.5 The geology of the area has influenced the field patterns and character and nature of farms and agricultural practices. The rural part of the Borough comprises flat or gently undulating farmland, with fertile soils important for food production, resulting in lush grazing pastures.

- 3.6 The rolling lowland landscape and woodlands, which are confined to the steep slopes of the sandstone ridges, create a dramatic characterful landscape affording long and wide views. Steep sided ridges such as those in and around Maer are characterised by woodland, which is often ancient and semi-natural.
- 3.7 The Newcastle-under-Lyme Landscape & Settlement Character Assessment Study 2022 (LSCA) notes that outside of the main urban areas, the majority of the Borough is dominated by undulating rural landscapes, which include farmlands, woodlands and villages. It also notes the presence of a high number of smaller hamlets and farmsteads dispersed throughout the landscape, which form an integral part of the rural landscape of the Borough.
- 3.8 The LSCA divides the Borough into 7 generic Landscape Character Types (LCTs) which are further sub-divided into 18 Landscape Character Areas (LCAs). These are unique individual geographical areas that share common characteristics with other areas of the same type, but which have a distinct and recognisable local identity and sense of place.
- 3.9 The Borough currently contains the following designated heritage assets:
- 369 Listed Buildings – including 24 Grade II* and 3 Grade I listings.
 - 21 Conservation Areas – which cover rural villages, town centres, and parts of the Shropshire Union and Trent and Mersey canals.
 - 2 Registered Parks and Gardens – both Grade II parkland landscapes incorporating pleasure grounds that form the setting for country houses.
 - 13 Scheduled Monuments – varied, including a hillfort, Roman villa, blast furnace stone cross, motte and baileys, barrows and moated sites.
 - 1 Registered Battlefield – the Battle of Blore Heath 1459.
- 3.10 It also contains a wealth of non-designated heritage assets, including over 170 locally important buildings and structures listed on the 'Register of Locally Important Buildings and Structures'. These comprise a range of assets, including pubs, cottages, boundary walls, former non-Conformist chapels and a post box.
- 3.11 The Borough also contains many other non-designated heritage assets, including 1,635 assets of archaeological interest (both standing structures and sub-ground remains); turnpikes and their associated milestones; the routes of former canals and minerals railways; a number of locally important historic parks and gardens; and a network of Public Rights of Way, many of which have historic origins. A potential water meadow is also identified in the Staffordshire Water Meadows Survey (2008), which comprises an area on the south side of the River Tern, within the grounds of Maer Hall, around 3km to the northeast of Loggerheads.
- 3.12 The market town of Newcastle-under-Lyme, is the principal urban settlement in the Borough with a smaller secondary centre of Kidsgrove also present. The Borough covers 211 square kilometres with a population density of 584 residents per square kilometre. 53,400 households provide for a population of approximately 123,000 (2021 Census). Broken down by age bands, the most common age group is 40-59, with 26 per cent in that group. 22 per cent are older in the 60-79 age bracket with 6 per cent 80 plus in terms of age range.
- 3.13 In the 2021 Census, 80.1 per cent of residents described their health as being either very good or good. 13.9 per cent said it was fair, with the remaining 5.9 per cent saying it was either bad or very bad. In the recent census, 20.1 per cent of people said that they were disabled according to the Equalities Act.
- 3.14 There are 80 Lower-layer Super Output Areas in the Borough, each containing an average (mean) of 1,540 residents. Nine of these LSOAs are in the 20 per cent most deprived in England and Wales, according to the 2019 Indices of Multiple Deprivation. Two LSOAs, one predominantly in Cross Heath ward and one predominantly in Knutton are in the 10 per cent most deprived.
- 3.15 The 2021/22 Annual Population Survey, carried out by the Office for National Statistics, asked residents across the country to rate their life satisfaction, how worthwhile the things they did in life are, how happy

they were 'yesterday' and how anxious they were 'yesterday' from one to ten. For the first three of these, ratings for Newcastle-under-Lyme Borough were higher/better than regionally or nationally – though scores were lower than for 2020/21. When it came to how anxious residents were yesterday however, scores were virtually identical to the regional/national average.

- 3.16 The most common housing type in the Borough is that of a semi-detached house. 45 per cent of households live in such a property, with the next most-common types being a detached house with 26 per cent of properties and terraced with 19 per cent. 9 per cent of households live in a purpose-built block of flats or tenement. The 2021 Census showed that 38 per cent of households were owned outright – a higher proportion than any other housing tenure. 30 per cent of households owned property with a mortgage, 17 per cent were social renters and 15 per cent were private renters or occupied rent free.
- 3.17 As of January 2023, an estimated 2.9 per cent of eligible adults aged 16-64 were claiming unemployment benefits. This rate is very slightly higher than for Staffordshire but lower than for Great Britain as a whole. In mid-2022, 81.1 per cent of residents aged 16-64 were economically active, a higher rate than for the West Midlands region and the country. According to the 2021 census the Borough's residents who were employed at the time of the 2021 census, 61 per cent worked for an average of between 31 and 48 hours per week. The 2021 Office for National Statistics (ONS) Business Register and Employment Survey found that, in 2021, 65.9 per cent of Borough residents' jobs were full-time, with 34.1 per cent part-time. The proportion of full-time jobs is higher in the West Midlands (67.8 per cent) and Great Britain (68.1 per cent).
- 3.18 Employees who live in the Borough tend to earn less than across the region/country. The 2023 Annual Survey of Hours and Earnings suggests that median weekly gross pay is lower for residents of the Borough than in Staffordshire, the West Midlands region or the UK. An estimated 23.0 per cent of employees worked at home in March 2021.
- 3.19 The ONS Annual Population Survey for 2021 indicated that residents in the Borough tended to have fewer academic qualifications than the regional or national averages. An estimated 36.0 per cent of residents aged 16-64 in the Borough have NVQ level 4 or above. This is slightly lower than the West Midlands rate of 38.9 per cent and significantly lower than the national rate of 43.6 per cent.
- 3.20 According to data from the 2021 Census, the proportion of residents undertaking apprenticeships (6.7 per cent) is higher than the national rate of 5.3 per cent, and the only Staffordshire Borough with a higher rate is Staffordshire Moorlands with 7.1 per cent.
- 3.21 The Borough contains two statutory protected RAMSAR sites. One at Betley Mere (Midlands Meres and Mosses Phase 1) and another at Balterley Heath (Midlands Meres and Mosses Phase 2) at Balterley Heath. These are recognised as wetlands of international importance under the Ramsar Convention. There are also five sites of special scientific interest in the Borough, including: - Burnt Wood SSSI (Loggerheads), Maer Pool SSSI (Maer and Whitmore), Black Firs and Cranberry Bog SSSI (Madeley and Betley Ward), Metallic Tileries Parkhouse SSSI (Bradwell).
- 3.22 Ancient Woodland is defined as an area of woodland that has existed continuously since the year 1600 in England. Natural England's Ancient Woodland Inventory identifies 112 individual Ancient Woodland sites totalling 707.60 hectares in Newcastle-under-Lyme Borough.
- 3.23 In 2015 four geographical areas of the Borough were declared as Air Quality Management Areas (AQMA) due to exceedances of objective levels of nitrogen dioxide. These areas include Newcastle Town Centre, Maybank, Kidsgrove and Little Madeley. Little Madeley AQMA was revoked in September 2023. In 2018, Stoke-on-Trent and Newcastle-under-Lyme Councils were issued a Ministerial Direction to produce a joint Air Quality Plan to address these specific air quality issues.
- 3.24 80.6 per cent of households in the Borough had access to at least one car or van at the time of the 2021 census. It was most common for households to have access to one (41.5 per cent), with fewer having access to two (28.8 per cent) or more (10.2 per cent).

4. Strategic Objectives for the Borough

Vision for the Borough

- 4.1 By 2040, the Borough will have delivered sustainable new homes and jobs meeting local needs and providing more opportunities for people to enjoy quality of life. We will have delivered or on the journey to delivering a sub-regional exemplar business park at Junction 16 of the M6 Motorway to support sustainable economic growth and take advantage of the accessibility of the Borough to the wider strategic transport network. High quality and well-designed places and spaces will support healthy, safe and connected lifestyles.
- 4.2 We will have supported the growth of businesses, town centres, and our University, whilst conserving and enhancing our natural and historic environment and reducing our carbon footprint. Residents will have access to training, education and a wide range of work opportunities.
- 4.3 We will have respected and improved the character and distinctiveness of our market towns, villages, and other rural areas with a particular focus on broadening our network of Neighbourhood Plans.

Strategic Objectives for the Borough

- 4.4 SO 1 (I) – Create development with a sense of place and character, which naturally enhances human health and well-being through utilising sustainable construction methods, facilitating healthy lifestyle choices and supporting sustainable transport connections.
- 4.5 SO-2 (II) Diversify the Borough’s employment base and deliver employment sites which will benefit economic growth for the region focusing on sectors: advanced manufacturing, distribution and logistics, supporting technology, and the green economy to generate more skilled jobs for local people.
- 4.6 SO-3 (III) Further investment in the regeneration and renewal of the distinctive market towns of Newcastle-under-Lyme and Kidsgrove to promote attractive public spaces, improvement and enhancement of the streetscape, independent stores, great restaurants, bars and cafes, a higher mix of residential and more alternative uses which draw in visitors and create safe vibrant centres. The Plan will support visitors and residents with access to healthier food choices and accessible, sustainable green spaces and active travel options to support health and wellbeing.
- 4.7 SO-4 (IV) Reduce the Borough’s carbon footprint and mitigate the impact of climate change in the Borough ensuring local policies promote sustainability and harness opportunities for renewable energy generation, carbon sequestration, and greener construction.
- 4.8 SO-5 (V) Provide a mix of housing types which are attractive to people who want to live and work in the Borough and to provide aspirational housing, which is well designed, safe, secure, and adaptable.
- 4.9 SO-6 (VI) Support the vitality of rural villages, preserving and enhancing the special character which is valuable to each local community whilst enabling sustainable growth to improve affordability and to provide choice in housing types for local people.
- 4.10 SO-7 (VII) Support and enable active and sustainable travel across the Borough with connections between our towns and villages. This will include raising the profile and improving the facilities of Kidsgrove Railway Station and improving connectivity as a significant sustainable transport hub in the Borough.
- 4.11 SO-8 (VIII) Provide a clear local strategic planning framework to support the development of Neighbourhood Plans which will set out the more detailed policies to guide development in the Borough.
- 4.12 SO-9 (IX) Support physical activity, including sport and recreation. Maintain the vast majority of the wide variety of open spaces in urban areas and improve green corridor linkages, one of the Borough’s greatest unique assets to help enhance health and wellbeing. To conserve and enhance blue and green infrastructure in the Borough and encourage nature-based solutions. This includes support for waterways in the Borough.

- 4.13 SO-10 (X) Enable the growth of Keele University to support its vision for increasing student numbers and expanding its capacity for research and development, supporting its role as a centre for innovation and as an economic asset for North Staffordshire, whilst preserving and enhancing the character of the surrounding area.
- 4.14 SO-11 (XI) Deliver targeted development seeking a balance between growth and conservation to ensure that the Borough retains its identity as both an urban and rural Borough which provides the ideal setting for people wanting to enjoy countryside, village and town life in the West Midlands. To provide targeted infrastructure improvements which are resilient and adaptable to support sustainable development in our towns and villages.
- 4.15 SO-12 (XII) Protect the Green Belt, except where exceptional circumstances justify strategic Green Belt release to meet strategic needs identified by the Plan.
- 4.16 SO-13 (XX) Protect and enhance the historic environment of our Borough.

Local Plan Key Diagram

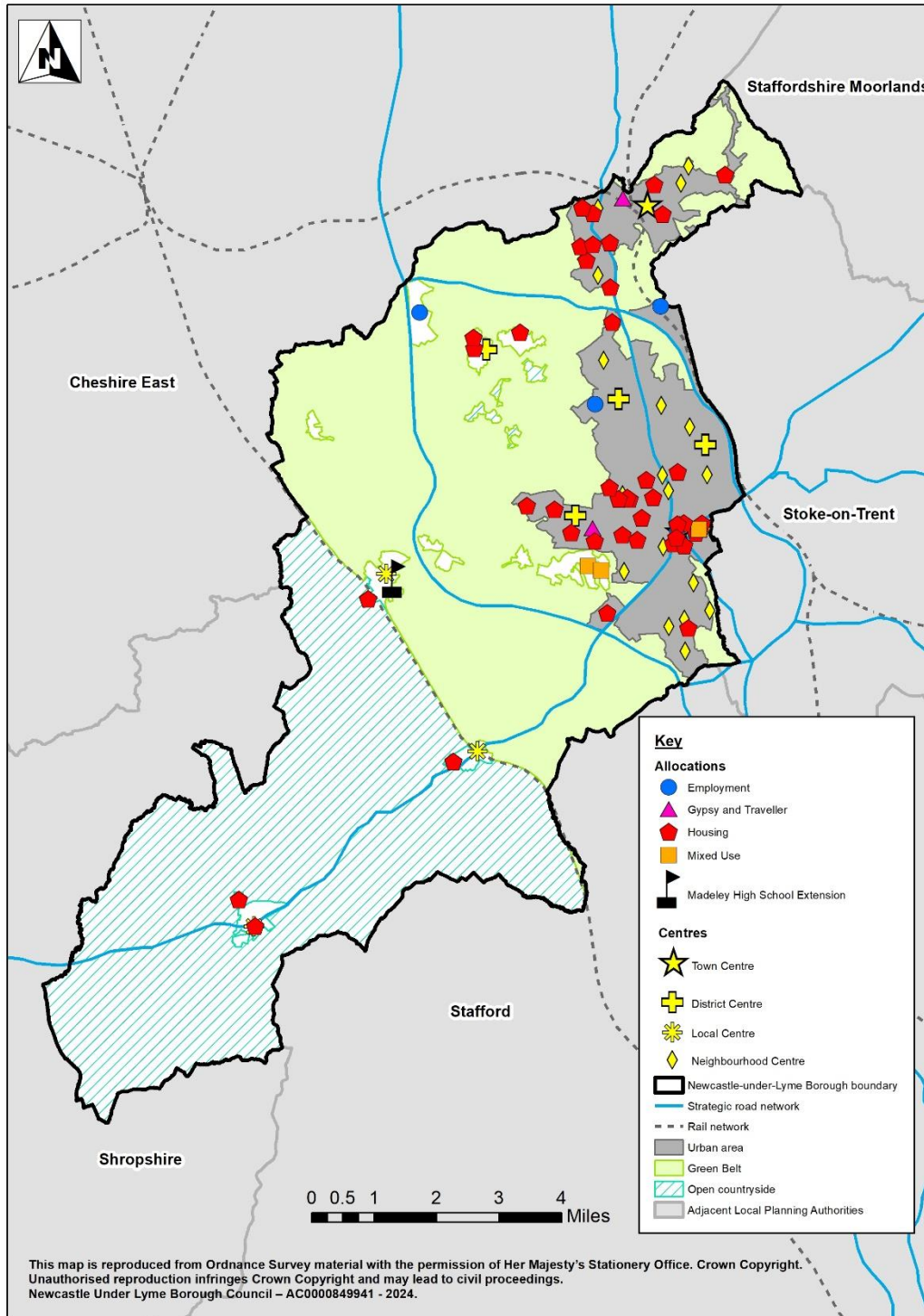


FIGURE 2: LOCAL PLAN KEY DIAGRAM

5. Planning for Sustainable Development

Policy PSD1: Overall Development Strategy

- 1) A minimum of 8,000 dwellings will be delivered in the Borough over the Plan period 2020 – 2040 which equates to 400 dwellings per annum.
- 2) Provision will be made for a minimum of 63 hectares of employment land over the Plan period 2020 – 2040.
- 3) The Council will make sufficient provision for housing, employment and other uses by supporting the development of sites allocated in the Local Plan and as identified on the Policies Map. This will include the allocation of two strategic employment sites that will be allocated in the Plan to support a resilient supply of employment land and investment and growth, including serving the wider sub-regional economy: -
 - a) Land at Junction 16 of the M6 to support a sub-regional logistics focused employment development.
 - b) Land adjacent to Keele University to support the expansion of the existing science park and create an innovation zone, linked to research and innovation of the University.
- 4) The Council will encourage the efficient use of land through windfall development, including the redevelopment / re-use of previously developed land and buildings, where the development: -
 - a) Considers the landscape / townscape character of the existing surroundings when determining the character and density of development;
 - b) supports the creation of high quality; beautiful and sustainable buildings and places;
 - c) Is physically well-related to existing settlements, infrastructure and sustainable transport modes; and
 - d) Does not require major investment in new infrastructure. Where this is unavoidable, the delivery of development should be co-ordinated (including the use of phasing) to coincide with new infrastructure provision.

□ Supporting Information

- 5.2 The Local Plan will make sufficient provision for housing and employment needs over the Plan period (2020-2040). The sites included in the Local Plan are allocated for residential, employment and mixed-use development. The boundaries of each allocation are shown on the Policies Map. A number of allocations are supported by site specific policies but proposals for development of these sites should also take account of all other relevant policies included in the Plan.
- 5.3 The Housing and Economic Development Needs Assessment (2024) (HEDNA) provides an assessment of local housing and employment needs over the plan period (2020 – 2040). To support forecast economic growth and associated increase in the working age population, the HEDNA identifies a need to deliver approximately 8,000 dwellings (400 dwellings per annum) over the plan period (2020 – 2040). This level of housing is above the current local housing need (LHN) derived from the Government's standard method of 6,940 dwellings (347 dwellings per annum) over the plan period. The National Planning Policy Framework (NPPF) supports the delivery of housing above the standard method where this is justified by a local economic growth strategy.
- 5.4 The economic growth scenario applied in the Local Plan is informed by the latest Cambridge Econometrics (March 2023) and Experian (December 2023) economic forecasts for Newcastle-under-Lyme for the period 2023-2040. The economic forecast identifies jobs growth of approximately 237 per annum over the plan period. To meet projected growth in the Borough there is a need to provide for a minimum of 63 hectares of employment land. The Local Plan allocates strategic sites AB2 (Land at Junction 16) and KL15 (Land at Barkers Wood, Keele) to provide resilience in employment land supply and ensure that employment land needs are met during the plan period. These sites also perform a key strategic role in supporting sub-regional economic growth.
- 5.5 The base date of the Plan is 01 April 2020. The position on local housing need, housing and employment land supply is calculated as of 31 March 2023 which reflects the Council's latest monitoring

position. The following table sets out the Local Plan housing requirement and the supply sources that will deliver a resilient and continuous supply of housing. This includes the residual amount of housing that we need to allocate sufficient homes for in the Local Plan. It is important that there is resilience in housing supply taking account of factors that may affect delivery and to ensure the overall housing requirement is delivered during the plan period. To address this, the Plan makes provision for a supply buffer of circa 8.3% above the housing requirement set out in this policy.

- 5.6 Sites which are delivered without being identified or allocated in a Plan are known as ‘windfall’ development. Consistent with the NPPF, a windfall allowance has been made as part of the housing land supply for the Local Plan. The allowance is based on robust evidence established through the preparation of the Council’s Strategic Housing Land Availability Assessment (SHLAA), the monitoring of historic windfall delivery rates and expected future trends.

TABLE 2: HOUSING REQUIREMENT AND SUPPLY INFORMATION

Elements of Housing Supply	Figures
Minimum Housing Requirement	8,000 (400 dwellings per annum)
Total completions and commitments as at the 31 March 2023	3,369
Commitments from sites post March 2023 (appendix 4)	410
Total supply from Local Plan Housing Allocations	4,512
Total Windfall Allowance	372
Total Supply of Housing + buffer	8,663

- 5.7 A housing trajectory has been prepared (see Appendix 6) which sets out the projected rate of housing delivery over the plan period to 2040 including the development phasing of when it is envisaged that sites allocated in the Local Plan will come forward.
- 5.8 The policy approach towards the accommodation needs of Gypsies and Travellers and Travelling Showpeople are set out in policy HOU4 Gypsy, Travellers and Travelling Showpeople.

Related Documents

- Sustainability Appraisal (Lepus Consulting, 2024)
- Habitats Regulations Assessment (Lepus Consulting, 2024)
- ED001 Housing and Economic Needs Assessment (Turleys, 2024)
- ED001 a & b Housing and Economic Needs Assessment (Turleys, 2020 & 2023 respectively)
- ED002 Strategic Employment Site Assessment Report (Aspinall Verdi, 2024)
- ED002a Strategic Employment Site Assessment Report (Aspinall Verdi, 2023)
- ED031 & ED032 Plan Strategy Topic Papers (NUL, 2024)
- ED033 Housing Supply and Delivery Position Statement (NUL, 2024)

Policy PSD2: Settlement Hierarchy

1) Strategic Centre

The town of Newcastle-under-Lyme is the key strategic centre of the Borough containing the largest range of services and facilities, retail, sport and leisure, economic and residential areas, sustainable transport connections and accessible public open space. This centre represents the most sustainable location for growth and therefore is a focus in this Plan for new development. Newcastle-under-Lyme Town Centre is the primary focus for uses which attract large numbers of people such as major cultural, tourist, social and community venues, and the primary focus for large scale retail, leisure and office development. Development proposals should maximise the use of existing resources and infrastructure to allow jobs, homes and other facilities to be located close to each other and be accessible by public transport. Development proposals should recognise the distinct character of individual areas within the town.

2) Urban Centre

Kidsgrove is an urban centre in the Borough and incorporates Talke and Butt Lane. The centre performs a secondary, but complementary role to Newcastle-under-Lyme as a strategic centre, providing a high number of services and facilities, retail and leisure, economic and residential areas, sustainable transport connections and accessible public open space. Kidsgrove Town Centre is also an appropriate location for uses which attract large numbers of people such as cultural, tourist, social and community venues, as well as retail, leisure and office development. It is a key location for growth. Development should be of a scale, location and nature that recognises the distinctiveness of Kidsgrove to maintain its vitality and viability. Development which supports the viability of Kidsgrove Railway Station and helps to improve connectivity and the linkages between the town centre and rail station will be encouraged where it contributes to an attractive public realm.

3) Rural Centres

Rural Centres provide a role in service provision to the local population and contain several essential services and facilities in order to meet the day to day needs of residents. The Rural Centres will meet some of the development needs of the Borough, commensurate with their role as villages and with the type, density and design of development seeking to protect and enhance their rural and historic character. It is recognised that there are differences between these villages in terms of their sizes and available facilities and therefore the scale of development in each area should be relative to its role, function and infrastructure capacity. The Rural Centres are Audley and Bignall End (joint), Baldwins Gate, Betley and Wrinehill (joint), Keele Village (with University Hub), Loggerheads, Madeley and Madeley Heath (joint). The University Hub is expected to receive a balanced level of growth commensurate with its role as a strategic hub whilst recognising its rural role and function.

4) Other Settlements and Rural Areas

These areas comprise smaller settlements, the open countryside and areas of Green Belt where development is restricted. The rural economy is a key asset of the Borough and will have grown stronger through the Plan period, based primarily on agriculture but supplemented by appropriate rural diversification, where justified. Areas of landscape value, sites of nature conservation importance and heritage assets and their settings will have been maintained and where possible enhanced.

□ Supporting Information

5.9 The settlement hierarchy identifies and groups together settlements in the Borough according to the level of services and facilities they contain and their role in servicing the surrounding area. The hierarchy establishes which locations are more sustainable and therefore more appropriate to accommodate greater levels of new growth.

5.10 Newcastle-under-Lyme and Kidsgrove represent the higher order centres in the Borough, reflective of their populations and provision of services and facilities. The strategic centre of Newcastle-under-Lyme also includes a number of communities that have a distinct historical character.

- 5.11 For the 'Rural Centres', the Rural Area Topic Paper (2024) has considered the role and function of many of smaller settlements in the Borough. This topic paper sets out the methodology for establishing the position of our rural settlements in the Local Plan settlement hierarchy. The outcomes of this assessment have informed the identification of centres considered 'Rural Centres' and those settlements identified in the settlement hierarchy tier 'Other Settlements and Rural Areas'.
- 5.12 Policy RET 1 (Retail) of this Local Plan includes information on the approach to the retail hierarchy alongside the retail impact thresholds and sequential test to ensure development supports the vibrancy and vitality of centres.

Related documents

- Sustainability Appraisal (Lepus Consulting, 2024)
- Habitats Regulations Assessment (Lepus Consulting, 2024)
- ED010 Newcastle-under-Lyme Retail and Leisure Study (Nexus Planning, 2024)
- ED005 Rural Area Topic Paper (NUL, 2024)
- ED031 & ED032 Plan Strategy Topic Papers (NUL, 2024)

Policy PSD3: Distribution of Development

- 1) The strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of 5,200 new homes.
- 2) The urban centre of Kidsgrove is expected to accommodate in the order of 800 new homes.
- 3) The rural centres are expected to accommodate development of the scale shown below:
 - Audley and Bignall End (joint) in the order of 250 new homes
 - Betley and Wrinehill (joint) and Madeley and Madeley Heath (joint) in the order of 250 new homes
 - Loggerheads in the order of 450 new homes
 - Baldwins Gate in the order of 250 new homes
 - Keele and Keele University (joint) in the order of 800 new homes
- 4) The other settlements and rural areas tier of the settlement hierarchy will be expected to accommodate development in line with the policy approach set out in the Local Plan but is not a focus of growth through this policy.

□ Supporting information

- 5.13 The figures presented in this policy are intended as a guide and are neither a ceiling nor a specific target. Commitments and completions since the start of the Plan period will contribute towards the indicative targets outlined above and to maintain an available supply of housing land. The broad level of development proposed for our settlements will be delivered through a combination of Local Plan site allocations and through existing housing land supply.
- 5.14 The Council has sought to direct the greatest level of development to the higher tiers of the settlement hierarchy. These have the highest levels of service provision and infrastructure, as well as the best sustainable transport opportunities in the Borough. Rural centres will take a smaller share of the overall levels of growth, to support the viability of services and facilities and the vitality of these centres.
- 5.15 For employment sites, a proportion of the sites are already accounted for in the Council's employment land supply. There are also a number of other employment sites submitted to the Council which are proposed for allocation in the Local Plan and are expected to contribute towards meeting overall employment land requirements.
- 5.16 The proposed distribution of development sets out the broad approach for the delivery of the housing requirement in Policy PSD1. The proposed distribution of development for the Borough has been established from assessing reasonable alternative options for the distribution of development informed by previous Local Plan consultation stages, the evidence base and Sustainability Appraisal (SA). The process undertaken to establish a development distribution and the consideration of site options is set out in the Plan Strategy Topic Papers, Site Selection Paper and SA Report.
- 5.17 The process of establishing the development strategy has considered 'top down' and 'bottom up' factors. 'Top down' factors relate to meeting housing and employment needs, consistency with the settlement hierarchy and other factors which influence the broad distribution of development including environmental constraints. Consideration of 'Bottom up' factors relate to an assessment of the merits of the site options which is balanced against delivering the 'strategic factors'.
- 5.18 In accordance with national policy the proposed distribution strategy takes a sustainable approach in maximising the use of brownfield land in our main settlements. In meeting our housing and employment land needs over the Plan period however there remains a need to allocate greenfield sites in sustainable locations adjoining our most sustainable settlements.
- 5.19 The development strategy primarily directs growth to the 'Strategic Centre' of Newcastle-under-Lyme as the main centre in the Borough and a sustainable location for growth well served by a wide range of services, facilities, infrastructure and good public transport connectivity.

- 5.20 Kidsgrove, forms a key 'Urban Centre' in the Borough and a sustainable location to accommodate growth. The centre provides a range of services, facilities, and infrastructure. The town is well connected by public transport. The scale of growth proposed for Kidsgrove is appropriate to maintain its vitality and viability and is consistent with maintaining the character and distinctiveness of the area.
- 5.21 The Rural Service Centres in the Borough provide a range of essential services and facilities to support an appropriate level of growth. The Local Plan strategy does not take a 'one size fits all' approach to the rural centres in the Borough. The level of growth proposed for the rural centres is intended to be commensurate with their role as villages and with the type, density and design of development seeking to protect and enhance their rural and historic character.
- 5.22 The housing needs of the Borough can be accommodated in the strategic centre, urban centre and rural service centres which are well connected to community facilities, infrastructure and public transport to accommodate a level of growth proportionate to their role and function. The remaining settlements in the rural area comprise smaller villages with limited facilities and infrastructure to support strategic scale growth. Housing growth in the wider rural area can be delivered through the mechanisms of community-led development, rural exception sites and via Neighbourhood Plans. The Local Plan does not propose allocations for settlements within the other settlements and rural areas tier of the settlement hierarchy.
- 5.23 The Local Plan allocates strategic housing and employment sites to meet our needs consistent with the spatial strategy approach and locating growth in the most sustainable locations. The housing and employment allocation policies are set out in the Local Plan.
- 5.24 Policy PSD3 (Distribution of Development) seeks to distribute the housing requirement and is supported by site allocations the Local Plan. Neighbourhood Planning Groups should be aware of the figures presented where preparing their own neighbourhood plans. In line with paragraph 68 of the NPPF, the Council will provide an indicative requirement housing figure if requested to do so by a neighbourhood planning body. This figure will take account of factors such as the latest evidence of local housing need, the population of the neighbourhood area and the policy approach of the Local Plan, until superseded.

Related documents

- ED033 Issues and Strategic Options Paper (NUL, 2021)
- Sustainability Appraisal (Lepus Consulting, 2024)
- Habitats Regulations Assessment (Lepus Consulting, 2024)
- ED031 & ED032 Plan Strategy Topic Papers (NUL, 2024)

Policy PSD4: Development Boundaries and the Open Countryside

- 1) Settlement boundaries for the Strategic Centre, Urban Centre and Rural Centres are defined on the Policies Map. Open countryside is defined as land outside these defined settlement boundaries.
- 2) Within settlement boundaries, development proposals will be supported where they are in keeping with the scale, role, and function of that settlement and do not conflict with any other relevant policy in the Local Plan.
- 3) In the open countryside, the following types of development will be supported:
 - a) Development of residential dwelling(s) where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside in line with Policy RUR2 Rural Workers Dwellings;
 - b) Development that has an operational need for a countryside location such as agricultural, forestry or essential farming operations;
 - c) Development associated with the essential expansion or redevelopment of an existing business and / or that meet the criteria set out in Policy RUR1 Rural Economy;
 - d) Development associated with the conservation and enhancement of a heritage asset where this represents optimal viable use or would be appropriate enabling development to secure the future use of the heritage asset;
 - e) Limited extensions that would not adversely affect the form, scale, massing or proportion of that building in line with Policy RUR3 Extensions and Alternations to Buildings Outside of Settlement Boundaries;
 - f) Re-use of existing buildings in line with Policy RUR5 Re-use of Rural Buildings for Residential Use;
 - g) Replacement buildings in line with Policy RUR4 Replacement Buildings Outside of Settlement Boundaries;
 - h) The infill of a small gap with one or two dwellings in an otherwise built-up frontage;
 - i) Proposals for Rural and First Homes Exception sites that meet the criteria set out in Policy HOU8 Rural and First Homes Exception Sites and policy HOU9 Community Led Exception Sites;
 - j) Proposals for Self-Build and Custom Dwellings that meet the criteria set out in Policy HOU6 Self Build and Custom Dwellings;
 - k) In the case of new dwellings which meet one of the exceptional circumstances for isolated homes in the countryside including exceptional design and / or sustainability as set out in the National Planning Policy Framework and have been through a formal design review process;
- 4) Development proposals should not harm the character, appearance and environmental quality of the Countryside as an asset that contributes to the Borough's identity, and that should be preserved.

□ Supporting Information

- 5.25 The role of the settlement boundary is to define the built limits of a settlement and thus differentiate between what is the built area of a settlement where the principle of development is usually acceptable and the countryside where development is usually subject to additional restriction.
- 5.26 A criteria-based policy approach will be used to determine applications within the countryside. Like residential development, non-residential development within the countryside must be sustainable and respectful to its setting. Commercial enterprises where a rural location can be justified to maintain and enhance the rural economy (for example, rural diversification schemes) will be supported providing all other relevant criteria in the Local Plan are met.
- 5.27 The Council will support the appropriate redevelopment / re-use of previously developed land and buildings in line with criterion 4 of policy PSD1: Overall Development Strategy.

- 5.28 The settlement boundaries for the strategic and urban centre are defined by the Green Belt Boundary.
- 5.29 In allocating sites for development, the Local Plan has amended the existing settlement boundaries of the strategic, urban and rural centres to meet housing and employment land need. Minor amendments or extensions to settlement boundaries can also be made to accommodate additional sites proposed for allocation through the preparation of Neighbourhood Plans.
- 5.30 The Local Plan allocates strategic employment sites AB2 'Land adjoining corner of A500 and M6 Southbound' and KL15 'Land South of A525 between Keele University and Newcastle'. Development will come forward on these sites in accordance with the respective allocation policies. As set out in policy PSD5, an inset boundary is proposed at Keele which forms the development boundary.
- 5.31 Development proposals should also seek to limit the loss of best and most versatile agricultural land in line with the policy approach set out in SE13 'Soil and Agricultural Land'.

Related Documents

- ED007 Settlement Boundary Review
- 'Made' Neighbourhood Plans including Loggerheads (2019), Chapel and Hill, Chorlton, Maer and Aston and Whitmore (2020), Betley, Balterley and Wrinehill (2022), Madeley Neighbourhood Plan (2022).

Policy PSD5: Green Belt

- 1) The Green Belt boundary is defined on the Policies Map.
- 2) The Plan will alter the Green Belt boundary only to:
 - a) Support the allocation of the following Green Belt sites in the Local Plan
 - a. AB2 Land at Junction 16 of the M6;
 - b. AB12 Land east of Diglake Street;
 - c. AB15 Land north of Vernon Avenue;
 - d. AB33 Land off Nantwich Road / Park Lane;
 - e. CT1 Land off Red Street and High Carr Farm;
 - f. KL15 Land south of A525 Keele;
 - g. NC13 Land west of Bullockhouse Road;
 - h. SP11 Lyme Park, Silverdale;
 - i. SP23 Land at Cemetery Road / Park Road;
 - j. BL18 Land at Clough Hall;
 - k. TK10 Land at Crown Bank, Talke;
 - l. TK17 Land off St Martins Road;
 - m. TK27 Land off Coppice Road;
 - n. TB19 Land South of Newcastle Golf Club.
 - b) Establish an inset boundary at Keele
- 3) Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with the approach set out in the National Planning Policy Framework.
- 4) New buildings within the Green Belt will be considered inappropriate unless they meet an exception listed in the National Planning Policy Framework.
- 5) Other forms of development may be considered appropriate in the Green Belt if they preserve its openness and align with the purposes of the Green Belt, as outlined in the National Planning Policy Framework.
- 6) Development proposals for sites removed from the Green Belt should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt Land to offset the impact of the removal of land from the Green Belt. These improvements should demonstrably enhance environmental quality, biodiversity and accessibility.

□ Supporting Information

- 5.32 This policy establishes the framework for managing the Green Belt within Newcastle-under-Lyme. It aims to protect the Borough's essential open spaces, prioritise the use of brownfield land, and guide potential future development in accordance with the National Planning Policy Framework (NPPF).
- 5.33 The Green Belt in Newcastle-under-Lyme Borough consists of the North Staffordshire Green Belt, which covers the northern half of the Borough and is contiguous with the Green Belt in Cheshire East to the north and Stafford to the south. This was originally defined in 1967. The North Staffordshire Green Belt forms a vital part of Newcastle-under-Lyme's landscape, protecting the character of the Borough and maintaining a distinct separation between the urban areas of the Borough to the East from the more rural environments to the West and South.

- 5.34 Compensatory improvements to the Green Belt will be secured through planning conditions or planning obligations such as Section 106 agreements.
- 5.35 A detailed assessment of the potential inset boundary, as presented in the Green Belt Village Study (2019), concluded that the unique circumstances of Keele, including the presence of the university and the need for future growth and expansion, justify the creation of a new settlement boundary. This approach ensures a clear and defined boundary for development while protecting the wider Green Belt.

Related Documents

- ED008 Green Belt Study (Ove Arup, 2019, 2017, 2020, 2023, 2024)
- ED009 Green Belt Village Study (Ove Arup, 2024)

Policy PSD6: Health and Wellbeing

- 1) The Council will support development that fosters safe, healthy, and active lifestyles. Any new development should: -
 - a) Follow Sport England's Active Design Principles (as updated);
 - b) Encourage healthy lifestyles and environments to tackle health inequalities;
 - c) For major development schemes, including non-residential, be supported by a core (i.e. screening) health impact assessment. Following the screening assessment, a full (comprehensive) health impact assessment may be required. Development that would have an unacceptable adverse impact, following the Health Impact Assessment, on health or wellbeing will not be permitted;
 - d) For housing developments, provide opportunities for healthy living and maintained independence and promote mental wellbeing through the encouragement of safe and accessible walking and cycling, access to services, and well-designed housing (as outlined in Policy PSD7) to support a reduction in social isolation and the creation of inclusive communities;
 - e) Support walking, cycling and active travel transport choices
 - f) Provide access to accessible sports facilities and green spaces and opportunity for recreation and leisure that is available and affordable for all ages and abilities;
 - g) Support schemes that encourage life-long learning, community development and skills training;
 - h) Support initiatives that seek to reduce overweight and obesity across the Borough, including for schemes such as Hot Food Takeaways (outlined in policy RET4)

□ Supporting Information

- 5.36 The NPPF states that Local Authorities should 'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs- for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and design layouts that encourage walking and cycling'.
- 5.37 The Council is committed to promoting and enabling healthy communities and recognises the importance of the planning system in driving health improvements and encouraging healthy lifestyles across a person's lifetime. The Council also recognises the need to maintain and enhance sports and recreational areas across the Borough to improve resident's mental and physical health. The policy aligns with the Better Health Staffordshire whole system approach to a healthy weight.
- 5.38 The Sport England Active Design principles aim to create active environments that encourage all forms of physical activity from active travel to outdoor leisure. By providing these opportunities for physical activity, active environments can improve both physical and mental health of adults and children.
- 5.39 The Active Design Principles include: -
 - Activity for all
 - Supporting active travel
 - Active high-quality places and spaces
 - Creating and maintaining activity
- 5.40 Health Impact Assessments are designed to consider whether a development proposal has positive health outcomes for the community. All major developments will be subject to a core HIA as a screening process to determine whether a full HIA is required. Screening should include those who may be impacted by the proposal, what determinants of health may be affected and what further actions should be recommended to develop / secure a positive impact or mitigate a negative impact. Major development is as defined in the NPPF. The HIA should consider the impacts on different groups, taking into account that some groups will be more vulnerable to negative impacts and seek to mitigate exacerbation of health inequalities. The HIA should also set out actions to maximise positive impacts,

and minimise and mitigate adverse impacts, on health and wellbeing, having regard to the most affected groups.

- 5.41 It is recommended that applicants seeking planning approval for their proposals have early dialogue with the local planning authority (such as through pre-application advice) to help establish the content and extent of the HIA. This will also ensure that sufficient time is given to responding to any outcomes of the HIA, in the development of a planning application.
- 5.42 The Staffordshire Joint Wellbeing Strategy (2022) aims to address the four priorities of health in early life, good mental health, healthy ageing and healthy weight. Policy PSD6 seeks to address all four priorities throughout the Local Plan period.
- 5.43 In line with policy PSD7 (Design) residential schemes should provide for Building for a Healthy Life Standard.
- 5.44 It is important that walking, cycling and wheeling infrastructure is accessible and functional for all members of the community.

Related documents

- Better Health Staffordshire (2017)
- Staffordshire Joint Health and Wellbeing Strategy (2022-2027)
- Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn and Singleton).
- Active Design Guidance (Sport England 2023 or as updated)
- ED022, NUL Open Space and Green Infrastructure Strategy (2022)
- Staffordshire County Council, Newcastle-under-Lyme Local Walking and Cycling Infrastructure Plan (LCWIP)
- A Guide to inclusive cycling (4th edition, Wheels for Wellbeing, 2020 or as updated)

Policy PSD7: Design

- 1) Developments proposals should accord with the National Design Code, National Design Guidance, and any adopted local design guide or code.
- 2) Developments should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness and sense of place in terms of: -
 - a) Height, scale, form and grouping;
 - b) Choice of materials;
 - c) External design features
 - d) Massing of development
 - e) Green infrastructure; and
 - f) Relationship to neighbouring properties, street scene, and the wider neighbourhood
- 3) The Council will take a comprehensive and co-ordinated approach to development, including respecting existing site constraints including utilities situated within sites;
- 4) Development proposals for major development schemes should demonstrate that design proposals have positively responded to the Design Review process;
- 5) Development proposals should ensure that housing developments achieve Building for a Healthy Life standard (or as updated);
- 6) Developments should ensure high levels of passive surveillance of streets, spaces and parking, including appropriate lighting, and making sure that the site layout and design minimises opportunities for crime, anti-social behaviour, and minimises the fear of crime. Design should incorporate the Secured by Design Principles;
- 7) Developments should create high quality, beautiful and sustainable buildings and places, avoiding generic design solutions where they do not establish or maintain a strong sense of quality and place;
- 8) Developments should be accessible and inclusive, ensuring that they can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances.
- 9) Development should take account of Department for Transport Local Transport Note 1/20 as updated and Local Walking and Cycling Plans in scheme design.
- 10) Developments should ensure that new streets are tree lined and that opportunities are taken to incorporate tree planting elsewhere in the development
- 11) Within those areas characterised by large houses on extensive plots, as identified in the Landscape and Character Assessment Study (2022) development proposals should be sensitive to the existing patterns of development

□ Supporting Information

5.45 Development should have due regard to the site and wider setting in respect to layout, movement and connections, scale and height, landscape character, townscape character and in their appearance both in terms of architectural quality and materials. Development should also ensure high levels of passive surveillance of streets, spaces and parking through the arrangement and design of buildings, streets and spaces and the activity within them. Boundary treatments and hard surfaces are equally important to successful design.

5.46 Design and access statements and design codes should set out the story of the design and how a design has evolved and strengthened and response to site requirements. Developers should engage with the Council, the local community and relevant statutory consultees at the earliest opportunity to make sure the development appropriately responds to the unique character and sense of place in the Borough.

- 5.47 Development proposals should take account of any locally adopted supplementary planning documents, the National Model Design Code, and Manual for Streets (and any updates to those documents). Neighbourhood Plans can also help identify the special character of the local area. Building for a healthy life standard also includes emphasis on green infrastructure and cycle/walking routes. Secured by Design seeks to deliver effective crime prevention and security standards.
- 5.48 For large and complex sites, design review at an early stage will be required to ensure proposals reflect these principles. Design review will be paid for by applicants.
- 5.49 Active Travel is a statutory consultee on walking, wheeling and cycling matters and their involvement on relevant schemes and assessment of development proposals should be considered.
- 5.50 In addition to aesthetic considerations, design plays a crucial role in creating comfortable and functional living environments. The orientation of buildings, the massing of development, and the strategic use of landscaping can significantly impact solar gain, wind exposure, and the overall feeling of spaciousness. This policy encourages a holistic approach to design that considers these factors in order to maximise energy efficiency, reduce reliance on artificial heating and cooling, and enhance the quality of life for residents. Where higher density development is proposed, good design becomes particularly important to mitigate potential negative impacts on privacy and access to daylight. This policy emphasises the importance of innovative design solutions that can achieve an appropriate density and secure amenity as appropriate.
- 5.51 Applicants should work with highways officers and tree officers to ensure that trees are planted in the right place and solutions are found that are compatible with highways standards and the needs of different users.
- 5.52 The Landscape and Settlement Character Study (2022) identifies areas characterised by large houses on extensive plots which contribute to the Borough's distinctive character. New development in those areas should be carefully designed to ensure compatibility with the existing pattern of development and avoid eroding their unique qualities.

Related Documents

- Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn and Singleton).
- Secured by Design, Policy Crime Prevention Initiatives Limited
- ED023, Landscape and Settlement Character Study (2022)

6. Climate and Renewable Energy

Policy CRE1: Climate Change

- 1) The Council expects development to follow the energy and heat hierarchy.
- 2) Non-domestic developments should be designed to meet the BREEAM 'Excellent Standard', including in respect of water efficiency, unless demonstrated as not feasible or viable. Where the 'Excellent Standard' cannot be achieved, evidence must be submitted to demonstrate why the standard cannot be complied with. The BREEAM 'very good' standard must be met as a minimum. Proposals should aim to achieve BREEAM Outstanding Standard (as updated) and will be afforded positive weight where this is achieved.
- 3) All residential development proposals should seek to reduce the use of mains water through adoption of water saving measures, fittings and appliances. Residential developments should be designed to achieve a maximum of 110 litres per person per day, in line with the optional standard of Building Regulations, Part G.
- 4) To ensure a high standard of fabric and energy efficiency performance, all new residential development will be expected to meet carbon emission targets set by UK Building Regulations (Part L of the Building Regulations or as amended / updated). Proposals which exceed the fabric and energy efficiency performance in respect of carbon emissions will be afforded positive weight.
- 5) All developments are encouraged to complete a whole-life cycle carbon assessment in accordance with Royal Institute of Chartered Surveyors (RICS) Whole Life Carbon Assessment Guidance (as updated)
- 6) Developments should use appropriate design, construction, insulation, layout and orientation to create developments that are resilient to climate change, minimise energy use, use natural resources prudently, and promote the use, recovery and recycling of materials to reduce embodied carbon. This should include: -
 - a) The use of blue and green infrastructure, trees and other planting to provide opportunities for cooling and shading, to connect habitats by using native plants that can meet the predicted climatic condition.
 - b) The growing and sourcing of local food supplies (such as allotments).
 - c) The maximisation of both natural heating and ventilation through the orientation and location of buildings and choice (and colour) of materials.
 - d) The minimisation of the generation of waste and energy consumption in the design, construction, use and life of buildings.
 - e) Evidence of construction methods that maximise the use of locally sourced recycled materials.
 - f) Wherever possible, retain and creatively re-use existing buildings as part of new development to minimise the release of embodied carbon. To design new buildings to enable easy material re-use and disassembly, reducing the need for end-of-life demolition.
 - g) Promoting sites with the best opportunities for the sustainable travel modes to jobs, services, facilities and education
 - h) Development should be designed to promote walking, cycling and public transport to minimise carbon emissions from vehicular traffic
 - i) For major development that contains existing buildings / structures to carry out a pre-development and / or pre-demolition audit, following industry best practice
 - j) Promote sustainable approaches to surface water management and flood risk adaptation measures, where appropriate, in line with other policies in the Plan.

- 7) Development proposals should provide space for physical protection measures and / or make provision for the future relocation of vulnerable development and infrastructure, where demonstrated as necessary to ensure the future resilience of communities and infrastructure to climate change impacts.
- 8) Opportunities for extensions to the district heat network at Keele University should be explored. New development with the potential to connect or extend a heat network should assess the feasibility of this option before considering other heat sources.
- 9) Development proposals should include green spaces and tree planting measures (including maintenance) that will improve the environment through carbon capture.
- 10) Schemes that help to deliver the Council's Carbon Capture Areas and Urban Tree Planting Strategy to facilitate carbon capture will be supported.
- 11) Climate change measures should take account of impact on the historic environment to protect the significance of heritage assets, including their setting. Development, affecting heritage assets should also consider the appropriate retrofitting of those assets in the Borough.

□ Supporting information

- 6.2 The 2019 Climate Change Act amendment makes it a legal requirement for all businesses, corporations and organisations to reach net zero by 2050. The NPPF states that the planning system should 'shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure'.
- 6.3 The Council declared a climate emergency in 2019. It is important for the Plan to raise the standard of sustainable design and construction of homes and buildings in the Borough to ensure that all new and existing developments contribute to the reduction in greenhouse gas emissions and resource use, maximise the potential for sustainable construction methods and minimise demolition and construction waste.
- 6.4 The Climate Change Adaptation and Mitigation report (2020) states that 56.1% of energy consumption comes from domestic buildings which is significantly higher than Staffordshire's average (34.2 per cent) and nationally. Therefore, this policy seeks to radically increase efficiency in homes. The energy / heat hierarchy prioritises using less energy, followed by using energy efficiently and finally encouraging the use of renewable energy generation.
- 6.5 Information on how a proposal seeks to meet energy efficiency standards should be provided upfront through an energy / sustainability statement.
- 6.6 Where viability or feasibility assessments are submitted by an applicant in response to the standards set out in the policy, they will be evaluated independently with the cost being borne by the applicant.
- 6.7 Staffordshire is classified as an area under moderate water stress. It is important to conserve water in this context. Where water efficiency measures are proposed, the Design and Access Statement should set out how they will be integrated with broader measures such as landscaping designs, Sustainable Drainage Systems (SuDs), and the provision of green / blue infrastructure, to reduce demands on the public water supply.
- 6.8 The Council's Sustainable Environment Strategy (2020) commits to an urban tree planting programme to facilitate carbon capture. The Green Infrastructure and Open Space Strategy has identified areas in the Borough where native tree and shrub planting meadow, species rich grassland creation and complimentary innovative carbon capture measures would be supported.

6.9 Flood risk adaptation measures could include raised floor levels, flood resistant construction techniques and materials and the creation of flood storage areas or other features that can attenuate or divert floodwaters.

Related documents

- ED022, Open Space and Green Infrastructure Strategy (RSK Landscape, part of RSK Environment Ltd, 2022).
- Building for a Healthy Life (2021, Birkbeck and Kruczkowski with Jones, McGlynn and Singleton).
- ED024, Climate Change Adaptation and Mitigation Report (Staffordshire County Council / AECOM, 2020).
- Newcastle-under-Lyme Council, Sustainable Environment Strategy and Action Plan (2022 – 2023)

Policy CRE2: Renewable Energy

- 1) Development proposals should optimise the use of decentralised, renewable or low carbon energy sources. All 'major' proposals for residential and non-residential development should provide an energy statement which demonstrates the maximum feasible and viable use of onsite renewable energy generation for at least 10% of their energy needs from renewable or low carbon energy generation on site unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.
- 2) The development of renewable or sustainable energy technologies, storage of energy and complementary infrastructure will be supported, subject to conformity with Local Plan policies and the consideration of the cumulative impact of the proposed development along with other committed or completed development.
- 3) Renewable and low carbon energy schemes that result in a significant adverse impact on the following will not be supported; -
 - a) The surrounding landscape and townscape including buildings, features and adjoining land uses;
 - b) Habitats and species of internal, national and local importance
 - c) Residential amenity including visual intrusion, air, dust, noise, odour, traffic and recreation access;
 - d) The operation of air traffic movement and safety;
 - e) The historic environment.
- 4) Evidence should also be provided of construction methods that maximise the use of locally sourced recycled materials and minimises the use of non-renewable energy sources.
- 5) Associated development and buildings such as access roads, fencing, and lighting must be designed to minimise their visual impact, whilst ensuring public safety and without compromising site security.
- 6) Proposals should include a decommissioning statement, detailing the lifespan of the technology and how the full restoration of the site will be ensured.
- 7) In addition to the above, large scale solar energy proposals should also:
 - a) Demonstrate that available brownfield sites have been examined and discounted before greenfield development considered.
 - b) Avoid the loss of best and most versatile land
 - c) Maximise efficiency through solar panel orientation
 - d) Be supported by a glint and glare assessment, where necessary

Outside of permitted development, solar energy schemes on the roofs of commercial or domestic properties will be supported where they do not conflict with other Local Plan policies, particularly in relation to heritage assets. Schemes will be encouraged to maximise solar gain through appropriate layout, design and orientation.
- 8) For wind energy proposals, less constrained potential opportunity areas suitable in principle for wind energy development are shown on the Policies Map. Wind energy proposals, in addition to the above, must also demonstrate all of the following: -
 - a) Proposals do not adversely affect the integrity of ecological designations.
 - b) Impacts of the proposed wind energy development on key landscape characteristics are minimised.
 - c) Sufficient distances can be maintained between the proposal and sensitive receptors to protect amenity, particularly with respect to noise, light and visual impacts.
 - d) Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their support.

□ Supporting information

- 6.10 Major schemes are defined in the NPPF as 10 or more homes for residential development or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000 sqm or more, or a site of 1 hectare or more.
- 6.11 Renewable or sustainable energy technologies include solar, wind, district heating, hydroelectricity, ground source heat and complementary battery storage schemes.
- 6.12 This policy addresses the need for Newcastle-under-Lyme to invest in Low and Zero Carbon technologies; currently, 46.4 per cent of the Borough's energy comes from natural gas, a non-renewable energy resource which contributes to global warming by emitting CO₂. This is higher than the national average of 29 per cent. However, the policy also considers protection of the local amenity, character and heritage of the local area.
- 6.13 Modern wind and solar farms are designed to operate for at least 25 to 30 years. Appropriate decommissioning methods gives the Council an opportunity to promote principles of a circular economy. Planning conditions / legal obligations will be used to make sure that sites are decommissioned when no longer in use and the land is restored to its previous use.
- 6.14 This policy also promotes the use of solar and wind energy generation. The Climate Change and Adaptation report (Aecom, 2020) identified 21,096 hectares, an estimated 26.6 per cent of land in Staffordshire to be a less constrained area for Low and Zero Carbon technologies.

Related documents

- ED024 Climate Change Adaptation and Mitigation Report (Staffordshire County Council / AECOM, 2020).
- Newcastle-under-Lyme Borough Council, Sustainable Environment Strategy and Action Plan (2022 – 2023)

7. Housing

Policy HOU1: Affordable Housing

- 1) On-site affordable housing provision will be required on sites of 10 dwellings or more, or sites of 0.5ha or more at the following percentages:
 - a) 30% of all units on greenfield sites.
 - b) 15% of all units on brownfield sites within the 'low value zone' as shown on the policies map.
 - c) 25% of units on brownfield sites within the 'high value zone' as shown on the policies map.
- 2) Where the affordable housing calculation results in fractions of homes, the number will be rounded up or down to the nearest whole unit.
- 3) At least 25% of the affordable housing provision will be delivered as First Homes, which will be available to first-time buyers at a minimum 30% discount from market value and in accordance with other national policy requirements concerning First Homes. The tenure split for affordable housing should be provided in line with the latest evidence.
- 4) Affordable housing should be provided on-site. Off-site financial contributions will only be considered in exceptional circumstances where it is demonstrated that it is not feasible to deliver the homes on site. As a first alternative off-site provision of affordable housing will be accepted. As a second alternative, a financial contribution may be accepted, where justified, in lieu of on-site provision. This will be calculated in accordance with the latest information on the Council's website.
- 5) Where it has been robustly justified that the proportion of affordable housing sought would not be viable, the maximum proportion of affordable housing will be sought that does not undermine the development's viability. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, the LPA will arrange for them to be independently appraised at the expense of the applicant.
- 6) Applicants will normally be required to enter into legal agreements to ensure that the housing is provided and retained, (or in exceptional circumstances) that the subsidy will be recycled for alternative affordable housing provision and available to meet the needs of people with a local connection. An enabling fee will be charged for each new affordable dwelling that is secured through a S106 agreement (in addition to any S106 monitoring fee), except for First Homes.
- 7) Affordable housing should be integrated with the provision of market housing and suitably pepper potted across the development, achieving high quality design, and be indistinguishable from market dwellings unless specific circumstance suggests clustering and/or a distinctive design is appropriate. The exception is blocks of flats, where a mixed tenure block can potentially cause management and leasehold issues.

Supporting information

- 7.2 This policy aims to deliver affordable housing as a proportion of residential development from market housing developments to address local needs. It sets a framework for seeking and negotiating affordable housing.
- 7.3 The NPPF sets out definitions of what constitutes affordable housing and requires Local Plans to identify affordable housing requirements for the plan area, including the types of affordable housing that are needed. Affordable housing should, where possible, be provided on-site. Sites of less than 10 dwellings or below 0.5 hectares will not be required to provide affordable housing.
- 7.4 National policy also states that First Homes should be provided as part of affordable housing provision. The Written Ministerial Statement on Affordable Homes Update 24 May 2021 contains the policy on First Homes.

- 7.5 The Housing Needs Assessment (HNA, 2024) identifies an annual need for 278 affordable homes throughout the Borough of Newcastle-under-Lyme over the plan period to 2040. Given the acute need for social rented accommodation, the HNA Update (2024) recommends the tenure split of affordable homes to be 65% social rented, 10% other affordable housing product and 25% affordable home ownership through First Homes. Opportunities should also be taken to include a proportion of affordable older persons accommodation as part of the affordable housing provision, particularly involving care provision. Planning permission may be granted for an alternative tenure split provided that robust evidence demonstrates that a different split is more suitable. This will be informed by market conditions and local housing need at the time.
- 7.6 This policy requires affordable housing to be sought as a proportion of market dwellings based on site size and location in the Borough. The policy refers to either a dwelling or size site area threshold. The area of land is broadly equivalent to the size of site (excluding constraints) reasonably expected to deliver the threshold number of dwellings. The policy establishes affordable housing percentage requirements for qualifying sites in the 'high value' and 'low value' zones as identified on the policies map. The Local Plan viability study has informed the policy approach to ensure deliverability in the context of whole plan viability.
- 7.7 Affordable housing should be provided on-site. Off-site financial contributions will only be considered in exceptional circumstances, where it is demonstrated that it is not feasible to deliver the homes on-site. A reduced affordable housing requirement may be agreed in exceptional circumstances, where the applicant can justify that to provide affordable housing in line with policy in full, would make the development unviable. Applicants will be expected to agree to a viability assessment being scrutinised by an independent expert commissioned by the Council, and at the applicant's expense.
- 7.8 Applicants will normally be required to enter into legal agreements to ensure that the housing is provided and retained. An enabling fee will be charged for each new affordable dwelling that is secured through a S106 agreement (in addition to a S106 monitoring fee), except for First Homes.
- 7.9 This policy approach seeks to provide the maximum level of affordable housing in relation to the available policy mechanisms, viability and available funding. Although the affordable housing thresholds will not provide for affordable housing needs in full (as identified in the HNA), affordable need is factored into the calculation of local housing needs addressed by the Local Plan.
- 7.10 In some circumstances it may be appropriate for schemes to include specialist residential accommodation and facilities for older people within the affordable housing provision. Proposals for extra care accommodation, assisted living or other forms of retirement housing to be let and sold on the open market will be subject to the requirements of this policy to provide affordable housing.

Related documents

- ED001 Housing and Economic Needs Assessment (Turley's, 2024)
- ED004 Local Plan Viability Assessment (Porter Planning Economics, 2024).

Policy HOU2: Housing Mix and Density

- 1) Residential development proposals will generally be expected to achieve the following net densities:
 - a) On sites within the strategic centre of Newcastle-under-Lyme, residential development should achieve a net density of around 30-50 dwellings per hectare.
 - b) On sites within the urban centre of Kidsgrove, development should achieve a net density of around 30 – 40 dwellings per hectare.
 - c) On sites within Rural Centres listed in policy PSD2 Settlement Hierarchy, development should achieve a net density of around 20-30 dwellings per hectare.
 - d) In accordance with the densities or other relevant design requirements in 'Made' Neighbourhood Plans, where appropriate
- 2) The density of residential development set out in criterion 1 should also reflect site context, access to local services and facilities alongside the character of the area. Lower densities may be appropriate in more sensitive locations including Conservation Areas and in response to Listed Buildings and their settings, areas of archaeological interest or ecological / biodiversity value and areas affected by flood risk.
- 3) Residential development should be of an appropriate type and size, consistent with the most up to date evidence including Housing and Economic Development Needs Assessment (HEDNA) and Housing Needs Assessments (HNA) to address local needs and market demand. The mix of units will also have regard to the current Housing Register, Neighbourhood Plans, Parish Surveys, Parish Plans and the latest Council Position Statements.
- 4) For major development, provision for specific housing needs, including older people who require specialist housing, should be considered. This will need to take into account the location and accessibility of the site as relevant to the type of household occupiers.

Supporting information

- 7.11 The aim of this policy is to ensure that new housing development is delivered at appropriate densities, makes efficient use of land and provides for a mix of homes (according to size, type and tenure) that meets local needs over the plan period. This includes meeting the needs of older people and those who require specialist housing.
- 7.12 The NPPF requires Councils to plan for a mix of housing based on evidence and to identify the size, type, tenure, and range of housing that is needed for different groups, including older people and those who require specialist housing. The NPPF also requires planning policies and decisions to support development that makes efficient use of land taking into account:
- identified need for different types of housing and availability of land;
 - local market conditions and viability;
 - the availability and capacity of infrastructure and services;
 - local character and setting including promoting regeneration and change; and
 - achieving well designed, beautiful, attractive and healthy places.
- 7.13 Housing development in the Borough of Newcastle-under-Lyme will make the most effective and efficient use of land. The policy approach to housing densities reflects the local context and densities that have been achieved to date in the Borough. Appropriate housing densities will enhance the character and quality of the local area, whilst also being deliverable.
- 7.14 This policy sets out appropriate densities to be achieved that reflect the role, function and character of settlements and their position in the settlement hierarchy. The approach is not intended to be prescriptive and also takes account of the local context, character and setting.

- 7.15 Site density will be measured in terms of the number of dwellings per hectare, based on the net developable area. Net dwelling density is defined as including only those site areas that will be developed for housing and directly associated uses, including access roads in the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.
- 7.16 High levels of accessibility afforded by sites being located close to facilities and services in the Strategic and Urban Centres, or near to public transport interchanges and high frequency public transport routes, justify higher densities in such locations. These levels are subject to the density criteria set out in the policy, which ensure flexibility and responsiveness to local circumstances, including infrastructure capacity to support the development.
- 7.17 It is important to consider the impact of development proposals on the character of the local area as well as the impact on the quality of new housing. Planning applications will need to demonstrate how the density of the surrounding area informs the scheme design and how the development proposal enhances the area. Where an adopted Neighbourhood Plan is in place that sets out alternative densities based on local character analysis, these should be considered also.
- 7.18 The Housing Needs Assessment (2023, 2024) recommends an overall mix to be achieved from new residential developments as a whole across the Borough in accordance with housing tenure and in relation to market and affordable housing. The current HNA (2023, 2024) suggests the following mix for market and affordable housing developments:

Market Housing

- 1 – 2 bedrooms 40%
- 3 bedrooms 45%
- 4+ bedrooms 15%
- In terms of type of housing, 75-80% as houses and 20-25% evenly split as bungalows and flatted units.

Affordable Housing

- 1 bedroom 62%
 - 2 bedroom 19%
 - 3 bedroom 10%
 - 4+ bedroom 8%
- 7.19 Other evidence will be considered to inform the mix of homes including local housing needs surveys, Neighbourhood Plans, Parish Surveys, Parish Plans and the latest Council Position Statements. The housing mix for affordable housing will be informed by the housing register and other relevant considerations including the demand for letting, management issues and affordability
- 7.20 This policy seeks to ensure an appropriate mix of homes is delivered consistent with up-to-date local evidence. It is not intended to apply an overly prescriptive approach to housing mix to be delivered on all sites. Housing mix will be informed by the site context, size and location. For example, whilst larger sites may be capable of delivering a full and comprehensive mix of homes, the housing mix on smaller sites will be influenced by site location, context and character of the area. Overall, the Local Plan seeks to achieve the appropriate mix of homes delivered from new housing development in the Borough overall.
- 7.21 For major developments, the mix of homes should consider provision for specific housing needs including the needs of older people. This will apply to residential development for Use Class C3 dwellings and Use Class C2 Residential Institution uses, both self-contained and communal establishment accommodation and both market and affordable.

Relevant Documents

- ED001 Housing and Economic Needs Assessment (Turley's, 2024)
- ED006 Strategic Housing and Employment Land Availability Assessment (NUL, 2024)

Policy HOU3: Housing Standards

- 1) All new residential homes (including conversions) will be provided to Part 4(2) standard (Accessible Adaptable Dwellings) set out in Building Regulations and the Nationally Described Space Standards (NDSS) (size) or the Building Control space standard relevant at the time of determining the application.
- 2) On major residential developments and specialist housing for older people, 10% of market dwellings should meet the requirements of Building Regulations Part M4 (3) (2) A wheelchair adaptable homes standard and 10% of affordable / social rented housing should meet the requirements of Part M4 (3) B accessible homes standard (or Government equivalent), where there is a demonstrable need in the local area.

Supporting information

- 7.22 This policy seeks to ensure that the internal space of housing is delivered to the appropriate standard in accordance with national policy and guidance. The Nationally Described Space Standard sets out a minimum floor space requirement for dwellings based on the number of bedrooms and the types of dwelling. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for Gross Internal Area (GIA) of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. Applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. Applicants will be expected to submit appropriate and proportionate evidence alongside planning applications to make sure that compliance with the standards can be verified.
- 7.23 The increased physical accessibility of housing is not just relevant to older people but to younger people too, including families with young children and those with specific needs. Adopting enhanced accessibility and space standards for new dwellings would improve the choice of homes and enable the Council to plan for homes to be adaptable for the changing needs of families, couples and single people as their mobility decreases with age.
- 7.24 The Government has provided technical standards for the internal space of buildings which can be delivered through two mechanisms which include the Optional Building Regulations for High Accessibility Standards and the Nationally Described Space Standards. The implementation of either approach requires evidence and appropriate justification.
- 7.25 The Optional Building Regulations 2016 (Part M4) set out accessibility standards for dwellings. These are: the Part M4(2) Standard (accessible and adaptable homes) requirement which is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users; and the Part M4(3) Standard (wheelchair user dwelling) requirement which is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities.
- 7.26 The Newcastle-Under-Lyme Housing Needs Assessment HNA (2024) identifies a need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings through the use of the Optional Building Regulations. The policy requires that all new housing will meet Part M4 (2) standard (accessible and adaptable). The policy also requires 10% of the market housing on major residential sites to be provided to meet Part M4 (3) (2) A adaptable and 10% of the affordable/social rented housing provided to meet Part M4 (3) B accessible homes standard.
- 7.27 Planning conditions will be used for relevant schemes to specify the M4 (2) and M4 (3) requirements that apply. In the circumstances where category 3 (wheelchair user) housing applies, the condition will specify that optional requirement M4 (3) (2) (a) will apply requiring that dwellings should be wheelchair adaptable. The implementation of accessibility and wheelchair standards will take account of site-specific factors such as vulnerability to flooding, site topography and other factors. Where it is clearly

demonstrated that step-free access cannot be achieved or is not viable, neither of the optional requirements in the policy will apply.

7.28 Reference should also be made to the energy efficiency, open space and renewable energy generation standards included in the Local Plan.

7.29 The Nationally Described Space Standards Topic Paper (2024) provides evidence for Nationally Described Space Standards (NDSS), to be implemented. Including sufficient built-in storage. The policy approach to residential space standards has been assessed through the Local Plan viability study and is deliverable in the context of whole plan viability.

Relevant Documents

- ED001 Housing and Economic Needs Assessment (Turley's, 2024)
- ED001a Housing and Economic Needs Assessment (Turley's, 2023)
- ED004 Local Plan Viability Study (Planning Porter Economics, 2024)
- ED026 Nationally Described Space Standards Topic Paper (NuL, 2024)

Policy HOU4: Gypsy, Travellers and Travelling Showpeople

- 1) Sites will be approved to meet the needs set out in the most recent Gypsy and Traveller Accommodation Needs Assessment (GTAA), this will include:-
 - a) The site at G&T 8 Land West of Silverdale Business Park as shown on the adopted policies map is suitable for Gypsy and Traveller use to ensure a supply of pitches
 - b) The site at G&T11 Land at Hardings Wood Road, Kidsgrove as shown on the adopted policies map is suitable for an intensification of uses for Travelling Showpeople
- 2) Proposed Gypsy Traveller and Travelling Showperson sites should make sure that they: -
 - a) Respect the scale of, and do not dominate, the nearest settled community when located in rural areas;
 - b) Avoid placing an undue pressure on the local infrastructure, highways and services;
 - c) Are well planned, including clearly marked site and pitch/plot boundaries and appropriate boundary treatment;
 - d) Provide a safe environment for intended occupants through access, layout, design and lighting;
 - e) Provide adequate space for parking, turning and servicing;
 - f) Provide for an appropriate level of essential services and utilities to service the site
 - g) Make provision for waste to be stored appropriately for disposal and be collected/recycled in an efficient manner.
- 3) Alongside the consideration of criteria 1 above, proposals for Gypsy and Traveller and Travelling Showperson sites should not conflict with other local or national policies relating to flood risk, contamination, landscape character, protection of the natural and built environment, heritage assets or agricultural land quality unless mitigation is possible. A proposal should be located within reasonable travelling distance to local amenities, urban services and both primary health care facilities and schools, preferably by walking, cycling or public transport.
- 4) There will be a presumption against the loss of existing permanent consented Gypsy, Traveller and Travelling Showperson sites where this would result in an identified shortfall in the Borough, unless suitable replacement provision of equal or enhanced value are provided.
- 5) Opportunities for the intensification and extension of existing Gypsy and Traveller and Travelling Showperson sites will be supported when the policy requirements outlined above are satisfactorily addressed.

□ Supporting Information

- 7.30 The Newcastle-under-Lyme Borough Council 2024 Gypsy and Traveller Accommodation Assessment (GTAA) provides evidence on the accommodation needs of Gypsies and Travellers and Travelling Showpeople across the Borough.
- 7.31 Occupation of any development for consented Gypsy and Traveller sites will be restricted, via condition.
- 7.32 It is acknowledged that, in addition to permanent site provision, suitable short-term sites are an important component of the suite of accommodation for Gypsy and Travellers. The Council is currently considering, with partners, an approach to negotiated stopping sites in line with the advice contained in the Gypsy and Traveller Accommodation Assessment.
- 7.33 The Council will monitor the provision of additional pitches for Gypsies and Travellers that are delivered during the plan period. The effectiveness of the policy will be kept under review either as part of a Local Plan update or if there are any significant changes in the requirements for pitch provision, identified through monitoring, changes in national planning policy or as evidenced, for example, through a review of the GTAA

Related Documents

- ED018 Gypsy and Traveller Accommodation Assessment (Arc4, 2024)
- ED019 Gypsy and Traveller Site Selection Report (NUL, 2024)

Policy HOU5: Specialist Needs Housing

- 1) Proposals for new care homes and specialist accommodation, including for older people, will be permitted where:-
 - a) The development is located in an area well connected by public transport and close to key facilities including healthcare, retail and other community facilities
 - b) It is designed to meet the particular requirements of the specific user group it is intended for whilst being adaptable and responsive to changing needs over the lifetime of the development
 - c) Proposals for specialist housing for older people will meet the accessibility and wheelchair standards set out in Policy HOU3.

Supporting Housing

- 7.34 Housing needs have been assessed in the Housing and Economic Needs Assessment (2023, 2024), demonstrating that the Borough is an area with an increasingly high proportion of older people, with approximately 18 per cent more residents aged 65 or more in 2021 than there was the previous decade. The 2021 Census data confirms that all but 3% of older people, aged 65 or above, live in private dwellings rather than institutional accommodation such as care homes.
- 7.35 The HENA identifies that if local housing need is delivered in line with the minimum local housing need, the number of residents aged 65 or above could increase 23% by 2040. The rate of growth in the population of older persons is forecast to be front loaded with the rate of increase decreasing markedly towards the end of the plan period. Table 2 provides a further break down by age group and shows that the number of people aged 75 or above is projected to increase by 31% and the number of people aged 85 or above is projected to increase by 53%.

TABLE 3: PROJECTED CHANGE IN POPULATION OF OLDER PERSONS IN THE BOROUGH 2023 – 2040 (HENA, 2024)

	Change	% Change
Aged 65+	7.36 +6,204	7.37 +23%
Aged 75+	7.38 +4,336	7.39 +31%
Aged 85+	7.40 +1,985	7.41 +53%

- 7.42 The projections of population and households by age group can be used to estimate the housing needs of older people. In terms of need for people living in a communal establishment such as a care home there is a projected need for circa 15-16 bedspaces per annum.
- 7.43 The HENA also provides an assessment of need for other forms of specialist accommodation which equates to approximately 43 units of such accommodation per annum over the plan period.

TABLE 4: SPECIALIST HOUSING NEED 2022-2040 (HENA, 2024)

	Total	Average per annum
Sheltered Housing	542	32
Enhanced Sheltered Housing	87	5
Extra Care	108	6
Total	737	43

- 7.44 The HNA has considered the needs of people with disabilities. According to the 2021 census around 9% of the population stated that their daily activities were limited a lot due to disability. The proportion of residents whose daily activities were limited a little slightly increased from 11% in 2011 to 12% in 2021.

7.45 Older people and people with disabilities and/or long-term health problems often require specialist forms of accommodation and/or supported or adapted living. There are different forms of specialist accommodation:

- age-restricted general market housing – generally for people aged 55 and over and active elderly, and may include some shared amenities (i.e. communal gardens) but does not include support or care services;
- retirement living or sheltered housing – purpose-built flats or bungalows with limited communal facilities (i.e., lounge, laundry room and guest room) - does not generally provide care services but provides some support to enable residents to live independently (i.e., 24-hour on-site assistance (alarm) or warden/house manager);
- extra care housing or housing with care – purpose built or adapted flats or bungalows with medium to high level of care available through registered onsite care agency - independent living with 24-hour access to support services, staff and meals, intended for residents to benefit from varying levels of care as time progresses.
- care homes – individual rooms within a residential building providing a high level of care to meet all activities of daily living; and
- nursing homes – also individual rooms within a residential building but providing a higher level of care (nursing) to residents (i.e., for residents with dementia).

7.46 Specialist accommodation can fall into either Use Class C2 (residential institutions) or Use Class C3 dwelling houses depending on the levels of care provided and the degree of independence of the occupiers.

7.47 The Council will seek to meet the needs of an ageing population, those with disabilities or specialist needs. This need will be met through the policy approach in the Local Plan including Policy HOU2 which sets out that major development proposals will consider provision for specific housing needs including the needs of older people. This policy (HOU5) provides a criteria-based approach to facilitate the delivery of specialist needs housing which supports proposals in sustainable locations that are close to facilities, services, and amenities and well served by public transport.

Related documents

- ED001 Housing and Economic Needs Assessment (Turleys, 2024)
- ED001a Housing and Economic Needs Assessment (Turleys, 2023)

Policy HOU6: Self Build and Custom Dwellings

- 1) The Council will view applications for self-build and custom-build housing favourably, subject to proposals being in accessible and sustainable locations and compliant with all other relevant Local Plan policies. Preference will be given to proposals located on suitable brownfield sites or infill plots within existing development curtilages to optimise the efficient use of land.
- 2) On major residential development schemes, a suitable proportion of serviced plots must be designated for self-build and/or custom-build opportunities. This proportion will be determined by the Council in line with demand identified on the Self and Custom Build Register, ensuring alignment with market needs.
- 3) Applications involving multiple Self / Custom Build plots should submit information that demonstrates a comprehensive consideration of overall site design and infrastructure provision. Self-Build proposals should demonstrate the highest standards of design quality, aligning with relevant Local Plan policies (including PSD 7 Design) and incorporating the following principles:
 - a) Sustainability: Self / custom build developments are strongly encouraged to incorporate sustainable practices, energy-efficient measures, and low-carbon construction methods, adhering to the principles outlined in policies CRE1 (Climate Change) and CRE2 (Renewable Energy). This supports the Council's wider commitment to climate action and resource conservation.
 - b) Accessibility: Self / custom build proposals should embrace the principles of accessible and inclusive design, aligning with relevant policies within the Local Plan to ensure that homes meet the needs of a diverse population throughout their lifespan.
- 4) Where an applicant considers the provision of self-build and/or custom-build housing to be unviable, they should submit a detailed viability assessment justifying this claim. Any associated costs incurred in verifying independently the claim of a proposal being unviable shall be borne by the applicant.
- 5) Self / custom build plots should be marketed as self/custom build opportunities for a minimum of 1 year. If unsold, the plots can revert to open market housing

Supporting Information

- 7.48 A serviced plot of land is land that can be connected to basic infrastructure. The terms self-build, custom build and a serviced plot of land are defined in the Housing and Planning Act, Self-Build and Custom Housebuilding Act and associated regulations.
- 7.49 The Council recognises the significant contribution that self-build and custom-build housing can make to the local housing market. It proactively supports this form of development as a means of enhancing choice, fostering community, and promoting sustainable growth. This policy establishes a robust framework to facilitate the delivery of Self and Custom Build opportunities within Newcastle-under-Lyme, directly addressing the demand evidenced by the Council's Self and Custom Build Register.
- 7.50 This policy aligns with the NPPF, paragraph 67, which strongly encourages planning authorities to support opportunities for self-build and custom-build housing delivery. The NPPF recognises the contribution this type of housing can make in meeting local housing needs, fostering diverse and inclusive communities (paragraph 68), and empowering residents to shape their built environment.
- 7.51 Policy HOU5 plays a vital role in achieving Newcastle-under-Lyme's commitment to a sustainable future, supporting diverse, vibrant communities, and fostering balanced economic growth, as outlined in the Local Plan's Vision and Strategic Objectives.
- 7.52 The Council will monitor the delivery of Self-Build housing through its Self and Custom Build Register. Findings will be reported in the Authority Monitoring Report to ensure the effective implementation of Policy HOU5 and its contribution to the Borough's strategic objectives for housing choice and community development. The Council recognises that exceptional circumstances may necessitate

adjustments to the required proportion of Self-Build plots. Such cases will be subject to thorough Council review and must be supported by clear and compelling justification aligned with the policy's intent.

7.53 The Council places a high priority on ensuring that designated Self-Build plots receive genuine and sustained marketing efforts to fulfil the identified demand. Developers are expected to demonstrate that plots have been appropriately marketed for a minimum period of one year, taking into account prevailing market conditions and the specific characteristics of the development. Marketing efforts should include:

-
- Targeted advertising: Utilising channels specifically aimed at self-builders and custom-builders, such as specialist websites, magazines, and self-build events.
- Clear information provision: Providing clear and accessible information about the plots, including size, location, planning constraints, and any design requirements or restrictions.
- Open days and site visits: Organising open days or site visits for potential self-builders to view the plots and learn more about the development.
- Collaboration with self-build groups: Working with local self-build groups and organisations to promote the availability of the plots and provide support and guidance to potential self-builders.

7.54 If designated self / custom build plots remain unsold after the one-year marketing period, the Council may consider alternative approaches. Options may include:

- Offering the plots as affordable housing: Working with registered providers or community-led housing organisations to develop the plots as affordable housing for local residents.
- Exploring alternative housing models: Considering alternative housing models, such as community land trusts or co-housing schemes, which promote community-led housing solutions and diversify the housing market.
- Re-evaluating the proportion of Self Build plots: Reviewing the proportion of Self-Build plots required in future developments based on the demonstrated demand and the effectiveness of marketing efforts.

□ Related documents

- Newcastle-under-Lyme Self and Custom Build Register

Policy HOU7: Homes in Multiple Occupation

- 1) Proposals for:
 - a) Change of use from residential to a small House in Multiple Occupation (HMO) (Use Class C4) or to a mixed C3/C4 use within areas covered by Article 4 directions (Sidmouth Avenue, Gower Street, Granville Avenue, Northcote Place and King Street, Newcastle);
 - b) Change of use from residential to a large HMO (sui generis use class);
 - c) Provision of a new build HMO; or
 - d) Change of use from other uses (other than Use Class C3) to HMO will be supported provided that development would: -
 - a) Not result in more than 10% of residential properties within a 100m radius being in use as an HMO;
 - b) Not result in a Use Class C3 dwelling being 'sandwiched' between two other HMO properties or other non-family residential uses;
 - c) Not result in a continuous frontage of three or more HMOs or other non-family residential uses.
 - d) Be located within a sustainable neighbourhood, where they are close to facilities and served by high frequency bus routes;
 - e) not result in an adverse impact on the amenities of neighbouring residents in terms of overlooking, or levels of noise and disturbance;
 - f) provide a good standard of living accommodation for future occupiers including communal living rooms, kitchens, laundry facilities;
 - g) provide an area of outdoor amenity space of sufficient size to accommodate activities such as clothes drying and space to sit outside, suitable for the number of residents at the property and accessible to all residents;
 - h) provide suitable car and cycle parking facilities, in accordance with the Council's Parking Standards; and
 - i) provide suitable waste and recycling storage and collection solutions.

□ Supporting Information

7.55 Houses in multiple occupation (HMOs) make an important contribution to the housing stock across the Borough, providing low-cost accommodation for a range of different people, including students, young people, and vulnerable groups who are unable to access other types of market or affordable housing. They also provide a flexible housing alternative for those requiring accommodation on a temporary basis.

7.56 In planning terms, HMOs are categorised into two groups, larger HMOs (sui generis use class) either purpose built or converted which provide accommodation for more than six unrelated persons sharing, and smaller HMOs (C4 use class), often a converted flat or house for between three and six unrelated persons sharing.

7.57 The C4 use class for smaller HMOs was introduced in October 2010, along with permitted development rights which allow residential properties to change use between residential C3 and C4 uses without requiring an application for planning permission. Those properties which were already being used as a smaller HMO at that time retained their existing planning use. It has been recognised that some areas with a high concentration of HMOs experience negative impacts including impacts on amenities for

surrounding residents in terms of noise and disturbance and sometimes antisocial behaviour, and the loss of many small family dwelling houses from the wider housing market.

- 7.58 Planning permission is required across the Borough for the change of use from residential to a larger HMO for more than six persons (Sui Generis Use Class), or for new build HMOs (both Sui Generis or C4 use classes), or for change of use to an HMO (Sui Generis or C4) from uses other than C3 residential.
- 7.59 An Article 4 direction was made in December 2015 under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995 which restricts permitted development rights in certain areas to change of use from a residential house (Use Class C3) to a small HMO (Use Class C4) for the area of Sidmouth Avenue, Gower Street, Granville Avenue, Northcote Place and King Street within Newcastle-under-Lyme strategic centre. Within this area, any proposal to change the use of a house or flat from a residential (C3 Use Class) to an HMO for three-six persons sharing (Use Class C4), will require planning permission. Outside of these areas planning permission is not normally required.
- 7.60 The Council has compiled a database of properties in HMO use, and this will be maintained using the Council's licensing data, the planning register and Council tax records to identify student housing. The data collected will be used to map HMO properties to aid implementation of the policy.
- 7.61 When an application for an HMO is submitted, an assessment will be made using the mapped information and database. A circle with a radius of 100 metres will be drawn from the centre point of the application site's front curtilage boundary. Residential properties partly or wholly within the circle will be checked to identify which are in HMO use (including C4, mixed C3/ C4 or sui generis uses).
- 7.62 For the purposes of this assessment, purpose-built flats and properties that are divided into flats will be counted as one residential property. Residential institutions, care homes, hostels, purpose-built student accommodation and other specialist housing are all considered to be 'other non-family residential uses' and will be counted as one property per block. Only those properties that are in a residential use will be counted in the calculation. Properties that are solely used for commercial purposes will not be counted.
- 7.63 In order to provide some flexibility for owners of smaller HMO properties, the Council will support flexible C3/C4 use class permissions for new and existing HMOs. This will enable a Use Class C4 property to convert to a Use Class C3 property without losing the potential to revert back to C4 use within a fixed period (normally 10 years). A flexible permission enables landlords to respond to the demands of the market and also provide a transitional option to allow properties to revert back to C3 use.
- 7.64 Where a property has a lawful C4 use when applying for a flexible permission, this will be a material consideration when the planning application is considered. A flexible permission would enable flexibility to let a property between C3 and C4 uses during the specified temporary period. Applications for flexible use will be considered in the same way as permanent C4 use class applications and will be granted for a temporary period (10 years recommended) which will be confirmed by a condition on the planning consent. When the temporary dual use period expires, the use of the property at that time would become the permitted use of the property.

Related Documents

- Article 4 Direction Webpages, Newcastle-under-Lyme Borough Council

Policy HOU8: Rural and First Homes Exception Sites

- 1) Proposals for affordable housing on rural exception sites will be permitted provided that: -
 - a) The proposed development directly adjoins the settlement boundary of rural service centres or settlements within the 'other settlements or rural areas' tier of the settlement hierarchy and have reasonable access to existing employment, services and facilities including public transport;
 - b) the scale and location of the site relates well to the existing settlement and landscape character, with a site not exceeding a maximum of 1 hectare or 5% of the size of the existing settlement, whichever is the smaller;
 - c) the proposal is accompanied by evidence which demonstrates that there is an unmet need within the parish, having regard to local housing needs assessments and / or the Housing Register and 'made' Neighbourhood Plans;
 - d) a local connection to the parish can be demonstrated whereby a member of each household has met the requirement of the Housing Allocations policy of the Council.
 - e) the housing will remain affordable and available to meet the continuing needs of local people in perpetuity;
 - f) the number, size, type and tenure of affordable homes should be based on robust and up to date evidence of local need;
 - g) an assessment of deliverable sites within the parish has been undertaken and informed the selection of the proposed site;
 - h) Where a proposal also includes open market housing to enable deliverability that this is on the same site and demonstrated as being limited to the necessary maximum proportion of market housing in order to achieve viability and is in proportion to the size of the development. In such cases, a viability assessment will be submitted to demonstrate that cross-subsidisation is necessary and will be independently verified at cost to the applicant.
- 2) In addition to the requirements above, proposals for first homes exception sites will be permitted where the following criteria are met:
 - a) the proposed development is located on unallocated land outside the Green Belt;
 - b) Where a proposal also includes other forms of affordable housing, there must be evidence of local need and that it would assist with viability of the sustainability of the scheme. Applicants may alter the proportions of affordable housing to include small quantities (up to 25%) of other affordable housing products;
 - c) the homes will remain first homes in perpetuity;
 - d) the first homes provided are occupied by first-time buyers who meet the local connection test;

□ Supporting Information

- 7.65 The aim of this policy is to support the delivery of affordable housing on exception sites adjoining the settlement boundaries of rural service centres or settlements in the 'other settlements or rural areas' tier of the settlement hierarchy. The policy also supports the provision of First Homes as exception sites adjacent to settlement boundaries on unallocated land outside the Green Belt. This policy is important to facilitate the delivery of small-scale affordable housing in rural areas of the Borough.
- 7.66 Proposals will be considered on a site-by-site basis taking into consideration the size of the proposed site against the size of the adjacent settlement. Exception sites will be of an appropriate scale and location which relates well to the existing settlement and not exceeding a maximum of 1 hectare or 5%

of the size of the existing settlement, whichever is the lesser. Sites will also need to have reasonable access to existing employment, services and facilities including public transport.

- 7.67 Exception sites will be delivered to address the needs of the local community including households who are unable to afford open market housing and are either current residents or have an existing family or employment connection to the parish. First Homes will be occupied by first-time buyers who meet the local connection test.
- 7.68 The mix of dwellings will be informed by an up-to-date assessment of local need including local housing needs assessments and / or the Housing Register and 'made' Neighbourhood Plans. Housing on exception sites will remain affordable in perpetuity and available to those that satisfy the criteria of this policy, and this will be controlled by legal agreement.
- 7.69 The NPPF allows for the inclusion of some market homes to facilitate sites coming forward to provide affordable housing to meet identified local needs. This policy recognises that and enables affordable housing on Rural and First Home Exception Sites to be cross subsidised from the sale of market homes where, without this element of market housing, the site would not come forward for affordable housing. A viability assessment will be required to demonstrate that this cross-subsidy is necessary, which will be independently verified at the expense of the applicant.
- 7.70 In respect of First Homes, the inclusion of other forms of affordable housing tenures could be included where it can be demonstrated that there is a local need, and it would assist viability or the sustainability of the development.

Related Documents

- ED001 Housing and Economic Needs Assessment (Turley's, 2024)

Policy HOU9: Community Led Exception Sites

- 1) Proposals for community led development (as defined in the NPPF, Annex 2) will be permitted provided that:-
 - a) The development is located on land adjacent to an existing settlement boundary not allocated for housing;
 - b) The development comprises one or more types of affordable housing as defined in Annex 2 of the NPPF and which through local evidence it is demonstrated meets the affordable housing needs of the parish;
 - c) The scale and location of the site relates well to the existing settlement and landscape character, with a site not exceeding a maximum of 1 hectare or 5% of the size of the existing settlement, whichever is the smaller;
 - d) Where a proposal also includes open market housing to enable deliverability, that this on the same site and demonstrated as being limited to the necessary maximum proportion of market housing in order to achieve viability and is in proportion to the size of the development. In such cases, a viability assessment will be submitted to demonstrate that cross-subsidisation is necessary and will be independently verified at cost to the applicant.
 - e) The form, design and housing mix of development will comply with relevant Local Plan policies including policies PSD7, HOU2 and HOU 3.

□ Supporting Information

- 7.71 The NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support development that reflects local needs. In this context, the NPPF makes provision for the development of exception sites for community-led development that would not otherwise be suitable as rural exception sites.
- 7.72 Community-led exception sites should be instigated and taken forward by a not-for-profit organisation set up and primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a commercial enterprise.
- 7.73 Community-led exception sites should be located on land adjacent to an existing settlement boundary not allocated for housing, not be larger than 1 hectare or exceed 5% of the size of the existing settlement and make provision for one or more types of affordable housing as defined in Annex 2 of the NPPF.
- 7.74 To enable site deliverability the Council will consider a proportion of market housing on-site, but this must be limited to the proportion required to achieve viability and will be subject to viability assessment.
- 7.75 It is important that exception sites achieve a high standard of design, provide an appropriate mix of housing and are built to the appropriate standards in accordance with policies PSD7, HOU2 and HOU3.

Related Documents

- ED001 Housing and Economic Needs Assessment (Turley's, 2024)

Policy HOU10: Extensions, Alterations and Relationships between Dwellings

- 1) Extensions and alterations to existing dwellings and construction of ancillary outbuildings in residential curtilages should
 - a) meet the design quality requirements of policy PSD 7 Design;
 - b) be in keeping with the scale, character, and appearance of their surroundings and the local area, visually subordinate to the existing dwelling with due regard to the amenity of surrounding properties;
 - c) Respect the amenity of neighbouring properties. Consideration should be given to potential impacts on privacy, outlook, and overshadowing;
 - d) consider the accessibility needs of residents and visitors, promoting the principles of inclusive design and ensuring adaptability for a diverse range of users;
 - e) include suitable provision for access and parking in line with the requirements set out in the Plan; and
 - f) Consider the sustainable disposal of waste and ensure appropriate bin storage.
- 2) Extensions and alterations are encouraged to incorporate measures that improve the energy efficiency and sustainability of the dwelling.
- 3) Proposals for housing development should generally meet the space standards of 12 metres front to front buildings and 21 metres back to back dwellings unless the design and layout of the schemes and its relationship to the site and its characteristics provide an adequate degree of light, amenity and privacy between buildings.
- 4) New development should be designed to minimise the obstruction of daylight and sunlight to existing dwellings. No obstruction should be created beyond a 45-degree horizontal or vertical angle measured from the midpoint of existing principal windows. Proposals should also consider the potential for visual dominance from new buildings and the impact on outlook from existing dwellings
- 5) Each dwelling should normally be set back at least 1 metre from the side boundary and where necessary to provide a car parking space at the front of the dwelling, each dwelling should be set back at least 5.5 metres from the highway to provide car parking space off the highway.
- 6) Where houses have three or more bedrooms, a private garden should be provided of at least 65 square metres.

□ Supporting Information

- 7.76 The Council recognises the potential for well-designed extensions and alterations to enhance the value of homes and positively contribute to the character of the built environment. However, it also acknowledges that poorly executed developments can have a detrimental impact on streetscapes, neighbouring properties, and the overall quality of life within a community. Policy HOU10 aims to provide a clear and concise framework to ensure that householder development proposals enhance the Borough of Newcastle-under-Lyme, protecting its unique character while supporting sustainable growth and improved living spaces.
- 7.77 The term 'existing dwelling' for the purposes of this policy is classed as the dwelling at the time of a planning application being submitted.
- 7.78 Proposals should consider the accessibility needs of residents and visitors, promoting the principles of inclusive design and ensuring adaptability for a diverse range of users.
- 7.79 The relationships between dwellings include consideration of minimum separation distances between dwellings, particularly the relationship between facing principal windows, building heights, offset windows, and blank walls. Where a public highway separates dwellings, the minimum separation distance requirements may be relaxed, provided alternative design solutions, such as rear-facing living areas or small walled gardens, adequately address privacy concerns.

7.80 The distance between buildings and the design of the spaces around them are essential factors in shaping the appearance of an area and the quality of life for residents. Sufficient space is crucial to meet the needs of households, including children's play, outdoor relaxation, gardening, drying laundry, and parking. While communal spaces can contribute to these needs, private outdoor areas, such as gardens, are particularly important for family living. This policy sets standards for new development to ensure an appropriate balance between achieving higher density housing and preserving adequate space, privacy, and daylight for both existing and new residents

Related Documents

- Newcastle-under-Lyme and Stoke-on-Trent City Council Urban Design Guidance

Policy HOU11: Tandem or Backland development

- 1) Proposals for tandem or backland development will only be permitted where they:-
 - a) Demonstrate a satisfactory means of access that has an appropriate relationship with existing residential properties
 - b) Are sympathetic to the character and appearance of the surrounding area, including the choice of materials and landscaping
 - c) Respect the amenity of residents in both existing and proposed properties
 - d) Consider the sustainable disposal of waste and ensure appropriate bin storage
 - e) Are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway.

□ Supporting Information

- 7.81 The Council recognises the potential for well-designed tandem or backland development to optimise land use and increase housing density in appropriate locations. Recognising this potential, it is imperative to ensure that such development respects the character of established neighbourhoods, protects the amenity of existing residents, and promotes sustainable principles. Policy HOU11 provides a clear and concise framework for tandem or backland development proposals, with the objective of enhancing the Borough of Newcastle-under-Lyme while protecting its unique qualities and supporting sustainable growth.
- 7.82 This policy applies to residential tandem or backland development proposals involving the construction of new dwellings behind the established building line of existing residential properties and which do not directly front a public highway. The policy does not apply to extensions or alternations to existing dwellings or the sub-division of existing gardens or residential curtilages that do not involve the creation of new dwellings.
- 7.83 Backland development has the potential to optimise land use and increase housing density within appropriate and sustainable locations. This approach is essential to meeting Newcastle-under-Lyme's commitment to delivering sustainable new homes while preserving the unique character of the Borough and promoting a diverse housing mix. This policy facilitates well-designed backland development that integrates with existing neighbourhoods, enhancing quality of life and reinforcing a sense of place.

8. Employment

Policy EMP1: Employment

- 1) In accordance with Policy PSD1, proposals for employment development for Use Classes E (g) (Offices, research and development or light industrial uses which can be carried out in a residential area without detriment to its amenity), B2 (Industrial) and B8 (Storage and Distribution) will be supported in principle within the settlement boundaries of the Strategic, Urban and Rural Centres and on employment land allocated in the Plan to support growth and meet local employment needs.
- 2) Development within employment sites that is not within E (g)/B2/B8 use will only be supported where it is for an ancillary use. In these cases, proposals will need to demonstrate that they support, maintain or enhance the primary business and employment function of the site; and that the number and distribution of ancillary units would not result in an over-concentration that might affect the function and appearance of the area. The proposed ancillary use must also be compatible with adjacent land uses and not prejudice the operation, viability or amenity of other businesses or surrounding uses.
- 3) High quality sustainable transport connections should be provided as part of employment proposals.
- 4) Development should address the operational requirements of lorry parks and freight storage, where relevant.
- 5) Major development proposals within employment sites, residential sites of 30 dwellings (or more) and other forms of development where occupiers generate 50 full time equivalent jobs will be required to enter into a site related Employment and Skills Plan to maximise local employment and training opportunities in each phase of the development during construction and at end user stage. This should support local people in accessing employment opportunities.
- 6) Proposals that support home working that reduce commuting journeys will be supported, subject to complying with other development plan policies.

Supporting Information

- 8.2 The policy supports the conditions in which businesses can invest, expand and adapt to changing circumstances. The plan supports the need to support economic growth and productivity, taking into account local circumstances. It also seeks to avoid the loss of employment land to other uses but acknowledges that ancillary uses on employment sites can support their vitality and viability.
- 8.3 It is important that the Borough plans for economic growth that meets identified needs (as detailed within policy PSD1: Overall Development Requirements) and encourages such development through promoting a choice of sites across the Borough.
- 8.4 The plan recognises the importance of providing adequate overnight lorry parking facilities to reduce the risk of parking in locations that lack proper facilities or could cause nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated usage.
- 8.5 The importance of the rural economy is reflected in policy RUR1 Rural Economy in the Plan.
- 8.6 Office uses are considered town centre uses within national planning policy. Such proposals should satisfy the requirements set out in the Local Plan, particularly policy RET 1 (Retail).
- 8.7 The Staffordshire Employment and Skills Plan Framework includes a template Employment and Skills Plan. For residential sites, this relates to construction activity.
- 8.8 Employment uses should promote active travel measures and seek to promote a move towards a lower carbon economy through the promotion of low carbon / energy efficient buildings.

Related Documents

- ED001 Housing and Economic Assessment (Turleys, 2024)
- ED001a Housing and Economic Needs Assessment (Turleys, 2024)
- Employment and Skills Plan Framework (Staffordshire County Council, 2024)

Policy EMP2: Existing Employment Sites

- 1) Within areas of existing employment land, proposals for alternative uses will be considered positively having regard to other relevant planning policies and whether the following criteria are satisfied:
 - a) Proposals are compatible (via scale, design and location) with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated; and one of the following:
 - b) The land or building is no longer suitable or viable for employment use and there is no realistic prospect of re-use or redevelopment for employment use. In terms of viability, this is demonstrated by the site / property having been marketed for at least 12 months; or
 - c) The loss of land or buildings would not adversely affect economic growth and employment opportunities in the local area; or
 - d) Where the operation of an existing business (including changes of use) could have a significant adverse effect through nuisance or environmental problems that cannot be mitigated. The proposed development (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
- 2) The information to be submitted by applicants to satisfy criterion 1, and the steps taken to assemble that information, will be assessed on a case-by-case basis.

□ Supporting Information

- 8.9 Employment areas play an important role in ensuring that there is a range of employment land and buildings available to meet employment needs in the Borough. It is important that these sites are retained whilst having regard to the NPPF which states that employment land should not be protected for employment use if there is no reasonable prospect of the land being used for that purpose and that applications for alternative uses of land or buildings should be treated on their merits.
- 8.10 Any planning application on employment areas will need to consider if a greater level of mitigation is required for new proposals to ensure the amenity of surrounding uses are taken into account. Similarly, new development proposals adjacent to or near employment areas will need to take account of the existing business activities and ensure suitable mitigation measures are in place so that businesses can operate efficiently and that neighbouring uses are compatible.
- 8.11 It is imperative that there is compelling and transparent case to show that the building or land is no longer viable for employment use. To determine this, the applicant may need to demonstrate that the building or land in question has been marketed to the Council's satisfaction for at least 12 months, opportunities to re-let the building have been fully explored and market rate terms and conditions offered.
- 8.12 Marketing should include both traditional and web-based marketing, and regular advertisement in local, regional and / or national publications as appropriate; and opportunities to re-let premises having been fully explored; and the premises / site having been marketed for sale or to let (as appropriate), at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and the terms and conditions set out in the lease being reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

Policy EMP3: Tourism

- 1) Within the Borough, proposals for new or enhanced tourist development and permanent visitor accommodation (including hotels, bed and breakfasts and self-catering holiday lets) in the settlement boundary will be supported where:
 - a) The scale and type of the proposal is appropriate to its location;
 - b) The proposal is accessible by relevant transport modes including public transport; and
 - c) The proposal is for a main town centre use and is located within a designated retail centre. Where such facilities are proposed at other locations, the sequential and impact test requirements of Policy RET 1 (Retail) should be addressed.
- 2) Outside settlement boundaries, proposals for sustainable tourism development, in particular, that which improves access to, and appreciation of, the natural and historic environment, will be supported where it is in accordance with Policy RUR 1 (Rural Economy).
- 3) Outside settlement boundaries, proposals for new or enhanced touring caravan, camping, and / or glamping sites will be supported where:
 - a) They are in accordance with the criteria set out at criterion 2 of Policy RUR 1 (Rural Economy);
 - b) In the case of a new facility, evidence is submitted to demonstrate that the proposed business is viable; and
 - c) In the case of a new small-scale touring caravan, camping and / or glamping site, evidence is submitted to demonstrate that the facility will meet an identified unmet need.
- 4) Outside settlement boundaries, new or enhanced permanent visitor accommodation (including small hotels, bed and breakfasts and self-catering holiday lets) will be supported where:
 - a) The proposals re-use, conserve and, where possible, enhance the significance of farm buildings (including historic buildings where they exist) in accordance with Policy SE9 (Historic Environment); and / or
 - b) Re-use disused buildings of substantial construction that are structurally sound and capable of conversion; and / or
 - c) Include replacement building/s in accordance with criterion 2 of Policy RUR 4 (Replacement Buildings Outside of Settlement Boundaries); and
 - d) The proposals are in accordance with criteria (g) to (n) set out at criterion 2 of Policy RUR 1 (Rural Economy).
- 5) Where permanent self-catering visitor accommodation is permitted, occupancy is likely to be restricted by planning condition to short stay holiday use only. A legal obligation may also be required to secure this, which may include a claw-back clause requiring the payment of a financial contribution towards the provision of affordable housing where it is subsequently evidenced that the accommodation is no longer required or viable as visitor accommodation and permission is granted for its use as permanent accommodation.

□ Supporting Information

8.13 The Borough currently contains a variety of tourist attractions, which range from Mow Cop Castle in the north of the Borough, the Apedale Valley Light Railway and Community Country Park, Bateswood Nature Reserve, Brampton Museum, the Philip Astley Centre and New Vic Theatre in and around Newcastle-Under-Lyme, to the Dorothy Clive Garden and Blore Heath Battlefield site in the southwest. The Borough also contains a wide network of footpaths, cycleways, bridleways and public rights of way, which provide excellent informal leisure and recreational opportunities.

8.14 Tourism is a positive activity with the potential to benefit the Borough's economy in general and, in particular, its rural economy. Visitors to the Borough generate income and investment supporting local jobs and businesses. Furthermore, improving facilities to enable both visitors and residents to access

and appreciate the natural and historic assets of the Borough will promote wellbeing and a sense of pride, all of which can be a stimulus to attracting skilled individuals and businesses to locate in the Borough - ultimately contributing to its long-term prosperity, regeneration and support for local services.

- 8.15 The policy recognises the valuable contribution that tourism can make to the local economy and supports the provision of tourist development and visitor accommodation through new-build, conversion and replacement of existing buildings in appropriate locations.
- 8.16 Large-scale visitor developments will generally be considered to be unacceptable where they would harm the landscape or features of historic interest, or have a harmful impact on the transport network. The NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities and identifies cultural facilities, leisure and hotels as main town centre uses. The policy therefore requires such uses to either be located within a designated retail centre, or be subject to the sequential and or impact test approach set out in RET 1 (Retail).
- 8.17 The Borough contains a wealth of traditional farm buildings and farmsteads that form an intrinsic part of its character. The policy recognises the potential of self-catering units for visitors as an alternative and sympathetic use for such buildings where no longer required for their original purpose, as they can tolerate simpler internal layouts and do not require ancillary structures such as garages, fenced garden areas, sheds and greenhouses etc. associated with permanent dwellings.
- 8.18 To protect the intrinsic character of the countryside and to ensure that existing buildings are either re-used or replaced, the provision of new build visitor accommodation in general is restricted outside settlement boundaries. This, however, would not necessarily exclude the provision of new-build accommodation as part of a wider tourism development where accommodation is an integral part of the scheme and a key element of its viability.

9. Retail

Policy RET1: Retail

- 1) In order to protect, promote and retain the long-term vitality and viability of the various retail centres in the Borough, a retail hierarchy of centres is defined as follows-

TABLE 5: RETAIL HIERARCHY

Role and Tier in Settlement Hierarchy	Centre Name	Centre(s)
Strategic Centre	Strategic Town Centre	Newcastle-under-Lyme Town Centre
Urban Centre	Town Centre	Kidsgrove Town Centre
	District Centres	Audley (Church Street), Chesterton (London Road), Silverdale High Street, Wolstanton High Street
	Local Centre	Baldwin's Gate (Newcastle Road), Loggerheads (Eccleshall Road), Madeley (Newcastle Road)
	Neighbourhood Parades	<ol style="list-style-type: none"> 1. Bradwell (Hanbridge Avenue) Neighbourhood Parade 2. Butt Lane (Congleton Road) Neighbourhood Parade 3. Chesterton (Barbridge Road) Neighbourhood Parade 4. Clayton (Cambridge Drive) Neighbourhood Parade 5. Clayton (Clayton Road, opposite Abbot's Way) Neighbourhood Parade 6. Cross Heath (Liverpool Road) Neighbourhood Parade 7. Kidsgrove, Whitehill Road Neighbourhood Parade 8. Knutton (Knutton Lane) Neighbourhood Parade 9. May Bank (High Street) Neighbourhood Parade 10. Liverpool Road Neighbourhood Parade 11. Newcastle Town (George Street, Eastern End) Neighbourhood Parade 12. Porthill (Watlands View) Neighbourhood Parade 13. Rookery (High Street) Neighbourhood Parade 14. Seabridge (Tyne Way) Neighbourhood Parade 15. Talke (High Street) Neighbourhood Parade 16. Thistleberry (Paris Avenue) Neighbourhood Parade 17. Thistleberry/Town (Higherland/Drayton Street) Neighbourhood Parade 18. Westlands (Windermere Road) Neighbourhood Parade 19. Westbury Park (Westbury Road) Neighbourhood Parade

- 2) Development proposals for retail and leisure uses should reflect the role, function, and character of each respective centre in the retail hierarchy.
- 3) Town Centre boundaries for Newcastle-under-Lyme and Kidsgrove are delineated and shown on the Policies Map alongside boundaries for other defined retail centres. Development proposals for main town centre uses, particularly use class E (a) retail development or investment to enhance existing use class E (a) retail provision will be supported within the town centres, District and Local centres. Although not a defined centre for retail purposes, retail development will also be supported in neighbourhood parades of shops as defined on the Policies Map.
- 4) Development proposals for main town centre uses outside of defined centres should satisfy the requirements of the sequential test as set out in national planning policy.
- 5) Development proposals for retail and leisure uses that are located on the edge or outside of a defined centre, are not in accordance with an up-to-date plan and exceed the floorspace thresholds set out below, will have to demonstrate that they would not have a significant adverse impact in the terms set out in the National Planning Policy Framework where: -
 - The proposal provides a gross floorspace in excess of 500 square metres gross: or
 - The proposal is located within 800 metres of the boundary of Kidsgrove town centre, a district centre or a local centre and is in excess of 200 square metres gross.

Development should also be accessible via public transport and active travel linkages.

- 6) Retail convenience and comparison floorspace needs arising in the Borough over the Plan period will be met primarily through further retail development focused on sites in the Strategic and Urban Town Centre boundaries.

□ Supporting Information

- 9.2 Major new retail and leisure development should be directed towards the defined town centres of the Borough's main urban centres of Newcastle under Lyme and Kidsgrove reflecting their size and ability to support provision. Following a sequential approach, facilities which cannot be located in the town centres should be situated on edge of centre sites or elsewhere within the urban areas where this is not possible. Smaller facilities intended to meet more local needs should be located within the relevant centres as defined in the Plan. The boundaries for rural, district, and local centres as shown on the Policies Map.
- 9.3 In the circumstances where a locally set threshold would require the submission of an impact assessment, national guidance states that the impact test should be undertaken in a proportionate and locally appropriate way, commensurate with the scale of development proposed. The level of detail should typically be agreed with planning officers during the pre-application process to avoid overly onerous requirements that may otherwise restrict and delay development opportunities from coming forward. The impact test set out in the policy RET 1 will apply to proposals including a mezzanine floor and / or variation of restrictive conditions.
- 9.4 The sequential test will apply to applications for main town centres' uses where they comprise of a subdivision, expansion or creation of mezzanine floors within or removal of restrictions on existing units outside of the defined centre. In undertaking the sequential test, flexibility should be demonstrated on matters such as format and scale. Applicants are encouraged to engage with the Council at an early stage to discuss the implementation of the sequential and impact test.
- 9.5 The Borough Council will consider applying restrictive conditions to planning permission for Use Class E development which is delivered outside of defined centres to restrict the authorised use to that which has been justified in the application submission. This will help ensure that unacceptable impacts do not arise within town centres as a consequence of future Class E development.
- 9.6 The Retail and Leisure Study Update (2024) has not identified any quantitative capacity for either convenience or comparison floorspace across the Plan period.

Related Documents

- ED010 Newcastle-under-Lyme Borough Council Retail and Leisure Study (Nexus Planning, 2024)

Policy RET2: Shop Fronts, Advertisements, New Signage

- 1) Any proposed signage and / or advertisements should be sensitively designed and suited to their purpose, with clear regard had to local amenity, the historic environment, public safety, place and context. Such uses will not be permitted if they are of poor quality and where they fail to improve the character, function, appearance and quality of an area.
- 2) In Conservation Areas and / or near Listed Buildings, signage should be appropriately designed to complement the character and appearance of the local area. The use of illuminated signs and advertisement hoardings will be carefully considered, and proposals for such signage should demonstrate sensitivity to the surrounding environment, including the scale, materials, and lighting design. Illuminated fascia signs should generally consist of individually lit letters, with minimal light spill and glare.

▮ Supporting information

- 9.7 The policy aims to ensure that amenity and public safety are maintained, taking account of impacts and that advertisements and signs respect the character and appearance of the local area. Shop fronts, advertisements and signage in and around Conservation Areas and / or near Listed Buildings require particularly careful appraisal given the historic and architectural significance and sensitivity of these defined areas and buildings. Reference should also be made to Policy SE9 (Historic Environment)
- 9.8 The Council will also seek to make sure that no harm to public safety or amenity is caused by illuminated adverts. The Council will consider carefully the type and level of illumination proposed and have regard to appropriate guidance.

Policy RET3: Restaurants, Cafes, Pubs and Hot Food Takeaways

- 1) The building or change of use of establishments to restaurants and cafés, drinking establishments and hot food takeaways will be permitted provided they comply with other policies in the development plan and where there will be no adverse effect, either individually or cumulatively, on the character of the area, amenities of residential occupiers, community safety and/or highway safety.
- 2) Where permission is granted for such uses or for an extension of such use, conditions appropriate to the permitted use may be imposed relating to community safety, hours of opening, noise, odour and fumes, the disposal of refuse, and restricting the sale of hot food to be consumed off the premises.
- 3) Where hot food takeaways are located within 400 metres of a primary or secondary school, planning permission will be granted subject to a condition that the premises are not open to the public before 17:00 on weekdays and that there is no over the counter sales before that time. In Newcastle-under-Lyme and Kidsgrove town centres, the clustering of hot food takeaways should be avoided by ensuring no more than 2 hot food takeaways are located adjacent to each other.
- 4) Proposals for hot food takeaways should undertake a health impact assessment (HIA) undertaken by the applicant. Following the HIA, development that would have an unacceptable adverse impact, on health or wellbeing will not be permitted.

□ Supporting information

- 9.9 The Council is committed to promoting and enabling healthy communities and recognises the importance of the planning system in driving and supporting healthier lifestyles.
- 9.10 A review of local data shows that: -
- In Newcastle-under-Lyme, GP-registered prevalence of Hypertension, Diabetes, Asthma, Coronary Heart Disease and Stroke are higher than national figures.
 - 93% of Diabetes patients in NUL are type 2, mostly concentrated in more deprived areas.
 - Rates of adult obesity in the NUL are 5th highest amongst its 16 similar statistical neighbours.
 - 27% of reception-aged children have excess weight (ranked 1 of 16 similar statistical neighbours). 13% are considered obese (ranked 7 of 16 similar statistical neighbours)
 - 37% of year 6- aged children have excess weight (ranked 10 of 16 similar statistical neighbours). 23% are considered obese (ranked 7 of 16 similar statistical neighbours).
- 9.11 Newcastle has higher than national average rates of excess weight and obesity amongst children. This adds to the increased strain on health services as conditions previously considered 'adult' are now prevalent amongst children and has led to an increase in obesity related hospital admissions.
- 9.12 National monitoring of children's weight occurs at Reception (4-5 years) and Year 6 (10-11 years). When statistics for those who are deemed overweight and or obese are combined, 40% of reception pupils and 60% of year 6 pupils are considered overweight or obese in NUL.
- 9.13 The type of food on sale nearest to schools can influence the diet of school children.
- 9.14 This policy also considers secondary schools as children in this age bracket may have more disposable income to use on takeaways at lunchtime or after school, and more freedom to visit these premises without an adult. Excess weight could drastically increase during the Local Plan period as reception and Year 6 cohorts reach secondary school if appropriate action is not taken.
- 9.15 Reducing children's exposure to foods high in salt, sugar and fat can support health wellbeing. The aim of the policy is to ensure that during times where children are making food choices (such as lunch or after school), the availability of hot food takeaways is not encouraging unhealthy choices. The use of

the 400m buffer equates to approximately a 5-minute walk, which is a reasonable distance from schools within which to control the environment.

- 9.16 People who are considered severely overweight or obese tend to have poorer health, a reduced life expectancy and associated limiting long-term health conditions such as diabetes, coronary heart disease, asthma, stroke and musculoskeletal conditions. This can have serious and wide-ranging impacts on society, particularly health services and the economy if these associated health conditions lead to a person being unable to work.
- 9.17 Whilst there have been some improvements regarding educating the public on making healthy choices, more needs to be done to improve obesity rates, and evidence from comprehensive tobacco control activity over the past 30 years has demonstrated the effectiveness of limiting availability and accessibility of unhealthy products. The policy therefore seeks to prevent concentration of takeaway premises in areas which are more densely populated and contain most the Borough's secondary schools.
- 9.18 With consideration of the local data, the policy therefore proposes that a full Health Impact Assessment (HIA) is required for any hot food takeaway proposals where planning permission is required.
- 9.19 This policy is operating alongside other initiatives in Staffordshire that aim to reduce obesity such as Better Health Staffordshire which serves to 'create a system network where partners and communities work collectively, over the long term to develop, implement and evaluate a shared vision and actions which tackle the causes of obesity and promote a healthy weight and active lifestyle'

Related Documents

- Better Health Staffordshire (2017)
- Staffordshire Joint Health and Wellbeing Strategy (2022-2027)

Policy RET4: Newcastle-under-Lyme Town Centre

- 1) The Council will, in principle, support opportunities for improving and enhancing the vitality and viability of Newcastle-under-Lyme Town Centre and its immediate environs. This will include: -
 - a) Support for the retention of and improvements to the Market and public realm.
 - b) Support for the appropriate redevelopment of town centre sites listed in the site allocations chapter of the Plan.
 - c) Following the completion of the multi-storey car park on the Ryecroft site (called Castle Car Park) there may be opportunities for the release of surface level car parks in and around the town centre for alternative uses.
 - d) Support for walking and cycling infrastructure improvements and other sustainable and active travel initiatives including measures to support wayfinding across the town. This will include support for schemes listed in the local walking and cycling infrastructure plans.
 - e) Support for improvements to digital infrastructure, including gigabit infrastructure and connectivity in the town.
 - f) Support for improvements to sustainable public transport options, including enhancement of the bus station in the town.
 - g) Support for the delivery of Knutton Village Masterplan
 - h) Support for opportunities to diversity retail, leisure or cultural opportunities in the town that will encourage footfall and contribute to the vitality of the town centre.
 - i) Support for educational uses and appropriate business uses in the town to support the diversity of offer in the town.
- 2) The provision of additional residential accommodation will be supported in the town centre. Proposals for new residential accommodation in the town centre should be integrated effectively with existing businesses and community facilities and should ensure, appropriate and safe access arrangements and appropriate and well-located waste management and recycling facilities.
- 3) Development should conserve and enhance heritage assets in the town centre.

□ Supporting Information

- 9.20 Newcastle-under-Lyme Town Centre is the highest centre in the Council's retail hierarchy and the major retail and leisure destination in the Borough.
- 9.21 The Council has secured Future High Street Funding and Town Deal Funds for the redevelopment of several key regeneration sites across the Town Centre and wider Borough.
- 9.22 The Philip Astley Centre has recently opened in the town to support cultural uses. A development known as Keele University in Town is due to open in autumn 2024. Community uses take place at the Guildhall and also at the Workshop in Lancaster Building. The policy supports opportunities to develop further cultural opportunities in the town to encourage footfall.
- 9.23 Complementing shops and other town centre uses, the Council will support, where appropriate, the conversion of underutilised upper floors of commercial premises into residential flats where the proposal would provide an acceptable standard of accommodation with satisfactory access. Any alterations that are required to the front of the premises will be resisted where they would be detrimental to the appearance and character of the building, particularly where the proposed development is in a conservation area or affects a building of special architectural or historic interest. Other policies in the Local Plan may also have relevance to the achievement of suitable residential development in the town centre; particularly relating to access, parking, design and amenity.

Related Documents

- Newcastle-under-Lyme Town Deal Investment Plan

Policy RET5: Kidsgrove Town Centre

- 1) The Council will, in principle, support opportunities for improving and regenerating Kidsgrove Town Centre and its immediate environs including: -
 - a) The enhancement and refurbishment of Kidsgrove Train Station to include:
 - Improved facilities for parking, including cycle parking.
 - Potential improvements to car parking provision for the benefit of the town and passengers, to include electric car parking provision
 - Improved wayfinding and links to the town centre and dedicated provision for taxis and buses (with real time bus passenger information)
 - b) Enhancement of, and improved access to, the Trent and Mersey Canal
 - c) Provision for a shared services hub in the town centre
 - d) Support for public realm improvements in the town centre including schemes that improve the pedestrian experience and local road network provided that they are consistent with the Kidsgrove Air Quality Management Area Management Plan. This should also conserve and enhance the town centre character.
 - e) Provision of green routes and pocket parks in and around the town centre

▮ Supporting Information

9.24 Kidsgrove Town Centre is an urban centre in the Council's retail hierarchy.

9.25 The Council has secured Town Deal Funding for the town centre and its surrounds.

9.26 The town's legacy infrastructure, such as the canal system, act as a focal point for visitor activity and provides amenity benefits for Borough residents.

Related Documents

- Air Quality Management Plan for Kidsgrove
- Kidsgrove Town Investment Plan

10. Infrastructure and Transport

Policy IN1: Infrastructure

- 1) The Council will support infrastructure related development subject to other policies in the Local Plan.
- 2) The Council will work with infrastructure providers, neighbouring authorities and stakeholders to ensure that development is supported by appropriate utility, transport, social, community and environmental infrastructure delivered in a timely and sustainable manner.
- 3) Development should be located so as to make the best use of existing infrastructure. Where new or improved infrastructure is required to meet needs arising directly from a development or to mitigate any adverse impacts of a development on existing infrastructure, the development will make provision either through the direct allocation of land and / or planning obligation made under Section 106 of the Town and Country Planning Act 1990 or any other future 'developer contributions' regime towards the provision of infrastructure.
- 4) The Council will support water and wastewater infrastructure investment which facilitates the delivery of wider sustainable development and the meeting of environmental objectives of water and sewerage undertakers, including where no feasible operational alternatives exist, development proposals for water and wastewater infrastructure in more sensitive areas such as open countryside, where the investment is needed to respond to future growth and environmental needs.
- 5) Development should have regard to and provide infrastructure in line with the latest Infrastructure Delivery Plan (IDP) and, in particular, the Delivery Schedule contained within this. The areas potentially subject to direct provision and / or provision of financial contributions towards include, but are not limited to:
 - a) Affordable housing;
 - b) Highway and transport infrastructure including sustainable transport measures;
 - c) Flood prevention (including upgrades to existing provision and flood alert services) and surface water drainage including future maintenance;
 - d) Green infrastructure, including future maintenance;
 - e) Education;
 - f) Health care provision;
 - g) Biodiversity Net Gain and Nature Recovery Network;
 - h) Historic Environment including heritage assets and public realm improvements
- 6) Where appropriate, developments will be required to incorporate new infrastructure onsite.
- 7) Developers will be required to work with appropriate providers to provide the necessary digital infrastructure to support gigabit broadband and associated infrastructure.

- 8) Where provision in accordance with policy cannot be delivered on-site or by the nature of the infrastructure involved is required to be provided off-site and is not the responsibility of the developer/applicant but a third-party service provider, a financial contribution will be required. The level of the financial contribution will take into account the total contribution liability incurred by the development arising from all policy and site-specific requirements.
- 9) As an alternative to the above, where appropriate and in consultation with the relevant infrastructure provider, the Council will consider proposals by developers to provide the necessary infrastructure as part of their development proposals rather than making a financial contribution.
- 10) Infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development. For sites that are proposed for delivery over a number of phases/years, a Phasing and Delivery Strategy will be required to be submitted as part of any planning application.
- 11) Proposals for the maintenance and improvement of household waste recycling services in the Borough will be supported. This may include infrastructure improvements at Newcastle Recycling Centre at Leycett Lane to support the future operation of the site. Contributions from development proposals may be required to support the future operation of services in the Borough.
- 12) Land at Madeley High School, as shown on the Policies Map, is allocated to support the future expansion of the High School. Contributions from development proposals in the Plan may be required to support the future development of the school.
- 13) Transport infrastructure identified through the Strategic Transport Assessment will be supported. This is to include: -
 - a) a distributor road between A525 Keele Road and Whitmore Road.
 - b) Improvements to Talke Signals (A34 Newcastle Road / Congleton Road / Coalpit Hill)

□ Supporting Information

- 10.2 Policy IN1 aims to ensure that relevant infrastructure to accommodate development is provided in a timely and coordinated way to support the development process.
- 10.3 Funding for infrastructure will usually need to be secured from a range of sources, but developers will be expected to contribute towards all or part of the cost of providing relevant infrastructure that is directly related to the development or adds to the cumulative impact on strategic infrastructure. Pressure on infrastructure caused by new development should therefore be offset by infrastructure investment funded by that development. Additional and improved infrastructure may also be provided on site by the developer. It is often the case, however, that for development to integrate into existing patterns of infrastructure, a developer will make a financial contribution towards the upgrade of existing infrastructure or provision of new infrastructure by the infrastructure provider.
- 10.4 Good infrastructure planning is essential to achieving a high quality of development and allows for the appropriate integration of development into its wider environment. The Local Plan is supported by an Infrastructure Delivery Plan (IDP) prepared through joint working with public and private infrastructure providers. The IDP sets out the key infrastructure needed during the period of the Local Plan, how much this will cost and the expected sources of funding. The Council will review regularly the IDP and use this to prioritise the infrastructure necessary to support the growth of the Borough.
- 10.5 A Phasing and Delivery Strategy will be required for major developments that are to be delivered over several years/phases. The Strategy should demonstrate communication with infrastructure providers and outline how each phase interacts with other phases. When necessary, the Strategy must be updated to reflect any changing circumstances between each phase(s). Any associated permissions / strategies must be consistent with the updated site wide Infrastructure Strategy.
- 10.6 Policy IN1 establishes a framework for the provision of necessary infrastructure and for the provision of developer contributions through Section 106 obligation and/or through any future Infrastructure Levy if one is introduced. It applies to any proposed development including development allocated in this

Local Plan. Individual allocation policies do not list all contributions to infrastructure. In recognising site-specific variations, the Council are also open to pre-application discussions as to the nature and extent of contributions made, providing the final development is still acceptable in planning terms. The Council too will need to make important decisions relating to infrastructure priorities and these will vary with each development depending on what is already available in the area, capacity and local priorities.

- 10.7 The Council will work with infrastructure providers, particularly utility providers, adjoining authorities and delivery agencies, taking account of existing capacity and efficiencies in service delivery to support the future infrastructure requirements. There is recognition that not all funding to meet the infrastructure requirements is in place. Proactive action will be needed by the Council throughout the Plan Period to manage the delivery and coordination of critical infrastructure, as well as prioritisation by members to ensure timely delivery of the most relevant infrastructure.
- 10.8 Staffordshire County Council is currently reviewing the operation of the Household Waste Recycling Centre at Leycett Lane. Contributions may be required from future development to support the future operation of household waste recycling operations over the Plan period, as evidenced through the Borough Council's Infrastructure Delivery Plan.

Related Documents

- ED003 Infrastructure Delivery Plan

Policy IN2: Transport and Accessibility

- 1) New development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network and the Council will work with developers to ensure that development proposals which contribute towards an accessible, efficient and safe transport network that offers a range of transport choices and improves accessibility through sustainable modes of travel will be supported. All developments should meet, where relevant, the following criteria:
 - a) Be located where travel can be minimised and are not car dependent, and the use of sustainable transport and active travel modes maximised.
 - b) Minimise additional travel demand with measures such as travel planning, safe and convenient public transport, walking and cycling links, and integration with existing infrastructure.
 - c) Provide the necessary infrastructure to support low and ultra-low emission vehicles.
 - d) Protect and, where possible, enhance public rights of way, off road walking and cycling routes and waterways.
 - e) Not cause unacceptable highway safety problems in relation to local traffic circulation and existing parking and servicing arrangements.
 - f) Not cause severe residual impacts on the road network, either direct and / or cumulative.
 - g) Not cause an unacceptable impact of development on the wider transport network and contributions to meeting the transport needs generated by the impact of development in the area.

- 2) All applications likely to generate significant travel movements should be accompanied by a Transport Assessment and a Travel Plan which will address the following requirements: -
 - a) Demonstrate that the safety, capacity and efficiency of the highway network will not be severely affected by development including local traffic circulation and existing parking and servicing arrangements.
 - b) Show how the proposed development will link into and enhance existing or proposed walking, cycling or public transport infrastructure such as bus services.
 - c) Encourage and enable sustainable and active travel alternatives (such as walking, cycling or public transport use such as the bus network).
 - d) Travel Plans prepared for major developments will be required to monitor the effectiveness of the mitigation measures being delivered. Travel plans should monitor targets for the maximum trips generated by a site.

- 3) The Council requires all development proposals to consider what is appropriate parking provision based on the following parameters and the detailed principles set out in Policy IN3: -
 - a) Developments have designated parking and consider what existing parking is available;
 - b) Developments consider the impact of safety and residential amenity of on street parking and have identified measures to overcome this;
 - c) Any employment premises have considered appropriate parking measures for their employees and operational needs, including freight;
 - d) Developments consider priority and secure parking cycles, other non-car transport and electric vehicles as a means of promoting their use;

- e) Development should make appropriate provision for deliveries and servicing in terms of road safety, traffic congestion, and environmental impacts.
- 4) Development proposals should ensure design, access, and egress of the development safeguards the needs of pedestrians, cyclists and buses as well as emergency services, delivery's and refuse collection vehicles with routes that are accessible and appropriately lit.
- 5) Development which supports the viability and vitality of Kidsgrove Railway Station will be supported. Proposals should improve connectivity and linkages between the town centre and railway station and provide for an attractive public realm.
- 6) Development proposals affecting the Borough's waterways should include environmental improvements and make a positive contribution to the visual appearance of the water corridor to support active travel links.
- 7) Development that enables the efficient and sustainable movement of freight will be supported including the use of low and zero emission vehicles and enabling the evidenced provision of overnight parking and rest areas, where there is likely to be demand and is appropriate to the location in line with other policies in the Plan.
- 8) Development should take account of the Local Transport Plan and Bus Service Improvement Plan.
- 9) Transport routes should consider flood evacuation routes as identified in the Strategic Flood Risk Assessment.

□ Supporting Information

10.9 IN2 prioritises the need for sustainable transport infrastructure for walking, cycling, public transport or other non-car transport and access. The emphasis on sustainable transport infrastructure will maximise equitable access to services, facilities and employment, minimise reliance on the car and resultant noise and air emissions with potential for significant impacts on biodiversity and the historic environment including improvements and benefits to health.

10.10 Reducing the reliance on the private car and promoting active lifestyles are mutually beneficial aims which can be achieved by supporting sustainable travel options. However, it should be recognised that for some communities, public transport, walking and cycling are not realistic options, and therefore travel by car will remain an essential option for many people. Acknowledging that there is a need to manage the growth in car travel, the Council seeks to widen sustainable transport choices and, particularly for shorter local journeys, encourage a reduction in car use.

10.11 New developments will need to provide, as appropriate, Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choices and sustainable opportunities for travel in line with the latest government guidance and best practice. New developments that are predicted to have an adverse impact on the transport network will be expected to contribute towards capacity and mitigation measures. Proposals that require new projects will be required to make a proportionate financial contribution.

10.12 In addressing issues of transport and accessibility, new developments of all sizes, types and locations should consider various factors:

- Sustainable access to the development by public transport, walking and cycling, including measures to improve disabled access. As an example, this could include bus priority schemes, improved or additional bus services, better information and subsidised ticketing or new / improved cycling and walking routes
- Measures to ensure that access to and the efficiency of the local and strategic network are not adversely affected and proposals to enhance transport network capacity are put in place where sustainable alternatives cannot deliver the full level of access needed. For example, new road junctions, new roads, traffic management schemes

- On-site measures to accommodate car, motorcycle and cycle parking (and occasionally bus, coach or HGV parking)
- Compliance with local Residential and Commercial Parking Standards to ensure there is a balance between access for motor vehicles and the promotion of sustainable access.
- If new junctions onto the public highway are required to accommodate new development and considered acceptable in principle, these should be designed in accordance with the current relevant design standards. This will ensure that there are no adverse effects on the safety and integrity of the existing highway network.
- Provision as a minimum of the necessary infrastructure for charging electric vehicles in line with the installation and charge point requirements in Part S of the Building Regulations (or as updated).
- Alongside being appropriately lit, proposals should provide for an appropriate width and specification of cycle and footpaths for all users (e.g. incorporating tactile paving for those who are blind or partially sighted) in creating a permeable and legible layout to enable ease of movement.

10.13 Specific thresholds / circumstances that trigger when travel assessments are needed are set by Staffordshire County Council, who as the Local Highway Authority has an obligation to assess the transportation impact of all development proposals in order to make sure that they can be satisfactorily included into the transport network.

10.14 In setting the approach, regard in particular should be had to any relevant aspects of the Staffordshire Local Transport Plan, Borough Integrated Transport Strategy for Newcastle-under-Lyme and the Staffordshire Local Walking and Cycling Infrastructure Plan. The most up to date iteration of the Infrastructure Delivery Plan will also be a significant determinant in establishing appropriate mitigation requirements.

10.15 On sites proposed for allocation in the Local Plan, transport impacts have been taken into account where known and issues that may require further investigation identified in the relevant site allocation policies and supporting evidence.

10.16 Robust datasets which show the effect of including sustainable transport networks and local facilities into new developments should be collated and presented. The datasets should include trip numbers, trip lengths and modal shares as well as the wider factors such as health, social, economic and environmental. Further, tools that have previously been used to estimate the trip/traffic generation of new sites and larger developments should reflect sustainability and connectivity provisions of proposed developments and its likely impacts on travel patterns. It should link to relevant Department for Transport connectivity tool and assessments and should consider a wider range of indicators including carbon impacts. The analysis should be consolidated within transport assessments as part of developments.

10.17 The Local Transport Plan, prepared by the County Council provides for an important reference guide to how the highway authority will respond to planning applications. The Local Transport Plan and associated documents should be considered in the development of any planning application.

Policy IN3 Access and Parking

- 1) Appropriate levels of parking provision should be made in accordance with the standards contained within Appendix 3 (Parking Standards). A departure from these standards may be justified on a case by case basis. Developments should also include provision for electric vehicle charging points in accordance with building regulations, with fast charging infrastructure provided for use by short stay users where appropriate.
- 2) In terms of car parking, layouts should be designed to:
 - a) reduce the visual impacts of parking on the street-scene and provide defined visitor parking on-street;
 - b) discourage the obstruction of footways by kerb parking, and parking that compromises the operation of the highway and exacerbates safety and residential amenity impacts;
 - c) ensure in-curtilage / on plot parking does not result in streets dominated by parking platforms to the front of the property or large expanses of garage doors fronting the street.
 - d) ensure any non-residential schemes have considered appropriate, fit for purpose parking measures for staff, deliveries, customers and visitors, including secure facilities for alternate transport modes, such as cycling, as well as adequate and appropriate surfacing and landscaping.

□ Supporting Information

- 10.18 All developments will be expected to provide adequate car parking in safe, convenient and secure locations in line with the requirements set out above. Car parking spaces should be clearly defined, practicably useable, and integrated with good quality surfacing materials and landscaping within the public realm, whilst not dominating the residential environment
- 10.19 Minimum parking standards within residential developments have been established in order to overcome issues associated with low parking provision. In determining the right levels of parking, the Council will consider the anticipated demand from the type of housing proposed, the likely occupiers, the design of the public realm and highway, the proposed parking design solutions and any local restrictions
- 10.20 Careful consideration of car parking, as part of the wider layout of development, can also help ensure that the visual impacts of parking on the street scene are reduced. Furthermore, it can also assist in the efficient operation of the highway network and the safety of pavements for pedestrians.
- 10.21 Garages and integral garages are often not used for their intended purpose due to a lack of storage provision, inadequate sized garages / doors and a trend towards increasingly larger vehicles. This places additional pressure on parking in the public realm and can result in the loss of front gardens as these are paved over. Therefore, integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3x6 metres minimum clear internal dimensions).
- 10.22 Parking standards may also need to be reviewed over time to provide for new initiatives in line with climate change and low carbon objectives. Following the adoption of the Local Plan in setting the planning framework, the Borough's Design Code may also provide a further level of detail on parking issues to guide development proposals.

Policy IN4 Cycleways, Bridleways and Public Rights of Way

- 1) Development proposals will be supported which improve the number and quality of opportunities for walking, cycling and riding and create multi-user routes through development sites, particularly in areas of the Borough where it is known such opportunities are currently deficient. In such cases, the following principles should be considered:
 - a) Where new developments affect public rights of way, the public right of way should be retained.
 - b) Where development leads to the diversion of an existing right of way, a suitable alternative must be established.
 - c) Development will not normally be allowed to lead to the closure of a public right of way unless a suitable replacement can be established.
 - d) Developers will be expected to consider any unrecorded public paths that cross development sites and treat them in the same way as definitive public rights of way.
 - e) To improve connectivity and ease of movement development proposals should seek, where feasible, to provide links to cycle routes, long-distance footpaths, bridleways, towpaths and rights of way networks.
 - f) Developments should seek to contribute positively to the delivery of the Rights of Way Improvement Plan for Staffordshire, the Local Cycle and Walking Infrastructure Plan and the walking, cycling and public transport aspects of the Staffordshire Local Transport Plan. It should also consider Local Transport Note 1/20 (as updated) from the Department of Transport.

- 2) Proposals will be expected to meet the following access, design and layout considerations in respect of cycleways, bridleways and public rights of way:
 - a) Developers will be expected to incorporate the principles of least restrictive access in the design and layout. Developments where possible, should support active lifestyles and sustainable travel opportunities within and out with the wider site, linking to existing / new routes to support healthy and sustainable travel and leisure options.
 - b) Wherever possible, any existing or alternative route alignments through development sites should run through open, landscaped areas and should:
 - a) avoid the use of estate roads;
 - b) avoid alignments enclosed by fencing with little or no surveillance from adjacent buildings;
 - c) be free from sharp bends which could provide blind spots and hiding places;
 - d) be suitably surfaced to a specification agreed with the highway authority; and
 - e) be free from barriers. Barriers should be considered as a last resort and will only be authorised where there is clear justification. The authorisation must be requested from the Highway's Authority before installation. Agreed structures will need to be the least restrictive and conform to British Standards for Gaps, Gates and Stiles.

- 3) Where paths are not enclosed, minimum widths of 2 metres for footpath and 4 metres for bridleway and cycleways should be provided. If it is necessary for the path to be enclosed by fencing, hedging or buildings, then minimum widths of 3 metres for footpaths and 5 metres for bridleways and cycleways should be provided. Advice on the type of adjacent boundary to be used should be sought from Staffordshire County Council.
- 4) New routes should have formal status and be recorded on the appropriate legal record. This will secure the long-term protection of the route and formalise responsibility for maintenance. Discussion should be held with the highway's authority at an early stage with regard to the formal recording of any new routes on the Definitive Map and Statement of Public Rights of Way for Staffordshire. This will clarify the appropriateness of any addition and formalise responsibility for the maintenance if the new routes.

□ Supporting Information

- 10.23 The public rights of way network is important not only as a means of accessing Newcastle under Lyme's countryside, but also in providing links between residential areas and local amenities, allowing residents, workers and visitors to make journeys along routes that are mainly vehicular traffic free.
- 10.24 Public rights of way are highways protected by law. Proposals to divert, extinguish, alter the status of, or build over a public right of way, will require an appropriate legal order under the relevant legislation before any development is complete. Early liaison between the developer and the Borough Council Staffordshire County Council Highways, and any other relevant party, will be essential to ensure an acceptable scheme is achieved.
- 10.25 Highway Authorities have a legal duty to protect and assert the public's use and enjoyment of the public rights of way network, as well as prevent as far as possible the closure or obstruction of rights of way. Developers should therefore ensure that any public right of way affected by development is fully integrated into the wider rights of way network. It is also important to recognise that unrecorded routes can cause undue delay to the development if they are not taken into consideration at an early stage. These routes will be sometimes clear and obvious on the ground, for example a clearly worn desire line linking public places or existing highways adjacent to the development site. However, often there is no sign of the route which could be historic. Advice should always be sought from Staffordshire County Council to allow developers to ascertain whether any applications for alleged rights of way have been submitted.
- 10.26 Proper integration of routes within development sites will provide safe, convenient and attractive routes for users and should avoid scenarios whereby paths are physically constrained, poorly surfaced and harmful to the safety and amenity of the area. Poorly integrated routes can also potentially increase the risk of crime and anti-social behaviour and can substantially affect the quality of life for those who live and work in the area and those who use the active travel network.
- 10.27 Some users (for example, those with mobility problems or those with pushchairs) can experience difficulty using the public rights of way network. The type of surfaces and barriers (for example, natural stone or earth, stiles, gates and A-frames) along certain routes can make some paths inaccessible. It is therefore important that the needs of all individuals and groups within the Borough are carefully considered within the design and layout of public rights of way within new development and early discussions held with the highways authority to ensure appropriate materials are used.
- 10.28 However, often there is no sign of the route which could be historic. Advice should always be sought from Staffordshire County Council to allow developers to ascertain whether any applications for alleged rights have been submitted.

Policy IN5 Provision of Community Facilities

- 1) Areas defined on the Policies Map, or land and buildings currently used or last used for community facilities, will be retained or serve as locations for development for such purposes. Development resulting in the loss of an existing community facility, or land allocated for such purpose, will be assessed on merit and only be permitted where:
 - a) the buildings or land are no longer fit for the purpose which they were being used due to size, layout, design and condition and that no alternative community use can be found;
 - b) there is no longer a need or demand for the facility or it's no longer viable;
 - c) where there is recognised need, alternative provision can be made on another site to the same or higher standard in terms of quantity, quality and community benefit; or
 - d) the current use will be retained and enhanced by the development of a small portion of the development site.

▮ Supporting Information

- 10.29 Community facilities and services play an essential role in the quality of life of the Borough's residents and visitors, helping reduce car use, contributing towards the creation of sustainable communities. These can take many forms, the demand for which will vary in response to the demographic and economic changes in society and the needs of different groups in the community. This Policy is intended to retain and ensure an adequate distribution of community facilities within the Borough.
- 10.30 National planning policy guards against the unnecessary loss of valued facilities and services, particularly where this would reduce a community's ability to meet its day-to-day needs. There is therefore a need to maintain a sufficient number and distribution of all community facilities in a locality and to safeguard them from alternative forms of development.
- 10.31 The Council will seek to prevent the loss of such community facilities to other forms of development, unless alternative provision is made, there is some over-riding public benefit arising from development, or there is demonstrable evidence that there is insufficient demand to warrant their retention.
- 10.32 To ensure that viable sites and premises are not lost to alternative uses, applicants should provide evidence that the land or property has been advertised on the open market for 12 months. The Council expects marketing to have taken place at regular intervals over 12-month period, at a realistic price which reflects its value as a community use and that no reasonable offer has been refused.
- 10.33 The Council will seek evidence that a range of appropriate marketing methods have been employed, that opportunities to re-let premises have been fully explored and that the terms and conditions set out in the lease are reasonable and attractive to potential occupiers. Depending upon the type of facility in question there may be opportunities for premises to be taken on by local co-operatives, social enterprise or charitable groups. The Council will seek to ensure that such opportunities have been explored prior to granting planning permission that result in the loss of community facilities.
- 10.34 Community facilities include, but are not limited to, community centres, village halls, youth centres, medical facilities, places of worship, nurseries, libraries, theatres, arts venues and accommodation providing an element of care. Other types of facilities which offer benefits to the community may be assessed on a case-by-case basis. It is also recognised that the facilities are not necessarily in public ownership and may be privately owned or managed.
- 10.35 The Council will expect proposals to include an audit of community uses taking place within the premises to be lost, and evidence that these needs can be met through alternative provision. Existing community activities in the area, any identified need for other community uses, services and facilities and any evidence of deficiency or over-provision of accommodation to provide such uses will also be taken into account.

Policy IN6 Telecommunications Development

- 1) The Council supports the appropriate expansion of electronic communications networks, including telecommunications and high-speed broadband. Proposals for the installation of new telecommunications equipment should demonstrate that:
 - a) Equipment/site sharing is not feasible, and that telecommunications apparatus cannot be sited on an existing building or other appropriate structure where this represents the preferable townscape and landscape solution.
 - b) The size of the apparatus is kept to the minimum necessary to achieve its purpose and every effort, including landscaping measures, has been made to minimise the visual impact of the proposal on its setting.
 - c) The telecommunication apparatus is positioned so as to minimise its impact on the external appearance of the building or structure to which it is attached and is of a suitable colour which minimises visual impact and enables it to merge into the background.
 - d) The apparatus is not used primarily as a means of advertising.
 - e) The apparatus would not harm the significance of a designated heritage asset.
- 2) For new housing and commercial developments:
 - a) Connectivity to the fastest technically available broadband network (Gigabit broadband or as exceeded) should be provided unless it can be clearly demonstrated that this is not possible.
 - b) Telecommunications infrastructure and connections must be designed into and integrated within any new development. Works will need to be carefully managed and coordinated between different providers to minimise disruption to highways and residential amenity and ensure the safety of all users.
 - c) Wherever feasible, new telecommunications infrastructure such as transmission equipment should be placed underground.
 - d) Essential existing telecommunications infrastructure will be protected unless it is no longer required or can be adequately relocated and/or replaced.

Supporting Information

10.36 This policy aims to ensure businesses and residents have access to suitable, high-quality communication services (e.g high speed broadband) wherever possible, while minimising disruption and environmental impact especially with demand for these and emerging new technologies likely to continue to grow.

10.37 Through providing guidance on the design, siting and layout of telecommunications apparatus, the Council, relevant providers and lead agencies and developers can promote and encourage the provision and expansion of the communications network across the whole of the Borough, whilst minimising adverse impacts such as visual intrusion, and instead making positive contributions to the appearance of the area and enhancing a sense of place.

10.38 It is important to recognise that certain types of telecommunications and utility infrastructure such as mobile masts and equipment cabinets do not require planning permission and have permitted development rights. In nearly all cases however, developers must notify the Council of the intention to install telecommunications equipment. Control over the siting and appearance of such development can as such still be made, especially within conservation areas and nature conservation sites.

Policy IN7 Utilities

- 1) Development proposals should demonstrate sufficient existing infrastructure capacity for surface water disposal, water supply, wastewater treatment, telecommunications, gas and electricity, highways, social and green infrastructure to meet forecast demands arising from them and that appropriate connections can be made.
- 2) Major development schemes will require a comprehensive site-wide Utilities Masterplan, outlining the phasing of utility provision throughout the construction process and demonstrating coordinated early engagement with infrastructure providers.
- 3) Development proposals should not result in unacceptable encroachment upon, or compromise the integrity of, existing utilities infrastructure, including telecommunications infrastructure. Developers should actively seek opportunities to safeguard and enhance the provision of utilities within the Borough.
- 4) Within sensitive areas such as Conservation Areas, new utility services should be laid underground wherever possible. Where surface level equipment is unavoidable, it should be carefully sited and screened to minimise visual intrusion.

□ Supporting Information

10.39 Along with other utilities within new developments, developers should actively address digital connectivity including broadband and associated infrastructure.

10.40 The Council recognises that well-planned, sustainable infrastructure is essential for creating liveable communities, supporting economic growth, and enhancing the overall quality of life for Newcastle-under-Lyme's residents and businesses. From transport networks and community facilities to green infrastructure and digital connectivity, adequate infrastructure provision is vital to the Borough's health, prosperity, and its commitment to achieving balanced growth. Policy IN7 establishes a robust framework to ensure that new development proposals positively contribute to both the provision and enhancement of infrastructure networks, meeting the needs of current and future populations while fostering sustainable communities.

10.41 The provision of adequate utilities infrastructure, including robust telecommunications networks, is fundamental to delivering the sustainable growth objectives established within the Newcastle-under-Lyme Local Plan. Policy IN7 directly supports the aims of Policy IN1 (Infrastructure), promoting the timely and coordinated provision of essential services required for sustainable development throughout the Borough. Furthermore, ensuring that existing utilities assets are safeguarded promotes efficient infrastructure utilisation and supports long-term sustainable growth. Additionally, the focus on efficient infrastructure management within this policy contributes to the Borough's commitment to environmental protection and minimising our carbon footprint.

10.42 Where new or upgraded infrastructure is required to support development, the Council will seek developer contributions through various mechanisms, such as:

- Planning obligations (Section 106 agreements): Negotiating legal agreements with developers to secure funding or direct provision of infrastructure necessary to mitigate the impacts of development.
- Community Infrastructure Levy (CIL): where the Council has adopted a CIL regime, utilising the CIL to collect contributions from development towards the provision, improvement, or maintenance of infrastructure that supports the development of the area.
- Other funding sources: Exploring and securing funding from other sources, such as government grants, public-private partnerships, or community fundraising initiatives, to support infrastructure development.

Related Documents

- ED003, Infrastructure Delivery Plan (Land Use Consultants, 2024)

11. Sustainable Environment

Policy SE1: Pollution and Air Quality

- 1) Development proposals that are likely to result in detrimental impacts on pollution, including on air quality, will not be permitted unless it can be demonstrated that mitigation measures effectively address these impacts. Development proposals should incorporate strategies that prevent or minimise pollution. Development proposals should:
 - a) Not lead to significant adverse effects on public health, the environment, or amenity from polluting emissions or odours.
 - b) Not result in negative impacts on air quality within areas designated as Air Quality Management Areas (AQMA), the designation of a new AQMA, or compromise the implementation of the North Staffordshire Local Air Quality Plan and Newcastle-under-Lyme Air Quality Action Plan.
 - c) Consider the cumulative effects of emissions from proposed development alongside other and existing sources of air pollution in the vicinity.
 - d) Demonstrate that mitigation measures can be achieved to reduce pollution, both during construction and operational phases of development. Measures should prioritise those that directly address air quality concerns, such as:
 - Sustainable and active transport options: This includes promoting walking, cycling, public transport, and reducing the need for travel.
 - Low-emission technologies: This includes utilising clean technologies and innovations to reduce emissions from various sources.
 - Enhancement of green infrastructure: This includes utilising natural solutions like green spaces and vegetation to absorb air pollutants.
 - e) Include appropriate noise attenuation measures (from development that will likely generate significant noise levels) to reduce the impact on the surrounding land uses, existing or proposed and sensitive receptors to acceptable levels in accordance with relevant noise standards and Government guidance.
 - f) Ensure that where external lighting is required, a lighting scheme will suitably address any security issues whilst ensuring any light spill and potential glare and impact on the night sky is minimised through the control of light direction and levels, particularly in residential and commercial areas, areas of wildlife interest or the visual character of historic buildings and rural landscape character.
 - g) Under the agent of change principle, if new development or uses are to be introduced near a pre-existing business, it is the responsibility of the developer to ensure solutions to address and mitigate noise and/or light are put forward as part of proposals.
- 2) A substantial improvement to air quality will be sought in the Borough by:
 - a) Reducing emissions derived from vehicular travel by minimising the need to travel and maximising opportunities for more sustainable modes of travel including walking, cycling and public transport.
 - b) Promoting the use of low carbon emission vehicles and facilitating the provision for electric charging facilities
 - c) Identifying opportunities to protect and enhance ecosystems and the green infrastructure network to assist in the absorption of air pollutants
- 3) Development proposals must implement effective dust control measures during construction, such as:
 - a) Regularly watering exposed soil and stockpiles.

- b) Covering haul roads and using wheel washing facilities.
 - c) Utilising dust suppression systems during demolition and excavation activities.
 - d) Implementing windbreaks or temporary enclosures around construction sites.
- 4) Developers are encouraged to utilise low-emission construction equipment and machinery, such as electric or hybrid vehicles, to minimise air pollution during construction activities.
 - 5) For major developments, a Construction Management Plan (CMP) will be required to minimise the impacts of construction. This should include the mitigation of construction logistics and environmental impacts including impacts on local air quality. The Plan should outline measures that reduce air quality and noise impacts on the surrounding area and encourage sustainable deliveries.

▮ Supporting Information

- 11.2 Air pollution is a major environmental issue in the UK, with impacts occurring at national, regional, and local scales. It affects the health and well-being of residents and can also harm natural ecosystems and biodiversity. Within Newcastle-under-Lyme Borough, it is recognised that there are significant air pollution issues impacting on public health and the environment, particularly within the three designated Air Quality Management Areas (AQMAs): Liverpool Road, Kidsgrove; Newcastle-under-Lyme Town Centre; May Bank, Wolstanton, Porthill. These areas experience high traffic volumes, leading to exceedances in air quality standards, particularly for Nitrogen Dioxide (NO₂), which poses health risks, especially for individuals with respiratory diseases.
- 11.3 Policy SE1 reflects the Council's commitment to improving air quality and protecting the health and well-being of residents. It aligns with the Clean Air Strategy (CAS) in several key areas, including reducing emissions of major air pollutants such as PM_{2.5} and NO₂, addressing emissions from key sources like transport, industry, and domestic burning, and implementing effective mitigation measures. The policy emphasises prioritising sustainable transport options, low-emission technologies, and the enhancement of green infrastructure to reduce air pollution from development projects, aligning with key initiatives promoted by the CAS.
- 11.4 Furthermore, the policy supports the implementation of Local Air Quality Management (LAQM) and local air quality action plans, which are key components of the CAS framework. It also acknowledges the importance of raising public awareness about air pollution and engaging the public in air quality improvement efforts, aligning with the CAS's emphasis on public participation.
- 11.5 The Air Quality Status Report (ASR) provides valuable data and analysis on air quality in the Borough, highlighting key challenges and informing the development of this policy. The ASR identifies the four AQMAs within the Borough, highlights road traffic as the most significant source of pollution and emphasises the importance of addressing PM_{2.5} emissions and exposure due to their significant health impacts

Policy SE2: Land Contamination

- 1) Development proposals on land that is contaminated, or suspected of being contaminated (as defined under Part IIA of the Environmental Protection Act 1990), should:
 - a) Undertake an adequate site investigation survey (prepared by a competent person) that demonstrates that land contamination issues have been fully addressed or can be addressed through the development, ensuring the site is suitable for the proposed use and safe for human health and the environment. This assessment should follow the risk assessment framework outlined in the Contaminated Land Statutory Guidance and consider potential impacts on all relevant receptors, including human health, controlled waters, and ecological systems.
 - b) Conduct land contamination assessments in accordance with relevant industry standards and guidelines, such as the Contaminated Land Statutory Guidance and the Land Contamination Risk Management (LCRM) framework. The assessment should clearly identify the sources, pathways, and receptors of contamination, evaluate the risks to human health, controlled waters, and ecological systems, and propose appropriate remediation strategies.
 - c) In the land contamination assessment, consider the site's historical use and any potential sources of contamination from surrounding land uses. This should include reviewing historical maps, aerial photographs, and environmental databases, as well as consulting with relevant agencies and stakeholders.
 - d) Adapt a phased approach to site investigations where necessary, starting with a desk study and preliminary risk assessment, followed by intrusive investigations, if necessary, to determine the extent and nature of contamination.
 - e) Remediate land, where necessary, which is undertaken to levels that ensure the site is suitable for its proposed use and will not pose an unacceptable risk to human health, the natural environment, or water quality, in accordance with relevant guidance and standards. Remediation methods should be selected based on the type and extent of contamination, site-specific conditions, and the intended future use of the land. Acceptable remediation methods may include, but are not limited to, excavation and disposal, soil washing, bioremediation, and in-situ treatment. Flood resilience measures should also be considered.
 - f) Establish a long-term monitoring plan to ensure the effectiveness of the remediation measures and identify any potential future risks. The monitoring plan should be developed in consultation with the Borough Council and consider the specific contaminants of concern, the chosen remediation methods, and the potential for future changes in land use or environmental conditions.
 - g) Ensure financial provisions are in place, where necessary, to guarantee the completion of necessary remediation works. This may include requiring developers to provide financial guarantees, bonds, or other mechanisms to ensure that sufficient funds are available to cover the costs of remediation, even in the event of unforeseen circumstances. Where appropriate, the Council may seek financial contributions towards the cost of remediation as part of planning obligations or through the Community Infrastructure Levy (CIL) where such a regime has been adopted by the Council.
 - h) Ensure that the monitoring and management plan specify the monitoring parameters, sampling locations, and frequency of monitoring based on the nature of the contamination and the chosen remediation methods.
 - i) Submit regular monitoring reports to the Borough Council, and the monitoring and management plan should be reviewed and updated as necessary to reflect changing circumstances or new information.
 - j) Within a Coal Mining Referral Area, unless on the Coal Authority's Exemptions List, prepare a coal mining risk assessment to identify and mitigate any risks from the legacy of coal mining in the area.

This assessment should consider potential hazards such as mine shafts, subsidence, and gas emissions, and propose appropriate mitigation measures to ensure the safety of the development.

- k) consider the potential for flood events to exacerbate contamination risks, as identified in the Strategic Flood Risk Assessment

□ Supporting Information

11.6 The Council recognises the potential risks posed by contaminated land to human health, ecosystems, and water quality. This policy aims to prevent harm from contaminated land and ensure that development sites are safe for their intended use. Developers proposing projects on or near land that is or may be contaminated have a responsibility to undertake assessments and implement appropriate remediation measures to remove unacceptable risks.

11.7 Proposals for development on contaminated land must consider the potential impacts on water quality and incorporate appropriate mitigation measures, as outlined in Policy SE5: Water Resources and Water Quality. For development within or near Coal Mining Referral Areas, Policy SE2: Land Contamination, requires a coal mining risk assessment to address potential hazards associated with past coal mining activity.

11.8 The policy outlines measures to manage contaminated land, including:

- Site investigations and risk assessments: Requiring developers to conduct thorough assessments to identify and evaluate contamination risks.
- Remediation of contaminated land: Ensuring that contaminated land is remediated to acceptable levels before development can proceed.
- Long-term monitoring: Establishing monitoring plans to ensure the effectiveness of remediation measures and identify any future risks.
- Financial provisions: Requiring developers to provide financial guarantees or bonds to ensure the completion of necessary remediation works.
- Addressing coal mining legacy: Requiring assessments and mitigation measures for development within Coal Mining Referral Areas.

Relevant Documents

- Environmental Protection Act 1990 (Part IIA)
- Contaminated Land Statutory Guidance (Defra, 2012)
- Land Affected by Contamination (DLUHC, 2019)
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG) on Land Contamination

Policy SE3: Flood Risk Management

- 1) All development should follow the sequential approach to determining the suitability of land for development, direct new development to areas at lowest risk of flooding and where necessary apply the exception test, taking account of all sources of flooding identified in the Strategic Flood Risk Assessment.
- 2) A Flood Risk Assessment (FRA) is required for all development proposals:
 - a) Located within Flood Zones 2, 3, or 3b, as designated in the latest Strategic Flood Risk Assessment (SFRA) or latest Environment Agency mapping.
 - b) Located in Flood Zone 1 on sites of 1 hectare or more;
 - c) Located within Flood Zone 1 where the latest Strategic Flood Risk Assessment identifies a risk of flooding from rivers, watercourses, or other sources.
 - d) Within Strategic Flood Risk Assessment designated Critical Drainage Areas
 - e) That increase the vulnerability classification, even within Flood Zone 1, where other sources of flood risk are identified in the latest Strategic Flood Risk Assessment.
 - f) within areas identified as susceptible to groundwater flooding on the groundwater emergence map in the Strategic Flood Risk Assessment
- 2) Flood Risk Assessments should:
 - a) Assess all sources and forms of flooding in accordance with the SFRA guidance.
 - b) Provide mitigation measures designed in line with the SFRA's floodplain compensation and climate change modelling.
 - c) Ensure no increase in flood risk on-site or elsewhere, including downstream/upstream receptors, existing development, and adjacent land.
 - d) Demonstrate no increase in fluvial and surface water discharge rates or volumes during storm events up to and including the 1 in 100-year event (with an allowance for climate change).
 - e) Include detailed modelling of any ordinary watercourses within or adjacent to the site, where appropriate, to define areas at risk and model the effect of climate change.
 - f) Provide an assessment of residual flood risk with appropriate mitigation strategies.
 - g) Collaborate with appropriate providers to assess sewer flood risk, particularly for proposals located in areas with a history of sewer flooding or near existing sewer infrastructure.
 - h) Consider the potential impacts of climate change on flood risk over the lifetime of the development, taking into account climate change allowances in the Strategic Flood Risk Assessment
- 3) Development proposals in high-risk areas, as identified by the SFRA, may be subject to additional requirements, including:
 - a) Minimum finished floor levels based on SFRA recommendations.
 - b) An 8-metre maintenance easement along main rivers.
 - c) Specific measures to promote river and watercourse naturalisation, in line with SFRA recommendations and guidance.

- 4) Where development is proposed in areas with potential groundwater flood risk, as identified by the Strategic Flood Risk Assessment or other sources, the Flood Risk Assessment should include a groundwater assessment, especially if the site is located within a Groundwater Source Protection Zone or on contaminated land. This assessment should consider factors such as groundwater levels, soil permeability, and the potential for interaction with surface water flooding.

□ Supporting Information

11.9 Newcastle-under-Lyme Borough Council is committed to proactive flood risk management, prioritising the protection of existing development and ensuring the resilience of new development in the face of climate change. This policy establishes a robust framework, aligned with national guidance and the Strategic Flood Risk Assessment (SFRA), for assessing, mitigating, and managing flood risks within the Borough.

11.10 The Strategic Flood Risk Assessment provides detailed guidance on flood zones, critical drainage areas, climate change allowances, risk assessment standards, and recommended mitigation measures. This policy must be read in conjunction with the latest SFRA.

11.11 In accordance with both the National Planning Policy Framework and the National Planning Practice Guidance it is critical that assessment of flood risk to development proposals takes account of all forms of flood risk including sewer flood risk and reservoir flood risk.

11.12 For development on brownfield sites or areas with potential groundwater risks, additional measures like source control, impermeable barriers, and monitoring systems may be required to prevent the mobilisation of contaminants during flood events, as outlined in Policy SE2: Land Contamination.

11.13 The SFRA identifies priority areas for flood defence improvements and maintenance. The Council will work collaboratively with the Environment Agency, Lead Local Flood Authority (LLFA), and other stakeholders to secure funding for these measures.

11.14 Where appropriate, and in line with SFRA guidance, developer contributions may be required to support flood defence infrastructure improvements and the implementation of flood warning systems.

11.15 This policy emphasises flood risk mitigation techniques aligned with the SFRA's guidance, while also acknowledging the importance of considering these broader strategies, especially where the SFRA doesn't provide specific recommendations:

- Deculverting and Naturalisation: The SFRA promotes the de-culverting of watercourses and restoration of natural floodplains wherever possible. In line with the SFRA findings, proposals should explore opportunities for these measures as a primary flood risk mitigation strategy.

11.16 Additional Considerations: Where the SFRA does not provide specific guidance, development proposals should consider the following strategies:

- Compensation Basins: The creation of basins or wetlands designed to hold excess floodwater and mimic natural drainage patterns.
- Property Level Protection (PLP): Measures like flood doors, air brick covers, and flood barriers implemented at individual properties to reduce the potential for flood damage. However, the Council will generally prioritise broader mitigation strategies like those mentioned above as they address flood risk at the source. PLP should be seen as a last resort and may not be suitable for all developments, particularly in high-risk areas.
- Building Design and Materials: Flood resistant building design and materials can improve resilience and reduce damage from flooding. This could include raised floor levels, flood resistant building materials for lower floors, and the placement of essential services on upper floors.

Related Documents

- ED013 Strategic Flood Risk Assessment (JBA Consulting, 2024)

- ED014 Water Cycle Study (JBA Consulting, 2024)

Policy SE4: Sustainable Drainage Systems

- 1) Development proposals should manage and discharge surface water through a sustainable drainage system. Smaller developments may be exempt from full Sustainable Drainage Systems (SuDS) implementation but should still incorporate appropriate measures to manage surface water runoff sustainably, such as the use of permeable paving, rain gardens, or soakaways, wherever feasible.
- 2) Development proposals should prioritise the following approaches for surface water management in this order of preference:
 - a) Infiltration: Discharge of rainwater into the ground through infiltration techniques such as soakaways.
 - b) Attenuated Discharge to a Surface Water Body: Discharge of rainwater to streams, rivers, lakes, canals (with permission), or other surface water features, ensuring minimal impact on flow rates.
 - c) Attenuated Discharge to a Surface Water Sewer, Highway Drain, or another Drainage System, Discharge to existing public surface water drainage systems, but only after exploring infiltration and surface water body discharge options.
 - d) Attenuated Discharge to a Combined Sewer: Discharge to a combined sewer system that collects both surface water and foul sewage (wastewater). This should only be considered as a last resort after exhausting all other options above.

Departures from this hierarchy should be fully justified and may require additional mitigation measures.

- 3) A SuDS drainage strategy should be submitted with the planning application. This strategy should:
 - a) Demonstrate a clear understanding of site-specific conditions including soil permeability, groundwater levels, and contamination risks (which may influence SuDS suitability).
 - b) Design SuDS solutions appropriate to the scale and nature of the development, following the surface water hierarchy and prioritising infiltration.
 - c) Provide calculations for runoff rates, attenuation volumes, and demonstrate how the system will manage storm events up to and including the 1 in 100-year event with climate change allowances.
 - d) Address the potential impacts of climate change on the long-term performance of SuDS and incorporate adaptation measures, where appropriate.
- 4) Early engagement with the Lead Local Flood Authority (LLFA) and United Utilities is important to explore SuDS feasibility and design. For sites with potential canal discharge, the Canal and Rivers Trust should be consulted.
- 5) SuDS proposals must align with the latest SFRA recommendations, LLFA guidance, and relevant SuDS design standards.
- 6) A detailed maintenance plan for the approved SuDS system should be submitted, addressing ongoing responsibility, inspection regimes, and funding mechanisms for the SuDS lifespan.
- 7) The maintenance plan should outline the long-term funding mechanism for the SuDS scheme. Options may include:
 - a) Establishment of a dedicated management company: This Company would be responsible for ongoing maintenance, funded through service charges levied on residents or businesses within the development.
 - b) Community-based stewardship: Explore opportunities for community involvement in SuDS maintenance, such as volunteer groups or partnerships with local organisations.

- c) Financial contributions from developers: Developers may be required to provide financial contributions towards the long-term maintenance of the SuDS, secured through planning obligations or a sinking fund.
- d) Pumped drainage systems should be minimised. Proposals should prioritise gravity-based, naturally functioning SuDS solutions wherever possible.

□ Supporting Information

11.17 Sustainable Drainage Systems (SuDS) play a vital role in managing surface water runoff, a critical element in mitigating flood risk and fostering climate resilience. This policy introduces the implementation of SuDS in new developments, promoting adherence to the surface water hierarchy and establishing clear requirements for design, approval, and long-term maintenance. By promoting sustainable drainage practices, the Council aims to protect the environment and enhance the Borough's resilience to the effects of climate change.

11.18 Sustainable Drainage Systems (SuDS) operate through infiltration where possible and attenuation combined with slow conveyance. Many SuDS solutions employ a combination of infiltration and attenuation. Situations where infiltration is not an option, for example because of the soil type or contamination, tend to favour attenuation type SuDS.

11.19 In line with national planning policy, all development proposals should demonstrate a clear preference for managing surface water runoff as close to its source as possible. Newcastle-under-Lyme Borough Council expects developers to follow the surface water hierarchy, with strong emphasis on the key objectives outlined by United Utilities within the drainage strategy:

- Minimise the volume and rate of surface water discharge off-site, with a focus on infiltration and on-site retention.
- Achieve a greenfield rate of discharge for surface water on greenfield sites.
- On previously developed land, target a reduction in the rate of surface water discharge of 30%, rising to a minimum of 50% in critical drainage areas identified by the SFRA [Percentages may be adjusted based on latest SFRA findings].
- Provide clear evidence of existing operational connections and discharge rates for previously developed land (or achieve a greenfield discharge rate if evidence is unavailable).
- Design SuDS to be multi-functional, delivering benefits beyond flood risk management, such as amenity value, biodiversity enhancement, and water quality improvement.
- Integrate SuDS with the development's landscape design and biodiversity net gain strategy (if applicable).
- Consider exceedance routes and overland flow paths in case of extreme rainfall events.
- Ensure finished floor levels are positioned to manage potential overland flows and avoid flood risk.

11.20 SuDS designs need to reflect each individual proposed development site, due to the wide range of techniques available. To determine the right techniques, it is necessary to first:

- Understand existing drainage patterns.
- Establish soil conditions (permeability) and potential contamination risks (which may influence SuDS suitability).
- Verify the quality of the land – for example, is it affected by contamination?
- Establish the position of the water table beneath the site.
- Establish a suitable point of discharge (with permission where applicable), whereby surface runoff not collected for reuse must be discharged to one or more of the following, in order of priority: into the

ground / to a surface water body / to a surface water sewer, highway drain, or other surface water drainage / to a combined sewer.

- Determine allowable runoff rates, indicative attenuation volumes and land take requirements.
- Consider site biodiversity, heritage, and landscape features and how SuDS can complement these.
- Drainage Management and Maintenance

11.21 A detailed plan for the ongoing management and maintenance of the SuDS system should be submitted with the planning application, ensuring its long-term functionality. This plan should address the long-term responsibility for SuDS maintenance (typically falls on the landowner or a designated management company).

11.22 Early engagement with the Lead Local Flood Authority (LLFA) and United Utilities is essential to explore SuDS feasibility and obtain design approval. The Canal and Rivers Trust should also be consulted for proposals with potential discharge to canals. The Council will coordinate the SuDS approval process, ensuring alignment with relevant policies and guidance.

Related Documents

- ED013 Strategic Flood Risk Assessment (JBA Consulting, 2024)
- ED014 Water Cycle Study (JBA Consulting, 2024)
- CIRIA SuDS Manual (Ciria C753), or any subsequent replacement guidance.
- Staffordshire County Council's SuDS Handbook (2019)

Policy SE5: Water Resources and Water Quality

- 1) Development proposals should demonstrate a commitment to sustainable water management, the mitigation of adverse impacts on water quality, and contribute positively towards the objectives of the Water Framework Directive (WFD). This includes preventing pollution risks to groundwater, surface water, and associated ecosystems, and ensuring that development does not compromise the existing ecological status of water bodies or prevent the achievement of WFD objectives.
- 2) Development proposals located within designated nitrate vulnerable zones or in close proximity to sensitive water bodies should consider nitrate neutrality. This means that the development will not result in any net increase in nitrate levels within the affected water environment. Developers should consult with the Environment Agency and relevant water companies to determine the appropriate measures to achieve nitrate neutrality, such as on-site mitigation through sustainable drainage systems or off-site offsetting through habitat creation or restoration projects.
- 3) Where applicable, development within Groundwater Source Protection Zones (SPZs) will only be permitted if accompanied by a comprehensive risk assessment demonstrating no unacceptable impacts on groundwater resources or public water supplies. The assessment should be conducted in consultation with the Environment Agency and relevant water companies
- 4) Development proposals must consider the capacity limitations outlined in the Water Cycle Study (WCS). Where constraints are identified, developers must work with the Environment Agency and water companies to implement appropriate mitigation measures.
- 5) Development should seek opportunities to enhance watercourses (rivers, streams, and canals) and their associated habitats, contributing positively to local biodiversity and green infrastructure goals.
- 6) Development proposals should, where possible, incorporate water reuse strategies, such as greywater recycling and rainwater harvesting systems, to reduce demand on potable water supplies and promote sustainable water management. The feasibility and appropriateness of these techniques should be assessed on a site-by-site basis, taking into account factors such as the scale and type of development, local water availability, and the potential for integration with other sustainable drainage measures.

□ Supporting Information

11.23 Water is a precious resource essential for public health, economic activity, and a healthy environment. The Borough faces challenges related to water quality and resource management, including potential pollution from various sources and the need for sustainable water use practices. This policy aims to protect and enhance water quality, promote sustainable water management, and ensure the long-term availability of water resources for the Borough. It builds upon the principles outlined in the earlier draft policy on water quality and incorporates best practices to achieve comprehensive water resource management within the Borough.

11.24 In line with policy CRE1 'Climate Change' development should meet additional water efficiency standards.

11.25 For development on contaminated land or within Groundwater Source Protection Zones, developers should implement appropriate mitigation measures to prevent pollution risks and ensure the protection of water resources, as outlined in Policy SE1: Land Contamination. To address potential flood risks and manage surface water runoff effectively, developers should consider the requirements and mitigation measures outlined in Policy SE2: Flood Risk and Policy SE2: Sustainable Urban Drainage Systems (SuDS).

Related Documents

- ED013 Strategic Flood Risk Assessment (JBA Consulting, 2024)
- ED014 Water Cycle Study (JBA Consulting, 2024)

Policy SE6: Open Space, Sports and Leisure Provision

- 1) The Council will work with developers and other stakeholders to provide, enhance and maintain open space across the Borough to meet the needs of existing and future residents and aid delivery of the Council's strategy for Carbon Capture Areas. This policy applies to open space, sports and recreational buildings and land, including playing fields.
- 2) The direct provision of or contributions towards sports and leisure provision linked to new development will be sought in line with the Council's Playing Pitch Strategy (2019), Stage E PPS Monitoring Update and the Sports England Sport Pitch Calculator. Leisure provision should also refer to the Retail and Leisure Study.
- 3) The provision of open space will be sought on a site-by-site basis, taking account of the location, type, and scale of the development:
 - a) for major developments provision of open space should be to a standard of at least 4ha per 1,000 population comprising:
 - 0.125 hectares of Allotments
 - 0.98 hectares of Amenity Greenspace
 - 1.8 hectares of Natural and Semi-Natural Greenspace
 - 0.8 hectares of Parks and Gardens
 - 0.35 hectares of Provision for Children and Teenagers
 - b) where the proposal is for the redevelopment of a previously developed site which includes existing dwellings, the net increase in residents will be calculated so that only the additional pressure on open spaces is taken into account.
 - c) provision, where possible, should be met on site. Exceptions will be where the site or development is not of sufficient size to make onsite provision feasible or where it is preferable to seek contributions to enhancing a specific existing facility in the local area. Any off-site contribution should be of equivalent value to on-site provision.
 - d) the layout and equipment provided is to a recognised specification at an early stage of the development.
 - e) major development schemes will need to demonstrate how the management and maintenance of additional open space provision will be provided for and will be secured by condition / planning obligation.
 - f) Major development schemes should also make reference to Natural England's Green Infrastructure Framework and the accessible greenspace standards included in the Framework.
 - g) For smaller developments of up to 10 dwellings a financial contribution to off-site provision of open space may be required depending on the scope of provision on-site capable of being delivered. Off-site provision must be well located in relation to the site making a financial contribution.
 - h) This requirement relates to the net area of usable open space which does not include associated infrastructure such as access points, pedestrian or cycle paths, parking, ancillary buildings, landscaping and safety margins.
- 4) Proposals which result in the loss of green /open space, sports and recreational buildings and land will only be permitted where:
 - a) it is demonstrated that the open space, buildings or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and accessible location; or

- b) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss; or
 - c) The proposed development is ancillary to the main use of the site and strengthens its function.
- 5) Proposals that protect or enhance Local Green Space designations, designated through Neighbourhood Plans, will be permitted. Proposals for appropriate development on Local Green Spaces, will be permitted in accordance with the NPPF.

□ Supporting Information

11.26 Open spaces and the provision of good quality and well-maintained sports and play facilities are integral to creating strong, flourishing communities, and promoting health and wellbeing throughout the Borough. It is important that we ensure access, protection and enhancement to open spaces, recreational and sports provision.

11.27 New development places additional demands on existing open space and sports facilities. It is important that new residential development meets the standards set out in this policy to make sufficient provision for new and future residents.

11.28 Open space needs will vary according to the type of housing proposed and the type, mix and configuration of open space and recreation should consider the needs of the arising population and their changing needs as it establishes over time. Housing for the elderly will differ from housing with affordable housing where there is a higher propensity for young families for example, and not all types of open space will be appropriate in every case.

11.29 The NPPF states that planning policies should be based on 'robust or up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.' This information should then be used to determine what open, sport and recreational space is needed, which the Local Plan will accommodate.

11.30 The Council will account for the needs of existing and future communities open space requirements in accordance with the standards set out in Table 5.4 of the Council's Open Space and Green Infrastructure Strategy (2022) which shows the current open space surplus or deficit of the various green space typologies.

11.31 The policies map identifies open space from the Open Space and Green Infrastructure Strategy (2022) and identifies sites considered through the Playing Pitch Strategy (2020). The policies map also includes outcomes from the Council's Urban Tree Planting Strategy, which links to the Council's efforts regarding Carbon Capture.

11.32 The Playing Pitch Strategy provides an evidence base to support delivery of sport and recreation activity across the Borough and ensures that the future demand for playing pitches is planned holistically to meet the current and growing population of the Borough. The strategy categorises the following sports facilities:

- Football Pitches (including 3G pitches)
- Cricket Pitches
- Rugby Union Pitches (including 3G pitches)
- Hockey Artificial Grass Pitches (AGPs)
- Tennis Courts
- Bowling Green
- Netball Courts
- Golf Courses

11.33 Natural England has published a Green Infrastructure Framework, incorporating Green Infrastructure Standards to support the benefits of access to Green Infrastructure for health and wellbeing.

11.34 The Council will seek to avoid the loss of open spaces and sports facilities. Where existing open space and sports facilities are proposed to be lost, one of the criteria in the policy will need to be demonstrated. Where a facility is no longer meeting the needs of the community, appropriate evidence will need to be provided.

11.35 The designation of land as Local Green Space allows communities to identify and protect areas of importance of them. Local Green Spaces are allocated through the Neighbourhood Plan process and can include areas which are not public open space. The NPPF states that managing development within a Local Green Space should be consistent with that for Green Belt, including that inappropriate development is harmful and should not be approved except in very special circumstances.

Related Documents

- ED012 Playing Pitch Strategy (Knight, Kavanagh & Page, 2020)
- ED012a Playing Pitch Strategy Stage E Monitoring Update (NUL, 2024)
- ED022 Open Space and Green Infrastructure Strategy (RSK Environment Ltd, 2022)
- ED010 Retail and Leisure Study (Nexus Planning, 2024)
- Green Infrastructure Framework (Natural England, 2023)

Policy SE7: Biodiversity Net Gain

- 1) Development proposals for one or more dwellings or non-residential buildings will be permitted provided that they are designed to deliver at least a 10% measurable net gain of biodiversity habitat using the relevant statutory Biodiversity Net Gain (BNG) Metric. Provision of BNG should be secured and maintained for a period of 30 years.
- 2) Proposals for BNG should consider opportunities to form part of, connect to or support restoration of the Local Nature Recovery Network and implement opportunities identified in the Local Nature Recovery Strategy.
- 3) BNG should be delivered in accordance with the biodiversity net gain hierarchy set out in national policy:
 - a) BNG should primarily be delivered on-site (within the red line boundary of a development site);
 - b) If it is not feasible to achieve all BNG required on-site, provision can be through a mixture of on-site and off-site (on land as close to the development site as possible);
 - c) As a last resort, if BNG cannot be delivered on-site or off-site statutory biodiversity credits must be bought from the government.
 - d) Applicants can combine all 3 options but must follow the steps in sequential order
- 4) In designing the development to achieve the measurable net gain, the following principles will need to be adhered to;
 - a) apply the mitigation hierarchy (set out in Policy SE8 Biodiversity and Geodiversity);
 - b) avoid losing biodiversity that cannot be offset elsewhere, such as irreplaceable habitats;
 - c) prioritise habitat creation, enhancement and achieving the best outcome for biodiversity;
 - d) where possible, maximise the wider sustainability benefits.

□ Supporting Information

11.36 The Environment Act 2021 introduced a 10% mandatory requirement for biodiversity net gain in conjunction with certain development. Biodiversity net gain (BNG) is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development. This is over and above the consideration of potential effects on recognised habitats and species of importance. The NPPF sets out that Local Plans should pursue opportunities for securing measurable net gains for biodiversity.

11.37 The requirements of this policy will be assessed using the statutory BNG metric set out in national guidance. The 10% net gain is assessed relative to a baseline position, with the metric using a habitat-based approach. It will be essential that Biodiversity Net Gain is considered from a very early stage of development appraisal. The policy identifies principles that should be adhered to so as to ensure an appropriate scheme is brought forward.

11.38 Relevant applications will need to be accompanied by evidence demonstrating how the 10% Biodiversity Net Gain will be achieved. The Council will use planning conditions / and or legal agreements to secure the delivery of Biodiversity Net Gain.

11.39 BNG will be one of the mechanisms for delivery of the Local Nature Recovery Strategy. Proposals for BNG will consider opportunities to form part of, connect to or support restoration of the Local Nature Recovery Network and implement opportunities identified in the Local Nature Recovery Strategy. The delivery of BNG will also help to deliver Staffordshire Biodiversity Action Plan targets in the biodiversity opportunity areas and other areas of local biodiversity priority.

11.40 Development proposals should refer to the Nature Recovery Network Mapping (2022) showing locations which possess existing good habitat connectivity and where there is potential for future habitat creation or restoration or contribute to a more successful nature recovery network.

11.41 A monitoring and management plan will be required for biodiversity features on site to ensure their long-term suitable management (secured through planning condition or Section 106 agreement).

11.42 The benefits of green infrastructure to biodiversity value of the Borough should be supported through reference to Natural England's Green Infrastructure Framework and in line with Policy SE4 Open Space, Sports and Leisure Facilities.

Related Documents

- The Environment Act 2021
- Staffordshire Wildlife Trust Nature Recovery Network Mapping (2023)
- Staffordshire and Stoke-on-Trent Local Nature Recovery Strategy (emerging, final draft anticipated March 2025).
- Green Infrastructure Framework (Natural England, 2023)
- Habitats Regulations Assessment (Lepus Consulting, 2024)

Policy SE8: Biodiversity and Geodiversity

- 1) All development should ensure the conservation, enhancement and restoration of biodiversity and geodiversity, avoiding any adverse impacts on condition, and where relevant recovery, of all types of nature conservation sites, habitats, species and components of ecological networks or geological interests including:
 - a) Internationally designated sites (SPA, SAC, Ramsar);
 - b) Sites of Special Scientific Interest (SSSIs);
 - c) Legally protected species;
 - d) Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs);
 - e) Priority habitats and species listed in the national and local Biodiversity Action Plans;
 - f) Habitats and species of principal importance for the conservation of biodiversity in England;
 - g) Biodiversity Opportunity Areas (BOA) / Nature Recovery Networks (NRN);
 - h) Irreplaceable habitats including ancient woodlands and ancient and veteran trees;
 - i) Trees, woodlands and hedgerows; and
 - j) Wildlife corridors and stepping-stones
- 2) Where development has the potential for a likely significant effect on any international designated site (as defined by the Habitats Regulations) either alone or in combination, it would only be permitted if it can demonstrate through a habitats regulations assessment that there will be no adverse impact upon the integrity of the designated site, taking into consideration the sites conservation objectives, either alone or in-combination with other plans and projects and the adverse impacts on site integrity can be mitigated. Where this cannot be met, development would only be considered if it meets requirements set out in the Habitats Regulations (as updated).
- 3) Development proposals on or affecting nationally designated sites will only be supported where the benefits of the development clearly outweigh harm to the nature conservation value of the site.
- 4) Development proposals on or affecting locally designated sites will only be supported where it can be demonstrated that the need for the development outweighs the harm to the nature conservation value or geological value of the site.
- 5) In accordance with the mitigation hierarchy, all development proposals must make sure that significant harm to biodiversity and geodiversity is:
 - a) Firstly avoided; then
 - b) If impacts cannot be avoided, identify and implement measures to acceptably mitigate these impacts; then
 - c) Finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made.

- 6) Development resulting in the loss of or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.
- 7) Effective avoidance, mitigation, and compensation will be secured through the imposition of planning conditions or planning obligations as appropriate, including monitoring of the effectiveness of these measures.
- 8) The weight attributed to the protection of nature conservation interests will be commensurate with their status and significance, and any other designation applying to the site, habitat, or species concerned. For proposals that affect nationally protected sites, robust evidence will be required to demonstrate that the benefits of the development proposal clearly outweigh the loss or harm and that appropriate compensation will be sought.
- 9) The Council will, where appropriate, expect ecological surveys to be undertaken in support of planning applications. These must be carried out by a suitably qualified person and be consistent with nationally accepted standards and guidance (BS 42020: Biodiversity – Code of Practice for planning and development; and CIEEM (Chartered Institute of Ecology and Environmental Management) Ecological Report Writing guidance) or as updated / replaced.
- 10) Development proposals which have an impact on international, national or locally designated habitats will require the following assessments:
 - a) Proposals which have an impact on international sites will require a Habitats Regulations Assessment (HRA) to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment.
 - b) Proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an Environmental Impact Assessment
 - c) Proposals considered likely to have a significant impact on local sites will be required to assess the impact by means of an Ecological Impact Assessment.
- 11) Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife corridors, incorporating features to encourage biodiversity, retain and, where possible, enhance existing features of nature conservation value on site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors, including water courses, should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.
- 12) Where development is proposed within, or adjacent to, a biodiversity opportunity area, biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a Biodiversity Opportunity Area from being achieved will not be permitted.
- 13) Development proposals which are likely to have a significant adverse impact on a local nature reserve will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development.

□ Supporting Information

11.43 The Borough contains internationally, nationally and locally designated sites important for their biodiversity value. Other sites, both individually and collectively, that are not designated can also contribute towards protecting and enhancing diversity of species locally.

11.44 The Council is under a legal duty to protect designated habitats, by ensuring that new development does not have an adverse impact on important areas of nature conservation, and by requiring mitigation to negate the harm caused.

- 11.45 Sites designated of international importance receive the highest level of protection for their ecological value. This policy aims to conserve these designations and the habitat and species they support. The Habitats Regulations provide a definition of a European site at Regulation 8. These sites include Special Areas of Conservation (SAC), Sites of Community Importance, Special Protection Areas (SPA) and sites proposed to the European Commission in accordance with Article 4(1) of the Habitats Directive. In addition, policy in England and Wales notes that the following sites should also be given the same level of protection as a European site - a potential SPA, a possible / proposed SAC, listed and proposed Ramsar Sites (wetland of international importance) and in England, sites identified or required as compensation measures for adverse effects on statutory European sites, SPA, SAC, and listed or proposed Ramsar sites.
- 11.46 Development that takes place in the Borough is expected to conserve and enhance biodiversity, including locally wildlife rich habitats, wider ecological networks and the hierarchy of international, national and locally designated sites of importance to biodiversity. All development proposals should seek to include proportionate measures to conserve and enhance biodiversity.
- 11.47 Development that has the potential to harm biodiversity assets and sites of geological interest will not be permitted unless the circumstances set out within the policy apply. In order to avoid adverse impacts, appropriate mitigation will be required in accordance with the NPPF mitigation hierarchy. In exceptional circumstances, where a development proposal would result in harm to biodiversity and geological interests that cannot be prevented or mitigated, appropriate compensation will be sought.
- 11.48 The Council recognises the potential for natural flood management techniques, as highlighted in the Strategic Flood Risk Assessment, to enhance biodiversity and geodiversity. Development proposals that incorporate NFM measures, such as floodplain restoration, wetland creation, or woodland planting in strategic locations, will be encouraged, where appropriate

Related Documents

- Staffordshire and Stoke-on-Trent Local Nature Recovery Strategy (emerging, final draft anticipated March 2025).
- Staffordshire Wildlife Trust Nature Recovery Network Mapping (2022)
- Green Infrastructure Framework (Natural England, 2023)
- Habitats Regulations Assessment (Lepus Consulting, 2024)
- Sustainability Appraisal (Lepus Consulting, 2024)
- ED013 Strategic Flood Risk Assessment (JBA Consulting, 2024)

Policy SE9: Historic Environment

- 1) All development proposals should respond positively to local character and distinctiveness and should conserve and, where possible, enhance the significance of all heritage assets and their settings and, where possible, be designed so as to better reveal their significance. Specifically, proposals will be expected to:
 - a) Take account of the immediate and wider setting, including the grain, height and mass of surrounding development (in particular, historic development) and the visual impact of proposals on views and the character and setting of settlements.
 - b) Be informed by the historic landscape character mapping provided by the Staffordshire Historic Landscape Characterisation Project in accordance with Policy SE10 (Landscape).
 - c) Deliver a high-quality development that includes architectural design, features and detailing distinctive to the local area. Materials should be high quality and reflect those traditionally characteristic of the area, such as timber-framing, local stone, red brick, Staffordshire blue brick and clay roof tiles. Where a proposal is of a contemporary or innovative design, this part of the policy will still be expected to be complied, to help integrate the development with the local area.
 - d) Where development is proposed within the urban area of Newcastle-under-Lyme – Take account of the character and significance of any Historic Urban Character Areas (HUCAs) affected by the proposals, including any important positive, negative or neutral architectural or historic elements or features within those areas, along with any recommendations for the affected HUCAs, as identified in the Newcastle-under-Lyme Historic Character Assessment (2009).
 - e) Where development is proposed within, or within the setting of, a designated Conservation Area – Take account of the character and significance of the area, including any important positive, negative or neutral architectural or historic elements or features within the area, as identified in the relevant Conservation Area Appraisal, Management Plan and / or Summary Statement.
 - f) Take account of the local character assessments, heritage and design policies included in any relevant adopted Neighbourhood Plans, along with any locally identified non-designated heritage assets, such as historically important local buildings, landmarks and key views etc.
- 2) Proposals that will lead to harm to, or loss of the significance of, a heritage asset (from its alteration or destruction, or from development within its setting), will require clear and convincing justification. Where proposals will lead to:
 - a) Any direct or indirect impact on the significance of buildings associated (or formerly associated) with historic farmsteads: Proposals will be assessed having regard to the significance of the buildings and their contribution to the farmstead and character of the area and wider landscape. Where buildings and / or farmsteads are considered to have high heritage value, loss of buildings will be resisted and the significance of the buildings, farmstead and its setting will be expected to be conserved and, where possible, enhanced in accordance with the Design Code in Appendix 5.
 - b) Any direct or indirect impact on the significance of other forms of non-designated heritage asset: A balanced judgement will be made having regard to the significance of the heritage asset, any mitigation proposed and the scale of any residual harm or loss.
 - c) Less than substantial harm to the significance of a designated heritage asset: The proposals will be assessed having regard to the significance of the heritage asset, any mitigation proposed and the scale of any residual harm, with any harm weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
 - d) Substantial harm to (or total loss of significance of) a designated heritage asset: The proposals will be refused unless it can be demonstrated that the substantial harm or total loss has been mitigated

against, and that the residual harm is necessary to achieve substantial public benefits that outweigh the harm or loss, OR, all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site;
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - Conservation by grant-funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
- e) Substantial harm to, or loss of, Grade II listed buildings or Grade II Registered Parks and Gardens: Proposals will be refused except in exceptional circumstances.
- f) Substantial harm to, or loss of Scheduled Monuments, Registered Battlefields, Grade I or Grade II* listed buildings, or Grade I or Grade II* Registered Parks and Gardens: Proposals will be refused except in exceptional circumstances. Applications involving Scheduled Monuments will also require Scheduled Monument Consent from the Secretary of State
- g) The loss of the whole, or part of a heritage asset (and have passed the tests at criteria (d) above): Proposals will be refused unless
- Robust evidence is submitted to demonstrate that a new development will proceed after the loss has occurred; and
 - Developers record and advance understanding of the significance of the heritage asset prior to its loss in a manner proportionate to its importance and the Record is submitted to the Historic Environment Record.
- 3) All proposals that have the potential to impact a designated or non-designated heritage asset or its setting should be accompanied by a Heritage Assessment (HA). The level of detail and expertise involved in the preparation of the HA should be proportionate to the assets' importance. As a minimum, the HA should be informed by the Historic Environment Record (HER) and should:
- a) Describe the significance of the heritage asset/s affected, including any contribution made by its settings;
- b) Describe and assess the likely impacts of the proposals on the significance of the heritage asset/s (positive, negative or neutral) and how the proposals will conserve and, where possible, enhance or better reveal significance;
- c) Include an assessment of the cumulative impacts of the proposals alongside any other planned or committed developments (where applicable);
- d) Where necessary, justify any identified harm to the significance of the heritage asset/s; and
- e) Where the proposals include (or have the potential to include) heritage assets with archaeological interest, include an appropriate desk-based assessment and, where necessary, a field evaluation.
- 4) In accordance with the Council's positive approach to the conservation, enjoyment and understanding of the historic environment, the following types of development will be supported where they conserve, enhance and / or better reveal the significance of the Borough's designated and non-designated heritage assets:
- a) New development within Conservation Areas (or within the settings of other heritage assets) that conserve and enhance and / or better reveal their significance and conserve those elements of their setting that make a positive contribution to significance.

- b) Enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, where the benefits of the proposals would outweigh the departure from those policies. Such proposals will be particularly favourably considered in relation to the two heritage assets listed below, both of which are Grade II* listed buildings and are listed on the Historic England Heritage at Risk Register:
- Model farm complex southwest of Betley Old Hall, Main Street, Betley, Newcastle-under-Lyme (List Entry Number 1188395); and
 - Gatehouse, walls and bollards to Maer Hall, Maer, Newcastle-under-Lyme (List Entry Number 1027834).
- c) Proposals for visitor-related / tourism infrastructure that better reveal the significance of the Battle of Blore Heath Registered Battlefield, or any of the Borough's designated Scheduled Monuments, subject to the character, integrity and significance of the affected heritage asset and its setting being conserved in a manner appropriate to its significance and in compliance with Policy EMP3 (Tourism), where applicable.
- d) Proposals that retain and interpret, in situ, the historic or social importance of historic features, such as plaques, memorials, statues and monuments (whether listed or not). Conversely, proposals to relocate or alter such features will be refused except in exceptional circumstances.
- 5) Proposals for shopfronts, awnings, canopies and blinds in Conservation Areas should use traditional materials and be carefully designed to complement the character of the Conservation Area. Security shutters in Conservation Areas should be avoided unless visually discreet and compatible with the character of the Conservation Area.

□ Supporting Information

- 11.49 The NPPF requires planning policies to make provision for the conservation and enhancement of the natural, built and historic environment and to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. It also requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets at most risk and to maximise opportunities to draw on the contribution made by the historic environment to the character of a place.
- 11.50 With regard to proposals that may lead to harm to the significance of a heritage asset, the Framework advises that any harm should require clear and convincing justification and that, in determining such applications, great weight should be given to the asset's conservation, with the more important the asset, the greater the weight to be applied.
- 11.51 It also sets out the approach to be taken to such proposals – depending on the importance of the asset and the level of harm.
- 11.52 The Borough has a wealth of valued heritage assets, however, these are vulnerable to change that may lead to harm, as such, the policy seeks to ensure that they are managed sensitively and proactively, to help conserve and enhance their significance in accordance with the provisions of the NPPF.
- 11.53 Non-designated heritage assets are recognised as key contributors to local history and a sense of place. If sensitively managed and integrated into schemes these assets can add value to developments and help enhance the overall attractiveness of a place. This can not only have a positive impact on the wellbeing of local residents but have the potential to attract new business to the area, acting as a stimulus to local economic growth within the Borough.
- 11.54 Farmsteads that have retained traditional buildings and / or their historic form make a positive contribution to the local character and distinctiveness of the Borough. The greater the survival of the historic form and the detail of the farmstead and buildings, the greater its significance. The Staffordshire Historic Farmsteads Study indicates that 74% of recorded farmsteads within the Borough have some heritage potential, with the majority (63%), which have retained more than 50% of their

historic form, having high heritage potential. Research led by Historic England indicates that historic farm buildings have been more prone to both neglect and development than any other historic building type. Given their importance to the character and landscape of the Borough the policy seeks to protect and conserve remaining farmsteads in accordance with their individual significance.

11.55 With regard to the most highly valued of heritage assets, where a scheme has the potential to directly impact a Grade I or Grade II* Listed Building or Historic Park and Garden, a Scheduled Monument or a Registered Battlefield (or their setting), early consultation with Historic England will be required.

Related Documents

- Staffordshire Historic Environment Record (HER) - Staffordshire County Council HER
- Staffordshire Historic Landscape Characterisation Project
- Staffordshire Extensive Urban Survey (Staffordshire County Council, March 2014)
- Newcastle-under-Lyme Historic Character Assessment (Staffordshire County Council, March 2009)
- Staffordshire Historic Farmsteads Survey (and associated documents) - Farmsteads - Staffordshire County Council
- Staffordshire Historic School Building Survey Phases 1 & 2 Reports (Staffordshire County Council, 2007 & 2010)
- Sylloge of Mile Markers in Staffordshire (Staffordshire County Council, Jan 2008)
- Staffordshire Water Meadows Survey (Staffordshire County Council, March 2008)
- Newcastle-under-Lyme Heritage Topic Paper (Newcastle-Under-Lyme Borough Council, Oct 2021)
- Conservation Appraisals, Management Plans and Summary Statements (Newcastle-Under-Lyme Borough Council) - Conservation Areas
- Register of Locally Listed Buildings and Structures (Newcastle-Under-Lyme Borough Council)
- Guidance on the preparation of an Heritage Assessment / Statement of Significance for Heritage Assets (Newcastle-Under-Lyme Borough Council) - Guidance on Statements of Significance

Policy SE10: Landscape

- 1) Development proposals should protect and enhance the character, quality, beauty, and tranquillity of the Borough. Specifically, proposals will be expected to:
 - a) Protect and enhance the Key Characteristics and comply with the relevant Landscape Guidelines, Guidance for Landscape Management and Guidance for Integrating Development into the Landscape for the relevant Landscape Character Type and Landscape Character Area, as identified in the Newcastle-under-Lyme Landscape and Settlement Character Assessment Study 2022 ('the LSCA') or any subsequent update.
 - b) Be informed by the historic landscape character mapping provided by the Staffordshire Historic Landscape Characterisation Project and identify and protect key natural and historic landscape features (and their settings) that contribute to the distinctive character of the local landscape, including boundary walls, hedgerows, mature trees, woodlands, enclosures, historic farmsteads, historic field patterns, ridge and furrow, marl pits, hillforts, barrows, mottes, moats, ponds and the Borough's only identified potential water meadow (within the grounds Maer Hall).
 - c) Identify and protect key views to and from the following landmark features, which are identified in the LSCA as being prominent within the landscape of the Borough, as well as key views to and from any other local landmark features that serve as orientation and navigation marks within the landscape:
 - Medieval Church of St Giles, Newcastle-under-Lyme
 - The Wedgwood Monument, Bignall Hill.
 - d) Protect and, where possible, enhance the character and setting of all designated and non-designated heritage assets within the Borough, in particular, the Borough's Registered Parks and Gardens at Keele Hall and Maer Hall.
 - e) Provide suitable and appropriate mitigation for the unavoidable loss or degradation of existing landscape features as a result of a proposal; and the restoration of existing despoiled, degraded, derelict, contaminated and / or unstable land.
 - f) Take account of the landscape policies, local landscape designations, landmarks, and key views identified in any relevant adopted Neighbourhood Plans.
- 2) All proposals for major development (or other development that has potential for significant visual and landscape effects) should be accompanied by a Landscape and Visual Impact Assessment (LVIA) proportionate to the scale and likely impact of the proposals. The LVIA should identify the sensitivity of the landscape and the magnitude and significance of landscape and visual impacts resulting from the proposals, as well as an assessment of the cumulative impacts of the proposals alongside any other planned or committed developments in the area, where applicable.
- 3) All new landscaping schemes will be expected to:
 - a) Respond sympathetically to topography, landscape features, and existing green and blue infrastructure networks and create a strong green infrastructure buffer on the interface between urban and rural areas to protect the setting of settlements and help integrate the development into the existing landscape.
 - b) Include characteristic features and elements to strengthen local landscape distinctiveness, including appropriate styles and materials in hard landscaping proposals and the provision of native species of local provenance in planting schemes.
 - c) Be integrated with the strategy for sustainable surface water management and, where appropriate, include sustainable surface water management features and space for water attenuation on site.

- d) For major developments, where appropriate, identify and include opportunities for on-site water re-use / greywater recycling.
- e) Include lighting schemes that minimise light pollution from artificial light on wildlife and intrinsically dark landscapes.
- f) Include provision for the on-going maintenance of landscaped areas.

□ Supporting Information

11.56 This policy applies to the landscape of the Borough as a whole, encompassing both urban and rural areas. It recognises that landscape character contributes to the quality of life for residents and visitors, and that development should be sensitive to the landscape context.

11.57 The NPPF requires planning policies to make sufficient provision for the conservation and enhancement of the natural, built and historic environment, including landscapes and to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. It also advises that planning policies should, amongst other things, seek to improve local environmental conditions, take opportunities to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and limit the impact of light pollution from artificial light on intrinsically dark landscapes and nature conservation.

11.58 The PPG advises that where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence, that policies may set out criteria against which proposals for development affecting these areas will be assessed and that policies to avoid adverse impacts on landscapes, including necessary mitigation measures, may be used to protect the landscape from the cumulative impacts of development.

11.59 With regard to how the character of landscapes should be assessed, the PPG states that to help assess the type and scale of development that may be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment may be completed and that Landscape and Visual Impact Assessments (LVIAs) may be used to demonstrate the likely effects of a particular development on the landscape.

11.60 In accordance with national policy, the Newcastle-under-Lyme Landscape & Settlement Character Assessment Study 2022 (LSCA) has been prepared, which identifies and records the patterns, features and elements of the various generic types of landscape and areas of distinctive character in Borough's rural areas.

Related Documents

- ED023 Landscape and Settlement Character Assessment Study Part 1: Landscape & Settlement Character Assessment (CBA, 2022)
- ED023a Newcastle-under-Lyme Landscape and Settlement Character Assessment Study Part 2: Landscape Strategy (CBA, 2022)
- ED017 Landscape Character Study (CBA, 2023)
- Staffordshire Historic Landscape Characterisation Project

Policy SE11: Trees, hedgerows, and woodland

- 1) Development proposals should prioritise the retention and protection of existing trees, hedgerows, and woodlands. To ensure the long-term viability of these natural features, proposals should be supported by Arboricultural Impact Assessments (for proposals impacting significant trees) and / or Hedgerow Surveys (where applicable)
- 2) Development proposals should include an early assessment of the site, ensuring that existing trees, hedgerows, and woodlands are identified and their mature size, location, and relationship to buildings and amenity space are explicitly considered within the design of the proposal.
- 3) Where the loss of significant trees, hedgerows, or woodlands is unavoidable, proposals should demonstrate:
 - Adequate replacement planting of appropriate species, providing a commensurate amenity and ecological value to the loss.
 - Integration of replacement planting within a comprehensive landscape scheme.
- 4) Where on-site replacement is demonstrably unfeasible, off-site provision, prioritised within the Borough, should be explored as close as feasibly possible to the site. Off-site replacement contributions will be determined in consultation with the Council, utilising suitable valuation methods such as the Capital Asset Valuation of Amenity Trees (CAVAT). Compensation for woodland loss should adhere to the DEFRA biodiversity offsetting metric as outlined in Policy ENV 2 'Ecological Implementation'.
- 5) New planting within development sites should seek to increase overall tree canopy cover, ensuring the selection of species appropriate to the character of the area and prioritising native species wherever possible. Consideration should be given to species that offer climate resilience, biodiversity value, and contribute to wider environmental benefits, including improvements to air quality and flood mitigation.
- 6) Development should include tree-lined streets and where tree planting is proposed, consider the impact on utility services, in particular, drainage systems and other potentially affected pipelines.
- 7) Development proposals adjacent to existing woodlands should consider potential impacts and incorporate appropriate mitigation measures. This may include:
 - Establishing buffer zones: Maintaining appropriate buffer zones between development and woodlands to minimise disturbance and protect ecological integrity.
 - Mitigating light pollution: Implementing measures to reduce light spill and glare from development, such as directing lighting downwards and using appropriate shielding, to protect nocturnal wildlife and dark skies.
 - Protecting hydrological connectivity: Ensuring that development does not disrupt the natural hydrological flows and connectivity between woodlands and watercourses, such as through the use of sustainable drainage systems and the preservation of natural drainage features.

- 8) New streets should incorporate tree-lined designs unless there are clear and compelling reasons justifying their absence.
- 9) Development proposals should include appropriate measures to ensure the ongoing management and maintenance of newly planted trees, hedgerows, and woodlands.
- 10) Ancient or veteran trees should be retained, protected, and integrated into development schemes, preferably within public open space. Proposals affecting these features should include management plans in accordance with Natural England guidelines. Development should provide appropriate buffer zones surrounding ancient woodlands to prevent harm.
- 11) Development proposals impacting sites comprising Ancient Woodland or veteran trees should include assessments of the impact in accordance with Natural England's Specialist Survey Method for Veteran Trees. Where applicable, long-term management plans conforming to Natural England guidelines should be included within the proposal.
- 12) Schemes incorporating existing woodland should include detailed management proposals ensuring the long-term sustainability and enhancement of these valuable ecological assets.
- 13) Hedgerows, particularly those designated as 'important' under the Hedgerows Regulations (1997), are distinctive elements of the Borough's landscape and form valuable habitats. Development proposals resulting in the removal of 'important' hedgerows should include a full assessment to demonstrate compliance with the Regulations.
- 14) Schemes that help to deliver the Council's Carbon Capture Areas and Urban Tree Planting Strategy to facilitate carbon capture will be supported.

□ Supporting Information

11.61 Trees, hedgerows, and woodlands are integral to the distinctive character and ecological health of the Borough of Newcastle-under-Lyme, defining landscapes across both urban and rural settlements. This policy prioritises the protection of existing natural assets, seeking to not only preserve, but actively enhance, these valuable features wherever possible. In doing so, it directly supports the Council's commitment to delivering sustainable development (Strategic Objective SO-IV) by promoting the responsible stewardship of precious natural resources.

11.62 Beyond their aesthetic value, trees, hedgerows, and woodlands provide a multitude of environmental, economic, social, and climatic benefits:

- **Environmental Benefits:** They act as natural filters, improving air quality by absorbing pollutants and mitigating climate change through CO₂ sequestration. They also play a vital role in regulating water flow and reducing soil erosion.
- **Economic Benefits:** Mature trees and established woodlands enhance property values and create a more attractive environment for businesses and residents, fostering economic growth.
- **Social Benefits:** Trees, hedgerows, and woodlands provide valuable recreational spaces, promote physical and mental well-being, and contribute to a strong sense of place and community identity.
- **Climatic Benefits:** These natural features provide shade, reducing the urban heat island effect and mitigating the impacts of extreme weather events.

11.63 Relevant statutory undertakers' guidance on standard conditions for works adjacent to pipes should be consulted.

Policy SE12: Amenity

- 1) Development proposals should demonstrate they will not result in unacceptable harm to the amenities of existing or future residents, businesses, or sensitive uses in the vicinity. Development that would have an unacceptable adverse impact on existing amenity will not be permitted. This includes the consideration of:
 - Preventing unacceptable overlooking and loss of privacy.
 - Avoiding unacceptable loss of sunlight and daylight.
 - Mitigating the overbearing and dominating effect of new buildings.
 - Minimising environmental disturbance or pollution.
 - Addressing traffic generation, access, and parking.
 - Protecting existing trees and landscaping that contribute to amenity value, and ensuring appropriate replacement or enhancement where necessary.
- 2) New development should effectively integrate with existing uses, and existing businesses and community facilities must not have unreasonable restrictions placed on them as a result of new development. Where the operation of an existing business or facility could have a significant adverse effect on a proposed new development in its vicinity, the applicant (developer) should provide a suitable assessment, such as a noise impact assessment or a light pollution study, to demonstrate the following:
 - The nature and extent of potential amenity impacts on future occupants.
 - That the proposed development incorporates adequate mitigation measures to protect the amenity of future occupants, or
 - That the business or facility can modify its operations to minimise adverse impacts without unreasonable restrictions on its operations.
 - The assessment should consider factors such as noise levels, operating hours, traffic generation, and light pollution, and should be conducted in accordance with relevant industry standards and guidelines.
- 3) Where significant adverse effects cannot be effectively mitigated, and no acceptable compromise in operations can be reached, planning permission will be refused.
- 4) The Council will utilise available planning enforcement mechanisms, such as planning conditions, legal agreements, or enforcement notices, to ensure compliance with the Agent of Change principle and address situations where mitigation measures are not effective or reasonable compromises cannot be reached. This may involve requiring the modification of existing operations, the implementation of additional mitigation measures, or, in extreme cases, the restriction or cessation of activities that cause unacceptable harm to amenity.

Supporting Information

11.64 The Council recognises the importance of safeguarding the amenity of existing and future residents and ensuring a high-quality living environment. Amenity is essential for the health, well-being, and quality of life of our residents. This policy aims to protect amenity while supporting appropriate development, with due consideration to the Agent of Change principle. It aligns with the National Planning Policy Framework's focus on achieving well-designed places.

Policy SE13: Soil and Agricultural Land

- 1) Outside of sites allocated for development in the Local Plan, development proposals should avoid the loss of best and most versatile agricultural land (BMV) unless it can be demonstrated that the benefits of development clearly outweigh the loss of the land and every effort has been made to mitigate for the overall impact of the development on best and most versatile agricultural land.
- 2) Proposals for development on BMV land (Grades 1, 2, and 3a) will only be supported where:
 - a) There is an overriding need for the development that cannot be met on lower-quality land.
 - b) It has been demonstrated that there are no suitable alternative sites on land of lower agricultural quality.
- 3) Where development on BMV land is unavoidable, proposals must include a detailed mitigation strategy outlining measures to offset the loss of high-quality soil resources and explore opportunities to enhance soil quality on other areas of the site.
- 4) Development proposals should demonstrate how they will protect existing soil resources and promote sustainable soil management throughout all phases of development, from site preparation to construction and landscaping. Development proposals should incorporate measures to:
 - a) Minimise soil disturbance, compaction, and erosion.
 - b) Retain and reuse topsoil on-site wherever possible.
 - c) Incorporate soil improvement measures where necessary, such as the addition of organic matter.
- 5) The Council will consider the cumulative impacts of development proposals on the overall quality and availability of agricultural land and soil resources within the Borough. This includes assessing the potential for fragmentation of agricultural land, the loss of productive soils, and the impact on the viability of agricultural businesses. Where significant cumulative impacts are identified, the Council may require additional mitigation measures or consider alternative development options.

□ Supporting Information

11.65 Developers are strongly encouraged to refer to Defra's Code of Practice for the Sustainable Use of Soils on Construction Sites for detailed guidance on best practice in soil protection, management, and restoration, including the value of soil surveys in informing Soil Management Plans. Where appropriate, the restoration of degraded or damaged soils should be considered as part of new development.

11.66 The Council recognises the importance of soils as a finite and valuable natural resource that supports essential functions, including food production, biodiversity, carbon storage, flood mitigation, and water quality. This policy aims to protect the Borough's best and most versatile (BMV) agricultural land from inappropriate development and promote sustainable soil management practices within Newcastle-under-Lyme.

11.67 Mitigation strategies for development on BMV land should include, but are not limited to:

- Soil surveys and testing: Conducting detailed soil surveys and testing to assess soil quality, characteristics, and potential contamination.
- Topsoil conservation and reuse: Implementing measures to minimise topsoil loss during construction and prioritise the reuse of topsoil for landscaping and restoration purposes.
- Soil improvement techniques: Utilising soil improvement techniques, such as the addition of organic matter or soil amendments, to enhance soil quality and fertility on the development site or off-site locations.
- Creation of new agricultural land: Exploring opportunities for creating new agricultural land or enhancing the quality of existing lower-grade agricultural land to offset the loss of BMV land.

- Biodiversity enhancements: Incorporating features that promote biodiversity and support ecological functions within the development, such as the creation of wildlife habitats, planting of native species, and the restoration of degraded land.

Related Documents

- National Planning Policy Framework
- Defra's Code of Practice for the Sustainable Use of Soils on Construction Sites
- Guide to assessing development proposals on agricultural land (Natural England)

Policy SE14: Green and Blue Infrastructure

- 1) Development proposals should incorporate multifunctional Green Infrastructure and Blue Infrastructure elements as an integral part of the design from the outset. These elements should:
 - a) Address climate resilience through measures such as sustainable drainage systems (SuDS), green roofs, walls, urban tree planting, and other nature-based solutions that contribute to climate action goals.
 - b) Support town centre regeneration and enhance public spaces through high-quality urban green spaces, landscaping, and street trees.
 - c) Contribute to biodiversity objectives by creating new habitats and incorporating features that enhance existing ecological networks.
- 2) Where development proposals result in the loss or degradation of existing Green Infrastructure and Blue Infrastructure assets and, where the benefits of the development demonstrably outweigh the harm caused. Applicants must demonstrate that:
 - a) All appropriate alternatives that avoid harm have been fully considered and shown to be unviable.
 - b) Suitable mitigation and compensatory measures have been proposed to offset any unavoidable loss or damage.
 - c) Opportunities to enhance existing Green Infrastructure and Blue Infrastructure assets in the vicinity of the development site have been explored and, where feasible, will be incorporated into the scheme.
 - d) In accordance with national guidance, development proposals must demonstrate a net gain in biodiversity through measurable habitat creation, restoration, and enhancement, contributing to the Council's strategic Nature Recovery Network.
- 3) Development proposals should, where appropriate, contribute to the creation of a well-connected Green Infrastructure and Blue Infrastructure network throughout the Borough. This includes:
 - a) Enhancing and extending existing green corridors, including canal towpaths, to support biodiversity, active travel, and connections between communities and nature.
 - b) Designing schemes that improve access to and within Green Infrastructure and Blue Infrastructure assets, particularly within areas of lower environmental quality or health inequalities.
 - c) Residents should have access to a high-quality green space
- 4) Development proposals incorporating new or enhanced Green Infrastructure assets should include a detailed management and maintenance plan outlining responsibilities, funding mechanisms, and long-term stewardship arrangements.
- 5) The Council will explore various funding mechanisms for Green Infrastructure maintenance, such as developer contributions, dedicated funding streams, or community-based stewardship programs. Opportunities for community involvement in the management and maintenance of Green Infrastructure assets will be actively encouraged.
- 6) The Council encourages a collaborative and community-centred approach to the planning, design, and management of Green Infrastructure assets. Opportunities for community involvement in Green Infrastructure projects and long-term stewardship will be actively supported.
- 7) The Council supports innovative Green Infrastructure and Blue Infrastructure solutions that deliver multiple benefits, such as nature-based flood management, carbon sequestration, and community-led initiatives. Where these contribute to the Council's strategic objectives or other local priorities, they will be strongly encouraged.

Supporting Information

11.68 The Borough's waterways, including the Trent & Mersey Canal, the Macclesfield Canal, and the Shropshire Union Canal, form a vital part of this blue infrastructure network. Green Infrastructure of which there are numerous examples of informal and of a more formal nature across the Borough and Blue Infrastructure provide a wide range of environmental, social, and economic benefits, including climate change mitigation, biodiversity enhancement, improved health and wellbeing, and increased attractiveness for residents and businesses. This policy seeks to protect, enhance, and strategically integrate Green Infrastructure and Blue Infrastructure assets to support the Borough's overall development, while ensuring that Green Infrastructure design complements the Borough's natural features, reinforces its distinct sense of place, and respects its local heritage.

12. Rural Matters

Policy RUR1: Rural Economy

- 1) Outside settlement boundaries and established employment sites, applications for the following forms of development will be permitted, subject to meeting the criteria set out in criterion 2 and, in the case of proposed new enterprises, the submission of evidence to demonstrate that the proposed business is viable:
 - a) Small-scale employment development appropriate to rural areas;
 - b) Expansion of existing rural businesses;
 - c) Provision of / diversification of agricultural and other land-based rural businesses;
 - d) Sustainable rural-based sport, leisure, recreation, and tourism facilities requiring and appropriate to a rural location; and
 - e) Retention and delivery of accessible local services and community facilities
- 2) Development will be supported where the proposals would:
 - a) Facilitate the retention or growth of local employment opportunities or existing services and facilities that support a local need;
 - b) Improve the sustainability of a site in terms of access (where opportunities exist);
 - c) Prioritise the re-use of previously developed land and / or sites that are physically well-related to existing settlements;
 - d) Not involve the unsightly storage of, or work on, goods outside of built premises;
 - e) Re-use, conserve and, where possible, enhance the significance of historic farm buildings (where they exist) in accordance with Policy SE 9 (Historic Environment)
 - f) Re-use disused buildings of substantial construction that are structurally sound and capable of conversion and that were constructed for and previously used in connection with an authorised activity, and / or, provide new buildings that are of exceptional design-quality that either reflect local character (incorporating design features distinctive to the local area) or are of a contemporary or innovative design;
 - g) Conserve and enhance the character and quality of the landscape in accordance with Policy SE 10 (Landscape)
 - h) Sustain and enhance the significance of any affected heritage assets (and their settings) in accordance with Policy SE 9 (Historic Environment)
 - i) Not have an unduly adverse impact on the operation or amenity of any existing nearby uses;
 - j) Not undermine the vitality and viability of rural settlements;
 - k) Not result in the loss of a designated community asset;
 - l) Not undermine the delivery of a strategic employment allocation;
 - m) Not be of such a scale or type of development where its associated impacts would indicate that it would be more appropriately located within a settlement boundary, or designated employment site; and
 - n) Be served by adequate infrastructure, in particular, safe access and not have an unduly adverse impact on local roads.

▯ Supporting Information

- 12.2 The NPPF advises that planning policies should enable the sustainable growth and expansion of all types of business in rural areas, including the diversification of agricultural and other land-based rural businesses, sustainable rural tourism and leisure developments and local services accessible to rural communities. Such development, it states, should be sensitive to its surroundings, not have an unacceptable impact on local roads and, where possible, exploit opportunities to make the location more sustainable in terms of access.
- 12.3 It also states that, where suitable opportunities exist, the use of previously developed land and sites that are physically well-related to existing settlements should be encouraged but that planning policies should recognise that sites to meet local business and community needs in rural areas may have to be found beyond existing settlements and in locations that are not well-served by public transport.
- 12.4 Schemes should provide for Biodiversity Net Gain, in line with the policy approach contained in the Local Plan.

Policy RUR2: Rural Workers Dwellings

- 1) Outside settlement boundaries applications for new dwellings for essential rural workers will be permitted where:
 - a) It can be demonstrated that there is an essential functional need for a rural worker to live permanently at or near their place of work in the countryside;
 - b) It can be demonstrated that the business is likely to remain viable for the foreseeable future;
 - c) A suitable dwelling cannot be provided by re-using an existing building on the land holding;
 - d) A dwelling, or building suitable for conversion to a dwelling within the land holding, has not been sold on the open housing market without an agricultural or other occupancy condition in the last five years;
 - e) A suitable dwelling is not available (or likely to become available within a reasonable time-scale) on a nearby allocated site, or within a nearby settlement;
 - f) The dwelling is located within, adjacent to, or within a reasonable distance of the business, or close to other buildings on the associated land holding;
 - g) The scale of the dwelling is proportionate to the essential need;
 - h) The dwelling is of a high design-quality that reflects local character (incorporating design features distinctive to the local area);
 - i) The proposals conserve and enhance the character and quality of the landscape in accordance with Policy SE 10 (Landscape);
 - j) The proposals sustain and enhance the significance of any affected heritage assets (and their settings) in accordance with Policy SE 9 (Historic Environment);
 - k) The site is served by adequate infrastructure, in particular, safe access.
- 2) Where the proposal relates to a proposed or new business that cannot yet demonstrate financial soundness, a temporary dwelling (in the form of a caravan, mobile home or wooden structure that can easily be removed from the site) may be acceptable provided all other criteria outlined in criterion 1 are met.
- 3) Where a new dwelling is permitted, occupancy will be restricted by planning condition to occupation by a person, or persons currently or last employed by the business in question, or generally in local agriculture, horticulture, forestry or other local rural activities (as appropriate), or their surviving partner or dependant(s). A legal obligation may also be required including a claw-back clause requiring the payment of a financial contribution towards the provision of affordable housing where it is subsequently evidenced that the dwelling is no longer required as an essential rural worker's dwelling.
- 4) Applications for the removal of an occupancy condition related to a rural workers dwelling will only be permitted where:
 - a) It can be demonstrated that there is no longer an essential need for accommodation at the business / on the land holding or in the local area; and
 - b) The property has been marketed for a reasonable period (at least 12 months) at a price that reflects the existence of the occupancy condition (an independent valuation will be required to justify the market price).

□ Supporting Information

- 12.5 The NPPF advises that planning policies should avoid the development of isolated homes in the countryside unless (amongst other things) there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. The PPG provides further advice on this, noting that such circumstances may exist to ensure the effective operation of an agricultural, forestry

or similar land-based business, for example, where farm animals or agricultural processes require 24-hours a day on site attention and where there would otherwise be a risk to human or animal health or incidents of crime; or to deal quickly with emergencies that could result in serious loss of crops or products.

- 12.6 When considering applications for essential rural worker's dwellings the history of the land holding will be taken into account, in particular, the recent pattern of land use, provision of new buildings and disposals of land and buildings. The recent sale of land and / or buildings may constitute evidence of lack of need.
- 12.7 The scale of a dwelling should closely relate to the evidenced need of and be proportionate to the scale of the business. For example, a primary dwelling on a land holding, which will potentially serve as a family home and require additional accommodation, such as a business office, would be expected to be notably larger in scale to that of a secondary dwelling on the same land holding which, in many cases, is likely to be akin to a single-plot affordable dwelling.

Policy RUR3: Extensions and Alterations to Buildings Outside of Settlement Boundaries

- 1) Outside settlement boundaries extensions and alterations to existing dwellings will be permitted where the proposals:
 - a) Are subservient to the existing dwelling and will not result in a disproportionately larger dwelling than the original dwelling on the site;
 - b) Respect the scale of the plot and the scale and character of the existing dwelling and other dwellings in the vicinity;
 - c) Are of a high design-quality that reflects local character (incorporating design features distinctive to the local area);
 - d) Conserve and enhance the character and quality of the landscape in accordance with Policy SE 10 (Landscape)
 - e) Sustain and enhance the significance of any affected heritage assets (and their settings) in accordance with Policy SE 9 (Historic Environment)
 - f) Would not have an unduly adverse impact on the operation or amenity of any existing nearby uses; and
 - g) Are served by adequate infrastructure, in particular, safe access.
- 2) Where extensions and alterations are proposed to replacement dwellings (i.e. dwellings that have replaced other dwellings on their site since 2000), the maximum increase in volume set out in criterion 1 above will be assessed against the volume of the dwelling replaced by the existing dwelling.
- 3) Outside settlement boundaries residential annexes and outbuildings will be permitted where:
 - a) They adjoin or are located in close proximity to the existing dwelling and within its established curtilage;
 - b) They are proportionate to the scale of the existing dwelling; and
 - c) The proposals comply with criteria (c) to (g) of criterion 1 of this policy.
- 4) In instances where it would be undesirable for an additional dwelling to be established and where a proposed residential extension, outbuilding or annexe is capable of being occupied as a separate self-contained residential unit, where granted, planning permission will be subject to a condition and / or a unilateral undertaking restricting occupation of the unit to being ancillary to the main dwelling.
- 5) Outside settlement boundaries extensions and alterations to buildings other than dwellings will be permitted where:
 - a) The building is in use, or is proposed to be used in connection with any of the forms of development listed at criterion 1 of Policy RUR 1 (Rural Economy);
 - b) The proposals are for a development subservient to the existing building and will not result in a building that is materially larger than the existing building, unless it can be demonstrated that a particular scale or design of extension to the building is required; and
 - c) The proposals comply with the criteria listed at criterion 2 of Policy RUR 1 (Rural Economy) where applicable.

□ Supporting Information

12.8 For the purposes of this policy 'original dwelling' is defined as the dwelling as it existed on 1st July 1948, or the date on which it was built, if built after that date.

12.9 Over time dwellings are often extended and altered by occupiers to meet their specific needs. In urban locations, such changes are often curtailed by plot size and the proximity of other dwellings. However, in rural areas, where plot sizes are often more generous, the potential for dwellings to increase in size is greater, which could lead to an over-supply of large properties in rural areas over time. This policy therefore seeks to allow for the alteration and extension of all dwellings in rural areas, whilst restricting their on-going expansion, to ensure the retention of an appropriate mix and choice of housing in rural areas.

12.10 With regard to extensions and alterations to buildings other than dwellings, these will be assessed on their merits on a case-by-case basis, taking into account all impacts and, in particular, the degree to which the proposal would help to support the rural economy and the availability and variety of rural employment opportunities.

Policy RUR4: Replacement Buildings Outside of Settlement Boundaries

- 1) Outside settlement boundaries the replacement of existing dwellings will be permitted where:
 - a) The site contains a permanent dwelling with an extant, lawful residential use and the dwelling has not been abandoned or allowed to fall into such a state of dereliction that any replacement would in effect be treated as a 'new dwelling' (a structural survey will be required where signs of dereliction are visible or where the building has been unoccupied for some time);
 - b) The dwelling respects the scale of the plot and the scale and character of the existing dwelling and other dwellings in the vicinity;
 - c) The dwelling is not materially larger than the original dwelling, with a height and massing similar to that of the existing dwelling;
 - d) The dwelling is of a high design-quality that reflects local character (incorporating design features distinctive to the local area);
 - e) The proposals conserve and enhance the character and quality of the landscape in accordance with Policy SE 10 (Landscape)
 - f) The existing dwelling is not a building formerly associated with a historic farmstead, or a building of other architectural or historic merit that makes an important contribution to the distinctive character of the area;
 - g) The proposals sustain and enhance the significance of any affected heritage assets (and their settings) in accordance with Policy SE 9 (Historic Environment)
 - h) The proposals would not have an unduly adverse impact on the operation or amenity of any existing nearby uses; and
 - i) The site is served by adequate infrastructure, in particular, safe access.
- 2) Outside settlement boundaries the replacement of buildings other than dwellings will be permitted where:
 - a) The building was constructed for and has previously been used in connection with an authorised activity;
 - b) The building is of permanent construction and is substantially intact;
 - c) The proposed use is the same as the last lawful use of the building (where it has not been abandoned), or a use that would fall within those listed at Criterion 1 of Policy RUR 1 (Rural Economy);
 - d) The replacement building is not materially larger than the one it replaces, with a height and massing similar to that of the original building, unless it can be demonstrated that a particular scale or design of replacement building is required; and
 - e) The proposals comply with the criteria listed at Criterion 2 of Policy RUR 1 (Rural Economy) where applicable.
 - f) The replacement building is of a high design-quality that reflects local character (incorporating design features distinctive to the local area);
 - g) The proposals conserve and enhance the character and quality of the landscape in accordance with Policy SE10 (Landscape)
 - h) The existing building is not a building formerly associated with a historic farmstead, or a building of other architectural or historic merit that makes an important contribution to the distinctive character of the area;
 - i) The proposals sustain and enhance the significance of any affected heritage assets (and their settings) in accordance with Policy SE9 (Historic Environment)
 - j) The proposals would not have an unduly adverse impact on the operation or amenity of any existing nearby uses; and
 - k) The site is served by adequate infrastructure, in particular, safe access.

□ Supporting Information

- 12.11 For the purposes of this policy 'original dwelling' is defined as the dwelling as it existed on 1st July 1948, or the date on which it was built, if built after that date.
- 12.12 The aim of this policy is to encourage the replacement of substantially intact but poor quality buildings that are unfit for purpose and / or detract from the character and quality of the landscape, restrict the development of inappropriate new-build replacement dwellings in open countryside and encourage the re-use of such sites for developments that support the rural economy.
- 12.13 The policy restricts the size of replacement dwellings in order to limit the tendency towards the provision of larger dwellings in the countryside and to maintain a mix of dwelling types in rural areas in line with the objectives of Policy HOU 2 (Housing Mix, Density and Standards).
- 12.14 Where the scale or height of a proposed dwelling does not comply with the policy, it must be demonstrated that the design is of exceptional quality in accordance with the provisions of the NPPF, i.e. it is truly outstanding, reflecting the highest standards in architecture and would help to raise standards of design more generally in rural areas and would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 12.15 Where the replacement dwelling is materially larger than the original dwelling on the site, permission will be subject to planning conditions removing permitted development rights for further extensions, roof alterations and garden structures.
- 12.16 Conditions and / or unilateral undertakings (including S.106 agreements) will be used to ensure demolition and removal of the original dwelling prior to first occupation of the replacement dwelling, or prior to construction of the replacement dwelling, as appropriate.
- 12.17 In the case of replacement rural workers dwellings, it must be demonstrated that the scale and type of dwelling proposed will not prejudice the on-going financial viability of the business.
- 12.18 Additional restrictions apply to replacement buildings in Green Belt locations, where replacement buildings must remain in the same use as and not be materially larger than the building they replace in accordance with Policy PSD 5 (Green Belt) and the provisions of the NPPF.
- 12.19 Any negative impacts associated with the loss of existing buildings, including the loss of embodied energy, will be weighed against the benefits of replacing damaged, substandard and inappropriate structures, in particular, where the proposals would support the rural economy and increase the availability and variety of rural employment opportunities.

Policy RUR5: Re-Use of Rural Buildings for Residential Use

- 1) Outside settlement boundaries the re-use of redundant and disused buildings for residential use will be permitted where:
 - a) The building is of a substantial construction, is structurally sound and is capable of conversion without the need for significant new building works and / or extension;
 - b) The building was constructed for and has previously been used in connection with an authorised activity and is no longer required in connection with that use;
 - c) It can be demonstrated that the building is not required to provide an essential rural worker's dwelling in connection with any business activity associated with the land holding;
 - d) It can be demonstrated that every reasonable attempt has been made to secure a suitable business use for the premises, including evidence of a minimum of 12 months marketing (for sale or rent at the prevailing market rate) within the 18-month period prior to submission of the application;
 - e) The proposals conserve and enhance the character and quality of the landscape in accordance with Policy SE 10 (Landscape)
 - f) The proposals sustain and enhance the significance of any affected heritage assets, including buildings formerly associated with a historic farmstead (and their settings) in accordance with Policy SE 10: Historic Environment
 - g) The building in question is not located within 400 metres of an agricultural livestock unit and the residential use would not have an undue adverse impact on the operation or amenity of any existing nearby uses; and
 - h) The site is served by adequate infrastructure, in particular, safe highway access.

□ Supporting Information

12.20 The NPPF advises that planning policies should avoid the development of isolated homes in the countryside except in particular circumstances, one of which is the conversion of redundant or disused buildings to dwellings. Furthermore, Class Q of the General Permitted Development Order 2015 (as amended) allows for the conversion of disused buildings in rural areas to dwellings as permitted development, subject to certain conditions and limitations.

12.21 The NPPF equally endorses the use of such buildings for other purposes, in particular, those that support the rural economy. In this respect, whilst the re-use of rural buildings for residential purposes is not unacceptable in principle, it is considered that priority should be given to other uses that would help support the rural economy, for example, proposals to develop and expand existing and new rural businesses and the provision of facilities to serve rural communities and housing for essential rural workers.

12.22 Therefore, where the conversion of non-residential buildings to residential use in rural areas falls outside of the scope of Class Q, changes of use of such buildings to dwellings will be strictly controlled, with uses that sustain an active rural economy and support rural living being prioritised in the first instance, in accordance with Policies RUR 1 (Rural Economy) and RUR 2 (Essential Rural Worker's Dwellings).

12.23 It is often the case that rural buildings require substantial works to enable them to be re-used as dwellings, in order to comply with Building Regulations and the demands of such a use, therefore, to be acceptable in planning terms, a building should be capable of residential conversion without the need for significant rebuilding or extension. This applies primarily to modern buildings, which are limited in their suitability for re-use as dwellings due to their modular and / or temporary construction. Buildings that are predominately constructed using traditional local techniques are more likely to be suited to residential re-use.

12.24 The Council may request evidence to demonstrate that the building proposed to be converted is redundant or disused in situations where this is unclear from the information provided / observations on site.

13. Site Allocations

- 13.1 The Local Plan includes allocations of land for development intended to accommodate the housing and employment requirements set out in earlier chapters. Allocating land for development is part of a positive planning strategy for the Borough, providing a level of certainty over the Plan period about where development will be located.
- 13.2 The Local Plan covers the period 2020-2040. The residential development requirements of the Plan will be made up of the residential development that has taken place since 2020 (completions) any site with planning permission for housing yet to be built out (commitments) and the allocation new sites to accommodate the residual target in this Plan. For employment sites, the Housing and Economic Needs Assessment sets out land currently in the Council’s employment land supply (as at 31 March 2023) with additional sites allocated through the Plan.
- 13.3 There are a number of sites that have been granted planning permission since 31 March 2023. A number of these sites were identified as draft allocations in the First Draft Plan and / or sites of strategic significance. These sites are listed in Appendix 4.
- 13.4 Allocating sites in the Plan does not automatically grant planning permission. Allocation of a site establishes the principle of a particular land use and any future proposals will need to go through the normal development management decision making process (planning applications) before development can take place, where approved.
- 13.5 Planning applications for development on allocated sites, once the Plan is adopted, will be determined in accordance with the relevant policy criteria applicable to a site, other relevant policies in the Local Plan and any other material considerations. The site-specific policies in this section do not repeat all Local Plan policies but relevant policies apply to all sites including those allocated in the Plan. Each allocated site is shown on the adopted policies map.

Policy SA1: General Requirements

- 1) There are a range of sites proposed to be allocated in the Plan of various spatial scales, some of strategic significance. Irrespective of the type and nature of intended end use, all sites allocated in the Plan and proposals that subsequently come forward will need to conform to the general requirements outlined in Table 5 below.

TABLE 6: SITE ALLOCATION REQUIREMENTS

Strategic Considerations	
Master Plans	<ul style="list-style-type: none"> For major sites of 10 or more dwellings or 0.5 hectares or more site wide master plans will be prepared by the applicant and agreed with the Council to deliver high quality, sustainable and policy compliant developments. Masterplans will also be required for major commercial sites. Master Plans will cover broad location, quantum of development, range of uses, layout and design of development, transport / access and key infrastructure. Master Plans should set out the approach to achieving sustainable modes of access including reducing the need to travel by private car in accordance with Policies IN2 and IN3. Master Plans should also demonstrate how the design and layout of development incorporates infrastructure to accommodate active travel. A hierarchy approach will be adopted to site access where priority is given to establishing pedestrian, cycle and public transport access and connections. Master Plans should also have regard to relevant guidance prepared by Staffordshire County Council.
Neighbourhood Plans	<ul style="list-style-type: none"> Site allocations will have consideration to the aims, objectives and relevant policies of ‘Made’ Neighbourhood Plans.

Housing	
Affordable Housing	<ul style="list-style-type: none"> Major residential development sites of 10 or more dwellings or 0.5 hectares or more will provide affordable housing in accordance with Policy HOU1: <ul style="list-style-type: none"> 30% on Greenfield Sites 15% on Brownfield Sites in the 'Low Value Zone'. 25% on Brownfield Sites in the 'High Value Zone'.
Housing Mix and Density	<ul style="list-style-type: none"> Residential development will deliver an appropriate mix of housing and densities in line with Policy HOU2.
Design	
Design Quality	<ul style="list-style-type: none"> New development will be delivered to a high quality of design in accordance with the National Design Code, National Design Guidance, local design guides / codes and in accordance with criteria set out in PSD7.
Housing Standards	<ul style="list-style-type: none"> Housing will be designed and delivered in accordance with the space and accessibility standards set out in Policy HOU3.
Sustainable Standards of Construction, Water and Energy Use	<ul style="list-style-type: none"> Residential and non-residential development will be designed and delivered in accordance with the standards for sustainable construction, water and energy efficiency set out in Policy CRE1. Developments must consider the capacity limitations outlined in the Water Cycle Study (WCS). Where constraints exist mitigation measures must be implemented in accordance with Policy SE5. Developments are encouraged to incorporate water re-use strategies in accordance with Policy SE5 to reduce demand on water supplies.
Renewable Energy	<ul style="list-style-type: none"> Developments should optimise the use of decentralised, renewable or low carbon energy sources in accordance with Policy CRE2. Major developments should provide an energy statement which demonstrates the maximum feasible and viable use of onsite renewable energy for at least 10% of energy needs in accordance with Policy CRE2.
Historic Environment	
Heritage Assets	<ul style="list-style-type: none"> Development should conserve and enhance designated and non-designated heritage assets and their settings in accordance with Policy SE9.
Heritage Impact Assessments	<ul style="list-style-type: none"> Developments that have the potential to impact a designated or non-designated heritage asset will be accompanied by a Heritage Impact Assessment prepared in accordance with Policy SE9.
Heritage Assets with Archaeological Interest	<ul style="list-style-type: none"> Where development includes or has the potential to include heritage assets with archaeological interest (below or above ground), an assessment of the archaeological potential of the site will be required. This will include an appropriate desk-based assessment, and where necessary, a field evaluation. The scope of any field evaluation should be agreed with the Council in advance, and a Written Scheme of Investigation provided prior to any site investigations taking place.
Social and Community Facilities	
Community Facilities	<ul style="list-style-type: none"> New development will contribute towards and where appropriate provide new community facilities and associated infrastructure in accordance with Policy IN1.
Education	<ul style="list-style-type: none"> Residential development will be required to contribute towards enhancing education capacity (early needs, special education needs, primary and secondary) in accordance with Policy IN1.
Health Care Provision	<ul style="list-style-type: none"> Residential development will contribute towards healthcare and leisure provision in accordance with Policies IN1 and PSD6.

Health and Wellbeing	<ul style="list-style-type: none"> New development will support safe, healthy and active lifestyles through appropriate design of development and access to facilities in accordance with Policy PSD6.
Open Space and Recreation Facilities	<ul style="list-style-type: none"> New residential development will provide public open space and recreation facilities in accordance with Policy SE6.
Landscape and Green Infrastructure	
Landscape Assessments	<ul style="list-style-type: none"> A proportionate Landscape Appraisal (LVA) will be required where appropriate. Where an Environmental Impact Assessment requires, a Landscape and Visual Impact Assessment will be required in accordance with Policy SE10. The Council's Landscape and Settlement Character Study (2022) will be considered including guidance as it applies to respective site allocations.
Green and Blue Infrastructure	<ul style="list-style-type: none"> Development will provide green and blue infrastructure and contribute to enhancing the wider network in accordance with Policy SE14 and Policy IN1. Development will seek opportunities to enhance watercourses (rivers, streams and canals) and their associated habitats in accordance with Policy SE5.
Trees, Hedgerows and Woodlands	<ul style="list-style-type: none"> Where trees, hedgerows or woodlands are likely to be affected by a development, Arboricultural Impact Assessments, hedgerow surveys will be required. Appropriate mitigation measures will also be required in accordance with Policy SE11. The design, layout and maintenance of developments and the provision of new planting should be in accordance with Policy SE11. Development adjacent to existing woodlands will consider impacts and appropriate mitigation measures (including relevant buffer zones) in line with Policy SE11.
Biodiversity and Geodiversity	
Habitats and Species Surveys	<ul style="list-style-type: none"> Relevant habitats and species surveys will be required in accordance with Policy SE8.
International Designations	<ul style="list-style-type: none"> Appropriate mitigation will be delivered in accordance with Policy SE8 to mitigate the impact of air pollution on SAC / RAMSAR sites, water quality and quantity on riverine habitats and recreational pressure on Ramsar habitats. Appropriate mitigation will be secured to address likely significant effects on international nature conservation designations in accordance with Policy SE8.
National, local designations and irreplaceable habitats	<ul style="list-style-type: none"> Appropriate mitigation will be required (including relevant buffer zones) for development that is near to or could adversely affect Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNRs), Biodiversity Opportunity Areas (BOA) / Nature Recovery Networks (NRN), Sites of Importance to Nature Conservation (SINC) and irreplaceable habitats including Ancient Woodland in accordance with Policy SE8.
Water Quality, Pollution, and Nutrient Neutrality	<ul style="list-style-type: none"> Developments will demonstrate a commitment to water management and mitigate adverse impacts on water quality including pollution risks to groundwater, surface water and associated eco systems in accordance with Policy SE5. Developments located within designated nitrate vulnerable zones or in close proximity to sensitive water bodies should achieve nutrient neutrality in accordance with Policy SE5.

Biodiversity Net Gain	<ul style="list-style-type: none"> Development will deliver a minimum of 10% net gain in biodiversity in accordance with Policy SE7.
Highways Transport and Travel	
Local Plan Transport Study and Mitigation	<ul style="list-style-type: none"> A transport study and associated modelling has been undertaken to assess the cumulative impact of the proposed Local Plan allocations on the transport network. Overall, the study has concluded that the cumulative impact of development is not significant. Strategic transport mitigation measures that are necessary are set out in site-specific allocation policies.
Transport Assessments and Travel Plans	<ul style="list-style-type: none"> Transport assessments and Travel Plans will be required for developments likely to generate significant travel movements in accordance with the requirements set out in Policy IN2.
Transport Infrastructure	<ul style="list-style-type: none"> Improvements in transport infrastructure will be required in accordance with Policies IN1, IN2 and IN3. This may require delivery of transport infrastructure improvements or financial contributions where appropriate.
Access and Parking	<ul style="list-style-type: none"> The layout and design of developments will accord with the principles in Policies IN2 and IN3 incorporating sufficient levels of parking and associated infrastructure. This will accord with parking standards set out in Appendix 3 of this Plan.
Cycleways, Bridleways and Public Rights of Way	<ul style="list-style-type: none"> In accordance with Policies IN2 and IN4 developments will be required to establish and enhance connections to footpaths, cycleways, Public Rights of Way and wider networks.
Waterways	<ul style="list-style-type: none"> Development affecting waterways will include environmental improvements and support active travel links in accordance with Policy IN2.
Environmental Health	
Pollution and Air Quality	<ul style="list-style-type: none"> Developments will incorporate mitigation measures that prevent or minimise pollution and impacts on air quality in accordance with Policy SE1.
Land Contamination	<ul style="list-style-type: none"> Development on land that is contaminated (or suspected of being contaminated associated with an historical land use) will require appropriate site investigation surveys and land contamination assessments in accordance with Policy SE2. Appropriate land remediation / mitigation measures and long-term monitoring plan will be required in accordance with Policy SE2. Development proposals in a Coal Mining Referral Area will prepare a risk assessment and mitigation plan in accordance with Policy SE2.
Amenity	<ul style="list-style-type: none"> Where relevant, noise impact assessments and or light pollution studies will be undertaken, and appropriate mitigation delivered in accordance with Policy SE12.
Construction Environmental Management Plan	<ul style="list-style-type: none"> For major development schemes, a construction management plan will be required to manage the construction activities associated with the development.
Flood Risk	
Flood Risk Assessments / Surface Water Drainage Strategies	<ul style="list-style-type: none"> Developments will be required to undertake Flood Risk Assessments and Surface Water Drainage Strategies using the latest Strategic Flood Risk Assessment or latest Environment Agency mapping (in accordance with guidance from the Council and the Lead Local Flood Authority) and the requirements of Policy SE3. At the pre-application stage, the Council encourages engagement with the Environment Agency and the Lead Local Flood Authority where Flood Risk Assessments and Surface Water Drainage Strategies' are required.

	<ul style="list-style-type: none"> Where required, mitigation measures should be delivered in accordance with the SFRA / Environment Agency guidance and Policy SE3.
Flood Infrastructure Risk	<ul style="list-style-type: none"> Where appropriate and in accordance with SFRA guidance, developer contributions may be required to support flood defence infrastructure improvements and implementation of flood warning systems in accordance with Policy SE3.
Sustainable Drainage	<ul style="list-style-type: none"> Developments will manage and discharge surface water through a sustainable drainage system in accordance with the approach set out in Policy SE4. SuD drainage strategies and maintenance plans must be prepared and submitted with planning applications in accordance with Policy SE4. As part of the pre-app process the Council encourages early engagement with the Lead Local Flood Authority and United Utilities / Seven Trent Water (and where relevant, Canal and Rivers Trust) regarding SuDs feasibility and design. Financial contributions may be required toward the long-term maintenance of SuDs in accordance with Policy SE4.
Utilities	
Utilities Masterplan	<ul style="list-style-type: none"> Major developments will require a site-wide 'Utilities Masterplan' setting out the phasing of provision and co-ordinated engagement with service providers in accordance with Policy IN7.
Water and Wastewater	<ul style="list-style-type: none"> Developments will demonstrate sufficient infrastructure capacity / appropriate connections for surface water disposal, water supply and wastewater treatment in accordance with Policy IN7 and through engagement with relevant water companies. The Water Cycle Study (2024) includes evidence regarding where improvements in infrastructure capacity will be required.
Gas, Electricity and telecommunications	<ul style="list-style-type: none"> Developments will demonstrate sufficient infrastructure capacity / appropriate connections for gas, electricity and telecommunications in accordance with Policy IN7 and through engagement with providers. .
Digital Infrastructure	<ul style="list-style-type: none"> Developers will be required to work with providers to ensure necessary digital infrastructure is delivered including broadband and associated infrastructure in accordance with Policy IN7.
Infrastructure Delivery	<ul style="list-style-type: none"> Where new or upgraded infrastructure is required to support development the Council will require developer contributions secured in accordance with Policies IN1 and IN7.
Water Mains	<ul style="list-style-type: none"> Where water mains cross a development site an assessment of condition and status will be required to inform an appropriate strategy regarding easements or diversion.
Overhead Pylons	<ul style="list-style-type: none"> Where overhead pylons cross a development site this will influence the layout and design of development. Submission of an appropriate strategy regarding approach to power lines will be required.
Infrastructure	
Delivering Infrastructure	<ul style="list-style-type: none"> Development will contribute to the provision of new infrastructure required to support sustainable development in accordance with Policy IN1.
Minerals	
Mineral Safeguarding Areas	<ul style="list-style-type: none"> Development located partially or wholly within a Mineral Safeguarding Area should undertake a minerals resource assessment. Consideration should be given to the requirements of the Staffordshire Minerals Plan and Policy 3 Safeguarding Minerals of Local and National Importance and Important Infrastructure. Engagement will be required with Staffordshire County Council.

Coal Mining	<ul style="list-style-type: none"> • A Coal Mining Risk Assessment will be required for sites in identified Development High Risk Area. This should identify coal mining features present and the risks posed. It should also set out any investigatory works and the remedial or mitigation measures needed.
Green Belt	
Green Belt Compensatory Measures / Green Belt Boundaries	<ul style="list-style-type: none"> • Site allocations that involve removing land from the Green Belt will provide compensatory improvements to the remaining Green Belt. These sites will also establish a recognisable and permanent new boundary to the Green Belt. These measures will be agreed with the Council as part of the preparation of site wide master planning and informed by the Green Belt Study, Landscape Study / landscape assessments, Open Space and Green Infrastructure Strategy, and biodiversity / recreational needs assessments. The scope of compensatory improvements will also be informed through early engagement with relevant landowners, key stakeholders and the local community. Compensatory measures will be secured as appropriate through the use of conditions / section 106 obligations and the community infrastructure levy. • Compensatory improvements to the environmental quality and accessibility of remaining Green Belt land may include: <ul style="list-style-type: none"> ○ New or enhanced green infrastructure; ○ Woodland planting; ○ Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); ○ Improvements to biodiversity, habitat connectivity and natural capital; ○ New or enhanced walking and cycle routes; and ○ Improved access to new, enhanced or existing recreational and playing field provision.

□ Supporting Information

13.7 The housing and employment allocation policies set out in Chapter 14 of the Local Plan identify site specific policy requirements. In addition to site specific requirements, policy SA1 sets out a range of 'General Requirements' including policy criteria that apply to all site allocations. The 'General Requirements' also determines policy considerations for site allocations of less than 100 dwellings which are not subject to individual site-specific allocation policies. Gypsy and Traveller / Travelling Showperson sites will be considered through individual site allocation policies and the policy approach HOU 4 Gypsy, Travellers and Travelling Showpeople.

13.8 The schedule of 'General Requirements' refers to relevant policies from the Local Plan and other key issues which will apply to site allocations. This sets a clear approach that avoids the need for duplicating policy criteria in all the site-specific allocation policies.

13.9 The Infrastructure Delivery Plan (IDP) identifies infrastructure requirements to support the delivery of the Local Plan. The site-specific policies, 'General Requirements' and IDP should be read together.

13.10 The 'General Requirements' that apply to site allocations have been informed by the Infrastructure Delivery Plan, Sustainability Appraisal, Habitats Regulations Assessment, Landscape Study, Housing and Economic Needs Assessment, Strategic Flood Risk Assessment, Water Cycle Study, Open Space and Green Infrastructure Strategy and Viability Assessment.

13.11 Individual site allocations and related policy requirements are set out below. Appendix 7 includes ward maps of the proposed site allocations.

Audley

13.12 Audley is identified as a rural centre in Policy PSD2. 'Settlement Hierarchy'. The following sites are identified to meet the residential development requirements of Audley in the Local Plan:

- Site AB12 'Land East of Diglake Street'
- Site AB15 'Land North of Vernon Avenue'
- Site AB33 'Land off Nantwich Road / Park Lane, Audley'

13.13 Site AB2 'Land at Junction 16 of the M6' is allocated as a strategic employment site serving the employment needs of the Borough and wider sub-region.

Policy AB2 'Land at Junction 16 of the M6'

Land at Junction 16 of the M6 is allocated as a high-quality strategic employment site. The site extends to circa 80 hectares and is allocated for 22 hectares of employment land. Employment will comprise offices, research and development, industrial processes, general industrial, storage and distribution and open storage. Where ancillary non-employment uses are proposed, these will primarily support the onsite businesses, research and development and industrial processes. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Safe and convenient access into the development (including for Heavy Goods Vehicles) via a new junction established from the A500 with emergency access via Barthomley Road, both to be delivered in Phase 1 of the development,
- 3) Provision for secure, high quality Heavy Goods Vehicle lorry parking with ancillary welfare and amenity facilities of an appropriate scale to serve the site. The management and operation arrangements for the lorry park provision to be agreed with National Highways in consultation with Staffordshire County Council,
- 4) Provision for an on-site primary sub-station to support the delivery of the site and / or provision of and implementation of a sustainable energy strategy to generate energy on site and minimise grid reliance,
- 5) Provide for appropriate solar technology and investigate the potential for a 'smart' grid to ensure energy demand is met through Solar and distributed across the site through technology,
- 6) Employment units to achieve at least BREEAM excellent standard with an aim for the most recent BREEAM outstanding standard,
- 7) Contributions towards or direct provision of suitable on and off-site mitigation measures for any adverse impacts on the M6 (Junction 16) or other parts of the highway network (strategic and local) being implemented,
- 8) Appropriate measures to control impact of increased traffic movement or uses within the site on local amenity including noise and air quality on the surrounding area. This should include submission of a noise and air quality assessment and mitigation strategy,
- 9) The layout and development of the site will be landscape led, with roads, buildings or structures designed to ensure they are not intrusive in significant views from the surrounding area. Green Infrastructure should also be retained and significantly enhanced across the site,
- 10) Retention and enhancement of mature trees and existing hedgerows on the site and its boundaries, with minimal breaks in hedgerows to facilitate vehicular traffic. Strengthened boundaries to the site, comprising landscape buffers and new areas of native woodland, and the creation of new strong, defensible boundaries to the Green Belt along the east and southern boundaries of the site,
- 11) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of development will respond sensitively to the setting of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 12) The retention of known heritage assets within the footprint of the site. Where this is not possible, to undertake a programme of archaeological evaluation including a field survey to identify mitigation measures,
- 13) Implementation of an agreed comprehensive travel plan incorporating measures to support travel to / from the development, particularly by sustainable modes. This should implement initiatives to support sustainable travel into the site, to include cycle links into the development with suitable cycle parking / amenities, bus routes and demand responsive travel schemes to support workers travelling to / from the site. The Travel Plan should consider routes connecting into Newcastle-under-Lyme, Stoke-on-Trent and Cheshire East,
- 14) The enhancement of Public Rights of Way and Green Infrastructure Network alongside new walking / cycling routes on the site which provide for segregation between pedestrians and vehicles and are safe and secure,

- 15) Provision of strategic open space within the northern centre of the site, including the whole of the area in between Public Footpaths Audley 9 and Audley 22 to be delivered as part of development Phase 1,
- 16) Provide for an integrated surface water drainage strategy that enhances landscape and amenity and provides opportunities for biodiversity improvements,
- 17) The development being subject to an agreed Employment and Skills Plan secured through a S.106 agreement,
- 18) The development including clear maintenance and management proposals to ensure the ongoing maintenance of the public realm and the environment of the site,
- 19) A utilities masterplan being prepared for the site which details matters including fowl and surface water drainage,
- 20) Development being located an appropriate distance from the gas distribution pipeline and any other infrastructure that runs through or adjacent to the site.

□ Supporting Information

- 13.14 The allocation of the site would result in a loss of a layby by the A500. Consequently, secure and high-quality HGV parking should be provided as a replacement on the site. This should include an element of free short stay parking for all HGV vehicles agreed following appropriate engagement with Staffordshire County Council and National Highways.
- 13.15A comprehensive travel plan will be required for the site. The travel plan should consider bus / demand services on the site to cater for shift patterns. The travel plan should establish targets, linked to the outcomes of a transport assessment and monitored via traffic counts and surveys. The travel plan should also consider initiatives including charging for car parking on site to fund, through revenue raised, bus services in the medium to longer term.
- 13.16The travel plan should support sustainable travel into the site, to include cycle links into the development with suitable cycle parking / amenities (including good quality and secure cycle parking, locker rooms and changing facilities) to support workers travelling to / from the site.
- 13.17Development proposals for the site should enhance existing Public Rights of Way routes. Development should also improve the existing network and provide for walking / cycling opportunities. Local public rights of way routes should be improved via accessibility enhancements to include surfacing improvements, replacement infrastructure (gates, fencing, waymarker signage). Opportunities should also be taken to extend the existing network to provide for recreational and access routes into the site.
- 13.18A full landscape and visual assessment will be required at the planning application stage to consider specific effects on landscape and visual receptors on both the Cheshire East and Newcastle-under-Lyme Borough Areas.
- 13.19The height, scale and form of development should reflect the character of the area. Greenspace and landscape buffers should be used to break up the urban form and contribute to separation between areas. The height of buildings should avoid breaking treed skylines. Appropriate building materials and colours should be used to screen visually intrusive development.
- 13.20A high-quality landscape will provide structure and detail to the character of the development. Existing hedgerows and trees will be retained wherever possible and supplemented with new native tree and shrub planting. The boundaries to the development reinforced with additional hedgerows and belts of woodland planting where necessary. Retained vegetation will be enhanced with additional planting and extended grassland habitat. Areas will be managed for the benefit of local wildlife, providing foraging and shelter for invertebrates, amphibians, reptiles, mammals and birds. Areas of open space will incorporate informal recreational footpath routes and an exercise trail. Footpath links will be provided into the existing public right of way network.
- 13.21 The site-specific Heritage Impact Assessment prepared for the site should take account of the Heritage Impact Assessment outcomes prepared for the Local Plan. There are heritage features on site. These

should be retained, in situ, and where this is not possible to then undertake a programme of archaeological recording.

13.22 In line with policy CRE 1 (Climate Change) the design and layout of the buildings should enable easy material re-use and disassembly, reducing the need for end-of-life demolition. The site wide 'cut and fill' materials should be reused on site for landscape bunds and screening, where possible.

13.23 An employment and skills plan should be prepared which reflects the Staffordshire Employment and Skills Plan Framework. Any Plan should be agreed with the Borough and County Council's and should include regular monitoring triggers.

13.24 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy AB12 Land East of Diglake Street

Land East of Diglake Street is allocated for residential development for 125 dwellings. Development proposals will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Diglake Street (with emergency access via Raven's Lane / B5500) and pedestrian access provided via Raven's Lane / B5500, Diglake Street and the Albert Street play area,
- 3) Provision of a parking area for local residents in the northwest corner of the site and contributions towards off-site highway improvements necessary to support the development (if required),
- 4) The layout, design and development of the site being landscape-led, with buildings and structures designed to reflect local character and grain and to ensure they are not intrusive in significant views from the surrounding area,
- 5) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Audley Conservation Area and nearby heritage assets, giving consideration to the HIA for the site prepared by the Council,
- 6) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 7) Retention and enhancement of existing hedgerows on the site, including strengthening hedgerow boundaries on the north and north-west of the site and provision of a landscape buffer. Existing trees should also be retained to help preserve the pattern of enclosure within the site,
- 8) Strategic open space provided adjacent to the northern boundary of the site,
- 9) Provision of new Public Rights of Way within the site, running from Raven's Lane to the northern boundary of the site and along the whole of the northern boundary of the site to link with the Public Right of Way that runs through Albert Street play area,
- 10) A sequential approach being taken within the site to direct development to areas at lowest risk of flooding, taking account of flood risk from all sources, including sewer and surface water flooding,
- 11) All development being located an appropriate distance from the sewers and associated infrastructure adjacent to the western boundary of the site,
- 12) Financial contributions to improvements in the capacity of local schools and health facilities,
- 13) Contributions towards improvements to Albert Street Play Area / Bignall End Playground play facilities.

Supporting Information

13.25 The site is situated on the north side of the village of Bignall End and provides an opportunity to deliver 125 homes within an established residential area, within walking distance of local services, amenities and infrastructure.

13.26 The site is enclosed on its south, east and west sides by existing development, with the rear gardens of existing houses on Raven's Lane, Hope Street and Diglake Street respectively backing onto the site. As such, whilst the northern boundary of the site is adjacent to the open countryside its development would constitute a consolidation of the existing settlement form.

13.27 Primary access to the development should be via Diglake Street and emergency site access provided from Ravens Lane. Pedestrian and cycle access to the site will be via Diglake Street, Ravens Land and Albert Street Play Area. The development will need to address off-site issues relating to on-street parking along Diglake Street and intensification of the use of the junction of Diglake Street and Raven's

Lane. Off-site junction improvements may be required, which will be secured through financial contributions.

- 13.28 The site is located within the Audley Ancient Clay Farmlands Landscape Character Area, which is designated as a high sensitivity landscape. Given the high sensitivity of the landscape, a landscape-led approach to development will be required, to ensure that the layout and design of buildings and structures are appropriate to the landscape setting and a Landscape and Visual Impact Assessment will also be required.
- 13.29 Within this area thick, mixed species hedgerows are identified as significant landscape features. There are hedgerows along the north and northwest boundaries of the site, as well as a strong hedgerow that dissects the site in a north-south direction just to the west of its centre. The existing hedgerows will be retained and enhanced. Hedgerow boundaries on the north and north-west of the site will be strengthened and a landscape buffer provided. The boundary of the site to the open countryside will also be strengthened to create a defensible and permanent Green Belt boundary.
- 13.30 The strong terraced character of existing residential development to the east and west of the site should inform and be reflected in the site layout and design. The layout of development will also provide for open space along the northern boundary of the site.
- 13.31 The Audley Conservation Area is located 500 metres from the site and the Grade II listed Wedgewood Monument on Bignall Hill is located 1.2km to the east. A heritage impact assessment will be required to demonstrate how the layout and design of new development will respond sensitively to the significance of nearby heritage assets including key views to and from Wedgewood Monument. A programme of archaeological recording should take place to determine a programme of mitigation measures to reduce or remove any potential impacts on the archaeological resource of the area.
- 13.32 There are no Public Rights of Way on the site at present, however, to improve connectivity new pedestrian and cycle links should be provided into the site from both Raven's Lane and Diglake Street, along with a new route along the northern boundary of the site, linking it with the Albert Street play area.
- 13.33 The site is located within Flood Zone 1 but some areas within the site are affected by surface water flooding. Two sewers also run through the site adjacent to its western boundary. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. Applicants should engage with the relevant provider to consider the detailed design of the site and drainage details. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. In accordance with national and local plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.
- 13.34 An overhead powerline crosses the site from Raven's Lane to the north, and this will need to inform the layout and design of the development.
- 13.35 The site is located within close proximity to two locally designated biodiversity sites – Bignall End open space (around 100m to the east), which is on the site of the former coal yard and is designated as a Site of Biological Importance; and the Bignall End Road Biodiversity Alert Site, which is located around 200m to the north. The characteristics and requirements of both of these sites will need to be taken into account when considering how best to deliver net biodiversity gain for the development.
- 13.36 A land contamination assessment and mitigation strategy is required in relation to historic land use and potential impact of mine workings. An appropriate lighting scheme will also be required, designed to minimise the impact of artificial light on wildlife and the rural character of the area.
- 13.37 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.
- 13.38 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the

planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy AB15 Land North of Vernon Avenue

Land north of Vernon Avenue is allocated for residential development for 33 dwellings. Development proposals will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Vernon Avenue,
- 3) Land contamination assessment required in relation to area of former mining activity,
- 4) The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 5) Strengthening of the western boundary and retention of hedgerow along northern site boundary with a native hedgerow and landscape buffer within the site. To retain existing hedgerows and trees to preserve the pattern of enclosure on the site,
- 6) All development being located an appropriate distance from the sewer that runs through the site,
- 7) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Audley Conservation Area and nearby heritage assets, giving consideration to the HIA for the site prepared by the Council,
- 8) The retention of medieval field system on site. Where this is not possible, a programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 9) Financial contributions to improvements in the capacity of schools and health facilities.

□ Supporting Information

13.39 The site is situated to the north of Vernon Avenue. It is contained on three sides and is adjacent to residential development. and provides an opportunity to deliver 33 homes within an established residential area, within walking distance of local services, amenities and infrastructure

13.40 The site is located within Flood Zone 1 but some areas within the site are affected by surface water flooding. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.

13.41 A land contamination assessment and mitigation strategy is required in relation to historic land use and potential impact of mine workings.

13.42 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.43 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy AB33 Land off Nantwich Road / Park Lane, Audley

Land off Nantwich Road / Park Lane, Audley is allocated for residential development for 55 dwellings. Development proposes will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Primary vehicular access being via Park Lane and secondary access via Nantwich Road,
- 3) Connectivity to existing cycle and pedestrian routes being enhanced,
- 4) The layout and development of the site being landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 5) Heritage impact assessment required to demonstrate how the layout and design of the development will respond sensitively to the setting of the Conservation Area and nearby heritage assets, giving consideration to the HIA for the site prepared by the Council,
- 6) The retention of the medieval field system on site. Where this is not possible, a programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 7) A sequential approach will be taken within the site to direct development to areas of least risk of flooding, taking account flood risk from all sources including surface water flooding,
- 8) Development layout will consider proximity to sewers adjacent to the boundaries of the site and provide for appropriate distances away from such assets,
- 9) A land contamination assessment and mitigation strategy is required in relation to area of former mining activity,
- 10) Contributions and accessibility improvements to Alsager Road Play Area / Audley Park,
- 11) Financial contributions to improvements of local schools and health facilities.

□ Supporting Information

13.44 The site is located within Flood Zone 1 but some areas within the site are affected by surface water flooding. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.

13.45 A land contamination assessment and mitigation strategy is required in relation to historic land use and potential impact of mine workings. The site is in close proximity to Audley Conservation Area and therefore requires a Heritage Impact Assessment.

13.46 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.47 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Bradwell

13.48 Bradwell is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. Site BW1 is allocated for employment development contributing to employment land needs of the Borough.

BW1 Chatterley Valley, Lowlands Road

Land at Chatterley Valley is allocated for employment development of 6.4 hectares. Employment uses may comprise offices, research and development, industrial processes, general industrial, storage and distribution and open storage. Where ancillary non-employment uses are proposed, these will primarily support the onsite businesses, research and development and industrial processes. Development proposals will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Lowlands Road,
- 3) A coal mining risk assessment, land contamination assessment and mitigation strategy being required in relation to the area of former mining activity,
- 4) A sequential approach will be taken within the site to direct development to areas of least risk of flooding, taking account flood risk from all sources including surface water flooding,
- 5) Appropriate ecological buffers will be applied to Bathpool Park (Site of Biological Importance),
- 6) A Minerals Safeguarding Area assessment being prepared and submitted for the site.

Supporting Information

13.49 The site provides for employment uses. Given historical uses, coal mining assessment and mitigation strategy is required on the site.

13.50 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Crackley and Red Street

13.51 Crackley and Red Street is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. Site CT1 'land at Red Street and High Carr Farm, Chesterton' is allocated in the Local Plan to meet the residential development requirements of Newcastle-under-Lyme.

Policy CT1 Land at Red Street and High Carr Farm, Chesterton

Land at Red Street and High Carr Farm is allocated for residential development for 530 dwellings and a local centre. Development proposals will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being:-
 - a) Via a left in / left out junction on the A34, utilising and improving the existing Bell's Hollow Junction onto the A34: and.
 - b) Provision of two access points along Talke Road
- 3) Access requirements set out in criterion 2 should include appropriate speed reduction and traffic calming schemes to facilitate safe access into the site,
- 4) In line with Policy SA1 (General Requirements), a masterplan and design code should be prepared and agreed for the site which will:
 - a) Consider sustainable travel links including cycle and pedestrian connectivity including to public transport links. Development should also consider walking and active travel for health and wellbeing purposes within the site,
 - b) provide for appropriate boundary treatments to the existing Green Belt,
 - c) Facilitate improvements to local footpaths and street lighting along Talke Road / Bells Hollow,
 - d) Achieve high quality design reflecting the landscape location of the site and creating a vibrant destination and attractive public realm. This should recognise the transitional location between the higher density urban and rural area,
 - e) Ensure the layout and development of the site is landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area including the Wedgewood Monument,
 - f) Provide for a local centre within the site to meet local retail needs.
- 5) Submission of a land contamination assessment and mitigation strategy,
- 6) Submission of a coal mining risk assessment and mitigation strategy,
- 7) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 8) Submission of a drainage strategy given that existing sewers pass near to the site,
- 9) Submission of a noise assessment and mitigation strategy in relation to the impact of noise from the A34 Newcastle Road, farm and industrial operations in and in close proximity to the site,
- 10) Submission of an odour assessment and potential mitigation given adjacent farm and industrial uses,
- 11) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

- 13.52 The site is located adjacent to the A34 Newcastle Road in Red Street and bounded by the A34, Bells Hollow and Liverpool / Talke Road. The immediate surrounding urban area comprises of the residential streets of Shrewsbury Drive and other residential areas.
- 13.53 The site provides an opportunity to deliver 530 homes supported by a local centre.
- 13.54 Site access will be achieved via the A34 Newcastle Road and Talke Road. Development of the site may require junction improvements and offsite improvements to be secured through financial contributions.
- 13.55 There are Public Rights of Way which connect to the southern tip of the site and development will need to enhance these routes. Improvements will also be required to pedestrian and cycle links. Sustainable pedestrian and linkages will also need to be provided to local facilities and amenities.
- 13.56 Proposals should take a masterplan / landscape led approach to ensure the layout of development and the design of buildings and structures is appropriate for the landscape setting.
- 13.57 A noise mitigation strategy will be required in relation to the impact of noise from the A34 Newcastle Road.
- 13.58 Parts of the site are affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk. Existing sewers pass near to the site. A drainage strategy will be required to consider the design, masterplan and drainage details for the site. The site should consider matters including topography and flow paths and should consult with the relevant statutory provider, as appropriate.
- 13.59 The site is located in an area that was previously subject to mining operations. Appropriate land contamination studies and coal mining assessments will be required to support the appropriate delivery of the site.
- 13.60 The infrastructure delivery plan identifies that the site should make contributions towards the expansion of St Chads CE VC Primary School. The infrastructure delivery plan also identifies an expansion needed to Chesterton Community Sports College. In respect of health, the infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.
- 13.61 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Cross Heath

13.62 Cross Heath is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan:-

- CH13 Castletown Grange, Douglas Road, Cross Heath
- CH14 Maryhill Day Centre, Wilmott Drive, Cross Heath

Policy CH13 Castletown Grange, Douglas Road, Cross Heath

Land at Castletown Grange is allocated for residential development to rationalise residential uses on the site. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements,
- 2) Development of the site will include a rationalisation of the site and the appropriate demolition of existing unit's onsite which seeks to minimise the release of carbon, where possible,
- 3) Access to the development being via Ronaldsway Drive,
- 4) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 5) The existing mature trees on the site edge being retained and integrated into the development layout wherever possible, considering their impact during the design phase.
- 6) Financial contributions to improvements in the capacity of local schools.

▮ Supporting Information

13.63 The site is a brownfield site within the Newcastle urban area. There are existing uses on the site and requires the demolition of existing units on the site and the provision of new dwellings resulting in a net loss of 7 dwellings.

Policy CH14 Maryhill Day Centre, Wilmot Drive

Land at Maryhill Day Centre is allocated for residential development for 30 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements,
- 2) Access to the development being via Wilmot Drive,
- 3) Noise impact assessment and mitigation strategy required in relation to impact of Lymedale Cross Industrial Estate,
- 4) The existing trees on site should be retained and integrated into the development layout, wherever possible,
- 5) Odour and lighting assessments and mitigation strategies required in relation to Lymedale Cross Industrial Estate.
- 6) Financial contributions to improvements in the capacity of local schools and health facilities

▮ Supporting Information

13.64 The site is a brownfield site. It is adjacent to an industrial estate and therefore appropriate mitigation measures are required to secure the necessary residential amenity on the site. Proposals for the site should also retain existing trees which are present on the site.

13.65 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the

planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Holditch and Chesterton

13.66 Holditch and Chesterton is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. Site CT20 Rowhurst Close, Chesterton is allocated to meet future development requirements of Newcastle-under-Lyme.

Policy CT20 Rowhurst Close, Chesterton

Land at Rowhurst Close is allocated for 8.88 hectares of employment uses. Employment uses may comprise offices, research and development, industrial processes, general industrial, storage and distribution and open storage. Development will be permitted subject to

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Apedale Road / Watermills Road,
- 3) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 4) Contaminated land assessment and mitigation strategy required associated with historic landfill use,
- 5) To consider the relationship of the site to surrounding development in respect of amenity impacts and in line with the Agent of Change principle,
- 6) Submission of a land contamination and coal mining risk assessment and mitigation strategy,
- 7) Proximity of the Biological Alert Site (Apedale Disused Tips) being recognised, and any impacts, mitigated.

Supporting Information

13.67 The site is located within the Newcastle urban area and adjoins Rowhurst Close Industrial Estate. The site should consider impacts from historic uses on the site, including from landfill.

13.68 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Keele

13.69 Keele and Keele University is a rural centre in policy PSD 2 Settlement Hierarchy. The following sites are allocated to meet the development requirements of Keele:

- KL13 Keele Science Park Phase 3
- KL15 Land South of A525 Keele

Policy KL13 Keele Science Park Phase 3

Land at Keele Science Park Phase 3 is allocated for residential and employment development including 220 units for student accommodation and 11 hectares of employment land. Employment uses will comprise business space for science-based companies, academic buildings and employment uses directly related to the University's core functions. Where ancillary non-employment uses are proposed, these will primarily support the onsite businesses, research and development and industrial processes. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Keele Road and University Way,
- 3) Provision of a new and / or enhanced bus service from Newcastle-under-Lyme to Keele University and dedicated bus entrance from the A525 Keele Road (at Newcastle Lodge), bus stop and associated infrastructure. This may include a mobility hub and active travel infrastructure.
- 4) The layout and development of the site will be landscape-led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 5) The delivery of a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road.
- 6) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Keele Hall Conservation Area, Keele Registered Park and Garden and nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 7) The retention of existing hedgerows and trees, where possible, to preserve the areas of screening that enclose the site.
- 8) A landscape buffer should be considered to the north of the site to maintain the character and approach of the Keele Hall Registered Park and Garden. Development along the A525 should mirror the existing landscape to frame views towards the Park and Garden.
- 9) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 10) Appropriate ecological buffers being provided to Barkers Wood and Rosemary Hill Wood (Biodiversity Alert Areas) and Springpool Wood Site of Biological Importance,
- 11) The submission of contaminated land assessment and mitigation strategy in relation to historic land uses,
- 12) Any new building, redeveloped building or extension to an existing building, is designed to a high standard and contributes to the character of the Science Park,
- 13) The enhancement of the Public Rights of Way and Green Infrastructure Network.
- 14) Financial contributions to improvements in the capacity of health facilities

□ Supporting Information

13.70 The site is located directly to the east of Keele Village and the Keele University Campus and south of the A525 Keele Road and forms part of the University of Keele Growth Corridor. The Strategic Centre

of Newcastle-Under-Lyme is located to the east of the site connected via Keele Road and public transport services. The site currently comprises an existing Science Park with mixed-use development including employment, hotel, academic uses and student accommodation associated with Keele University.

- 13.71 The site has the potential to deliver 220 units for student accommodation and 11 hectares of employment development that will include the provision of business space for science-based companies, academic buildings and employment uses directly related to the University's core functions. New employment / commercial development will complement existing uses on the Science Park. A mixed-use scheme including residential development will contribute to sustainable development and overall growth aspirations for the University of Keele Growth Corridor.
- 13.72 The site will be subject to comprehensive master planning that will also incorporate the adjoining site 'Policy KL15 Land South of A525 Keele'. Master planning and infrastructure provision will also relate to site allocation Policy SP11 Lyme Park to the north of Keele Road. This approach will ensure an integrated and comprehensive approach to master planning, a positive relationship between existing and new development uses and a co-ordinated infrastructure provision for the University of Keele Growth corridor as a whole.
- 13.73 Site access to the Science Park is via Keele Road and University Way. Development of Phase 3 may require junction improvements and proportionate contributions to public transport improvements along the University Growth Corridor.
- 13.74 A new bus service will be provided from Newcastle-under-Lyme to Keele University campus which will also provide the opportunity to enhance connectivity to sites KL13 and KL15. A new dedicated bus entrance will be provided from the A525 Keele Road at Newcastle Lodge including a new bus stop and associated infrastructure. This may include a mobility hub.
- 13.75 The site should provide for appropriate bus infrastructure. The internal road layout should consider bus penetration into the site and be supported by the appropriate standard of bus stop infrastructure including real time travel information.
- 13.76 There is the need for a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road. The master planning for KL13 will give consideration to the alignment of a potential link road. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13, KL15 and SP11 will be explored as part of a joint approach. The road should be designed to manage traffic flow.
- 13.77 Development will be required to integrate with and enhance existing Public Rights of Way, cycleways and the Green Infrastructure Network in the wider University Growth Corridor as part of a co-ordinated approach with sites KL15, SP11 and TB19.
- 13.78 The site is located within an area of undulating topography with areas of locally higher ground divided by small valleys. A number of woodland blocks and copses provide some visual enclosure. There are areas of higher landscape sensitivity attributed to the woodland edges of the site and to Keele Hall Registered Park and Garden. Development of the site will take a landscape led approach to ensure that buildings and structures are not intrusive in significant views from the surrounding area.
- 13.79 Keele Hall Conservation Area is located to the west of the site which includes the Grade II Listed Building of Keele Hall. Keele Registered Park and Garden is also located to the west and the south of the site. The layout and design of development will respond sensitively to their setting and the wider landscape context.
- 13.80 A limited part of the site is affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk.
- 13.81 Barkers Wood and Rosemary Hill Wood (Biodiversity Alert Areas) are located adjacent to the eastern site boundary. Springpool Wood (Site of Biological Importance) is located adjacent to the western site boundary. Development of the Science Park will apply appropriate ecological buffers to these habitats and access restricted to these woodland areas.

13.82A contaminated land assessment will also be required in relation to the historic land uses of the site.

13.83 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central and Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.

13.84 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy KL15 Land South of A525 Keele

Land south of the A525 Keele is allocated for residential and employment development including 260 dwellings for student accommodation and 13 hectares of employment land. Employment uses being provided comprising business space for science-based companies, academic buildings and employment uses directly related to the University's core functions. Where ancillary non-employment uses are proposed, these will primarily support the onsite businesses, research and development and industrial processes. Development proposals will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Keele Road and University Avenue through Site KL13,
- 3) Provision of a new and / or enhanced bus service from Newcastle-under-Lyme to Keele University and dedicated bus entrance from the A525 Keele Road (at Newcastle Lodge), bus stop and associated infrastructure. This may include a mobility hub and active travel infrastructure,
- 4) The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 5) The site should deliver a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road.
- 6) The site should provide an active travel corridor to the east to provide for cycle connectivity into the town centre connecting into Paris Avenue / Gallowstree Lane
- 7) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Keele Hall Conservation Area, Keele Registered Park and Garden and nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 8) A programme of archaeological recording to investigate the significance of any archaeological remains that survive on the site.
- 9) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 10) Appropriate ecological buffers to Flagstaff Plantation Ancient Woodland, Barkers Wood, Rosemary Hill Wood and Hands Wood (Biodiversity Alert Areas) and Springpool Wood (Site of Biological Importance),
- 11) Where possible, existing trees and hedgerows should be preserved on site to maintain the pattern of enclose. A landscape buffer should be considered along the southern boundary of the site. Development should avoid the area of ancient woodland to the east of the site (Flagstaff Plantation)
- 12) The submission of contaminated land assessment and mitigation strategy in relation to historic land uses,
- 13) Any new building, redeveloped building or extension to an existing building, is designed to a high standard and contributes to the character of the wider Innovation Park including Site KL13,
- 14) The enhancement of the Public Rights of Way and Green Infrastructure Network,
- 15) Financial contributions to improvements in the capacity of local health facilities.

□ Supporting Information

13.85 The site is located to the east of Keele Village, Keele University Campus and south of the A525 Keele Road and forms part of the University of Keele Growth Corridor. The Strategic Centre of Newcastle-Under-Lyme is located to the east of the site connected by Keele Road and public transport services.

13.86 The site has the potential to deliver 260 units of student accommodation and 13 hectares of employment development including provision of business space for science-based companies, academic buildings and employment uses directly related to the University's core functions. A mixed-

use scheme including residential development contributes to sustainable development and overall growth aspirations for the University of Keele Growth Corridor.

- 13.87 The site will be subject to comprehensive master planning that will also incorporate the adjoining site 'Policy KL13 University of Keele Science Park (Phase 3). Master planning and infrastructure provision will also relate to site allocation Policy SP11 Lyme Park to the north of Keele Road. This approach will ensure an integrated and comprehensive approach to master planning, a positive relationship between development uses and co-ordinated infrastructure provision for the University of Keele Growth corridor as a whole.
- 13.88 Primary site access will be achieved via Keele Road and University Avenue through the Site KL13 Keele Science Park.
- 13.89 A new bus service will be provided from Newcastle-under-Lyme to Keele University campus which will also provide the opportunity to enhance connectivity to sites KL13 and KL15. A new dedicated bus entrance will be provided from the A525 Keele Road at Newcastle Lodge including a new bus stop and associated infrastructure. Capital works to create the new bus entrance, bus stop and associated public realm improvements will be funded by the Town Deal with Newcastle-under-Lyme Borough Council. This may include a future mobility hub and active travel infrastructure.
- 13.90 The site should provide for appropriate bus infrastructure. The internal road layout should consider bus penetration into the site and be supported by the appropriate standard of bus stop infrastructure including real time travel information.
- 13.91 There is a need for the delivery of a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to A525 Keele Road. The master planning for KL15 will give consideration to the alignment of a potential link road. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will be explored as part of a joint approach. The road should be designed to manage traffic flow.
- 13.92 Development will be required to integrate with and enhance existing Public Rights of Way, cycleways and the Green Infrastructure Network in the wider University Growth Corridor as part of a co-ordinated approach with sites KL13, SP11 and TB19.
- 13.93 The site is located within an area of undulating topography with areas of locally higher ground divided by small valleys. A number of woodland blocks and copses provide some visual enclosure. There are areas of higher landscape sensitivity attributed to the woodland edges of the site and to Keele Hall Registered Park and Garden. Development of the site will take a landscape led approach to ensure that buildings and structures are not intrusive in significant views from the surrounding area.
- 13.94 Keele Hall Conservation Area is located to the west of the site which includes the Grade II Listed Building of Keele Hall. Keele Registered Park and Garden is also located to the west and the south of the site. The layout and design of development will respond sensitively to their setting and the wider landscape context.
- 13.95 A limited part of the site is affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk.
- 13.96 The Flagstaff Plantation Ancient Woodland is located adjacent to the eastern site boundary and an appropriate ecological buffer will need to be applied. Barkers Wood, Rosemary Hill Wood and Hands Wood (Biodiversity Alert Areas) are located adjacent to the site boundary. Springpool Wood (Site of Biological Importance) is located in close proximity to the west of the site. Appropriate ecological buffers will be applied to these habitats and access restricted to these woodland areas.
- 13.97 A land contamination assessment will be required to support a planning application.
- 13.98 There is an existing overhead powerline that crosses the site from the A525 Keele Road in the north to the A53 Whitmore Road in the south and this will influence the layout and design of development on the site.

- 13.99 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central and Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.
- 13.100 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Kidsgrove and Ravenscliffe

13.102 Kidsgrove and Ravenscliffe is a ward which forms part of the Kidsgrove Urban Centre in Policy PSD2 'Settlement Hierarchy'. The following sites are identified to meet the development requirements of Kidsgrove;

- Site KG6 William Road is allocated for residential development;
- Site G&T11 Land at Hardings Wood Road, Kidsgrove is allocated to accommodate Travelling Showperson needs.

Policy KG6 William Road, Kidsgrove (Site of the Galley PH)

Land at William Road, Kidsgrove is allocated for residential development of 6 dwellings. Development will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via William Road and Warwick Close,
- 3) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 4) Coal mining risk assessment, land contamination assessment and mitigation strategy required in relation to the area of former mining activity,
- 5) Financial contributions to improvements in the capacity of local schools and health facilities.

▮ Supporting Information

13.103 The site is located in the urban area of Kidsgrove. The site is surrounded by residential uses. A coal mining and associated assessments are required given the historical uses on the site.

13.104 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Site G&T 11 Land at Hardings Wood Road, Kidsgrove

The land at Hardings Wood Lane, Kidsgrove, as shown on the Policies Map, is appropriate for the intensification of uses for Travelling Showperson plots, subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Retaining existing boundary treatments to the site,
- 3) Demonstrating that the existing access is capable of managing any increase in the number of Plots on site,
- 4) Using permeable materials as replacement hardstanding, where required, and provide a drainage strategy to manage surface run-off from the site.

▮ Supporting Information

13.105 The site is allocated to meet the accommodation needs of Travelling Showpeople. Occupation of any development will be restricted to persons complying with the definition of Travelling Showpeople and conditions will be imposed to permanently govern the occupation of the site.

13.106 No commercial activities shall take place on the land, including the storage and sorting of materials, other than as necessary for the use as a Travelling Showperson site. Travelling Showperson plots should avoid conflict between vehicles and residents through the appropriate layout of the site.

13.107 Any development would need to make sure that prospective occupiers would enjoy an acceptable level of residential amenity. Amenity issues in respect of the maintenance of equipment and other matters should be suitably addressed through the imposition of planning conditions.

13.108 There is an expectation that the requirements of policy HOU 4 Gypsy, Travellers and Travelling Showpeople are addressed.

Knutton

13.109 Knutton is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme:-

- KS3 Land at Blackbank Road;
- KS11 Knutton Community Centre;
- KS17 Knutton Recreation Centre;
- KS18 Land North of Lower Milehouse Lane;
- KS19 Knutton Lane.

Policy KS3 Land at Blackbank Road, Knutton

Land at Blackbank Road is allocated for residential development for 150 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Development should reflect masterplanning proposals for the wider Knutton area and any site-specific implications,
- 3) Access to the development being via the B5367, High Street,
- 4) The layout and development of the site will be landscape-led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area, including on its western periphery where it meets the Green Belt,
- 5) A sequential approach being taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 6) Proximity of the Site of Biological Importance (SBI) to the north of KS3 being recognised, and any impacts mitigated,
- 7) Submission of a coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity,
- 8) Submission of a noise assessment and mitigation strategy in relation to the impact of nearby quarry operations,
- 9) Submission of an odour assessment and mitigation strategy in relation to nearby agricultural uses,
- 10) Preservation of the existing Public Right of Way that adjoins the site's western boundary,
- 11) Protection of the mature trees found, including their root network,
- 12) Consideration of alternative sports provision, recognising the site's most recent use as school playing fields,
- 13) Financial contributions to improvements in the capacity of local schools and health facilities.
- 14) Financial contributions to highways improvements to facilitate the distribution of traffic from the A525 to Whitmore Road

Supporting Information

13.110 The site is located at the edge of the Newcastle-under-Lyme Strategic Centre and is approximately 2km from the town centre. It is bounded by existing residential properties to the immediate north and south and abuts the Green Belt on its western perimeter. The immediate urban area comprises of residential properties, with industrial and quarry operations also in the locality.

- 13.111 The site provides an opportunity to deliver 150 homes in a sustainable location adjoining Newcastle-under-Lyme and close proximity to key services, amenities and infrastructure well connected by public transport.
- 13.112 Site access will be achieved via the B5367 High Street through a single access point. Development of the site may require junction improvements and offsite improvements secured through financial contributions.
- 13.113 A Public Right of Way (Newcastle 61) adjoins the site and the development will need to preserve and enhance connectivity to this route.
- 13.114 Lymedale Business Park Site of Biological Importance is located in very close proximity (<200m) to the northern site boundary. Appropriate regard should be had to this area of high biodiversity interest to mitigate against harm.
- 13.115 In acknowledgement of the site's location immediately adjacent to an expanse of Green Belt, the development will take a landscape-led approach to ensure the layout of development and the design of buildings and structures is appropriate for the setting.
- 13.116 Assessments and mitigation strategies are required in relation to the former land mining use and in relation to the impact from the nearby land uses and operations.
- 13.117 A limited part of the site is affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk.
- 13.118 Dependent on the timing, phasing and dwelling breakdown of the housing development education contributions may be necessary.
- 13.119 There is an existing overhead powerline that crosses the central part site from east to west and this will influence the layout and design of development on the site. Residential development will be located an appropriate distance from the powerlines.
- 13.120 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central and Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.
- 13.121 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy KS11 Knutton Community Centre, High Street, Knutton

Land at Knutton Community Centre is allocated for residential development for 9 dwellings. Development will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Lower Milehouse Lane,
- 3) Development should reflect Masterplanning proposals for the wider Knutton area and any site-specific implications,
- 4) A coal mining risk assessment, land contamination assessment and mitigation strategy is required in relation to the area of former mining activity. Development should also undertake a Minerals Safeguarding Assessment,
- 5) Mature trees on the sites Lower Millhouse Lane frontage should be preserved, and consideration given to replacement amenity greenspace provision,
- 6) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.122 The site is brownfield within the Newcastle urban area and is part of the masterplan exercise for Knutton.

13.123 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy KS17, Knutton Recreation Centre, Knutton Lane

Land at Knutton Recreation Centre, Knutton Lane is allocated for residential development of 55 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via the High Street and Downham Road,
- 3) Development should reflect masterplanning proposals for the wider Knutton area and its site specific implications,
- 4) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 5) Public Right of Way (Newcastle 96) will be conserved and enhanced with improvements in connectivity,
- 6) Noise impact assessment and mitigation strategy required in relation to impact of nearby commercial uses,
- 7) Land contamination assessment and mitigation strategy required in relation to former mining area,
- 8) Financial contributions to improvements in the capacity of local schools and health facilities.
- 9) Financial contributions to highways improvements to facilitate the distribution of traffic from the A525 to Whitmore Road

□ Supporting Information

13.124 The site is brownfield within the Newcastle urban area and is part of the masterplan exercise for Knutton.

13.125 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.126 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy KS18 Land North of Lower Milehouse Lane, Knutton

Land North of Lower Milehouse Lane, Knutton is allocated for residential development of 10 dwellings. Development will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via the High Street (B5367),
- 3) Development should reflect masterplanning proposals for the wider Knutton area and its site specific implications,
- 4) Transport Assessment should consider the loss of a community car park which may result in overspill of vehicles parking on street giving rise to a highway safety issue,
- 5) A coal mining risk assessment, land contamination assessment and mitigation strategy is required in relation to the area of former mining activity. Development should also undertake a Minerals Safeguarding Assessment,
- 6) A Noise impact assessment and mitigation strategy required in relation to nearby uses,
- 7) Financial contributions to improvements in the capacity of local schools and health facilities,
- 8) Demolition of the car parking garages (14 in total) will be required, of which 6 are currently known to be void,
- 9) The two boulevard trees that front onto Knutton Lane should be retained,
- 10) Land contamination assessment and mitigation strategy required in relation to the area of former mining activity. Development should also undertake a Minerals Safeguarding Assessment,
- 11) Financial contributions to improvements in the capacity of local schools and health facilities

▮ Supporting Information

13.127 The site is brownfield within the Newcastle urban area and is part of the masterplan exercise for Knutton.

13.128 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy KS19 Land at Knutton Lane

Land at Knutton Lane is allocated for residential development for 5 dwellings. Development will be permitted subject to:-

- 1) the site satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements).

▮ Supporting Information

13.129 The site is brownfield within the Newcastle urban area and part of the site consists of garages.

13.130 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Loggerheads

13.131 Loggerheads is a rural centre in the context of Policy PSD 2 'Settlement Hierarchy'. Site LW53 Land Corner of Mucklestone Wood Lane is allocated to meet the development requirements of Loggerheads the Local Plan.

Policy LW53 Land at Corner of Mucklestone Wood Lane, Loggerheads

Land at Corner of Mucklestone Wood Lane is allocated for residential development for 130 dwellings. Development proposals will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being taken via Mucklestone Wood Lane,
- 3) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets in Loggerheads giving consideration to the HIA for the site prepared by the Council,
- 4) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 5) An appropriate landscape buffer being provided along the eastern edge of the site in relation to White House Farm Grade II Listed Building. Where possible, existing hedgerows and trees should be retained,
- 6) An appropriate green landscape buffer along the western extent of the site,
- 7) Submission of land contamination assessment and mitigation strategy in relation to impact of the former Tagedale Quarry landfill site,
- 8) Submission of a noise impact assessment and mitigation strategy in relation to the impact of the A53, B0526 and Ranworth Lodge Kennels,
- 9) Submission of an assessment and mitigation strategy to prevent deterioration of the SPZ3 Bearstone Groundwater Protection Zone and protect controlled water receptors,
- 10) Financial contributions to improvements in the capacity of local schools and health facilities,
- 11) Financial contributions towards open space facilities listed in the Loggerheads Neighbourhood Plan,
- 12) Off-site financial contributions to local highways improvements and bus services,
- 13) Improvements to school bus stop facility on Mucklestone Wood Lane.

□ Supporting Information

13.132 The site is located adjacent to the northern boundary of the rural service centre of Loggerheads, north of Mucklestone Wood Lane and east of Rock Lane. The site is well related to the settlement edge of Loggerheads and is located adjacent to housing development on the former Tagedale Quarry Site to the west.

13.133 The site provides an opportunity to deliver 130 dwellings with access to a range of services, facilities and infrastructure in Loggerheads including local schools and shops. The site is also connected by a regular public transport service to Market Drayton, Newcastle-Under-Lyme town centre, Hanley and further afield.

13.134 The site is located within the parish of Loggerheads which includes the wards of Ashley, Loggerheads, Mucklestone and Tyrley. A Neighbourhood Plan has been prepared for the parish of Loggerheads and was formally 'Made' in February 2019 and forms part of the development plan for the Borough of Newcastle-under-Lyme. The site allocation at Mucklestone Wood Lane is strategic policy identified in the Local Plan consistent with national policy. The site allocation will have regard to policies in the Neighbourhood Plan including those related to housing mix.

- 13.135 Access to the development will be achieved via Mucklestone Wood Lane. Pedestrian access to the centre of Loggerheads is via the B5026 Eccleshall Road. Improvements are being delivered to pedestrian access to the centre of Loggerheads associated with the Tadgedale Quarry development. There may be a requirement for further pedestrian, cycle access and junction improvements associated with this site allocation.
- 13.136 Junction improvements may be required to the Mucklestone Wood Lane / A53 / Gravelly Hill Crossroads Junction. A financial contribution may also be required to support improvements in local bus services.
- 13.137 A financial contribution will be required towards the improvement in education infrastructure including improvements in the capacity at secondary school level.
- 13.138 The site allocation is located to the east of the former landfill site at Tagedale Quarry. An appropriate land contamination assessment is required in relation to potential pollution impact from this former landfill site.
- 13.139 White House Farm Grade II Listed Building is located to the east of the site and sits prominently on a rise. The farmhouse sits over 20 metres higher than the junction of Mucklestone Wood Lane and Rock Lane. A Heritage Impact Assessment will be required to assess the impact of the proposed development on heritage assets including those at Loggerheads and Mucklestone. An appropriate landscape buffer will be provided within the site on the eastern boundary to help preserve and enhance the setting of the heritage assets. The nature and scale this buffer will be informed by the outcomes of the Heritage Impact Assessment and Landscape Assessment.
- 13.140 The site is susceptible to the impact of noise from the A53, B0526 and from Ranworth Lodge Kennels and a noise impact assessment and mitigation strategy will be required.
- 13.141 This site is underlain by a principal aquifer and the SPZ2 Bearstone Groundwater Protection Zone is located to the north of the site and beyond Mucklestone. The development should seek to prevent deterioration of the abstraction source and protect controlled water receptors.
- 13.142 The infrastructure delivery plan identifies that the site should make contributions towards a further expansion at Madeley High School. The infrastructure delivery plan identifies that contributions are required towards the Newcastle South Primary Care Network to support adaptation / expansion of the existing estate.
- 13.143 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Madeley and Betley

13.145 Madeley and Betley is a rural centre in policy PSD 2 Settlement Hierarchy. Site MD29 Land North of Bar Hill is allocated for development in the Local Plan to meet the development requirements of Madeley and Betley in the Local Plan.

Policy MD29 Land North of Bar Hill, Madeley

Land north of Bar Hill is allocated for residential development for 150 dwellings. Development will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being taken via Bar Hill,
- 3) Improvements to active travel links, including enhancement to the width and condition of the existing footbridge over the rail line,
- 4) The layout and development of the site will be landscape led and buildings or structures designed to ensure they are not intrusive in significant views from the surrounding area, including the area of open countryside on its western edge. Where possible existing hedgerows and trees should be retained on the site, particularly to the tree-lined driveway used to access the existing property at Moor Hall Farm,
- 5) Development within the site should preserve long range views to the west,
- 6) Any proposal should provide drainage details for surface water on the site,
- 7) Proximity of Bar Hill Wood Ancient Woodland in near proximity (<500m) to the west of the site being recognised, & any impacts, mitigated,
- 8) Recognition of Tree Preservation Orders (TPO), including root networks,
- 9) Submission of a noise assessment and mitigation strategy in relation to the impact of the A525 and West Coast Mainline railway line,
- 10) Preservation and enhancement of the existing Public Right of Way adjoining the site's western boundary,
- 11) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 12) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.146 The site is located to the south west of the Madeley Rural Centre, on the opposite side of the railway line to the main village and is several hundred metres from the settlement's centre. The site is bounded by existing residential properties on its Bar Hill frontage, with the West Coast Mainline rail on its eastern boundary. Further areas of open fields and countryside lie beyond the site's extent.

13.147 The site provides an opportunity to deliver 150 homes in a sustainable location, outside of the green belt, very near to Madeley and in close proximity to key services, amenities and infrastructure, served by public transport.

13.148 Site access will be achieved via the A525 Bar Hill through a single access point. Development of the site may require junction improvements and offsite improvements secured through financial contributions. The existing pedestrian footbridge over the railway line provides the most direct pedestrian route to the centre of Madeley where facilities and amenities are located. However, the footbridge will require improvement to its scale and condition as part of any new development.

13.149 A Public Right of Way (Madeley 24) adjoins the site and the development will need to preserve & enhance connectivity to this route.

- 13.150 Bar Hill Wood Ancient and Semi-Natural woodland is located to the west of the site. Appropriate regard should be had to this valuable natural asset interest to mitigate against harm.
- 13.151 The site is of generally medium landscape sensitivity to larger residential development, with higher sensitivity associated with the distinctive skylines characterised by its foreground trees and surrounding hills. The development should take a landscape led approach to ensure the layout of development and the design of buildings and structures is appropriate for the setting.
- 13.152 A noise assessment and mitigation strategy is required in relation to the impact of the A525 and West Coast Mainline rail.
- 13.153 A heritage impact assessment is required in relation to the impact on the conservation area and nearby heritage assets. This should be prepared in consideration of the HIA prepared by the Council for the site.
- 13.154 A limited part of the site is affected by surface water flooding. A sequential approach should be taken within the site to direct development to areas of lowest flood risk. The site may require sewer discharge. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. Applicants should engage with the relevant provider to consider the detailed design of the site and drainage details. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.
- 13.155 To fully mitigate the proposed new housing further educational infrastructure would be required at both primary and secondary school phases. Therefore, education contributions will be required to make these developments acceptable in planning terms. The Infrastructure Delivery Plan identifies that the site should make a contribution towards a further expansion at Madeley High School and an expansion to Sir John Offley CE (VC) Primary School.
- 13.156 The infrastructure delivery plan identifies that contributions are required towards the Newcastle South Primary Care Network to support adaptation / expansion of the existing estate.
- 13.157 Full regard should also be had to the relevant policies of the Madeley Neighbourhood Plan (approved May 2022)
- 13.158 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Maer and Whitmore

13.159 Baldwins Gate is a rural centre in policy PSD 2 Settlement Hierarchy. Site LW74 (Land at Baldwins Gate) is a commitment following the granting of planning permission on appeal. Further detail is included in Appendix 4.

May Bank

13.160 May Bank is a ward that forms part of the strategic centre of Newcastle-under-Lyme. Site CH3 (land at Hoon Avenue) is a commitment following the granting of planning permission on appeal. Further detail is included in Appendix 4.

Newchapel and Mow Cop

13.161 Newchapel and Mow Cop is a ward that forms part of the urban centre of Kidsgrove in Policy PSD2 'Settlement Hierarchy'. Site NC13 'Land west of Bullockhouse Road' is allocated for development in the Local Plan.

Policy NC13 Land West of Bullockhouse Road, Harriseahead

Land west of Bullockhouse Road, Harriseahead is allocated for 100 residential dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Bullocks House Road,
- 3) Improvements along the site frontage and contributions towards bus service improvements,
- 4) The layout and development of the site will be landscape-led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 5) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 6) Submission of a coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity ,
- 7) The retention and enhancement of existing Public Rights of Way including (Kidsgrove 28),
- 8) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.162 The site is located between the settlements of Newchapel and Harriseahead and is currently an agricultural field.

13.163 Development will be required to integrate with and enhance the existing Public Right of Way adjoining the site.

13.164 A financial contribution will be required to support local bus provision. A coal mining assessment will be required due to land uses of the site.

13.165 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North and Leek and Biddulph Primary Care Network to support adaptation / expansion of the existing estate.

13.166 There are sewers on or close to the site. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. Applicants should engage with the relevant provider to consider the detailed design of the site and drainage details. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.

13.167 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Silverdale

13.168 Silverdale is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme and the Local Plan:-

- SP2 Cheddar Drive
- SP11 Lyme Park
- SP22 Former Playground off Ash Grove
- SP23 Land at Cemetery Road / Park Road
- G&T Site 8 Land West of Silverdale Business Park

Policy SP2 Cheddar Drive, Silverdale

Land at Cheddar Drive, Silverdale is allocated for 8 dwellings. Development will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) This site would require demolition of 4 dwellings resulting in a net gain of 8,
- 3) Access to the development being via Cheddar Drive,
- 4) A coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity is required,
- 5) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.169 The site is brownfield and surrounded by residential development.

13.170 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy SP11 Lyme Park, Silverdale

Land at Lyme Park, Silverdale is allocated for residential, and community uses within a wider Country Park setting. The development parcels are highlighted in Figure 3 below. Development is expected to be delivered as follows:

SP11 (1) – Keele Square – a development of 255 homes, a local centre, including a health centre, to meet local needs and a 1 form entry Primary School, including an attractive public realm accessed from a new spur from A525 Keele Road / University Avenue roundabout.

SP11 (2) – Keele Woods – a development of 310 homes accessed from A525 Keele Road.

SP11 (3) – Ashbourne Drive – a development of 235 homes accessed from Ashbourne Drive.

SP11 (4) – Park Road – a development of 100 homes accessed from a new road from the junction of Race Course and Park Road to the north east of the site. For SP11(4) no dwellings will be occupied before the cessation of the disposal of non-hazardous waste at the Whalley's Quarry Landfill Site, currently anticipated December 2026.

The provision of a country park to include the retention of trees and maintenance of a high quality ecological and natural resource with appropriate walking and cycling routes through the site.

Development proposals will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Safe, appropriate and useable access routes and connectivity to different parcels within the larger allocation, particularly by non-car means being secured,
- 3) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Keele Hall Conservation Area, Keele Registered Park and Garden and nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 4) A programme of archaeological recording on the site to determine the presence and significance of archaeological remains present. This will determine a programme of mitigation measures that should be implemented,
- 5) Improvements to enhance cycle and pedestrian connectivity to Silverdale, Keele University, public transport links and Newcastle-under-Lyme Town Centre. Development should also consider walking and active travel routes for health and wellbeing purposes within the wider site connecting to local transport routes,
- 6) Appropriate contributions to local bus infrastructure and the provision of routes, within the site, to provide access for residents to the public transport network,
- 7) the preparation and agreement of a masterplan and design code prepared for the site which should be prepared in line with Policy SA1 (General Requirements):
 - a) Achieve high quality design, through design code(s) reflecting the landscape location of the site and its topography to create a vibrant destination. Development should be landscape-led and look to retain woodland and mature tree cover within the site. The design should also consider the shade effects of trees in the layout of development,
 - b) Provide appropriate ecological buffer(s) to Bogs Wood Site of Biological Interest (Local Wildlife Site) and Jobs Wood should be provided. Impacts on the Site of Biological Interest should be minimised through the provision of open space, additional planting and restriction of access into the Local Wildlife Site. This should also consider Redheath Plantation adjoining the site,

- c) The Golf Course Driving Range is intended to be retained in its current location. Appropriate mitigation should be provided from the Driving Range and Cricket Ground (Ball Strike Assessment) to ensure appropriate buffers are created and impacts minimised.
- 8) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account of flood risk from all sources including surface water flooding,
- 9) Submission of a noise mitigation strategy in relation to the impact of noise from the A525 Keele Road, Keele Driving Range, Cricket Ground and other sensitive uses in and in close proximity to the site,
- 10) Submission of an odour assessment and potential mitigation given adjacent farm and industrial uses,
- 11) Development should identify, retain and enhance areas of formal and informal open space within the site,
- 12) Submission of a land contamination assessment and mitigation strategy. This should recognise the importing of material to support the previous use on the site,
- 13) A coal mining risk assessment and mitigation strategy is required. This should also include a geotechnical assessment of the site and identify if any mitigation measures are required in respect of land stability, flooding and contamination remediation,
- 14) As part of the county park and across the wider site, to retain existing hedgerows and trees, where possible and provide for a landscape buffer to the south of the site to maintain the character and approach of the Keele Hall Registered Park and Garden,
- 15) Financial contributions to improvements in the capacity of local schools and health facilities.
- 16) Financial contributions to highways improvements including to facilitate the distribution of traffic from the A525 to Whitmore Road.

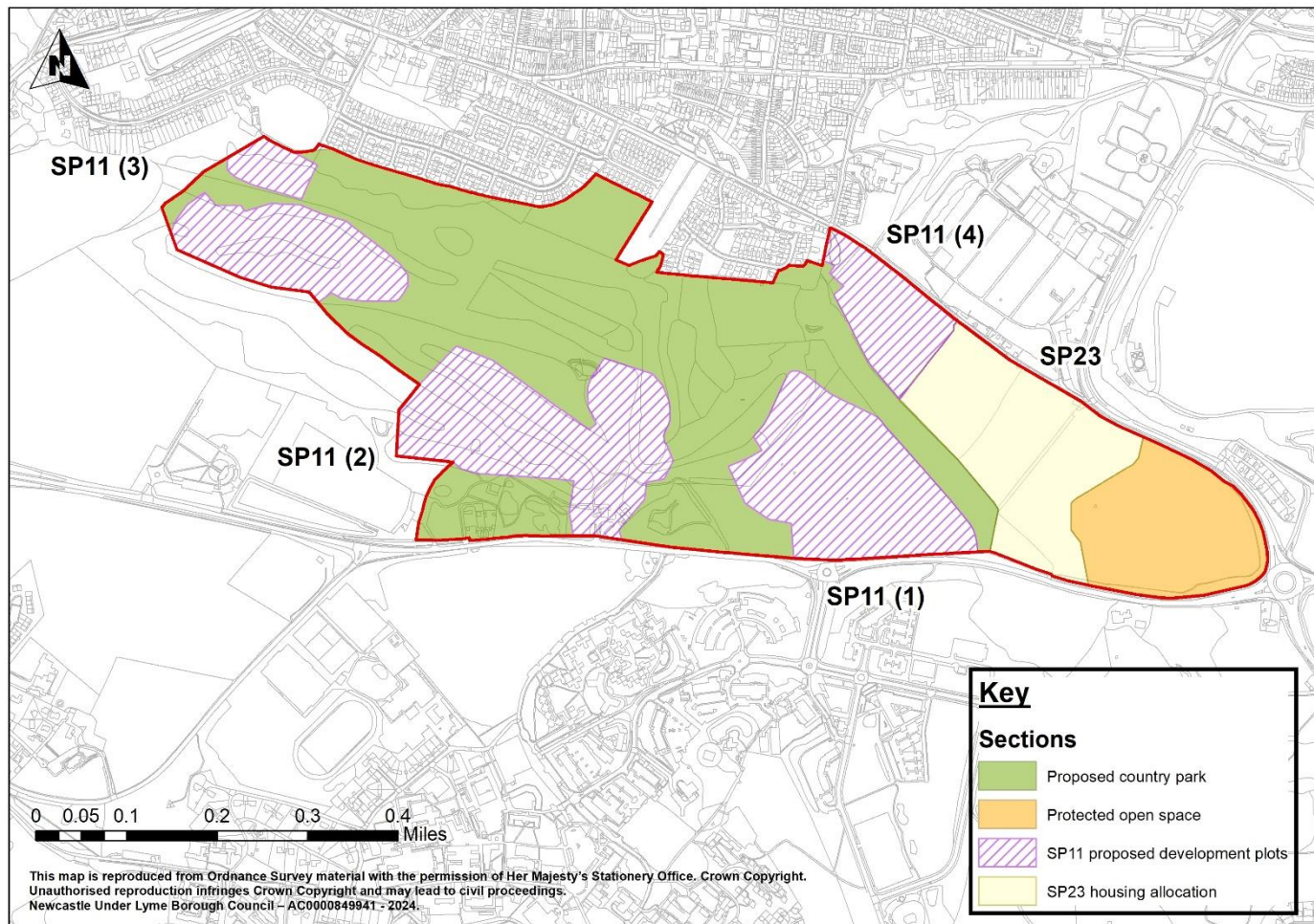


FIGURE 3: SP11 SITE ARRANGEMENT

□ Supporting Information

- 13.171 The site is located between the settlements of Silverdale and Keele, including the University campus. It is a former golf course. It is bounded by Keele Road (A525) and adjacent to Keele Driving Range and Keele Cemetery. Silverdale is located to the north.
- 13.172 To the centre of the site, lies Springpool Spring and pond. Development layout and technical assessments should take account of the spring location and require any flood mitigation from the presence of the Spring in the wider site. The wider site is susceptible to some surface water flooding and development should be directed to areas of lowest risk.
- 13.173 There are a couple of Public Rights of Way (Silverdale 20, Newcastle 112) which dissect the site. These should be retained in the future delivery of the site.
- 13.174 The site is required to provide for a primary school. The school should be provided on a suitable, level site within the allocation and be accessible to the wider site
- 13.175 The site should provide for a local centre, including a local health centre, to support access to local services and facilities.
- 13.176 The country park should enhance woodland and grassland parcels to increase species diversity and structure and include native species planting. The wider development should enhance existing ponds within the site through management for wildlife and additional planting.
- 13.177 An internal link road that runs between the two sites accessed via Keele Road and the Ashbourne Drive link roads should be sensitively designed to reflect the landscape and wider setting and to discourage external through movements (i.e. rat running) through the site.

- 13.178 The site is located in an area that was previously subject to mining operations (North Staffordshire Coal Mining Reporting Area). Appropriate land contamination studies and coal mining assessments will be required to support the appropriate delivery of the site.
- 13.179 Development of the site may require junction improvements and offsite improvements secured through financial contributions.
- 13.180 The provision of high quality active travel corridors between the site parcels and linking to existing walking and cycling routes should be provided on site. There should be provision for bus routes into the site with high quality bus stops provided onsite or enhanced. This should include real time travel information.
- 13.181 Walleys Quarry Landfill site which is currently operational is located in close proximity of the site. No dwellings on parcel 4 on Park Road should be occupied until the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027. This will mitigate against potential polluting impacts from the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding policy 2.5.
- 13.182 In the delivery of the Local Centre, the site should consider the need for a new build health hub location. Contributions may also be required to the improvement of local schools and health facilities. Reference should be made to the Infrastructure Delivery Plan, and associated schedules.
- 13.183 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy SP22 Former Playground off Ash Grove, Silverdale

Land at former Playground off Ash Grove Silverdale is allocated for residential development of 36 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA 1 (General Requirements),
- 2) This site would require demolition of 15 existing dwellings resulting in a net gain of 36,
- 3) Access to the development being via St Lukes Close subject to widening works to the access road and off-site footway improvements on Station Road,
- 4) A Heritage Impact Assessment is required to demonstrate how the layout and design of the development will respond sensitively to the setting of Silverdale Conservation Area and nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 5) The design of the development should not detract from the historic views of St Luke's Church, the Conservation Area or any of the 19th Century terraces along Sneyd Terrace (B5044),
- 6) The site being subject to an archaeological desk based assessment,
- 7) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 8) A land contamination assessment and mitigation strategy is required,
- 9) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.184 The site is a brownfield site within the Newcastle urban areas. There are existing dwelling units on the site which would be demolished to result in a net gain of 36 units.

13.185 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.

13.186 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy SP23 Land at Cemetery Road / Park Road

Land at Cemetery Road is allocated for 200 residential dwellings. Development will be permitted subject to

- 1) Satisfactorily addressing the site requirements set out in Policy SA1 (General Requirements),
- 2) The establishment of protected open space to the east of the site as shown on the Policies Map,
- 3) No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the Whalley's Quarry Landfill Site, currently anticipated December 2026,
- 4) Access to the development to be via Cemetery Road,
- 5) Offsite improvements will be required to enhance cycle and pedestrian connectivity to Silverdale, Keele University and Newcastle-under-Lyme Town Centre,
- 6) The direct provision of cycle and pedestrian routes from Cemetery Road to A525 Keele Road, including the retention and enhancement of Public Rights of Way (Silverdale 23),
- 7) Masterplanning of the site to consider appropriate linkages into SP11 (4) Park Road to ensure co-ordination across the two sites. The masterplan should also provide for appropriate boundary treatment with the Green Belt. The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area. A landscape buffer should be considered to the south of the site to maintain the character and approach of the Keele Hall Registered Park and Garden,
- 8) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the site will respond to the sensitivity of the local area, giving consideration to the HIA for the site prepared by the Council,
- 9) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 10) Where possible, existing trees and hedgerows should be retained to help preserve the pattern of enclosure on the site,
- 11) Submission of a land contamination assessment, odour assessment and associated mitigation strategy, including in relation to the impact of Walleys Quarry,
- 12) Submission of noise assessment and mitigation strategy in relation to impact of Cemetery Road and adjacent industrial uses,
- 13) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 14) Financial contributions to improvements in the capacity of local schools and health facilities,
- 15) Financial contributions to highways improvements to facilitate the distribution of traffic from the A525 to Whitmore Road

□ Supporting Information

13.187 Primary site access will be achieved via Cemetery Road. A further access point will also be achieved from the adjacent SP11 Park Road development adjacent to the site. Development of the site may require junction improvements and offsite improvements secured through financial contributions.

13.188 The site is in close proximity to existing Public Rights of Way (Silverdale 23). Development of the site will enhance links to existing Public Rights of Way and the wider Green Infrastructure network.

13.189 A financial contribution will be required towards the improvement in education infrastructure including capacity at primary and secondary school level in the local area.

13.190 The masterplan, design and layout of the site will take account of the overhead power lines which cross the site.

13.191 Walleys Quarry Landfill site which is currently operational is located in close proximity of the site. No dwellings on site should be occupied until the operation of Walleys Quarry as a landfill site has ceased

which is anticipated in 2027. This will mitigate against potential polluting impacts from the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding policy 2.5.

13.192 The infrastructure delivery plan identifies that contributions are required towards Newcastle Central / Newcastle North Primary Care Networks to support adaptation / expansion of the existing estate. This will also require contributions towards any new build hub on site SP11.

13.193 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Site G&T 8 Land West of Silverdale Business Park

The land west of Silverdale Business Park, Silverdale, as shown on the Policies Map is allocated for 5 Gypsy and Traveller Pitches, subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Retaining existing boundary treatments to the site,
- 3) No pitches should be occupied before the cessation of the disposal of non-hazardous waste at the Whalley's Quarry Landfill Site, currently anticipated December 2026
- 4) Use of permeable materials as replacement hardstanding, where required, and provide a drainage strategy to manage surface run-off from the site,
- 5) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 6) Provision of appropriate visibility splay and access arrangements from Park Road,
- 7) Submission of a noise assessment and mitigation strategy in relation to the impact of the adjacent business park.

□ Supporting information

13.194 The site is allocated to meet the accommodation needs of Gypsy and Travellers. Occupation of any development will be restricted to persons complying with the definition of Gypsy and Travellers and conditions will be imposed to permanently govern the occupation of the site.

13.195 Any development would need to make sure that prospective occupiers would enjoy an acceptable level of residential amenity. Amenity issues in respect of the maintenance of equipment and other matters should be suitably addressed through planning conditions.

13.196 Walleys Quarry Landfill site which is currently operational and is in close proximity to the site. No pitches on site should be occupied until the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027.

13.197 There is an expectation that the requirements of policy HOU 4 Gypsy, Travellers and Travelling Showpeople are addressed.

Talke and Butt Lane

13.198 Talke and Butt Lane is a ward which forms part of the Urban Centre of Kidsgrove in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future residential development requirements of the Urban Centre in the Local Plan:-

- BL8 Land adjacent to roundabout at West Avenue, Kidsgrove,
- BL18 Land at Clough Hall,
- BL32 Land at Congleton Road, Butt Lane,
- TK6 Site at Coalpit Hill, Talke,
- TK10 Land at Crown Bank,
- TK17 Land off St Martins Road, Talke,
- TK27 Land off Coppice Road, Talke.

Policy BL8 Land adjacent to roundabout at West Avenue, Kidsgrove

Land adjacent to the roundabout at West Avenue, Kidsgrove is allocated for residential development of 40 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements)
- 2) Access to the development being via West Avenue,
- 3) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 4) A coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity is required. A land contamination assessment and mitigation strategy is required,
- 5) Financial contributions to improvements in the capacity of local schools and health facilities.
- 6) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd / Congleton Rd / Coalpit Hill)

□ Supporting Information

13.199 The site is a brownfield and presently vacant site in the urban area. It is adjacent to employment uses and therefore may require mitigation.

13.200 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.201 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy BL18 Land at Clough Hall

Land at Clough Hall is allocated for residential development for 150 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via A34 Newcastle Road,
- 3) The layout and development of the site will be landscape-led, and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 4) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 5) An appropriate ecological buffer to Bathpool Park Site of Biological Interest (Local Wildlife Site) located along the south western edge of the site should be provided. Impacts on the Site of Biological Interest should be minimised through the provision of open space, additional planting and restriction of access into the Local Wildlife Site,
- 6) Submission of a noise assessment and mitigation strategy in relation to the impact of noise from the A34 Newcastle Road and adjacent anticipated uses including the playing fields,
- 7) Submission of a coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity,
- 8) The retention and improvement of playing pitches, with appropriate ancillary facilities for football use,
- 9) In line with Policy SA1 (General Requirements), a masterplan to be prepared for the site which will:-
 - a) consider cycle and pedestrian connectivity to the A34 and wider environs including the enhancement and connection into existing Public Rights of Way, and
 - b) retain and enhance Trees, particularly those subject to Tree Preservation Orders.
- 10) Financial contributions to improvements in the capacity of local schools and health facilities.
- 11) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd / Congleton Rd / Coalpit Hill)

□ Supporting Information

13.202 The site is located adjacent to the A34 Newcastle Road in Talke. The site is bounded by the A34 and residential properties. The immediate urban area comprises of the residential streets of Beech Drive, Unity way and other existing residential areas.

13.203 The site provides an opportunity to deliver 150 homes in a sustainable location adjoining Talke / Kidsgrove and close proximity to key services, amenities and infrastructure well connected by public transport. The site should support the retention and improvements of sports pitches for the wider local community.

13.204 Site access will be achieved via the A34 Newcastle Road. Development of the site may require junction improvements and offsite improvements secured through financial contributions.

13.205 There are Public Rights of Way which connect to the site and the development will need to enhance these routes. Improvements will also be required to pedestrian and cycle links. Sustainable pedestrian and linkages will also need to be provided to

13.206 Bathpool Site of Biological Importance is also located adjacent to the south western site boundary. Appropriate ecological buffers will need to be applied to these habitats.

13.207 The development will take a landscape led approach to ensure the layout of development and the design of buildings and structures is appropriate for the landscape setting.

- 13.208 A noise mitigation strategy will be required in relation to the impact of noise from the A34 Newcastle Road and also sports and play facilities included as part of the site.
- 13.209 Parts of the site are affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk. There are sewers present on / adjacent to the site.
- 13.210 The site is located in an area that was previously subject to mining operations. Appropriate land contamination studies and coal mining assessments will be required to support the appropriate delivery of the site. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. Applicants should engage with the relevant provider to consider the detailed design of the site and drainage details. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.
- 13.211 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.
- 13.212 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy BL32 Land at Congleton Road, Butt Lane

Land at Congleton Road, Butt Lane is allocated for residential development of 20 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Knowles View,
- 3) Off-site highway works required within Knowles Way to provide a suitable means of access into the site,
- 4) Pedestrian connection to be provided between Knowles View and A34 Congleton Road (including enhancement of existing Public Right of Way),
- 5) A coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity is required,
- 6) Financial contributions to improvements in the capacity of local schools and health facilities.
- 7) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd /Congleton Rd / Coalpit Hill)

□ Supporting Information

13.214 The site is in the urban area and would require access via the adjacent Knowles View.

13.215 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.216 The site may require sewer discharge. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. Applicants should engage with the relevant provider to consider the detailed design of the site and drainage details. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.

13.217 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TK6 Site at Coalpit Hill Talke

Land at Coalpit Hill Talke is allocated for residential development for 10 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Red Lion Close,
- 3) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the setting of Talke Conservation Area and nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 4) An archaeological desk-based assessment should be undertaken,
- 5) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 6) A coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity is required,
- 7) Financial contributions to improvements in the capacity of local schools and health facilities.
- 8) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd / Congleton Rd / Coalpit Hill).

▯ Supporting Information

13.218 The site is located in the Kidsgrove urban area and within an existing residential setting.

13.219 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TK10 Land at Crown Bank, Talke and Butt Lane

Land at Crown Bank, Talke, Talke and Butt Lane is allocated for residential development for 170 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Pit Lane,
- 3) The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,
- 4) Existing hedgerows and trees should be retained where possible. A landscape buffer should be provided along the eastern extent of the site,
- 5) Development preserving long-range views of the church tower. A landscape buffer should be retained along Audley Road to enhance the character and approach of the village from the west,
- 6) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Talke Conservation Area and nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 7) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 8) Submission of a coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity,
- 9) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 10) Submission of a noise assessment and mitigation strategy in relation to the impact of noise from the adjacent industrial estate,
- 11) The enhancement of the Public Rights of Way and Green Infrastructure Network,
- 12) Financial contributions to improvements in the capacity of local schools and health facilities.
- 13) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd / Congleton Rd / Coalpit Hill)

□ Supporting information

13.220 The site provides an opportunity to deliver approximately 170 dwellings in a sustainable location adjacent to the settlement edge of Talke, the Urban Centre of Kidsgrove and existing employment development. The site is also connected by a regular public transport service providing good access to a range of services and facilities in the centres of Kidsgrove, Newcastle-under-Lyme, Hanley and further afield.

13.221 Site access is via Pit Lane and there may be a requirement for junction improvements and off-site highways improvements along the site frontage and from the site to local schools, bus stops and shops.

13.222 There is an existing Public Right of Way (PROW) which follows Pit Lane along the southern boundary of the site, linking Jamage Road, Talke with the cottages on Audley Road, west of the site. Development will be required to integrate with and enhance existing Public Rights of Way, cycleways and the Green Infrastructure Network.

13.223 Education contributions may be required to accommodate this development.

13.224 Overall, the site is considered to have medium landscape sensitivity to residential development. There are urban influences throughout the landscape including residential development to the east and employment development to the south. Landscape sensitivity is a consideration in the context of the rural landscape edge of Talke which contributes to a sense of openness at the settlement edge.

Development of the site will take a landscape led approach to ensure that buildings and structures are not intrusive in significant views from the surrounding rural area to the west.

- 13.225 Talke Conservation Area is located to the east of the site including listed buildings along Crown Bank Road including the Church of St Martin Grade II listed building. The layout and design of development will respond sensitively to the setting of the conservation area and heritage assets.
- 13.226 The site includes land within a coal development high risk area which includes land on the northern site boundary and two smaller land parcels within the site to the south. In accordance with national policy, the design and layout of development will be informed by a Coal Mining Risk Assessment and mitigation strategy. A land contamination assessment will also be required in relation to former mining activity on the site.
- 13.227 There is some very limited surface water flooding adjacent to the southern boundary at Pit Lane and a sequential approach will be taken within the site to direct development to areas of lowest flood risk.
- 13.228 The site is located adjacent to an industrial estate to the south of Pit Lane. A noise impact assessment and mitigation strategy will be required in relation to the potential impact of employment and commercial uses.
- 13.229 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.
- 13.230 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TK17 Land off St Martins Road, Talke

Land off St Martins Road, Talke is allocated for residential development for 40 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via St Martins Road,
- 3) The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area. Where possible, existing hedgerows and trees should be retained to help preserve the pattern of enclosure on the site. A buffer should be provided along the eastern boundary of the site,
- 4) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the setting of nearby heritage assets including Harecastle Farmhouse Grade II listed building giving consideration to the HIA for the site prepared by the Council,
- 5) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 6) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 7) Coal mining risk assessment and mitigation strategy required,
- 8) Contaminated land assessment and mitigation strategy required in relation to area of former mining activity and impact of former landfill site to the south at Talke Road,
- 9) Noise impact assessment and mitigation strategy required in relation to the impact of the A34 and A500,
- 10) Enhancements required to existing pedestrian/ cycleway link from site to A53 cycle route to be provided. A53 pedestrian / cycle crossing facilities to be provided and fully funded by applicant,
- 11) Sewers pass through the site including potential risk of sewer flooding which will need to be taken into consideration,
- 12) Financial contributions to improvements in the capacity of local schools and health facilities.
- 13) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd / Congleton Rd / Coalpit Hill)

□ Supporting Information

13.231 Coal and land contamination assessments based on the historic uses on the site.

13.232 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.233 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TK27 Land off Coppice Road, Talke

Land off Coppice Road, Talke is allocated for residential development for 90 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Coppice Road,
- 3) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the setting of Talke Conservation Area and nearby heritage assets including Church of St Martin Grade II listed building giving consideration to the HIA prepared by the Council.,
- 4) The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area. Where possible, existing hedgerows and trees should be retained to help preserve the pattern of enclosure on the site,
- 5) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 6) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 7) A coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity is required,
- 8) Improvements required at Coppice Road / Merelake Road / Coal Pit Lane junction for highway safety reasons. Offsite footway improvements required on the site frontage and from the site to local school, bus stops and shops,
- 9) Financial contributions to improvements in the capacity of local schools and health facilities.
- 10) Financial contributions to improvements to Talke Signals (A34 Newcastle Rd / Congleton Rd / Coalpit Hill).

□ Supporting Information

13.234 The site is a greenfield site. Access should be taken via Coppice Road and requires coal and land contamination assessments due to previous historic uses on the site.

13.235 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.

13.236 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Thistleberry

13.237 Thistleberry is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme: -

- TB6 Former Pool Dam Pub Site,
- TB19 Land South of Newcastle Golf Club,
- TB23 Land West of Galingale View.

Policy TB6 Former Pool Dam Pub site, Orme Road, Poolfields, Newcastle

Land at the former Pool Dam Pub site, Orme Road is allocated for residential development for 13 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the Whalley's Quarry Landfill Site, currently anticipated December 2026,
- 3) Access to the development being via Wain Avenue and Orme Road,
- 4) Land contamination assessment and mitigation strategy in relation to area of former activity on the site is required.
- 5) An Odour assessment required in relation to impact of Walleys Quarry Landfill Site to the west.
- 6) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.238 The site is located within the Newcastle urban area and is a brownfield site.

13.239 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.

13.240 Walleys Quarry Landfill site which is currently operational is located in close proximity of the site. No dwellings on site should be occupied until the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027. This will mitigate against potential polluting impacts from the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding policy 2.5.

13.241 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TB19 Land South of Newcastle Golf Club, Thistleberry

Land South of Newcastle Golf Club, Thistleberry is allocated for residential development for 550 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via the A53 Whitmore Road,
- 3) The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area. Where possible, existing hedgerows and trees should be retained to help preserve the pattern of enclosure within the site. A landscape buffer should be considered along the western boundary of the site,
- 4) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Keele Hall Conservation Area, Keele Registered Park and Garden and nearby heritage assets, giving consideration to the HIA for the site prepared by the Council,
- 5) A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,
- 6) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 7) Appropriate ecological buffers to Pie Rough, Hands Wood and Barkers Wood Biodiversity Alert Areas and Springpool Wood Site of Biological Importance,
- 8) Submission of a noise assessment and mitigation strategy in relation to the impact of noise from the M6 Motorway and A53 Whitmore Road,
- 9) Provision of strategic open space to the south-west of the site adjacent to the M6 Motorway in accordance with an agreed masterplan, noise mitigation strategy and ecological mitigation strategy,
- 10) Submission of geo-environmental survey in relation to applications for fracking in the area,
- 11) The provision of a link road to facilitate a connection to the A525 Keele Road, working with Keele University and enhancement of existing Public Rights of Way and Green Infrastructure,
- 12) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.242 The site is located adjacent to the settlement boundary of the strategic centre of Newcastle-under-Lyme and is approximately 3km from the town centre. The site is bounded by the M6 Motorway to the south and Whitmore Road (A53) to the east. The immediate urban area comprises of the residential suburb of Seabridge, located to the west of Whitmore Road.

13.243 The site provides an opportunity to deliver 550 homes in a sustainable location adjoining Newcastle-under-Lyme and close proximity to key services, amenities and infrastructure well connected by public transport.

13.244 Site access will be achieved via the A53 Whitmore Road through two site access points. Development of the site may require junction improvements and offsite improvements secured through financial contributions.

13.245 There is potential for the delivery of a link road from the A53 Whitmore Road through the site to Keele University and connecting to site allocations in the north. The site should provide safeguarding for a potential road link with the alignment of the road to be agreed with the Council. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will also be explored.

13.246 There are Public Rights of Way which connect to the site and the development will need to enhance these routes. Improvements will also be required to pedestrian and cycle links to the eastern urban

area and Newcastle Town Centre to the north-east. Sustainable pedestrian and cycle links will also be established from the north of the site to Keele University including enhancements to the green infrastructure network.

- 13.247 A financial contribution will be required towards the improvement in education infrastructure including capacity at secondary school level. A new primary school will be provided as part of site allocation SP11 Lyme Park and a proportionate financial contribution may be required towards the capacity of this school and / or another school in the local catchment.
- 13.248 In addition to connecting the site to the foul sewer network the site will also provide a foul water pumping station to ensure sufficient capacity.
- 13.249 The site is located in an area of generally medium landscape sensitivity to larger residential development, with high sensitivity attributed to rising landform and wooded and parkland edges to the west of the site. The development will take a landscape led approach to ensure the layout of development and the design of buildings and structures is appropriate for the landscape setting.
- 13.250 Keele Hall Conservation Area is located to the north-west of the site which includes the Grade II Listed Building of Keele Hall. Keele Registered Park and Garden is also located to north-west of the site. The layout and design of development will respond sensitively to their setting.
- 13.251 Springpool Site of Biological Importance is located adjacent to the western site boundary. The Biodiversity Alert Areas of Barkers Wood and Hands Wood are adjacent to the site and Pie Rough is located within the site. Appropriate ecological buffers will be applied to these habitat designations including restricted access to woodlands. Provision of strategic open space to the south-west of the site will form part of the mitigation strategy to divert recreational pressure from designated habitats. A water course within the site is also upstream of King's & Hargreaves Woods SSSI and runs through the SSSI and the drainage strategy will address potential impact.
- 13.252 A noise assessment and mitigation strategy will be required in relation to the impact of noise from the M6 Motorway to the south and the A53 Whitmore Road to the east. As part of the noise mitigation strategy strategic open space will be delivered to the south-west of the site establishing an appropriate buffer area to the motorway alongside other appropriate noise attenuation measures.
- 13.253 Part of the site is affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk taking account flood risk from all sources including surface water flooding.
- 13.254 The site is located in an area that was previously subject to applications for fracking and a geo-environmental survey will be required.
- 13.255 There is an existing overhead powerline that crosses the site from the north through to the A53 Whitmore Road in the south and this will influence the layout and design of development on the site. Residential development will be located an appropriate distance from the powerlines.
- 13.256 Consideration will also be given to opportunities for delivery of off-site sources of renewable energy appropriate for this location which could potentially be delivered in relatively unconstrained locations to the north of the site in accordance with Policy CRE2. This will be considered as part of the comprehensive master planning for the site.
- 13.257 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.
- 13.258 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TB23 Land West of Galingale View, Thistleberry

Land West of Galingale, Thistleberry is allocated for residential development for 124 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the allocation requirements set out in Policy SA1 (General Requirements),
- 2) No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the Whalley's Quarry Landfill Site, currently anticipated December 2026,
- 3) Primary access to the development being via Galingale View, secondary access via Rosemary Hi and Barnacle Place,
- 4) Submission of a coal mining risk assessment, mitigation strategy and development to be located outside the coal mining development high risk zone,
- 5) Submission of a land contamination assessment, odour assessment and associated mitigation strategy in relation to the impact of Walleys Quarry,
- 6) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 7) The enhancement of the existing Public Rights of Way and Green Infrastructure Network,
- 8) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.259 The site provides the opportunity to deliver 124 homes in a sustainable location within the urban area of Newcastle-under-Lyme with good access to a wide range of services and facilities. The site provides good access to local schools, health services, retail provision and good connectivity by walking, cycling and public transport to the town centre and further afield. The site is also located in close proximity to Keele University and associated infrastructure and facilities.

13.260 Primary site access will be achieved via Galingale View with secondary access from the Hamptons residential development, adjacent to the southern site boundary. A further access point will also be achieved from Barnacle Place adjacent to the north-east site boundary. Development of the site may require junction improvements and offsite improvements secured through financial contributions.

13.261 The site is in close proximity to existing Public Rights of Way and immediately to the north of the site is an area designated as a 'Protection of a Green Heritage Network – N16 and Publicly Accessible Space (C3)'. Development of the site will enhance links to existing Public Rights of Way and the Green Infrastructure network.

13.262 A financial contribution will be required towards the improvement in education infrastructure including capacity at primary and secondary school level in the local area.

13.263 The site is not located in an area of high landscape sensitivity and is broadly within an area of 'built character'. However, the site is located adjacent to a Protection of Green Heritage Network designation and the landscaping strategy will give consideration to this context. The tree belts on the eastern and western site boundaries will be largely retained except for points of access. Any loss of trees will be informed by a tree survey.

13.264 Part of the site is located within a coal mining development high risk zone (A thin linear zone within the western part of the site). In accordance with national policy, the design and layout of development will be informed by a Coal Mining Risk Assessment and development will be located outside of this zone.

13.265 Walleys Quarry Landfill operation is located adjacent to the western site boundary. An assessment including relevant surveys and mitigation strategy is required in relation to the potential impact of landfill on controlled water receptors, landfill gas migration and odours. Dwellings will not be occupied until the operation of Walleys Quarry as a landfill site. This will mitigate against potential polluting impacts from the landfill site and enable the continued operation of the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding Policy 2.5.

- 13.266 There is a limited area of the site at the north-west boundary which is affected by flood zones 2 and 3 and there is some surface water flooding associated with water courses affecting parts of the site. A sequential approach will need to be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding in accordance with national policy.
- 13.267 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.
- 13.268 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Town

13.269 Town is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme in the Local Plan: -

- TC7 Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle,
- TC19 Hassell Street Car Park,
- TC20 King Street Car Park,
- TC22 Marsh Parade, Newcastle (former Zanzibar night club),
- TC40 Car Park, Blackfriars Road, Newcastle,
- TC45 York Place, Newcastle Town Centre,
- TC50 Cherry Orchard Car Park,
- TC52 Goose Street Car Park,
- TC71 Midway Car Park

Policy TC7 Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle

Land at Ryecroft is allocated for residential and commercial uses of 75 dwellings and 1.63 hectares of gross employment land. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Corporation Street and Ryecroft,
- 3) Contaminated land assessment and mitigation strategy required,
- 4) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 5) Heritage Impact Assessment required demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 6) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the historic street pattern of the area unnecessarily or the views of the Church of St Giles, Ebenezer House and the Church of St George
- 7) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 8) Noise assessment and mitigation strategy required in relation to nearby commercial uses and impact of road noise from A34, A52, A53,
- 9) Off-site footway/cycleway infrastructure improvements required along Corporation Street to enhance sustainable travel links in accordance with LCWIP,
- 10) Direct pedestrian/cycle route between A52 Ryecroft Toucan Crossing and Merrial Street/ Corporation Street to be secured by the internal layout to improve connectivity to the town centre.
- 11) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.270 The site is a brownfield site within the urban area of Newcastle-under-Lyme Town Centre.

- 13.271 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.
- 13.272 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC19 Hassell Street Car Park

Land at Hassell Street Car Park is allocated for residential development for 5 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Hassell Street,
- 3) Development not taking place before the castle multi-storey car park is operational or a car parking strategy provides evidence that the site can be considered for alternative uses,
- 4) An element of car parking should be retained on site to support car parking for local businesses,
- 5) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 6) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views of the Church of St Paul,
- 7) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 8) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.273 The site is an existing public car park located within the urban area of Newcastle-under-Lyme.

13.274 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC20 King Street Car Park

Land at King Street Car Park is allocated for residential development for 10 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Development not taking place before the castle multi-storey car park is operational or a car parking strategy provides evidence that the site can be considered for alternative uses,
- 3) Access to the development being via Kings Street,
- 4) Contaminated land assessment and mitigation strategy required in relation to former landfill use,
- 5) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 6) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views of the Church of St Paul, Church of St George and the Church of St Giles,
- 7) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 8) Noise assessment and mitigation strategy required in relation to nearby commercial uses and impact of road noise from A52 and A53,
- 9) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.275 The site forms part of an existing car park located within the Newcastle-under-Lyme urban area.

13.276 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC22 Marsh Parade, Newcastle (Former Zanzibar Night Club)

Land at Marsh Parade is allocated for residential development for 70 dwellings and commercial units. Development will be permitted subject to:-

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via North Street / Hassell Street,
- 3) Land contamination assessment and mitigation strategy required associated with former land use,
- 4) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 5) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views of the Church of St Paul and numbers 21, 23 and 25 Marsh Parade,
- 6) An archaeological watching brief should be undertaken in tandem with groundworks on the western parts of the site,
- 7) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 8) Noise and odour assessment and mitigation strategy required in relation to nearby commercial uses and impact of A53 and A52,
- 9) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.277 The site is brownfield and surrounded by commercial and residential development.

13.278 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.

13.279 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC40 Car Park, Blackfriars Road, Newcastle

Land at the car park, Blackfriars Road is allocated for residential development of 10 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Blackfriars Road,
- 3) Land contamination assessment and mitigation strategy required including in relation to potential impact on Lyme Brook,
- 4) Heritage Impact Assessment required demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets including Old Orme Boys School Grade II Listed building giving consideration to the HIA for the site prepared by the Council,
- 5) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views of the Old Orme Boys Primary School and Methodist Church and key approaches to the site,
- 6) A desk based archaeological assessment should be undertaken on the site,
- 7) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 8) Noise assessment and mitigation strategy required in relation to nearby commercial uses and impact of road noise from A53 and A525,
- 9) Improvement in footway access to the tow path required (step free),
- 10) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.280 The site is located brownfield and within the urban area of Newcastle-under-Lyme.

13.281 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC45 York Place, Newcastle Town Centre

Land at York Place is allocated for commercial uses. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Access to the development being via Merrial Street,
- 3) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 4) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views of Church of St Giles or heritage assets along Merrial Street / Church Street and High Street,
- 5) A desk based archaeological assessment should be undertaken on the site,
- 6) Delivery/ Service Management Strategy required to support development to permit off-peak loading / unloading on Merrial Street,
- 7) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,

□ Supporting Information

13.282 The site is brownfield and located within the urban area of Newcastle-under-Lyme.

13.283 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC50 Land at Cherry Orchard Car Park, Newcastle

Land at Cherry Orchard Car Park is allocated for residential development for 5 dwellings. Development will be permitted subject to

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Development not taking place before the Castle multi-storey car park is operational or a car parking strategy provides evidence that the site can be considered for alternative uses,
- 3) Access to the development being via Cherry Orchard,
- 4) Heritage Impact Assessment required demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets including Ebenezer House and St George's Church Grade II Listed buildings giving consideration to the HIA for the site prepared by the Council,
- 5) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views Methodists Chapel, Ebenezer House and the Church of St George nor the Methodist Chapel to the south west,
- 6) A desk based archaeological assessment should be undertaken on the site,
- 7) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 8) Noise assessment and mitigation strategy required in relation to the impact of the A52, A527 and A53,
- 9) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.284 The site is an existing public car park located within the urban area of Newcastle-under-Lyme.

13.285 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC52 Goose Street Car Park, Newcastle

Land at Goose Street Car Park is allocated for residential development for 25 dwellings. Development will be permitted subject to: -

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Development not taking place before the Castle multi-storey car park is operational or a car parking strategy provides evidence that the site can be considered for alternative uses,
- 3) Access to the development being via Goose Street,
- 4) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets including the Holy Trinity RC Church and The Barracks Workshops Grade II Listed Buildings giving consideration to the HIA for the site prepared by the Council,
- 5) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views from Boat and Horses Inn and key approaches to London Road, the Church of the Holy Trinity RC Church and War Memorial,
- 6) A desk based archaeological assessment should be undertaken on the site,
- 7) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,
- 8) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 9) Noise assessment and mitigation strategy required in relation to the impact of the A34 and A527,
- 10) Financial contributions to improvements in the capacity of local schools and health facilities.

□ Supporting Information

13.286 The site is an existing public car park located within the urban area of Newcastle-under-Lyme.

13.287 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.

13.288 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

Policy TC71 Midway Car Park, Newcastle-under-Lyme Town Centre

Land at Midway Car Park Newcastle-Under-Lyme town centre is allocated for residential development for 100 dwellings. Development will be permitted subject to:

- 1) Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),
- 2) Development not taking place before the Castle multi-storey car park is operational or a car parking strategy provides evidence that the site can be considered for alternative uses,
- 3) Access to the development being via Lower Street and The Midway,
- 4) Submission of a Heritage Impact Assessment demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets in Newcastle-under-Lyme town centre giving consideration to the HIA for the site prepared by the Council,
- 5) The design of any development should be sympathetic to the heritage assets contained within the local area and refrain from altering the existing historic street pattern of the area or the views from the Church of St Giles and the former clay Tabaco pipe factory at Lower Street,
- 6) A desk based archaeological assessment should be undertaken on the site,
- 7) Submission of an air quality assessment and mitigation strategy in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 8) Submission of a noise assessment and mitigation strategy in relation to the impact of the A53 and A525.
- 9) Financial contributions to improvements in the capacity of local schools and health facilities

□ Supporting Information

13.290 The site is sustainably located in the Newcastle-Under-Lyme town centre and currently comprises a multi-storey public car park accessed from Lower Street. The site provides an opportunity to deliver approximately 100 new homes on a centrally located brownfield site well connected to a wide range of services, facilities and public transport.

13.291 Through the preparation of the Council's car parking strategy and provision of new parking facilities at Ryecroft elsewhere in the town centre, the Midway site can be considered for alternative uses.

13.292 The redevelopment of the Midway site will seek to retain the existing building structure which will be re-engineered for residential purposes comprising approximately 100 apartments.

13.293 Site access will be via Lower Street and the Midway. There may be a requirement for contributions towards junction improvements in relation to the outputs of the transport assessment.

13.294 Financial contributions will be required towards increasing the capacity at secondary school level and potentially also at primary school level.

13.295 The site is located in close proximity to the A53 and A525 and a noise impact assessment and mitigation strategy will be required in relation to the impact of road noise on this site allocation.

13.296 The site is located within the town centre conservation area and within the setting of a number of listed buildings. A heritage impact assessment has been prepared which will inform the layout and design of development to ensure it responds positively to the setting of heritage assets.

13.297 The site is located within the Newcastle-under-Lyme Town Air Quality Management Area (AQMA). An air quality assessment and mitigation strategy will be required in relation to the cumulative impact of development and the impact of existing air quality on the site residential occupants.

13.298 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.

13.299 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.

14. Glossary

A

- **Affordable Housing:** As defined in the National Planning Policy Framework.
- **Agent of Change Principle:** The principle that the party introducing a change of use or development is responsible for managing the impact of that change on existing businesses or community facilities.
- **Agricultural Land Classification (ALC):** A system for classifying land according to its agricultural quality and versatility.
- **Air Quality Management Area (AQMA):** An area designated due to exceeding air quality standards for specific pollutants.
- **Amenity:** The pleasantness or attractiveness of a place to live, work, or visit, taking into account factors such as noise levels, privacy, access to daylight, and the quality of the surrounding environment.
- **Ancient Woodland:** Woodland that has existed continuously since at least 1600 AD.
- **Ancillary Outbuilding:** A secondary building on a property that is subordinate to the main dwelling and used for purposes incidental to the enjoyment of the dwelling (e.g., a garage, shed, or workshop).
- **Appropriate Assessment:** A detailed assessment required under the Habitats Regulations to determine if a plan or project will adversely affect the integrity of a European designated site (e.g., a Special Area of Conservation).
- **Arboricultural Impact Assessment:** An assessment of the potential impact of a development proposal on trees.

B

- **Backland Development:** Residential development that takes place on land behind existing properties.
- **Best and Most Versatile (BMV) Agricultural Land:** Land classified as Grades 1, 2, and 3a in the Agricultural Land Classification system, considered to be the most productive and valuable for agriculture.
- **Biodiversity:** The variety of life on Earth, encompassing all living things and the ecosystems they form.
- **Biodiversity Enhancements:** Features that promote biodiversity and support ecological functions.
- **Biodiversity Net Gain (BNG):** The achievement of a measurable increase in biodiversity as a result of development.
- **Blue Infrastructure (BI):** A network of water bodies and watercourses, such as rivers, canals, wetlands, and floodplains, providing environmental, social, and economic benefits.
- **Borough Integrated Transport Strategy for Newcastle-under-Lyme:** The Council's plan for transport in the Borough.
- **Brownfield Land:** Previously developed land that is not currently in use.
- **Buffer Zones:** Areas of land around sensitive features, such as woodlands or watercourses, which are protected from development.
- **Building for a Healthy Life (BHL):** A design toolkit that promotes the creation of healthy, sustainable, and inclusive neighbourhoods.
- **Built Form:** The physical characteristics and arrangement of buildings, including their height, massing, materials, and design.

C

- **Canal Towpaths:** Paths running alongside canals, often used for walking, cycling, and recreation.

- Capital Asset Valuation of Amenity Trees (CAVAT): A method for valuing trees based on their size, condition, and amenity value.
- Carbon Capture: The process of capturing and storing atmospheric carbon dioxide to mitigate climate change.
- Carbon Capture Areas: Areas identified within the Borough where tree planting and other measures can help absorb carbon dioxide.
- Carbon Neutral: Achieving a balance between the amount of carbon dioxide released and the amount removed from the atmosphere.
- Castle Car Park: A new multi-storey car park being built on the Ryecroft site in Newcastle-under-Lyme town centre.
- Claw-back Clause: A provision in a legal agreement that allows for the recovery of a financial contribution if certain conditions are not met (e.g., if a dwelling permitted for a rural worker is no longer used for that purpose).
- Climate Change Modelling: Predictions of how future climate change may affect flood risk.
- Climate Resilience: The ability of a system, community, or society to anticipate, prepare for, and adapt to the impacts of climate change.
- Coal Mining Legacy: The potential risks and hazards associated with past coal mining activity.
- Coalescence: The merging of two or more settlements.
- Community Asset: A building or piece of land of value to the local community, which may be listed as an asset of community value.
- Competent Person: A person with appropriate qualifications and experience to assess and manage land contamination risks.
- Conservation Area: An area designated for its special architectural or historic interest.
- Conservation Area Appraisal, Management Plan, and Summary Statement: Documents that provide detailed information about the character and significance of a Conservation Area.
- Conservation (of a heritage asset): The process of managing change to a heritage asset in a way that sustains and, where possible, enhances its significance.
- Construction Traffic Management Plan (CTMP): A plan for managing construction traffic to minimise its impact on the surrounding area.
- Contaminated Land: Land polluted by substances that may pose a risk to human health or the environment.
- Critical Drainage Areas: Areas identified in the SFRA as having a high risk of flooding or drainage problems.
- Cultural Heritage: The tangible and intangible aspects of a society's history and culture.
- Curtilage: The land immediately surrounding a dwelling and enclosed by a boundary, forming part of the property.

D

- Decentralised Energy: Energy generated and distributed locally.
- DEFRA Biodiversity Offsetting Metric: A tool for calculating biodiversity losses and gains associated with development proposals.
- DEFRA's Code of Practice for the Sustainable Use of Soils on Construction Sites: A guide for developers on how to protect and manage soil during construction projects.
- Designated Heritage Asset: A building, monument, site, place, area, or landscape identified as having special historic, architectural, archaeological, or artistic interest.
- Desk-Based Assessment: An initial stage of assessment involving research of existing records and information.
- Development Boundary: The defined limit of a settlement, separating areas where development is generally permitted from the open countryside where development is restricted.
- Development Envelope: The defined area within which development is permitted on a site.
- Development Plan: A collection of documents that set out the planning framework for an area, including the Local Plan, Neighbourhood Plans, and any saved policies from previous plans. This helps guide decisions on planning applications.

- Drainage Strategy: A plan for managing surface water runoff from a development site.

E

- Enabling Development: Development that would not normally be permitted but is allowed to support the conservation or restoration of a heritage asset.
- Enabling Fee: A fee payable by developers to contribute towards the administrative costs associated with securing affordable housing through legal agreements.
- Environmental Impact Assessment (EIA): A process for assessing the potential environmental effects of a development proposal.
- Environmental Protection Act 1990 (Part IIA): Legislation that sets out a framework for identifying and remediating contaminated land.
- Established Building Line: The line formed by the front facades of existing buildings along a street.
- Evacuation Management Plan: A plan for safely evacuating people from a development in the event of a flood.
- Exceptional circumstances – reasons for exceptional changes to the Green Belt boundaries evidenced through a Local Plan.

F

- Field Evaluation: A stage of assessment involving on-site investigation, for example, to assess the presence and significance of archaeological remains.
- Flood Risk Assessment (FRA): An evaluation of the flood risk to a development proposal.
- Flood Zones: Areas classified according to their level of flood risk, as defined by the Environment Agency.
- Floodplain Compensation: Measures taken to offset the loss of floodplain storage capacity due to development.
- Functional Floodplain: Land where water flows or is stored during floods.

G

- Glamping: A form of camping involving accommodation in structures more luxurious than traditional tents.
- Glint and Glare: The reflection of sunlight from solar panels, which can cause visual disturbance.
- Green Belt: Designated area of land surrounding urban areas aimed at preventing urban sprawl, protecting the countryside, and promoting recreation.
- Green Corridors: Linear features of green infrastructure, such as hedgerows, tree lines, and waterways, which connect larger areas of habitat.
- Green Infrastructure (GI): A network of natural and semi-natural areas providing environmental, social, and economic benefits.
- Green Infrastructure Audit: An assessment of the quality, quantity, and distribution of green infrastructure within a specific area.
- Greenfield Rate of Discharge: The rate at which surface water runoff would naturally occur from an undeveloped site.
- Gross Internal Area (GIA): The total floor area within the external walls of a building, excluding any unheated spaces.
- Groundwater Source Protection Zones (SPZs): Areas designated to protect groundwater sources used for public water supply from pollution.

H

- Habitats Regulations Assessment (HRA): An assessment of the potential impacts of a plan or project on European designated sites.
- Hedgerow Regulations (1997): Regulations that provide protection for important hedgerows.
- Hedgerow Survey: An assessment of the condition and ecological value of hedgerows.

- Heritage Asset: A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions.
- Heritage Impact Assessment (HIA): An assessment of the potential impacts of a development proposal on heritage assets and their settings.
- High Value Zone & Low Value Zone: Areas within the Borough with differing affordable housing requirements based on land values.
- Historic Environment: All aspects of the environment resulting from the interaction between people and places through time.
- Historic Environment Record (HER): A record of known archaeological sites, historic buildings, and other heritage assets within a defined geographical area.
- Houses in Multiple Occupation (HMO): A house or flat occupied by three or more unrelated individuals who share facilities.
- Housing and Economic Development Needs Assessment (HEDNA): An assessment of the housing and employment needs of an area.
- Housing Mix: The range of dwelling sizes, types, and tenures within a development or area.
- Hydrological Connectivity: The connection of water bodies and watercourses, allowing for the flow of water and the movement of aquatic organisms.

I

- Inappropriate Development: Development proposals in Green Belt that is considered harmful to the Green Belt's purposes.
- Infiltration: The process of allowing rainwater to soak into the ground.
- Infrastructure: The essential facilities and services that support a community, including utilities (such as water and electricity), transport networks (roads and public transport), social and community facilities (schools, health care facilities, and community centres), and environmental infrastructure (green spaces and drainage systems).
- Infrastructure Delivery Plan (IDP): A plan outlining the infrastructure required to support development.
- Intensification: Increasing the density or intensity of development on an existing site.

K

- Knutton Village Masterplan: A plan for the regeneration and development of the Knutton area, Newcastle

L

- Land Holding: A parcel of land under single ownership, typically used for agricultural or rural purposes.
- Landscape and Visual Impact Assessment (LVIA): An assessment of the potential visual and landscape impacts of a development proposal.
- Landscape Character: The distinct and recognisable pattern of elements that make up a particular landscape.
- Landscape Scheme: A plan for the design and management of landscaping within a development.
- Landscape Sensitivity: The susceptibility of a landscape to change.
- Lead Local Flood Authority (LLFA): The local authority responsible for managing local flood risk.
- Light Pollution: Excessive or inappropriate artificial light that can have negative impacts on wildlife and human health.
- Listed Building: A building designated for its special architectural or historic interest, with restrictions on alterations or demolition.
- Livestock Unit: A farm holding with livestock.

- Local Housing Need (LHN): The minimum number of homes required in an area, calculated using the government's standard methodology. This figure is informed by household projections and affordability.
- Local Nature Reserve (LNR): A designated area of land important for its wildlife, geology, or natural features, managed for conservation and public enjoyment.
- Local Plan: A statutory document prepared by a local planning authority that sets out the vision, objectives, and policies for the development and use of land in a local area.
- Low and Zero Carbon (LZC) Technologies: Technologies that generate energy with minimal or no carbon emissions.
- Low-Emission Technologies: Technologies that produce minimal air pollutants.
- Lower Super Output Area – a statistical area, comprising of between 400 and 1,200 households.

M

- Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, 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).
- Management and Maintenance Plan: A plan for the long-term management and maintenance of green and blue infrastructure assets.
- Marketing (of a property): The process of advertising and promoting a property for sale or rent.
- Massing: The overall shape and form of a building or group of buildings.
- Material Considerations: Factors that can be taken into account when making planning decisions, in addition to policies in a Development Plan.
- Measurable Net Gain: An increase in biodiversity that can be quantified and demonstrated through the use of a metric.
- Minerals Safeguarding Area (MSA): An area containing known mineral resources that are safeguarded from sterilisation by non-mineral development.
- Mitigation: Actions taken to reduce or eliminate the negative impacts of development on aspects such as air quality, amenity, or other environmental factors.
- Mitigation Hierarchy: A framework for addressing the potential impacts of development on biodiversity, prioritising avoidance, then mitigation, and finally compensation.
- Mitigation Strategy: A plan for reducing or offsetting the negative impacts of development on soil resources and agricultural land.
- Multifunctional GI and BI: Green and blue infrastructure that delivers multiple benefits.

N

- Nationally Described Space Standard (NDSS): A set of standards for the minimum size of new dwellings.
- Native Species: Species that are indigenous to a particular area.
- Nature Recovery Network: A network of interconnected habitats that supports the recovery of nature and wildlife.
- Nature-based Flood Management: Using natural features and processes to manage flood risk.
- Neighbourhood Plan: A community-led plan for guiding the development and use of land within a defined neighbourhood area.
- Newcastle Recycling Centre at Leycett Lane: The main household waste recycling centre in the Borough.
- Net Zero: Achieving a balance between the amounts of greenhouse gas emissions produced and the amount removed from the atmosphere.
- Newcastle-under-Lyme Air Quality Action Plan: A plan for improving air quality within the Borough.
- Nitrate Neutrality: Ensuring that development does not result in any net increase in nitrate levels within the affected water environment.

- Nitrate Vulnerable Zone: An area designated as being at risk of nitrate pollution from agricultural activities.
- Nitrogen Dioxide (NO₂): A gaseous air pollutant that is a major component of smog and can cause respiratory problems.
- North Staffordshire Local Air Quality Plan: A plan for improving air quality within the North Staffordshire area.

O

- Occupancy Condition: A planning condition that restricts who can live in a dwelling (e.g., to a person employed in a specific occupation).
- Openness: The open and undeveloped character of the Green Belt, characterised by its lack of built structures and its contribution to the separation of settlements.
- Optimal Viable Use: The use of a heritage asset that best ensures its long-term conservation while also being economically viable.
- Ordinary Watercourses: Smaller rivers and streams that are not classified as main rivers.
- Overbearing and Dominating Effect: When a new building is significantly larger or taller than surrounding buildings.
- Overland Flow Path: A route that surface water naturally follows during heavy rainfall.
- Overlooking: When a window or other opening in a building allows views into the private areas of another property.
- Overshadowing: The blocking of sunlight or daylight to a property by another building or structure.

P

- Parish: A local administrative area, typically smaller than a town or city, often with its own Council.
- Particulate Matter (PM_{2.5}): Fine inhalable particles, with diameters that are generally 2.5 micrometres and smaller.
- Passive Surveillance: The natural monitoring of streets and public spaces by residents and passers-by, which can enhance safety and deter crime.
- Permeability: The ease with which people and wildlife can move through an area.
- Permitted Development Rights: Certain types of development that do not require planning permission.
- Planning Application: A formal request for permission to carry out development, submitted to the local planning authority.
- Planning Condition: A requirement attached to a planning permission that must be met before development can start or continue.
- Planning for Sustainable Development: An approach to planning that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs.
- Planning Obligation: A legally binding agreement between a developer and the local planning authority, usually secured through a Section 106 Agreement, to mitigate the impacts of development. These are often used to secure affordable housing or infrastructure improvements.
- Previously Developed Land: Land that has been previously developed and is not currently in use.
- Primary Shopping Area: A designated area within a town centre that is the primary focus for retail development.
- Priority Habitat: A habitat identified as being of particular importance for biodiversity conservation.
- Proportionate (assessment): An assessment that is appropriate in scale and detail to the significance of the issue being considered.

- **Public Realm:** The spaces in a town or city that are accessible to the public, including streets, squares, parks, and waterways.

R

- **Reasonable Modifications:** Changes to the operation of an existing business or facility that can be made to minimise its impact on amenity without compromising its function.
- **Registered Park and Garden (RPG):** A park, garden, or other designed landscape that is listed on the Register of Parks and Gardens of Special Historic Interest in England.
- **Regionally Important Geological Site (RIGS):** A site designated for its geological features.
- **Remediation:** The process of removing or reducing contaminants in soil or groundwater to acceptable levels.
- **Replacement Planting:** The planting of new trees or hedgerows to compensate for the loss of existing ones.
- **Residual Flood Risk:** The remaining flood risk after mitigation measures have been implemented.
- **Retail Hierarchy:** A classification of retail centres based on their size, function, and the range of goods and services they provide.
- **Rights of Way Improvement Plan for Staffordshire:** The County Council's plan for improving the network of public rights of way.
- **Rural Diversification:** The development of new businesses or activities in rural areas.
- **Rural Exception Site:** A small site outside a settlement boundary that is allocated for affordable housing to meet a local need.
- **Rural Worker:** A person employed in agriculture, horticulture, forestry, or other rural-based activities.

S

- **Safeguarded Land:** Land identified for potential future development beyond the current Local Plan period.
- **Scheduled Monument (SM):** A nationally important archaeological site or historic building that is protected by law.
- **Self-build and Custom Build Housing:** Housing that is designed and built by individuals or groups for their own occupation.
- **Sensitive Receptors:** Individuals or groups that are particularly vulnerable to the effects of air pollution.
- **Sensitive Uses:** Land uses that are particularly sensitive to noise, pollution, or other environmental impacts.
- **Sequential Test:** A planning policy test to ensure that development proposals for main town centre uses are located in the most central and accessible locations.
- **Setting (of a heritage asset):** The surroundings of a heritage asset, which contribute to its significance.
- **Significant Harm (to a heritage asset):** Harm that would affect the special interest of a heritage asset.
- **Site Investigation Survey:** An investigation to assess the nature and extent of contamination on a site.
- **Site of Biological Importance (SBI):** A non-statutory designation for a site that is of county importance for its biodiversity value.
- **Site of Special Scientific Interest (SSSI):** A site designated for its special scientific interest due to its flora, fauna, geological or physiological features.
- **Social Infrastructure:** Infrastructure that provides community facilities and services, such as schools, health care facilities (including hospitals, clinics, and GP surgeries), and open spaces.
- **Soil Improvement Techniques:** Methods for enhancing soil quality and fertility.
- **Soil Management Plans:** Plans for managing and protecting soils during development.
- **Soil Surveys and Testing:** Investigations to assess soil quality, characteristics, and potential contamination.

- Soundness: A key test used to assess whether a Local Plan is legally compliant and meets national planning policy requirements.
- Special Area of Conservation (SAC): A site designated under the European Habitats Directive for its importance for rare, threatened, or endemic habitats and species.
- Special Protection Area (SPA): A site designated under the European Birds Directive for the protection of rare, vulnerable, or migratory bird species.
- Staffordshire and Stoke-on-Trent Local Nature Recovery Strategy: A strategy for restoring and enhancing nature in the area.
- Staffordshire Local Transport Plan: The County Council's plan for transport in Staffordshire.
- Staffordshire Local Walking and Cycling Infrastructure Plan: A plan for improving walking and cycling routes in Staffordshire.
- Stewardship: The responsible planning and management of land and natural resources.
- Strategic Flood Risk Assessment (SFRA): A comprehensive assessment of flood risk across a local authority area.
- Streetscape: The visual character and appearance of a street, including buildings, landscaping, and public spaces.
- Substantial Harm (to a heritage asset): A higher level of harm to a heritage asset than less than substantial harm.
- Sui Generis Use Class: A unique use class for developments that don't fit into any other existing use classes (e.g., larger HMOs).
- Surface Water Hierarchy: A framework for prioritising sustainable drainage options.
- Sustainable Design Principles: Design approaches that minimise environmental impact and promote resource efficiency.
- Sustainable Drainage System (SuDS): Drainage systems designed to manage rainwater runoff in a way that mimics natural processes.
- Sustainable Water Management: Using water resources efficiently and minimising water waste.

T

- Tandem Development: The development of land behind an existing property.
- Topsoil Conservation and Reuse: Measures to prevent the loss of topsoil during construction and promote its reuse for landscaping and restoration purposes.
- Townscape: The visual character and appearance of a town or urban area.
- Traffic Generation: The amount of traffic generated by a development.
- Traffic Management Strategies: Measures to reduce traffic congestion and emissions.
- Transport Assessment: An assessment of the potential transport impacts of a development proposal.
- Transport Infrastructure: Infrastructure that supports the movement of people and goods.
- Travel Plan: A plan for managing travel to and from a development site.
- Tree Preservation Order (TPO): An order made by a local planning authority to protect individual trees or woodlands from felling or damage.
- Tree-lined Streets: Streets with trees planted along the sides, providing shade, improving air quality, and enhancing the visual appearance of the street.

U

- Unilateral Undertaking: A legally binding promise made by a developer to the local planning authority, similar to a planning obligation.
- Urban Heat Island Effect: The phenomenon where urban areas are significantly warmer than surrounding rural areas.
- Urban Sprawl: The uncontrolled expansion of urban areas into the surrounding countryside.
- Urban Tree Planting Strategy: A strategy for increasing tree cover in urban areas of the Borough.
- Utilities: Essential services such as water, wastewater, gas, electricity, and telecommunications.

- Utilities Masterplan: A comprehensive plan outlining the phasing and provision of utilities within a development site.

V

- Veteran Trees: Trees that are of exceptional age, size, or condition for their species.
- Very Special Circumstances: Unique and compelling reasons that may justify inappropriate development within the Green Belt.
- Viability: The financial feasibility of a development proposal.
- Village Envelope: A boundary defining the built-up area of a village.

W

- Water Cycle Study (WCS): An assessment of the water resources and demands within a specific area.
- Water Efficiency Standards: Standards for reducing water consumption in new developments.
- Water Framework Directive: A European Union directive aimed at protecting and improving the quality of water bodies and promoting sustainable water management.
- Water Quality: The physical, chemical, and biological characteristics of water.
- Water Reuse Strategies: Techniques for reusing water.
- Windfall Development: Development that is not specifically planned for in a Local Plan but comes forward unexpectedly during the plan period.

Z

- Zero Carbon: No net release of carbon dioxide into the atmosphere.
- Zone of Influence (ZOI): The area within which a development proposal may have direct, indirect, or in-combination effects on a designated site.

Appendix 1 Monitoring Framework

14.1 A framework has been developed to monitor policies in the Local Plan. The framework lists the indicators that will be considered through the Council's Authority Monitoring Report (AMR) in relation to the Local Plan. Where it appears, through monitoring, that a target is not being met, the Council will consider a number of actions including: -

- Reviewing policies in the Local Plan (over and above the plan review period of at least once every 5 years)
- Work with relevant partners to facilitate delivery of the Plan.
- Consider alternative strategies.
- Take appropriate action to remedy causes of under-performance.
- Review impacts on monitoring documents including housing land supply reports.

14.2 The need to update policies will consider feedback from appropriate parties and also reflect the position set out in the AMR.

TABLE 7: MONITORING FRAMEWORK

Indicator Number	Indicator	Target	Trigger
MF01	Employment land supply by use class	To ensure we have a consistent supply to support the growth of the economy	Inability to meet employment land requirements set out in policy PSD1 (overall development strategy)
MF02	Loss of Employment Land	Total amount of land last used for employment purposes lost to other uses	Loss not to exceed the three-year rolling average by more than 20%
MF03	Retail and leisure floor space	Monitor the supply of new retail / leisure floor space to ensure vitality and viability of different retail centres in the Borough	Planning permission granted for significant leisure / retail schemes outside of a defined retail centre (significant defined as schemes that trigger an impact test in line with policy RET 1 (Retail))
MF04	Planning permissions granted for retail and leisure uses outside of a defined centre	Monitor the vitality and viability of retail centres in the Borough	Significant planning permissions granted outside of a defined retail centre (significant defined as schemes that trigger an impact test in line with policy RET 1 (Retail))
MF05	Vacant retail uses in town centres	Monitor vacancy rates in the town centre	Average yearly vacancy rate below national vacancy rate
MF06	Provision of Infrastructure	Details of how the Infrastructure Delivery Plan Schedule is being implemented	Description of how infrastructure schemes are being provided in line with infrastructure delivery strategy. Trigger if schemes are not delivered in line with infrastructure schedule
MF07	Net Housing Completions	To meet the annualised housing requirement	Inability to meet housing requirement as set out in policy PSD1 (overall development strategy) for a rolling average three-year period.
MF08	Housing completion data by ward and rural / urban	To meet the annualised housing requirement	Inability to meet housing requirement as set out in policy PSD1 (overall development strategy)

			strategy) for a rolling average three-year period.
MF09	Gross Affordable housing completions	To review affordable housing completions across the Borough	That schemes meet the affordable housing requirements in policy HOU1: Affordable Housing
MF10	Windfall Completions	Monitor the development of housing schemes on non-allocated sites	Review windfall completion data against assumptions in Local Plan
MF11	Sizes of dwelling completed, by number of bedrooms	The extent to which schemes are meeting evidence contained in the housing and economic needs assessment	Review if schemes are consistently not meeting evidence contained in housing and economic needs assessments / neighbourhood plan documents
MF12	Monitor application of accessibility standards / Nationally described space standards	The extent to which schemes are meeting accessibility and space standards in policy HOU3 (Housing Standards)	Review if schemes are consistently not meeting the requirements of policy HOU 3 (Housing Standards)
MF13	5-year housing land supply	To maintain at least a five-year deliverable supply of housing land for the forthcoming five years	A shortfall of greater than 1 year
MF14	Delivery of sites in the Local Plan	Annual reporting of progress on sites in the Local Plan	If there is evidence of non-delivery of sites
MF15	Additional Gypsy and Traveller pitches and Travelling Showpeople Uses plots	To maintain provision in line with the most up to date Gypsy and Traveller and Travelling Showperson Accommodation Assessment	Aim to maintain a 5 year supply of pitches to meet the identified demand from the Gypsy and Traveller and Travelling Show people Accommodation Assessment over the Plan period
MF16	Self and Custom Build Plot permissions	A suitable number of plots must be designated, based on the self and custom build register	Aim to meet the requirements of the self and custom build register
MF17	Listed buildings	Review of number of listed buildings in the Borough	Reduction in the number of listed buildings in the Borough (by 10% or more)
MF18	Provision of outdoor sports facilities in line with playing pitch strategy (and stage E update)	Review of playing pitch strategy action plan (including stage E update)	Provide for no significant qualitative / qualitative loss. Provide for recommendations in line with Playing Pitch Strategy (and stage E update)
MF19	Record Biodiversity Net Gain improvements in line with statutory guidance	Record BNG in line with the requirements of the Environment Act 2021	Developments to meet a minimum 10% gain in biodiversity
MF20	Record the quantity and type of renewable energy schemes	Commentary on the number and type of renewable energy schemes outside of permitted development	Review number and type of renewable energy schemes in the Borough.

Appendix 2: Saved Policies

14.3 A list of previously adopted planning policies that the Council is seeking to retain / replace is set out below. Please note that non-saved policies will be removed from the adopted policies map when published.

TABLE 8: NUL LOCAL PLAN SAVED POLICIES CORE STRATEGY (2009)

Existing Local Plan Policy	Delete	New Local Plan Policy	Reason
SP1: Targeted Regeneration	Yes	PSD 1: Overall Development Strategy, PSD 2: Settlement Hierarchy, PSD 3: Distribution of Development	The principles of targeted regeneration are incorporated into the broader development strategy outlined in Policies PSD 1, PSD 2, and PSD 3, replacing the specific provisions in Policy SP1.
SP2: Economic Development	Yes	EMP 1: Employment, EMP 2: Existing Employment Sites, EMP 3: Tourism, RET 1: Retail, PSD 1: Overall Development Strategy	Policies EMP 1, EMP 2, EMP 3, RET 1, and PSD 1 address various aspects of economic development, incorporating the principles outlined in Policy SP2.
SP3: Movement and Access	Yes	IN 1: Infrastructure, IN 2: Transport and Accessibility, IN 3: Access and Parking, IN 4: Cycleways, PSD 6: Health and Wellbeing	Policies IN 1, IN 2, IN 3, IN 4, and PSD 6 address transport and accessibility, incorporating the principles outlined in Policy SP3.
ASP1: Stoke-on-Trent City Centre ASP2: Stoke-on-Trent Inner Urban Core ASP3: Stoke-on-Trent Outer Urban Area	Yes	N/A	Stoke-on-Trent City Council specific policy
ASP4: Newcastle Town Centre	Yes	RET 4: Newcastle-under-Lyme Town Centre	Policy RET 4 provides a comprehensive framework for development within Newcastle Town Centre, replacing the specific provisions of Policy ASP4.
ASP5: Urban Neighbourhoods	Yes	PSD 3: Distribution of Development, HOU 1: Affordable Housing, HOU 2: Housing Mix, HOU 3: Housing Standards, SE 6: Open Space	Policies PSD 3, HOU 1, HOU 2, HOU 3, and SE 6 address various aspects of development within the urban neighbourhoods, encompassing the provisions in Policy ASP5.
ASP6: Rural Areas	Yes	RUR 1: Rural Economy, RUR 2: Rural Workers Dwellings, RUR 3: Extensions and Alterations, RUR 4: Replacement Buildings, RUR 5: Re-use	Policies RUR 1, RUR 2, RUR 3, RUR 4, and RUR 5 provide a comprehensive framework for development within rural areas, incorporating the principles outlined in Policy ASP6.
CSP1: Design Quality	Yes	PSD 7: Design	Policy PSD 7 establishes a clear framework for design quality,

			encompassing the principles outlined in Policy CSP1.
CSP2: Historic Environment	Yes	SE 9: Historic Environment	Policy SE 9 provides a comprehensive approach to the protection and management of the historic environment, replacing the provisions in Policy CSP2.
CSP3: Sustainability	Yes	CRE 1: Climate Change	Policy CRE 1 addresses climate change mitigation and adaptation, encompassing the sustainability principles outlined in Policy CSP3.
CSP4: Natural Assets	Yes	SE 7: Biodiversity Net Gain, SE 8: Biodiversity and Geodiversity, SE 14: Green and Blue Infrastructure	Policies SE 7, SE 8, and SE 14 provide a comprehensive framework for protecting and enhancing natural assets, replacing the provisions in Policy CSP4.
CSP5: Open Space	Yes	SE 6: Open Space, Sports and Leisure Provision	Policy SE 6 addresses the provision, enhancement, and protection of open space, sport, and leisure facilities, superseding the provisions in Policy CSP5.
CSP6: Affordable Housing	Yes	HOU 1: Affordable Housing	Policy HOU 1 provides an updated approach to the provision of affordable housing, replacing the provisions in Policy CSP6.
CSP7: Gypsies & Travellers	Yes	HOU 4: Gypsy, Travellers and Travelling Show people	Policy HOU 4 addresses the accommodation needs of Gypsies and Travellers and Travelling Show people, encompassing the provisions outlined in Policy CSP7.
CSP8: Minerals in Stoke	Yes	N/A	Stoke-on-Trent City Council policy
CSP9: Regeneration	Yes	Relevant site-specific allocation policies, PSD 1: Overall Development Strategy, PSD 3: Distribution of Development	The principle of comprehensive area regeneration is incorporated into the relevant site-specific allocation policies and the broader development strategy outlined in Policies PSD 1 and PSD 3, replacing the general approach in Policy CSP9.
CSP10: Planning Obligations	Yes	IN 1: Infrastructure	Policy IN 1 addresses the use of planning obligations (Section 106 Agreements) to secure infrastructure and other planning benefits, replacing the provisions in Policy CSP10.

TABLE 9: NUL LOCAL PLAN SAVED POLICES

Existing Local Plan Policy	Delete	New Local Plan Policy	Reason
S3: Development in the Green Belt	Yes	PSD 5: Green Belt	Policy PSD 5 provides an updated and comprehensive approach to Green Belt management, incorporating relevant national policy and local considerations.
H1: Residential Development	Yes	PSD 2: Settlement Hierarchy, PSD 3: Distribution of Development, PSD 4: Development Boundaries and the Open Countryside	Policies PSD 2, PSD 3, and PSD 4 establish a clear framework for guiding residential development, including the identification of appropriate locations and settlement boundaries, replacing the approach in Policy H1.
H4: Housing Development and Parking Facilities	Yes	IN 3: Access and Parking	Policy IN 3 addresses parking requirements for new development, including considerations related to the retention of existing parking facilities, superseding Policy H4.
H6: Encouragement of Living Accommodation Conversion	Yes	PSD 1: Overall Development Strategy, RUR 5: Re-use of rural buildings for residential use	Policies PSD 1 and RUR 5 address the reuse of existing buildings for various purposes, including residential use, updating the provisions of Policy H6.
H7: Protection of Areas of Special Character	Yes	PSD7: Design	Policy PSD7 address the character of certain areas of special character in the Borough
H8: Large Residential Buildings	Yes	PSD7: Design HOU2: Housing Mix and Density	Policies PSD7 and HOU2 reflect on the importance of the local market and character in determining the appropriate response in the Borough.
H9: Conversion of rural buildings	Yes	RUR 5: Re-use of rural buildings for residential use	Policy RUR 5 provides a comprehensive approach to the reuse of rural buildings for residential use, superseding Policy H9
H10: Renewal of Existing Permissions	Yes	N/A	This policy represented the monitoring position at that time and has now been superseded.
H13: Supported Housing	Yes	HOU 5: Specialist Needs Housing	Policy HOU5 addresses the provision of specialist needs housing, including supported housing, replacing the provisions of policy H13.
H15: Small Dwelling Units in Curtilages	Yes	PSD7 Design, HOU10 Extensions, HOU11 Tandem development	Policy provisions provide additional guidance.
H18: Design of Residential Extensions	Yes	PSD 7: Design, HOU 10: Extensions, Alterations and	Policy PSD 7 addresses the design of developments,

		Relationships between Dwellings	including residential extensions. Policy HOU 10 provides a comprehensive framework for other aspects of residential extensions.
E2: Chatterley Valley	Yes	PSD 1: Overall Development Strategy	The Chatterley Valley site is part of the existing employment land supply.
Polices E3: Lymedale Park Extension E4: London Road, Chesterton E5: Church Lane, Knutton E6: Chemical Lane E7: Kidsgrove Station Yard	Yes	Site Allocations	Site specific policies replaced by site allocations in the Local Plan
E8: Keele University and Keele Science Park	Yes	Replaced by KL13 (Site Allocations)	Site policy replaced by KL13 in the Local Plan
E9: Renewal of Planning Permission	Yes	Sites have planning permission	N/A
E11: Development of Employment Land	Yes	EMP 2: Existing Employment Sites	Policy EMP 2 provides an updated framework for considering alternative uses of employment land, replacing the approach in Policy E11.
E12: The Conversion of Rural Buildings	Yes	RUR 1: Rural Economy	Policy RUR 1 addresses the conversion of rural buildings for various purposes, including employment uses, superseding Policy E12.
R12: Development in Kidsgrove Town Centre	Yes	RET 5: Kidsgrove Town Centre	Policy RET 5 provides an updated framework for development in Kidsgrove Town Centre, replacing the approach in Policy R12.
R13: Non-Retail Uses in Kidsgrove Town Centre	Yes	RET 5: Kidsgrove Town Centre	Policy RET 5 addresses the range of uses within Kidsgrove Town Centre, including non-retail uses, superseding Policy R13.
R14: Development in District Centres	Yes	RET 1: Retail, PSD 2: Settlement Hierarchy	Policies RET 1 and PSD 2 establish the retail hierarchy and guide development in district centres, replacing the approach in Policy R14.
R15: Non-Retail Uses in District Centres	Yes	RET 1: Retail, PSD 2: Settlement Hierarchy	Policies RET 1 and PSD 2 address the range of uses within district centres, including non-retail uses, superseding Policy R15.
T9: Rail Freight	Yes	IN2 Transport and Accessibility	Policy IN2 makes reference to Freight operations

T10: Taxi and Private Hire Bases	Yes	IN 2: Transport and Accessibility, SE 12: Amenity	Policies IN 2 and SE 12 address the location and impact of transport-related uses, including taxi and private hire bases, superseding Policy T10.
M6 Corridor	Yes	Position statement on M6	Policy is not required in the Local Plan
T16: Development Parking Requirements	Yes	IN 3: Access and Parking	Policy IN 3 provides detailed guidance on parking requirements for new development, replacing the general approach in Policy T16.
T17: Parking in Town Centres	Yes	RET 4: Newcastle-under-Lyme Town Centre, RET 5: Kidsgrove Town Centre, IN 3: Access and Parking	Policies RET 4, RET 5, and IN 3 address parking within town centres, superseding the approach in Policy T17.
T18: Development Servicing Requirements	Yes	IN 3: Access and Parking	Policy IN 3 addresses the provision of servicing facilities for new development, superseding Policy T18.
T19: Telecommunications General Concerns	Yes	IN 6: Telecommunications Development	Policy IN 6 provides an updated approach to telecommunications development, encompassing the general concerns addressed in Policy T19.
T20: Telecommunications Required Information	Yes	IN 6: Telecommunications Development	Policy IN 6 sets out the requirements for telecommunications development proposals, including the information requirements outlined in Policy T20.
C2: Retention of Allotment Gardens	Yes	SE 6: Open Space, Sports and Leisure Provision, IN 5: Provision of Community Facilities	Policies SE 6 and IN 5 address the provision and retention of community facilities, including allotments, replacing the provisions in Policy C2.
C3: Poolfields Open Space	No		
C4: Open Space in Housing	Yes	SE6: Open space, sports and leisure provision	Policy SE6 provides an updated framework for the provision of open space in new housing developments replacing the approach in policy C4.
C8: Country Parks	No		
C9: Countryside Parks	No		
C11: New footpaths	Yes	The transport policies in the Plan provide an updated policy context on this matter	The transport policies in the Plan provide an updated policy context on this matter
C13: Apedale Countypark Facilities	No		
C14: Keele Conference Centre Extension	Yes	Policy context has been updated in the Final Draft Local Plan	
C16: Restrictions on Self-Catering	Yes	EMP 3: Tourism	Policy EMP 3 addresses the provision of visitor

			accommodation, including self-catering units, superseding the restrictions outlined in Policy C16.
C17: Camping and Caravan Sites	Yes	EMP 3: Tourism	Policy EMP 3 addresses the provision of tourist development, including camping and caravan sites, superseding Policy C17.
C19: Bradwell Burial Ground	No		
C20: Madeley Village Hall	Yes	Site has been developed	
C21: White Rock Leisure Use	No		
C22: Protection of Community Facilities	Yes	IN 5: Provision of Community Facilities	Policy IN 5 provides an updated framework for the protection of community facilities, replacing the provisions in Policy C22
N2: Development and Nature Surveys	Yes	SE 8: Biodiversity and Geodiversity	Policy SE 8 addresses the assessment of biodiversity and geodiversity impacts from development, encompassing the survey requirements outlined in Policy N2.
N3: Development and Nature Protection	Yes	SE 8: Biodiversity and Geodiversity	Policy SE 8 provides a comprehensive approach to the protection and enhancement of biodiversity and geodiversity, replacing the provisions in Policy N3.
N4: Development and Use of Local Species	Yes	SE 7: Biodiversity Net Gain, SE 8: Biodiversity and Geodiversity, SE 14: Green and Blue Infrastructure	Policies SE 7, SE 8, and SE 14 address the use of local species in new development, incorporating the principles outlined in Policy N4.
N8: Protection of Key Habitats	Yes	SE 8: Biodiversity and Geodiversity	Policy SE 8 addresses the protection of key habitats, superseding the provisions in Policy N8.
N9: Community Woodland Zones	Yes	SE 11: Trees, hedgerows and woodland	Policy SE 11 addresses the establishment and management of woodlands, incorporating the provisions for community woodland zones outlined in Policy N9.
N10: New Woodland Considerations	Yes	SE 11: Trees, hedgerows and woodland	Policy SE 11 provides guidance on the establishment of new woodland, incorporating the considerations outlined in Policy N10.
N12: Development and Tree Protection	Yes	SE 11: Trees, hedgerows and woodland	Policy SE 11 addresses the protection of trees from development, superseding the provisions in Policy N12.
N13: Felling and Pruning of Trees	Yes	SE 11: Trees, hedgerows and woodland	Policy SE 11 addresses the protection of trees from

			development, superseding the provisions in Policy N12.
N14: Landscape Features Protection	Yes	SE 8: Biodiversity and Geodiversity, SE 14: Green and Blue Infrastructure	Policies SE 8 and SE 14 address the protection of landscape features, incorporating the provisions outlined in Policy N14.
N16: Green Heritage Network Protection	No		
N17: Landscape Character N18: Areas of Landscape Conservation N19: Landscape Maintenance Areas N20: Areas of Landscape Enhancement N21: Areas of Landscape Restoration N22: Areas of landscape Regeneration	Yes	SE10: Landscape	Policy SE10 considers landscape policy in the Borough
N24: Water-Based Landscape Features	Yes	SE 14: Green and Blue Infrastructure	Policy SE 14 addresses the incorporation of water-based features into new development, superseding Policy N24.
B2: Scheduled Ancient Monuments	Yes	SE 9: Historic Environment	Policy SE 9 provides a comprehensive approach to the protection and management of heritage assets, including Scheduled Ancient Monuments, replacing the provisions in Policy B2.
B3: Other Archaeological Sites	Yes	SE 9: Historic Environment	Policy SE 9 addresses the assessment and mitigation of impacts on heritage assets with archaeological interest, encompassing the provisions in Policy B3.
B4: Demolition of Listed Buildings	Yes	SE 9: Historic Environment	Policy SE 9 provides guidance on the demolition of listed buildings, replacing the provisions in Policy B4.
B5: Setting of Listed Buildings	Yes	SE 9: Historic Environment	Policy SE 9 addresses the protection of heritage assets and their settings, superseding Policy B5.
B6: Extension/Alteration of Listed Buildings	Yes	SE 9: Historic Environment	Policy SE 9 provides guidance on the extension and alteration of listed buildings, replacing the provisions in Policy B6.
B7: Listed Buildings Change of Use	Yes	SE 9: Historic Environment	Policy SE 9 addresses the change of use of listed buildings, superseding Policy B7.

B8: Buildings of Historic Interest	Yes	SE 9: Historic Environment	Policy SE 9 addresses the conservation of heritage assets, encompassing the provisions for non-designated buildings of historic interest outlined in Policy B8.
B9: Prevention of Harm to Conservation Areas	Yes	SE 9: Historic Environment	Policy SE 9 provides a comprehensive approach to the protection of conservation areas, replacing the provisions in Policy B9.
B10: Preserve/Enhance Conservation Areas	Yes	SE 9: Historic Environment	Policy SE 9 addresses the preservation and enhancement of conservation areas, encompassing the criteria outlined in Policy B10.
B11: Demolition in Conservation Areas	Yes	SE 9: Historic Environment	Policy SE 9 provides guidance on demolition within conservation areas, replacing the provisions in Policy B11.
B12: Services in Conservation Areas	Yes	SE 9: Historic Environment IN7: Utilities	Policies SE9 and IN7 consider utilities provision in the Borough
B13: Design in Conservation Areas	Yes	SE 9: Historic Environment, PSD 7: Design	Policies SE 9 and PSD 7 address design considerations within conservation areas, superseding Policy B13.
B14: Development Affecting Conservation Areas	Yes	SE 9: Historic Environment, PSD 7: Design	Policies SE 9 and PSD 7 address development proposals affecting conservation areas, encompassing the considerations outlined in Policy B14.
B15: Trees in Conservation Areas	Yes	SE 11: Trees, hedgerows and woodland, SE 9: Historic Environment	Policies SE 11 and SE 9 address trees and landscaping within conservation areas, superseding Policy B15.
B16: Shop Fronts in Conservation Areas B17: Awnings in Conservation Areas B18: Security Shutters in Conservation Areas	Yes	SE 9: Historic Environment	Policy SE9 makes reference to such matters and their impact on Conservation Areas
B19: Illuminated Signs in Conservation Areas B20: Illuminated Fascia in Conservation Areas	Yes	SE 9: Historic Environment, RET 2: Shop Fronts, Advertisements, New Signage	Policies SE9 and RET 2 provide appropriate guidance on the approach to signage in Conservation Areas
IM1: Provision of Infrastructure	Yes	IN 1: Infrastructure	Policy IN 1 provides a comprehensive framework for the provision of infrastructure, superseding Policy IM1.
IM2: Compliance with Policy Concerns	Yes	N/A	The Local Plan inherently requires development proposals to comply with its policies. Therefore, there is no need for a separate policy addressing compliance.

Appendix 3: Parking Standards

- 14.4 The Council recognises that parking requirements vary based on location and land use. In particular, it is important to acknowledge that accessibility, in terms of travel distances and availability of public transport, has a significant impact on the need for car use and parking, as well as in pursuing the Local Plan's active travel aspirations.
- 14.5 In line with the NPPF, it is also acknowledged there is a need to reflect local circumstances, context and requirements of individual developments when assessing applications. Minimum parking standards have been set for residential developments in order to overcome issues associated with low parking provision. In determining the right levels of parking, the Council will consider aspects including the anticipated demand from the type of housing proposed, the likely occupiers, the design of the public realm and highway, the proposed parking design solutions, and any local restrictions.
- 14.6 Although uniform standards have been established for the whole Borough, it is recognised that Newcastle Town Centre is highly accessible with good public transport connections. As such, lower parking provision may be acceptable in some circumstances for residential (and other specified uses) development, where it can be demonstrated on a case-by-case basis. This approach reflects the desire to ensure functional developments are created which maximise opportunities for use of sustainable modes of transport in urban locations well served by public transport.
- 14.7 Conversions of existing dwellings or non-residential into Houses in Multiple Occupation (HMOs) can have the potential to increase the demand for parking in an area, particularly on-street provision. Where planning permission is required, adequate parking provision should be provided, taking account of the standards set below alongside guidance established in relevant Supplementary Planning Documents and Design Codes that may be produced post adoption of the Local Plan.
- 14.8 A set parking standard requirement has been established for the Borough to ensure appropriate parking provision. Where a development looks to provide more or less parking than the set standard, robust justification for such variation would need to be provided by the applicant, which would be subject to rigorous assessment. Where proposals look to depart from the parking standards, Transport Statements and Assessments would be expected to include the following items:
- Surveys of parking capacity and occupancy levels on surrounding streets and parking areas.
 - Consideration of likely trip generation and parking accumulations for the proposed development evidenced as appropriate.
 - Details of how the parking will be managed and how that will mitigate any under or over provision.
- 14.9 These above items are not an exhaustive list and in cases where proposals look to depart from the standards, applicants would be encouraged to discuss specific requirements with the Council and Staffordshire County Council. How regular and frequent public transport is; how easy it is to access a site by safe walking & cycling routes; operational needs of proposed developments; and the relationship between different land uses such as how close housing is to employment, shops and leisure uses, will all be important aspects to consider in finding the most appropriate solution.
- 14.10 The Council has a number of Made Neighbourhood Plans. Applications in these Neighbourhood Areas will be expected to meet the relevant standard where applicable, with standards in any future Made Neighbourhood Plans (i.e. post Adoption of the Local Plan), taking precedence over the standards highlighted below.
- 14.11 Parking and access requirements for service and delivery vehicles shall be additional to the requirements set out within these standards. Where required, the quantity and design of Heavy Commercial Vehicles (HCV's) will be assessed on a site-by-site basis.
- 14.12 Note: Parking bays to be 5 metres x 2.5 metres with a manoeuvring aisle of minimum of minimum width 6 metres unless echelon parking is proposed. Accessible parking bays should be a minimum of 3.6 metres wide or 2.4 metres wide with a 1.2 metres wide access / transfer area on at least one side of each parking space and at the same level as the space (or 6.6 metres long and at least 2.4 metres wide if in line spaces are provided). The minimum length of a parking bay between the highway boundary and a garage door to be 5.5 metres, with a preferred length of 6 metres.

TABLE 10: NON-RESIDENTIAL DEVELOPMENT PARKING STANDARDS

Land Use	Required Parking Standard	Notes
Food Retail	1 space per 14m ²	
Non-food retail	1 space per 20 m ²	In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development, there will be no requirement for additional provision subject to no loss of existing facilities.
Offices	A space per 30 m ²	
Restaurants and Cafes Drinking Establishments Hot food takeaway	1 space per 5 m ² public floor area for customers 1 space per residential staff 1 space per 3 non-residential staff on duty at the busiest time. Where there are fixed seating areas for diners, 1 space per 3 diners	In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development there will be no requirement for additional provision subject to no loss of existing facilities.
General Industrial	1 space per 50 m ²	
Storage or Distribution	1 space per 3 staff or 1 space per 60 m ² gross floor area up to 300 m ² then 1 space per 100 m ² up to 1000 m ² and 1 space per 150 m ² thereafter	Individual assessment of the lorry parking facilities to be provided where necessary, including those sites where the overnight parking of vehicles can be anticipated.
Hotels	1 space per bedroom plus provision in accordance with associated uses such as pub/restaurant, where applicable	
Non-residential institutions (further and higher education)	1 space per 2 staff + 1 space per 15 students	
Day nurseries	1 space per 2 staff + pick up/drop off provision	
Medical facilities / Doctors / Dentists / Healthcare / Clinics	1 space per medical practitioner on duty at the busiest time (to include nurses, counsellors, chiropodists etc.) 1 space per 2 non-medical staff.	

	3 spaces per consulting room (to include all rooms occupied by a medical practitioner as defined above)	
Places of worship	1 space per 2 staff Visitor provision to be assessed on each individual application	
Schools	1 space per 3 teaching staff 1 space per 3 non-teaching staff 1 space per 15 students	
Assembly and leisure such as community spaces and indoor recreation (excluding cinemas, conference centres and stadia)	1 space per 25 m ²	
Clubs / concert halls Cinemas and Conference Centres	1 space per 5 seats	
Sports facilities	1 space per 200 m ²	Some facilities such as private gyms may be assessed on membership / number of participants
Stadia	1 space per 15 seats	

Residential Development

14.13 The following minimum parking standards will be applied to new residential developments.

TABLE 11: RESIDENTIAL DEVELOPMENT PARKING STANDARDS

Land use	Required parking standard	Notes
Residential Institutions	1 space per 2 staff 1 space per 3 daily visitors	
Apartments / 1 bed dwellings	1.5 spaces, where 1 space is allocated and another is provided for every 2 dwellings in communal parking areas.	
2+ bed units	2 allocated spaces per dwelling	Integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3 x 6 metres minimum clear internal dimensions as stated as part of Policy IN3).

Additional Standards

14.14 The following standards will be applied for other parking users.

TABLE 12: ADDITIONAL PARKING STANDARDS

Disabled Motorists	<p>The recommended spaces for disabled motorist parking are contained within the latest guidance from the Department for Transport. The recommended proportions of spaces for blue badge holders are as follows.</p> <p>For car parks associated with new development premises, 5% of the total parking capacity should be designated (includes both employees and visitors).</p> <p>For car parks associated with shopping areas, leisure or recreational facilities and places open to the general public, a minimum of one space per disabled employee, plus 6% of the total capacity for visiting disabled motorists</p>
Pedal Cycles	<p>A ratio of 1 cycle space per 10 parking spaces should be applied. For schools, cycle parking will be determined by an agreed school travel plan which will set out targets for cycling. The most appropriate facility for cycle parking will be a 'Sheffield stand'. The siting of the stand should be in a location that is convenient, under cover and secure through natural observation (for example, at entrance to building. For residential developments, cycle sheds may be more appropriate). Location of pedal cycle parking facilities should be agreed in writing by the Local Planning Authority.</p>
Motorcycles	<p>A ratio of 1 motorcycle space per 20 parking spaces should be applied. Anchor points should be provided, and the space should be convenient and secure through natural observation.</p>
Electric Vehicles	<p>For residential developments, 1 charging point should be provided per unit (dwelling with dedicated parking for private usage). For any public usage (such as retail) charging facilities to be provided at an appropriate level to be agreed.</p> <p>In developments where short stay parking is likely, fast charging infrastructure should be used to promote high turnover of charging spaces.</p>

	Grants may be available through the Government's Office for Low Emission Vehicles.
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Appendix 4: Commitments since 31 March 2023

1.1 There are a number of sites that have received planning permission since the 31 March 2023. For larger, strategic sites, it is necessary to reflect these sites in the Plan.

TABLE 13: SITE COMMITMENT DETAILS

Site SHELAA Reference	Site Address	Details	Comments
LW87	Former Petrol Station, Eccleshall Road	21/00677/FUL (Re-Development of former Petrol Station to form 12 Apartments)	Site has a resolution to grant planning permission.
SB12	Land adj to Clayton Lodge Hotel	22/00284/FUL (Demolition and clearance of existing structures, ground remodelling, and development of 48 dwellings with landscaping, access and associated works.)	Site is now under construction
LW74	Land at Baldwins Gate	24/00313/REM (Erection of 200 dwellings, with associated car parking, public open space, attenuation basins, landscaping and associated works pursuant to outline permission 21/01041/OUT)	Granted outline planning permission at appeal (12 July 2023)
CH3	Land at Hoon Avenue	20/01078/OUT (Outline planning permission for the erection of up to 100 dwellings with associated infrastructure, children's play area, landscaping and open space. Detailed approval is sought for the means of access via Hoon Avenue and Milehouse Lane only with the details of appearance, landscaping, layout and scale to be reserved for subsequent approval).	Granted outline planning permission at appeal (29 February 2024)
RC8	Land at Liverpool Road	22/00964/FUL (Erection of 7 dwellings)	Site under construction
WS9	Land at Lamphouse Way, Wolstanton	43 dwellings and associated site works	22/00796/FUL, approved 19/12/2023

Appendix 5: Design Code for Historic Farmsteads

Proposals will be expected to be designed to comply with the following:

Provision of minimal external alteration and loss of original fabric

Existing openings to be used and, where appropriate, reinstated, with new openings kept to a minimum and designed to reflect existing fenestration patterns.

New openings preferably located on less conspicuous elevations / away from public view.

Large unbroken roof slopes retained as part of the intrinsic character of the building, with roof alterations and openings avoided where possible, or minor in scale and restricted to less conspicuous slopes.

Use of flush-fitting conservation roof lights where these are permitted.

Existing materials re-used in the first instance. Where this is not possible, reclaimed materials that match the existing building in terms of form, colour and texture used as far possible.

Large formal hard-surfaced areas avoided, in particular, those using tarmac, with hard landscaped areas designed to have an organic, natural appearance.

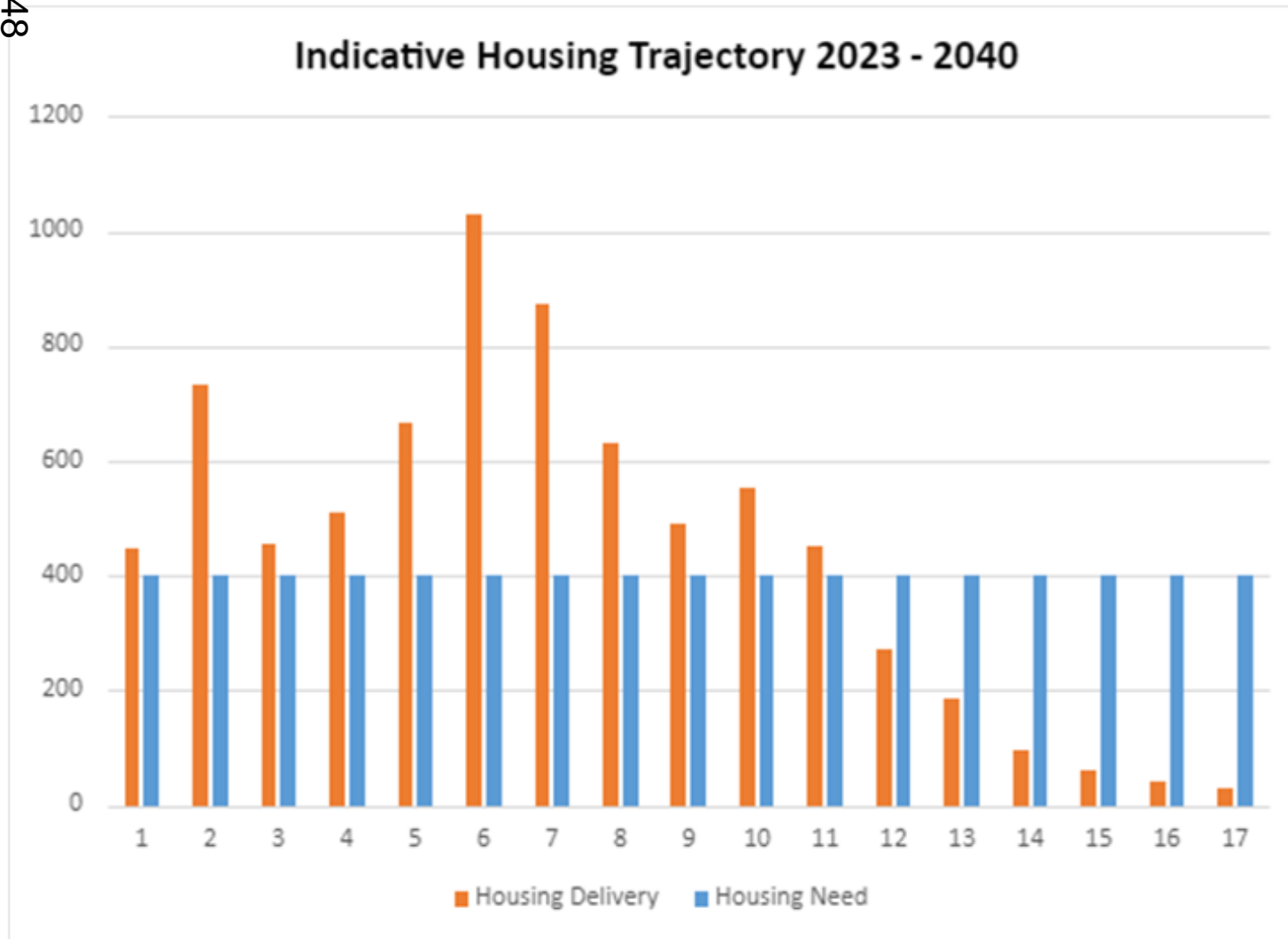
Enclosed private areas carefully located and contained, in particular when located on conspicuous elevations / open to public view.

New enclosures and planting to screen garden and parking areas in keeping with the local vernacular.

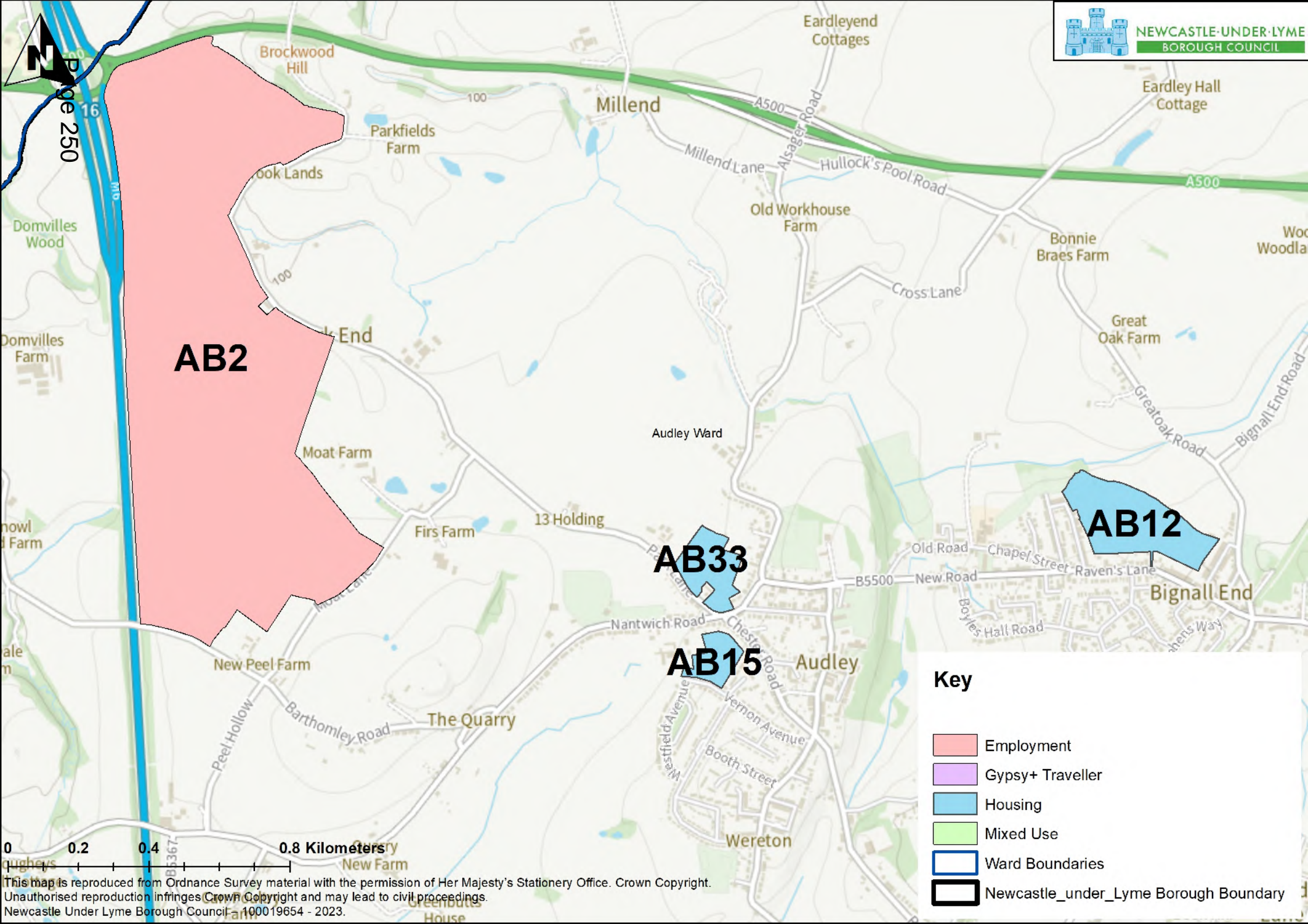
Extensions and new outbuildings, in particular, in isolated rural areas, will not be permitted where they would introduce features into the landscape that would detract from the significance of the farmstead and / or the rural character of the area.

Appendix 6: Indicative Housing Trajectory

4.15 The housing trajectory illustrates the expected delivery rate of new dwellings over the Plan period.



Appendix 7: Final Draft Local Plan Site Allocation Maps



AB2

AB33

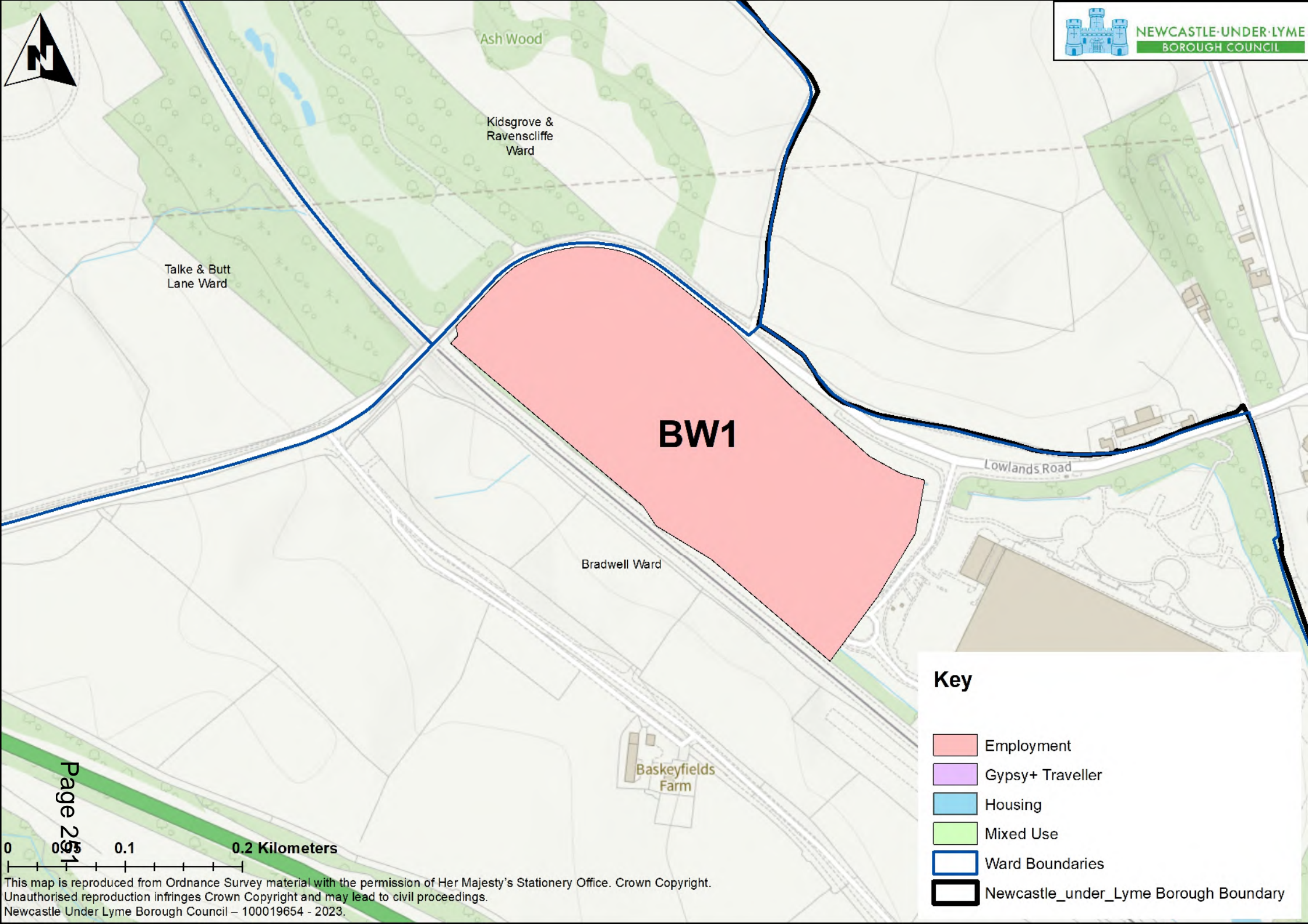
AB15

AB12







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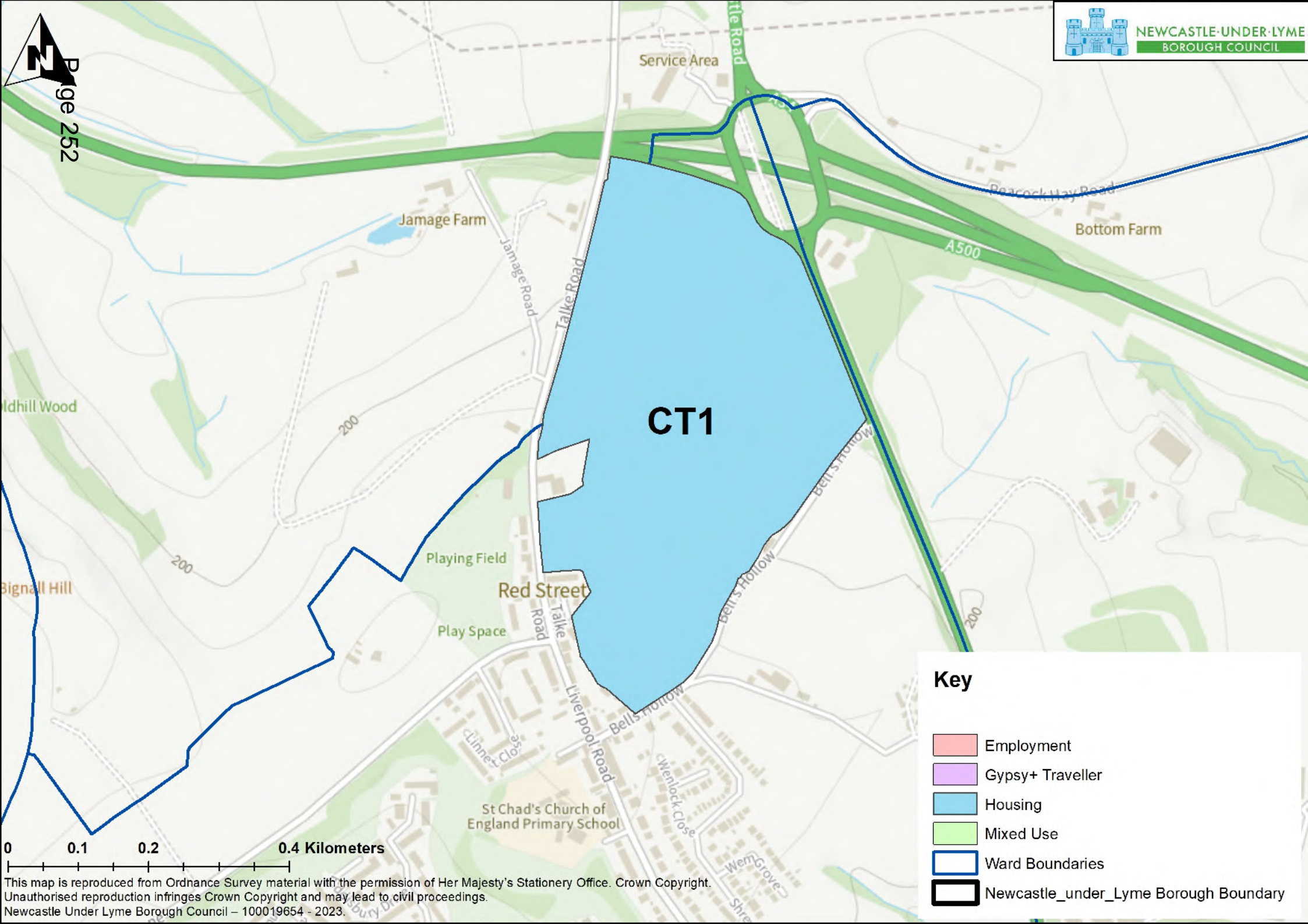
- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

0 0.2 0.4 0.8 Kilometers



Key

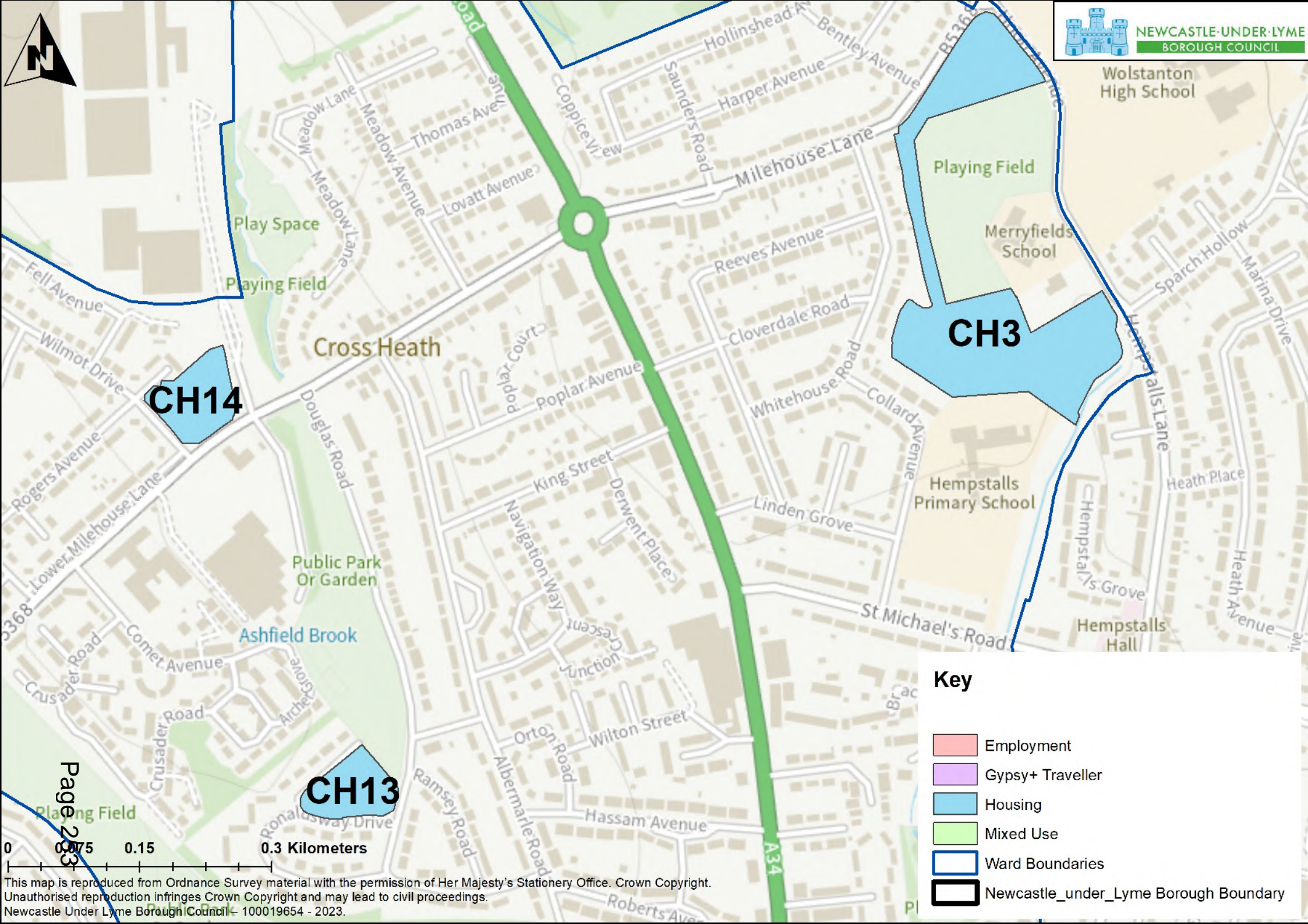
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-  Gypsy+ Traveller
-  Housing
-  Mixed Use
-  Ward Boundaries
-  Newcastle_under_Lyme Borough Boundary



Key

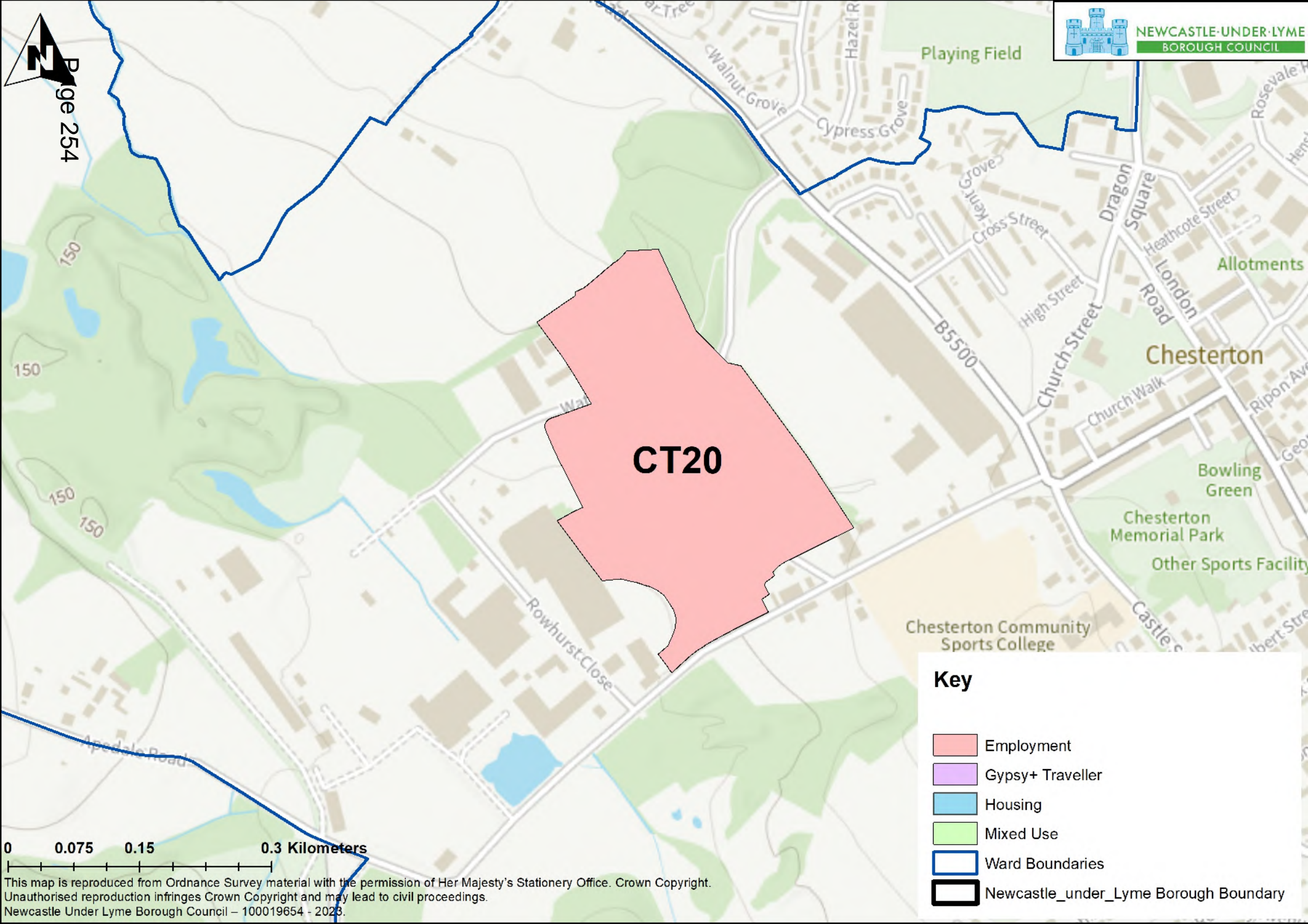
- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

0 0.1 0.2 0.4 Kilometers



Key

- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

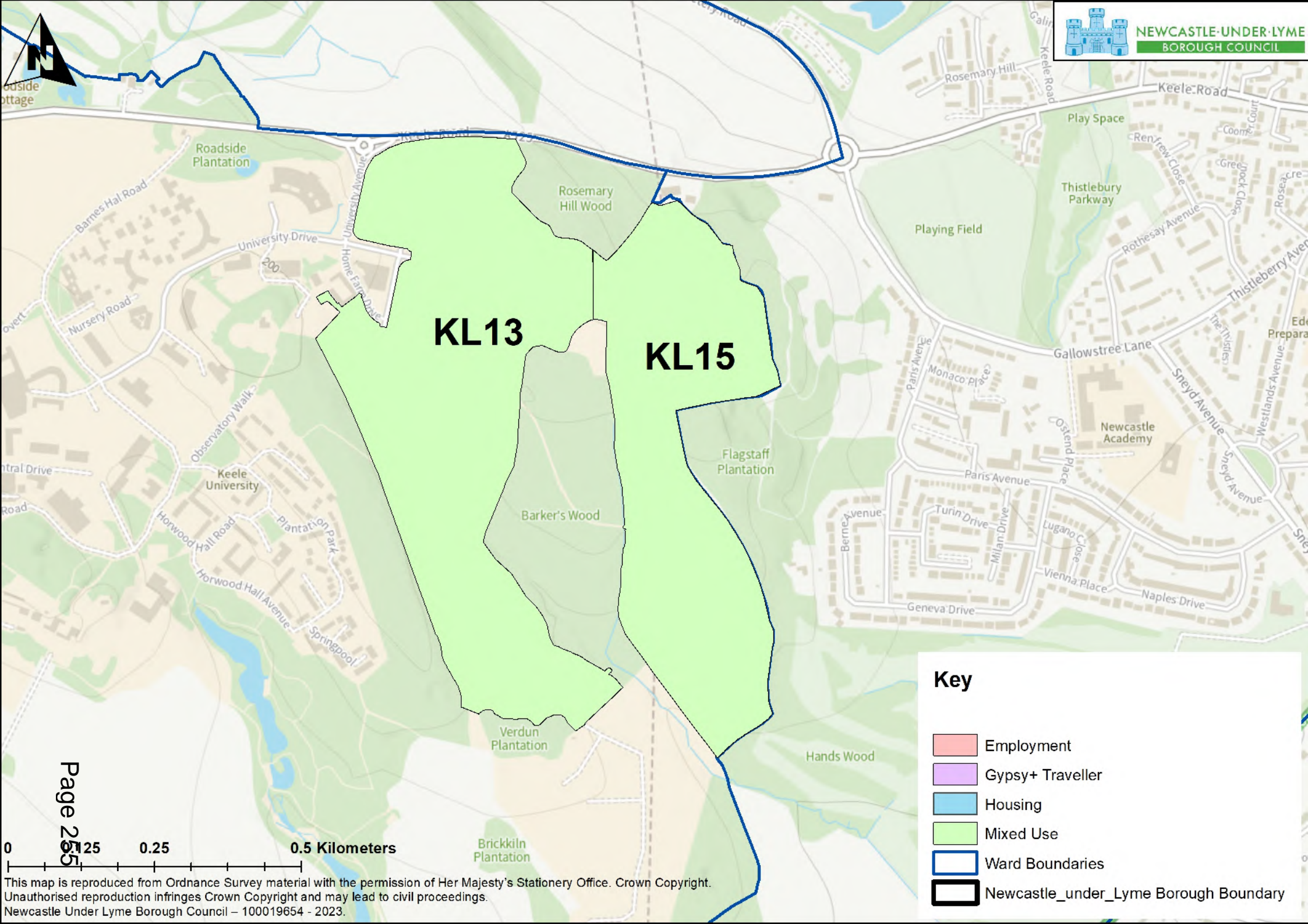


Page 254

0 0.075 0.15 0.3 Kilometers

Key

- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary



KL13

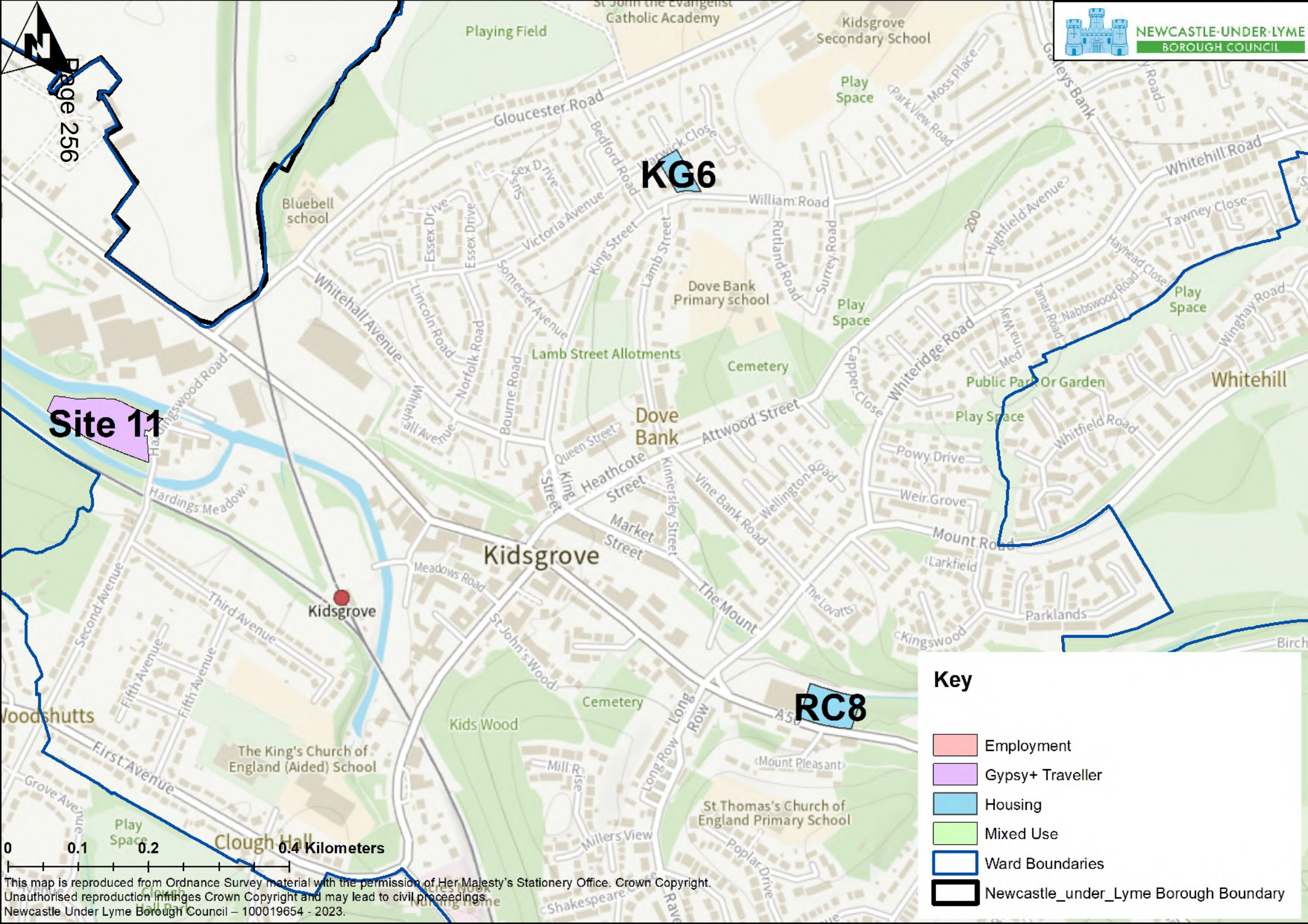
KL15

Key







- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

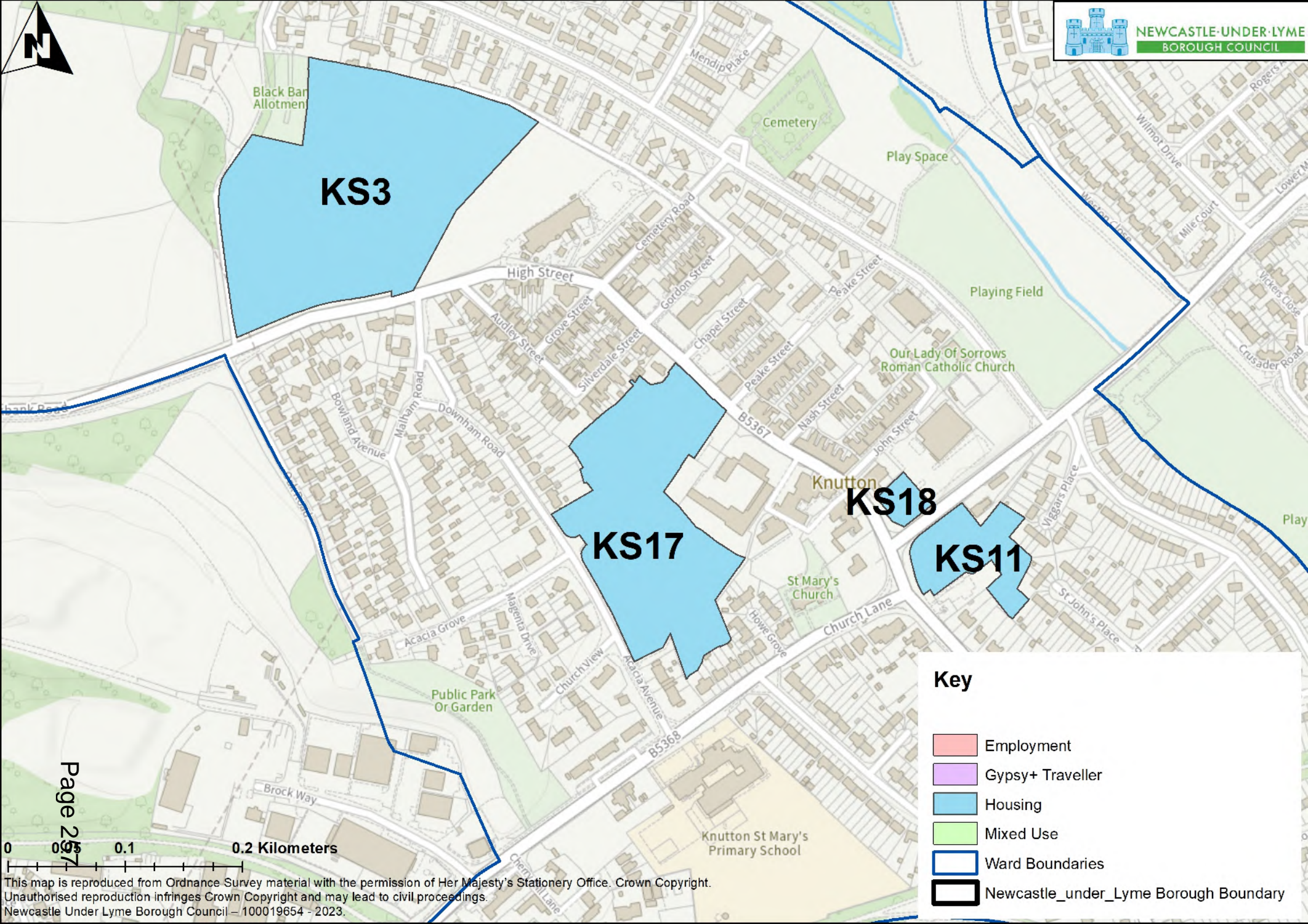
Page 255

0 0.25 0.25 0.5 Kilometers



Key

-  Employment
-  Gypsy+ Traveller
-  Housing
-  Mixed Use
-  Ward Boundaries
-  Newcastle_under_Lyme Borough Boundary



Key

- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary



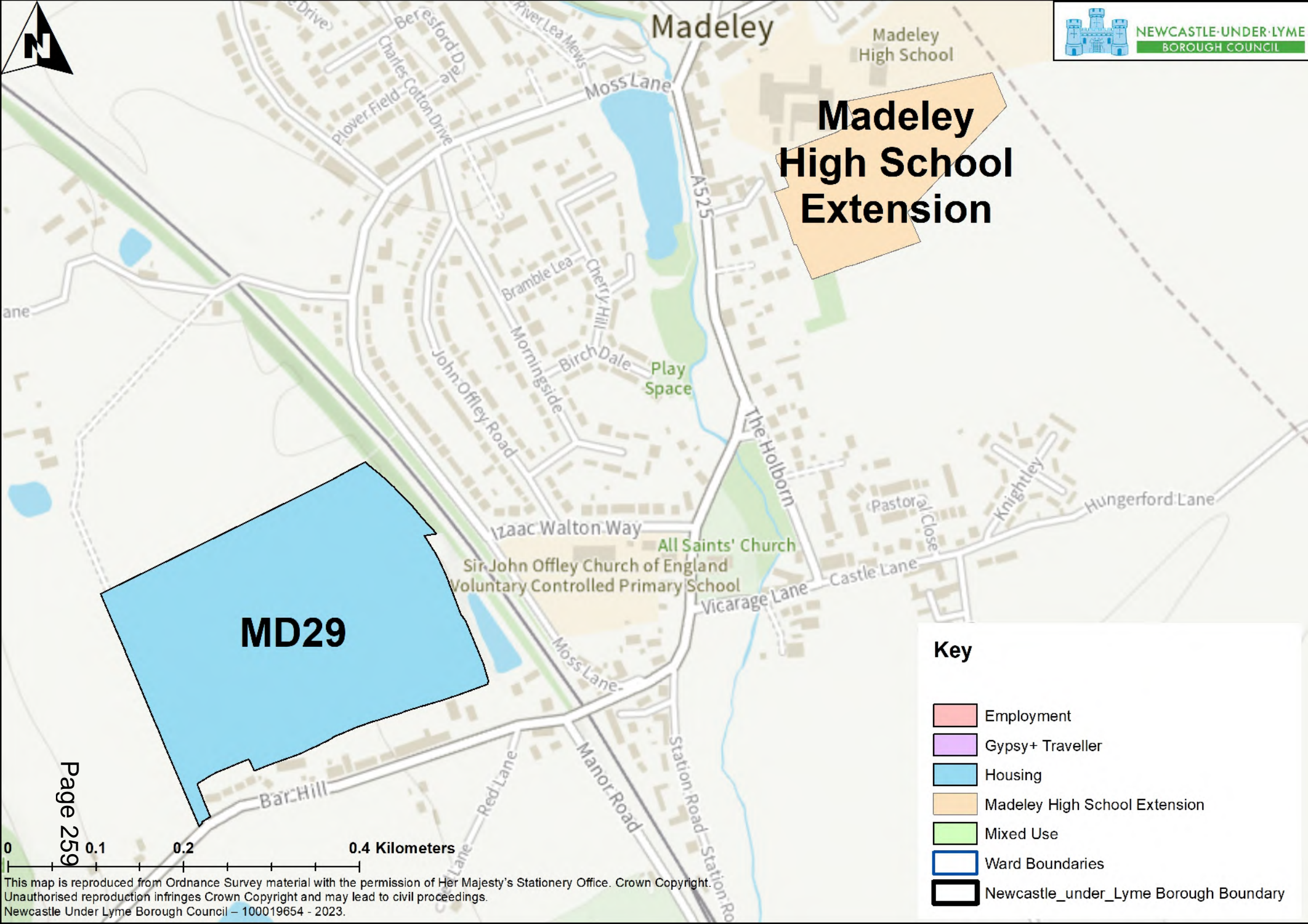
LW53

LW87s

Key

- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

0 0.075 0.15 0.3 Kilometers



Madeley High School Extension

MD29

Key

- Employment
- Gypsy+ Traveller
- Housing
- Madeley High School Extension
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary



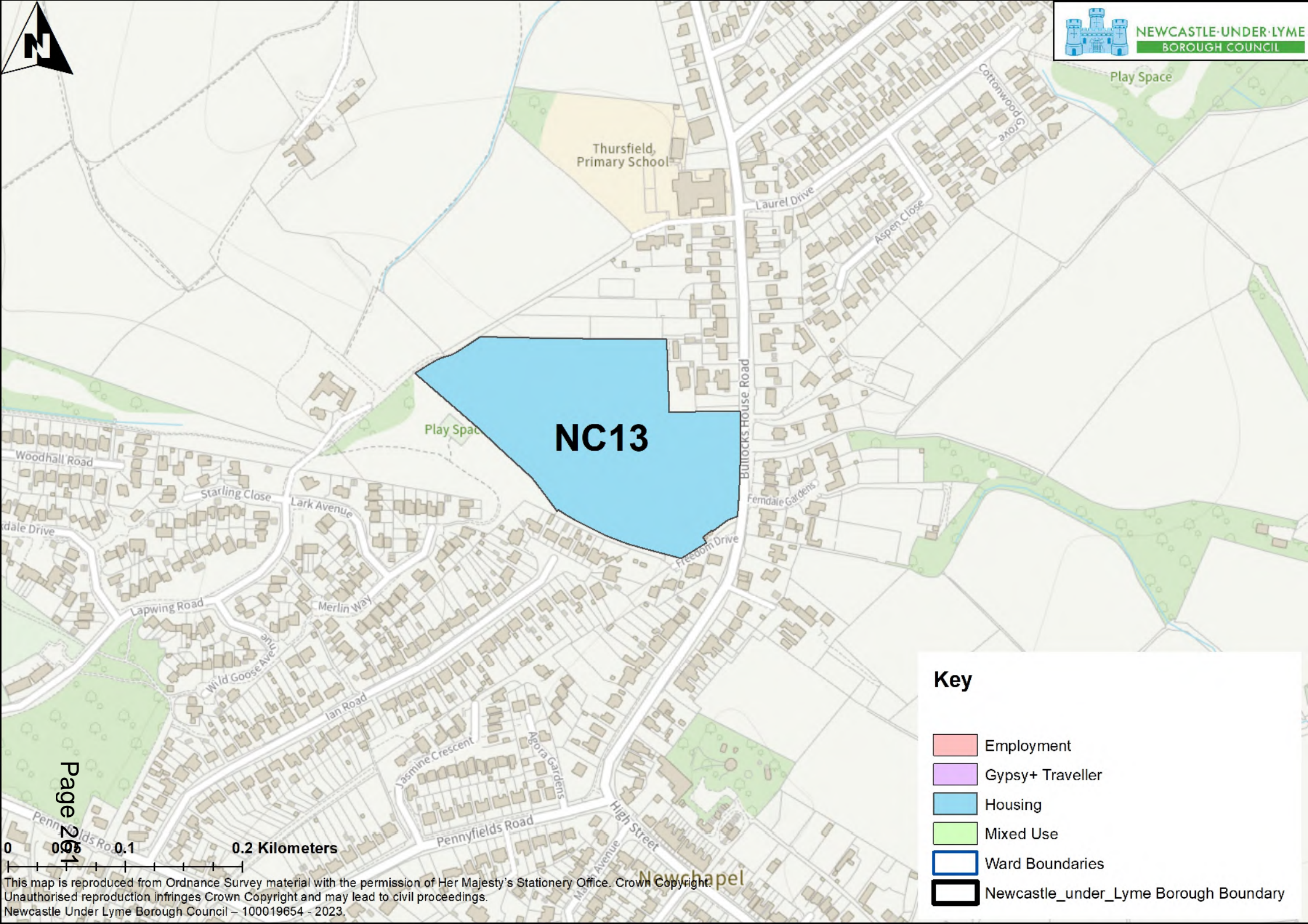
LW74

Baldwin's Gate

Key







- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

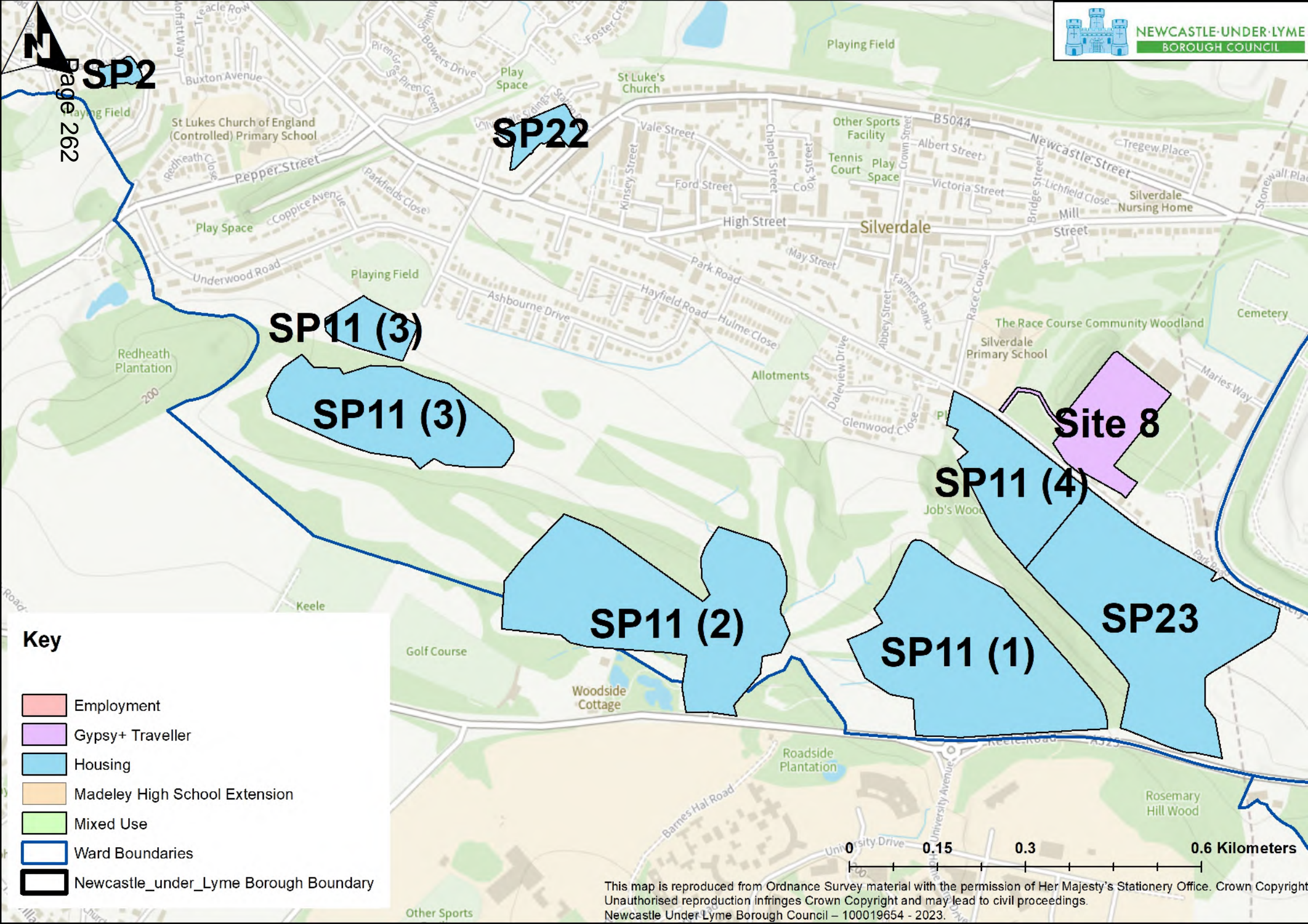
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NC13

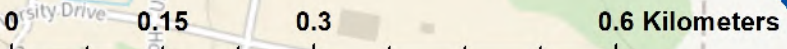
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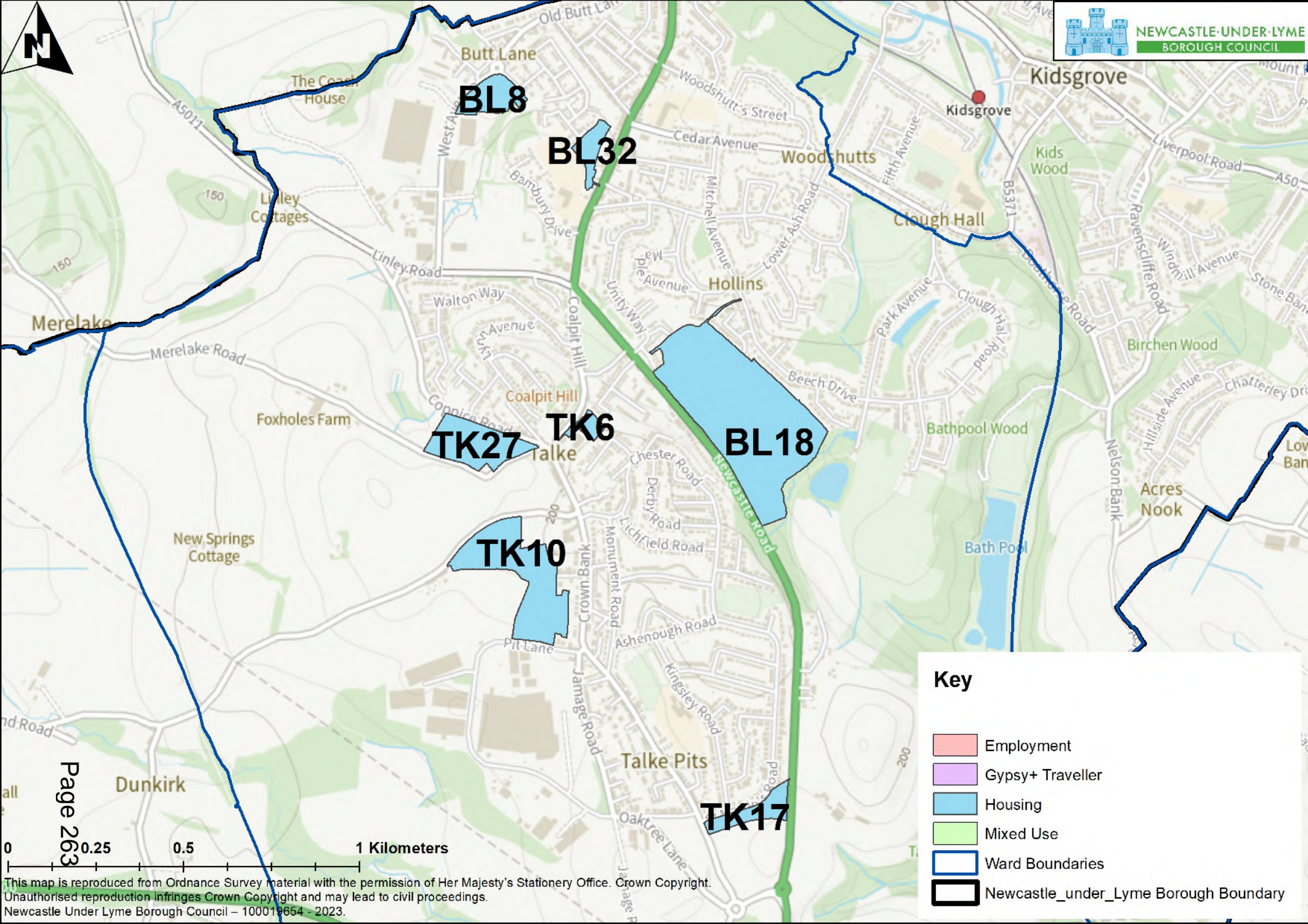
-  Employment
-  Gypsy+ Traveller
-  Housing
-  Mixed Use
-  Ward Boundaries
-  Newcastle_under_Lyme Borough Boundary



Key

- Employment
- Gypsy+ Traveller
- Housing
- Madeley High School Extension
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary



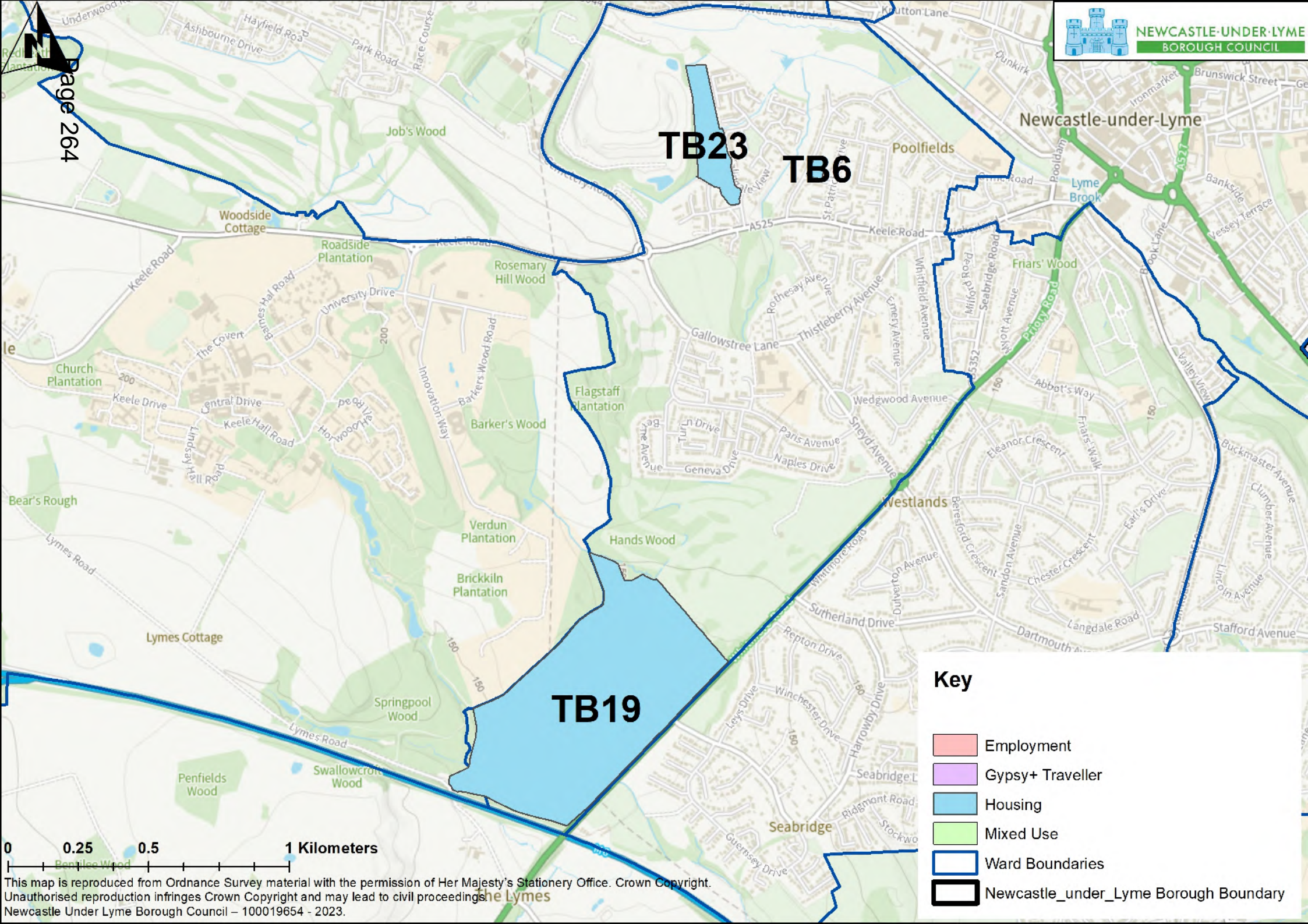


Key

- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

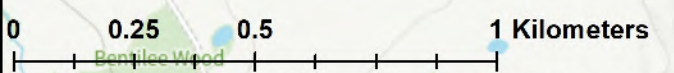
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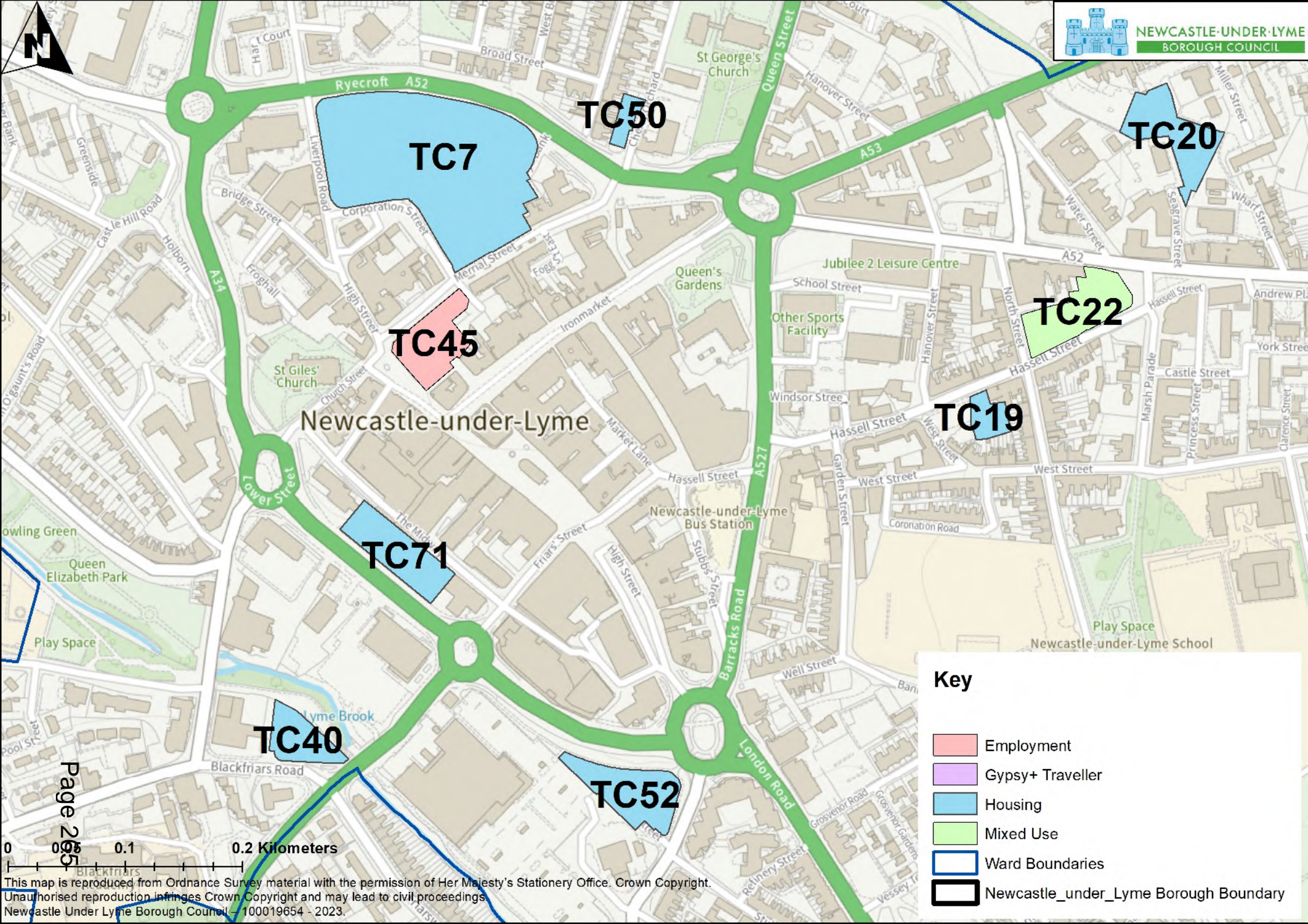
0 0.25 0.5 1 Kilometers



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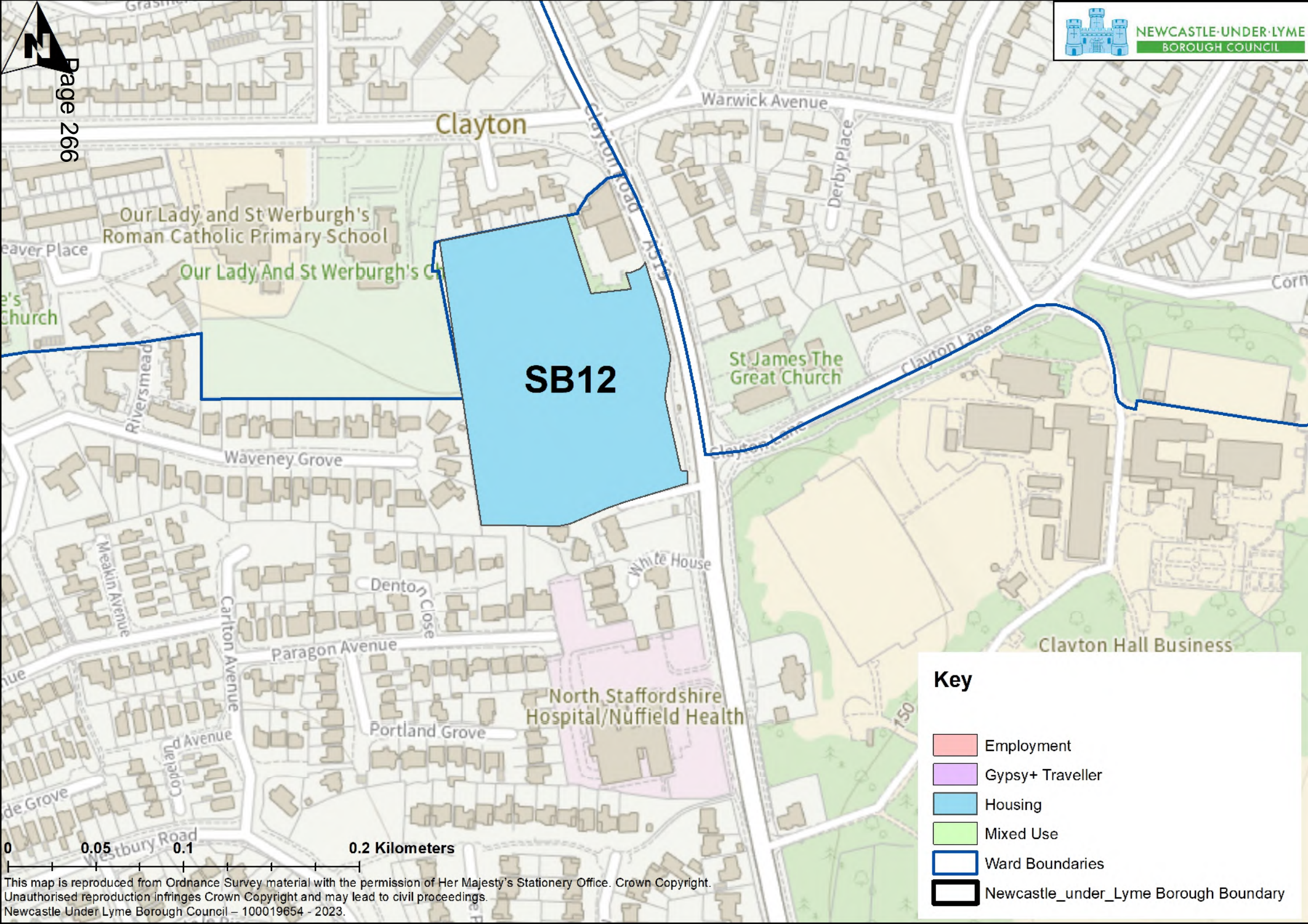
- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary





Key

- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary



SB12

Key

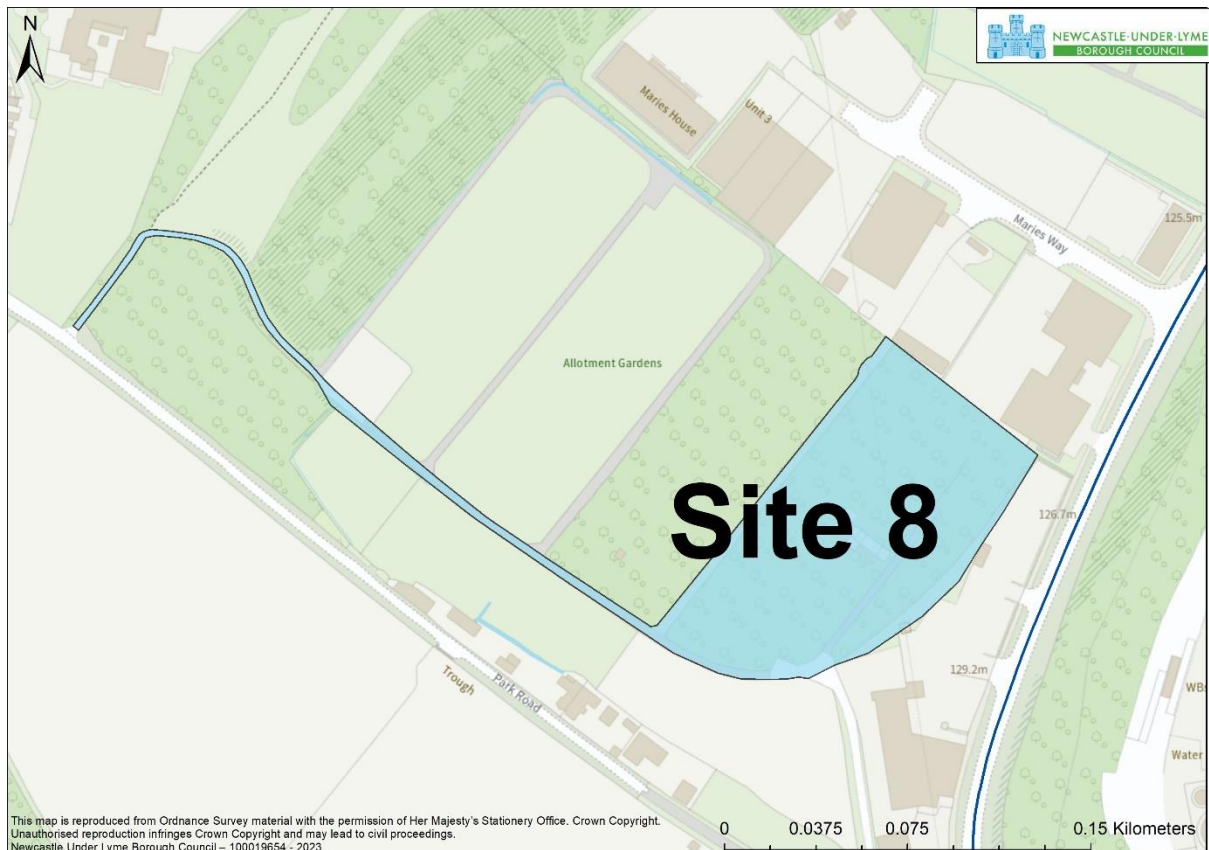
- Employment
- Gypsy+ Traveller
- Housing
- Mixed Use
- Ward Boundaries
- Newcastle_under_Lyme Borough Boundary

0 0.05 0.1 0.2 Kilometers

Amendments to Draft Borough Local Plan

1. Revised site allocation plan

Site 8 land for Gypsy/Traveller accommodation Silverdale (pages 177 and 262 of the draft plan)



2. Allocation AB2 Land off Junction 16 Strategic Employment Allocation

Following the publication of the Local Plan for the Economy and Growth Scrutiny Committee, there has been a drafting error in respect of the introduction to policy AB2. This is intended to be updated as follows (shown as underlined):

AB2 (pg 135 of the draft plan)

The site extends to circa 80 hectares and is allocated for uses including 22 hectares (circa 220,000 sqm of floorspace) of employment land. Employment will comprise offices, research and development, industrial processes, general industrial, storage and distribution and open storage. Where ancillary non-employment uses are proposed, these will primarily support the onsite businesses, research and development and industrial processes. Development will be permitted subject to [...].

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ECONOMY AND PLACE SCRUTINY COMMITTEE



Work Programme 2024/25

Chair

Cllr A.Parker

Vice-Chair

Cllr R. Bettley-Smith

Members

Cllrs D Jones, G. Burnett-Faulkner, J. Edgington-Plunkett,

R. Gorton, D. Grocott, R. Moss

B. Panter, J. Waring, J.Whieldon

Scrutiny Champion

Simon McEneny

**Portfolio Holders within the
Committee's remit**

Cllr S. Sweeney, Deputy Leader – Finance, Town
Centres and Growth

Cllr A. Fear – Strategic Planning

This committee scrutinises how the council influences, affects and interacts with the natural and built environment. It also scrutinises how the council influences, affects and interacts with the local, regional and national economy.

This Work Programme is set and reviewed at quarterly meetings of the Scrutiny Management Group. The Chair and Vice Chair also meet regularly with the Portfolio Holders to discuss this Work Programme. There is an opportunity for committee Members to discuss the Work Programme at each committee meeting. Part D of the Council's [Constitution](#) governs the scrutiny process.

For more information on the Committee or its work Programme please contact the Democratic Services:

✚ Geoff Durham at geoff.durham@newcastle-staffs.gov.uk or on (01782) 742222

✚ Alexandra Bond at alexandra.bond@newcastle-staffs.gov.uk or on (01782) 742211

Planned Items

DATE OF MEETING	ITEM	NOTES
11 th July 2024 Special meeting	<ul style="list-style-type: none"> • Presentation of Local Plan 	Officer: Allan Clarke
12 th September 2024	<ul style="list-style-type: none"> • HS2 Update • Local Plan Update • Town Deal and Future High Street Fund 	Contact: Margaret Kirkland (HS2) Officer: Allan Clarke Officer: Simon McEneny

Special Meeting

A53/Bus Gate – Final Business Case: joint meeting with HWE Scrutiny Committee postponed until a proposal is received.

Pending

BID Update – To be presented by the BID Manager
Planning Enforcement & Performance to be re-added to the work programme around December 2024

Previous Items

DATE OF MEETING	ITEM	NOTES
15 June 2022	<ul style="list-style-type: none"> • HS2 – look ahead to the next 12 months on works impacting on the Borough • Sustainable Environment Strategy, Action Plan 	

	<ul style="list-style-type: none"> • Future High Streets Fund update & Town Investment Plans for Newcastle and Kidsgrove – update on progress • Borough Local Plan • Police presence in the town centre 	
1 August 2022	<ul style="list-style-type: none"> • Borough Local Plan Call-In 	
1 September 2022	<ul style="list-style-type: none"> • Recycling and Waste Services Update – Town Centre Impact • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme 	
12 December 2022	<ul style="list-style-type: none"> • Strategic management of the Town Centre • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme • 850 Commemorations • Local Plan timings and next steps 	
16 March 2023	<ul style="list-style-type: none"> • Strategic Management of the Town Centre/NUL BID • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme • Borough Local Plan • Housing Provision – set up Working Group 	
8 June 2023	<ul style="list-style-type: none"> • HS2 Update • Borough Local Plan • Neighbourhood Planning • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme 	<p>Including consultation responses and housing numbers</p> <p>Including an update on York Place and the Multi-Storey Car Park</p>

12 June 2023	<ul style="list-style-type: none"> Local Plan Reg 18 Call In – TBC 	Meeting date held for potential Reg 18 Call In
21 September 2023	<ul style="list-style-type: none"> Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme Borough Local Plan Report of the Housing Task and Finish Group 	
7 December 2023	<ul style="list-style-type: none"> Planning Enforcement & Performance Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme Borough Local Plan Housing Task & Finish Working Group Final Report 	
18 March 2024	<ul style="list-style-type: none"> Knutton Master Plan Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme Borough Local Plan 	
20 th June 2024	<ul style="list-style-type: none"> Local Plan Update Town Deal and Future High Street Fund Update 	Officer: Allan Clarke Officer: Joanne Halliday

Last updated on 1st July 2024