Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council

Joint Local Plan Strategic Options Consultation document

Contents

1.0   Introduction

The story so far

1.1   This document is the next stage in the preparation of Joint Local Plan, which will guide and help to shape the long term policies and plans for the area. This consultation document is the Strategic Options stage of the Joint Local Plan production and aims to build on the Issues consultation which took place between February and March 2016.

Why are we doing a Joint Local Plan?

1.2   The Joint Local Plan is a statutory plan for the area and will ensure that long term policies and plans are in place to make sure the borough and city take shape in the future the way that is managed and meets the needs of local people and businesses. The plan's time frame will cover 2013 – 2033 and will be produced in consultation with a wide range of stakeholders, statutory consultees and local people.

1.3   The decision to work on a Joint Local Plan was made in 2013 and follows on from the partnership created as a result of the adopted Core Spatial Strategy in 2009 and subsequent shared evidence base that confirms the clear housing and economic market linkages across the plan area.

1.4   The existing Core Spatial Strategy is now seven years old and the preparation of the new Joint Local Plan is considered by both authorities to be the most effective way to provide a robust strategy to attract new investment in order to protect and enhance the economic prosperity of both authorities, whilst also continuing to respect the unique characteristics of the area.

1.5   Without a Plan we have much less control over the quality and location of development and therefore with the Joint Local Plan in place we will be more able to protect our important green spaces; direct development to appropriate locations and deliver local priorities and aspirations.

What will the Joint Local Plan Cover?

1.6   The Joint Local Plan will set out the strategic vision and objectives for the plan area and once adopted it will be clear what types of development will be supported by each local planning authority, where development will take place and when it is likely to be built. The Joint Local Plan will therefore play an important role in:
- Attracting and directing investment in housing, jobs, shops and facilities.
- Seeking to meet community aspirations
- Setting a framework for encouraging and managing development
- Securing the physical infrastructure to support new development including; transport, telecommunications, water supply, energy, health and community facilities and the protection and enhancement of high quality open spaces for both sport and recreation.

- Protecting and enhancing of our natural and historic environment, including landscape.

Stage in the Joint Local Plan process

1.7 The Joint Local Plan covers the whole of the area of Stoke-on-Trent and Newcastle-under-Lyme with many distinct areas. The aim of the Joint Local Plan is to ensure that any future planning policies for the area recognise this distinctiveness and new plans and policies are integrated into the area in a considered way to ensure that place-making is at the heart of the joint local plan.

1.8 Whilst the Strategic Options Consultation document primarily sets out options on a strategic level, as the plan progresses it is the intention that the Joint Local Plan will identify any specific plans, policies and proposals at a sub-area level, once the preferred development strategy for the area is proposed.

1.9 The diagram below sets out the various stages of plan production and the progress made so far.

Stage		Progress/ Timeframe/ What it involves
Stage 1	Assembly of evidence base	Work on-going
Stage 2	SCI and stakeholder engagement	Statement of Community Involvement has been adopted and is available to view on our website.
Stage 3	Sustainability Appraisal (SA) Scoping Report	Draft SA Scoping Report consultation with statutory consultees completed in August/September 2015
Stage 4a	Issues Papers Consultation	Consultation completed February/ March 2016. The Issues consultation set out some of the key local and regional matters which could have a significant influence on how the area might change in the future. The consultation was accompanied by a series of technical papers which summarised the policy background and evidence driving the strategic issues.
Stage 4b	**Strategic Options Consultation**	This takes into account representations received as part of the Issues consultation and sets out the potential options and spatial requirements based on a range of issues including housing need and employment. Consultation July/August 2017
Stage 5	Preferred Option(s)	Prepare preferred option (s) which will take account of representations received as part of Strategic Options consultation and will reflect the preferred spatial options for the Joint Local Plan. Consultation December 2017/January 2018

Current Stage →

Stage		Progress/ Timeframe/ What it involves
Stage 6	Full Draft Joint Local Plan	Prepare full draft joint local plan which will take into account representations received as part of Preferred Option(s) and will set out fully the spatial proposals along with supporting planning policies. Consultation on the Full Draft Plan during November/December 2018.
Stage 7	Publication of draft Joint Local Plan-in accordance with Regulation 19 and 35 of the 2012 Regulations	Finalisation of the Full Draft Joint Local Plan by Cabinet which will have taken into account representations received as part of the Full Draft Joint Local Plan consultation and will set out the final plan to be submitted to Council for approval for formal publication. The Full Draft Joint Local Plan will then be submitted to full council for publication and consultation. Publication consultation will take place during October/November 2019
Stage 8	Final Submission version of the Joint Local Plan and submission to the Secretary of State	Following publication period both the City Council and Borough Council will review the responses received before submitting the Draft Joint Local Plan (and other documents) to the Secretary of State pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22 of the 2012 Regulations. This will include copies of any representations received as a result of publication of the draft joint local plan and formal statement of representations made including those dealt with by the City Council and Borough Council and any main modifications automatically referred to the Secretary of State and to be dealt with as part of the examination process. This is provisionally timetabled for completion in April 2020.
Stage 9	Public examination of joint local plan	Starts April 2020 (dependent on date of submission)
Stage 10	Adoption of Joint Local Plan	Dependent on Stage 9.

Issues Consultation/ Summary Issues consultation responses

1.10 The Joint Local Plan Issues Document was subject to consultation between the 15th February and the 29th March 2016. The main report was supported by a summary guide, eight strategic Issues technical papers and a number of key evidence based documents.

1.11 A total of 82 representations were received as a result of the consultation providing over 600 separate comments for the individual themes set out in the document. Representations have been received from a variety of consultees including developers, land owners, housing associations, universities and individual members of the public.

1.12 An Issues Consultation report has been produced in response to the comments received and can be found following the link below:

Insert link

What have we done since the Issues Consultation?

1.13 The representations received through the Issues Consultation have been used to refine the key challenges (see appendix 1) that have been identified and to inform a new vision and strategic objectives for the plan area. See section 2 paragraph 2.3. In addition, the councils have continued to gather and update evidence to support the Joint Local Plan. The most important evidence relating to housing need is set out in an updated version of the Strategic Housing Market Assessment (SHMA - June 2017). The areas where changes have been made to the key challenges are highlighted in bold. The most significant changes relate to updating the housing and employment need requirements and additional challenges relating to natural and rural environment and energy and climate change.

Purpose of the Strategic Options Consultation Document

1.14 The Strategic Options document follows on from the Issues Consultation document consulted on in February and March 2016. The document sets out a new vision and strategic aims and objectives for the area which the Joint Local Plan will seek to achieve. It sets out the potential broad locations for housing and employment across the plan area.

1.15 It is not the intention of this document to identify specific sites or to set out detailed Development Management policies under each theme of the Joint Local Plan. These will be developed following further consultation and once a preferred Development Strategy has been identified.

1.16 Consultation responses at this stage should consider the draft vision and draft objectives and the range of options identified. The document considers the opportunities and challenges for each option although does not begin to conclude the preferred option at this stage. We would therefore welcome your initial views on the various elements of the options identified and help us to move towards the next stage in the Joint Local Plan process.

What evidence has informed the Strategic Options Consultation?

1.17 A number of key evidence base documents have been used to inform the production of the Strategic Options document. The preparation of the Joint Local Plan involves gathering up to date evidence that considers information about the environmental, social and economic characteristics of the area.

1.18 The evidence base will continue to evolve as we move through the Joint Local Plan process however the significant studies that have informed the Strategic Options Consultation include:
- Strategic Housing Market Assessments (July 2015) and Update June 2017.
- Strategic Housing Land Availability Assessments 2017
- The Employment Land Review – December 2015

1.19 Current evidence base documents under production include:

- Green Belt Assessment Review
- Greenspace Strategy (Stoke-on-Trent)
- Play Pitch and Built Facilities Strategy (Stoke-on-Trent)
- Retail and Leisure Study (Newcastle-under-Lyme)

(All evidence based documents can be seen at www.newcastle-staffs.gov.uk/jointlocalplan)

Infrastructure

1.20 Infrastructure planning is a key component of the local plan-making process. Infrastructure can take many forms and is essential to support the objectives of increasing the delivery of homes, economic growth, mitigating climate change and creating sustainable communities. The National Planning Policy Framework (NPPF) highlights the importance of infrastructure planning and delivery under paragraph 156.

1.21 Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- The homes and jobs needed in the area.
- The provision of retail, leisure and other commercial development.
- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).
- The provision of health, security, community and cultural infrastructure and other local facilities.
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

1.22 The infrastructure planning process as a whole will aim to identify and have a thorough understanding of infrastructure provision and requirements in the future. As a whole, the process will identify:
- Infrastructure providers within the area.
- An understanding of the existing level of provision.
- Areas where the current provision is under pressure or lacking.
- Potential areas where the current provision identifies spare capacity and the need to review.
- What infrastructure provision will be required to support communities in the future to respond to social and economic changes.
- Future programmes for investment showing where there will be enhancements or reductions with details of where additional funding may need to be secured to meet future infrastructure needs.

1.23 Work has commenced across both authorities in order to understand the existing provision and areas where current provision may be under pressure.

Further dialogue will continue to be conducted with key infrastructure providers and will inform the production of an Infrastructure Capacity Assessment which will be the first stage in the production of the Infrastructure Delivery Plan. This information will then enable the current infrastructure provision to be considered as we progress with the Joint Local Plan.

Transport Infrastructure

1.24 The North Staffordshire Multi-Modal Transport Model will be used to develop a transport reference case covering the proposed period of the Joint Local Plan. This reference case will include all committed transport schemes e.g. Etruria Valley Link Road, smart motorway schemes and key junction improvements, as well as including forecast background housing, employment and traffic growth.

1.25 A number of potential preferred options will then be tested against the reference case to assess their impact upon the transport network. This will help the councils to determine a preferred option. In turn the preferred option will be tested in greater detail to identify and assess appropriate transport measures that will have to be delivered to support the objectives of the local plan and mitigate its impact on the transport network. These measures will then be included in the Infrastructure Development Plan.

Gypsies and Travellers Accommodation

1.26 The future accommodation needs of gypsies and travellers and travelling showpersons is an important consideration of the Joint Local Plan. The councils have identified needs for these social groups in the Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2015 and are currently gathering additional evidence around illegal gypsy site encampments and developing criteria to identify gypsy and travellers sites to inform proposals to provide additional permanent and transit sites. Preferred sites will feature in the next stage of the Joint Local Plan process. This consultation also includes a "call for sites" including gypsy and traveller sites.

HS2

1.27 The Government have proposed to construct a high speed rail link from London to Manchester. However at this stage, any potential growth in the wider economy arising from HS2 is not being taken into account in the Joint Local Plan. It is however recognised that HS2 will have implications on the plan area at some point. At the moment the route is confirmed and a narrow safeguarding strip either side of the proposed route has been identified which requires the local planning authority to notify HS2 of any planning applications in that area.

Duty to Cooperate

1.28 Under the 2011 Localism Act and the National Planning Policy Framework (NPPF), local planning authorities have a legal Duty to Cooperate with other local planning authorities and organisations to seek to address strategic planning matters that are driven by larger than local issues that are likely to

have an impact beyond their immediate Local Plan area. The Duty to Cooperate is the mechanism for ensuring the right issues are addressed, in the right way, and with the right partners to maximise the effectiveness of policy and plan-making.

1.29 Cooperation will involve social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities and organisations beyond our own administrative boundaries. For example, housing market areas, travel to work areas, and greenspace networks.

Sustainability Appraisal

1.30 Sustainability Appraisal is a process whereby the potential social, environmental and economic effects of a plan or project are identified and assessed. To guide the appraisal of effects that the Joint Local Plan may have, both councils have prepared a Sustainability Appraisal Scoping Report which sets the sustainability objectives against which the plan's policies and proposals will be assessed. Consultation on the draft Scoping Report took place with English Heritage, Natural England and the Environment Agency in August and September 2015. Following this the Scoping Report and the sustainability objectives have been finalised and can now be used to assess the sustainability of proposals contained within the Joint Local Plan and other planning documents. The Strategic Options Consultation document is the first Joint Local Plan document that has been subject to sustainability appraisal under these new objectives. The Issues Consultation Document was not subject to appraisal because it was identifying particular issues affecting the plan area and not proposing actions to address them at that stage. A key purpose of Strategic Options is to begin to identify how these issues can be addressed through the most appropriate future development strategy. Sustainability appraisal is integral to identifying the most appropriate future development strategy to be pursued.

1.31 A Sustainability Appraisal report accompanies this consultation document. This sets out in full the results of the appraisal of the different growth options, the different potential broad locations for development, and the proposed Joint Local Plan objectives. Summary findings of the sustainability appraisal for each of these are also presented in each relevant section of this consultation document.

How to Comment

1.32 Consultation on the Strategic Options document will take place between **17th July and 11th August 2017** therefore if you have any comments on any aspects of the options consultation both in relation to Stoke-on-Trent and Newcastle-under-Lyme, you can submit your comments to us by email or post using the consultation feedback form.

1.33 To find out details of all the consultation activities please check the council's websites - www.stoke.gov.uk/jointlocalplan or www.newcastle-

[staffs.gov.uk/jointlocalplan.](staffs.gov.uk/jointlocalplan) Consultation documents will also be available to view in hard copy at the following locations.

Newcastle-under-Lyme

- Guild Hall Customer Service Centre, High Street, Newcastle-under-Lyme, ST5 1PW
- The Madeley Centre, New Road, Madeley, CW3 9DW
- Kidsgrove Customer Service Centre, Town Hall, Kidsgrove, ST7 4EL
- Libraries within Newcastle-under-Lyme.

Stoke-on-Trent

- Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1HH
- 1 Smithfield, Hanley, ST1 4FA
- Libraries within Stoke-on-Trent.

1.34 If you wish to make a representation to the Joint Local Plan Strategic Options Consultation a feedback form is available at www.newcastle-staffs.gov.uk/jointlocalplanform or at the above locations for you to respond to the consultation.   All responses must be received by 5pm on Friday 11 August 2017.

What Happens Next?

1.35 Following this consultation, we will consider comments received and produce a report including the Councils response.

1.36 We will continue to develop and assess the identified strategic options in more detail and continue to collect evidence to inform the statutory Sustainability Appraisal.

1.37 The preferred strategic option will then be identified and published towards the end of 2017 for consultation, setting out why this approach was chosen in preference to other options considered.   Following the preferred option consultation, policies will then be drafted to support the chosen preferred option and linked to the strategic objectives. The draft policies will then be presented as part of a Draft Local Plan for further consultation.

2.0 The Vision and Strategic Objectives for Stoke-on-Trent and Newcastle-under-Lyme towards 2033

Existing vision and objectives in the Core Spatial Strategy

2.1 The existing vision and objectives for the plan area which seek to bring about economic success to the plan area are set out in the Core Spatial Strategy (2009). The vision is set out below and the accompanying objectives are included in appendix 2

> **"The Borough of Newcastle-under-Lyme and the City of Stoke-on-Trent will be a prosperous, vibrant, environmentally responsible and successful area of choice for businesses, visitors and residents in the period up to 2026"**

2.2 The primary direction however of the Core Spatial Strategy vision reflected the Community Strategies and regeneration partnerships in place at that time. It is therefore important that we develop a new long term vision that sets out our aspirations for the future of Stoke-on-Trent and Newcastle-under-Lyme based on consultation, the latest evidence and local, regional and national priorities and strategies.

Proposed vision for Stoke-on-Trent and Newcastle-under Lyme

2.3 The Issues Consultation published for consultation during February and March 2016 attempted to set out in detail the current situation in both Stoke-on-Trent and Newcastle-under-Lyme. The Issues Consultation was split into a number of key topic areas that contribute towards the creation of sustainable communities and has therefore been used alongside the submitted issues representations in order to develop a new vision of how Stoke-on-Trent and Newcastle-under-Lyme will develop over the next 20 years. The proposed new vision for the plan area is therefore as follows:

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

2.4 This proposed vision replaces the adopted vision set out in the Core Spatial Strategy and alongside the accompanying aims and objective is a basis for consultation. The vision and objectives are therefore likely to evolve and be refined throughout the preparation of the new Joint Local Plan.

Question:

Is this an appropriate vision for Stoke-on-Trent and Newcastle-under-Lyme?

Strategic Objectives & Themes

2.5 A number of background documents setting out the policies, strategies and programmes are available at a national, regional and local level that will influence the preparation of the Joint Local Plan. These include:

National Strategies

The Government Industrial Strategy Green Paper January 2017

2.6 The Government published the Industrial Strategy Green Paper for public consultation in January 2017. It is focused on how the wealth and productivity of industries and economic sectors across the country can be maximised with an emphasis on growing sectors and tackling other challenges that constrain the UK's competitiveness. 10 pillars for economic growth are identified within the strategy; science, research and innovation; skills; infrastructure; business growth and investment; procurement; trade and investment; affordable energy; sectoral policies; driving growth across the whole country; and creating the right institutions to bring together sectors and places.

Housing White Paper: Fixing Our Broken Housing Market (February 2017)

2.7 The Government published the Housing White Paper: Fixing our Broken Housing Market for public consultation in February 2017. The White Paper sets out a number of key challenges that face the housing market and ways to address the housing shortage across the country. The White Paper is explicit that the Government intends to "boost housing supply and, over the long term create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households whilst also supporting economic prosperity". The Government considers that in order to solve the existing problem a radical re-think is required and therefore a number of actions are outlined including:

- The need to plan for the right homes in the right places.
- The need to build homes faster.
- Diversifying the housing market.

Regional and Local Strategies

Corporate Objectives

Stronger Together Strategic Plan, 2016 - 2020

2.8 The Stronger Together Strategic Plan sets out Stoke-on-Trent City Council's vision and strategic priorities for 2016 – 2020. The plan is underpinned by five priorities which aim to guide everything the Council does, these include:

- **Support our residents to fulfil their potential.**
- **Support our businesses to thrive, delivering investment in our towns and communities.**
- **Work with residents to make out towns and communities great places to live.**
- **A commercial council, well governed and fit for purpose, driving efficiency in everything we do.**
- **Support vulnerable people in our communities to live their lives well.**

2.9   Alongside these five priorities are 29 strategic objectives which describe where the organisation will drive change over the next four years.

Our Newcastle 2020

2.10   Our Newcastle 2020 sets out the corporate priorities for the borough up to 2020. The strategy is a plan for investment, growth and community wellbeing and is supported by a clear vision which aims to "create a borough that is prosperous, clean, health and safe". In order to deliver the vision, the borough will ensure that there is growth in the number of jobs, homes and opportunities for the people of our borough, people can enjoy health and fulfilled lives and our communities remain safe. This is therefore supported by four key priorities:

- **A clean, safe and sustainable borough.**
- **A Borough of opportunity.**
- **A healthy and active community.**
- **Co-operative council delivering high quality, community driven services.**

Newcastle-under-Lyme Strategy for a Sustainable Community 2014-2020

2.11   The shared vision of the Newcastle Partnership is "Newcastle communities together, securing a prosperous future". In delivering this vision the Newcastle Partnership is focussed on the delivery of two priorities:
- Boosting economic growth.
- Tackling vulnerability.

2.12   This will work to "Shape a local identity with strong, safe and attractive communities and creating a thriving economy offering opportunity for all."

Economic Strategies

Stoke & Staffordshire Strategic Economic Plan

2.13   The Strategic Economic Plan sets out the economic vision and priorities for the LEP area for the period 2014-2030. It has a vision is for "an economic powerhouse driven by the transformation of Stoke-on-Trent into a truly competitive and inspiring Core City and by accelerated growth in our County Corridors and urban centres". This translates in to five high-level priorities;

Stoke-on-Trent as a Core City; A Connected County; Competitive Urban Centres; Sector Growth, and; A Skilled Workforce.

2.14 The strategy aims to achieve the creation of 50,000 new jobs across the city and the county over a 10 year period and as part of this has a focus on the following specific economic sectors; Energy Generation, Auto-Aero, Medical Technologies, Agricultural Technology, Applied Materials and longer term interest in strengthening Tourism and Business/Professional Services.

2.15 The location of these new jobs across the LEP area is not identified, however the Joint Local Plan has a significant role to play in contributing towards the growth ambitions of the Strategic Economic Plan.

(Emerging) Firing Up A City: A Growth & Prosperity Strategy for Stoke-on-Trent 2017-22

2.16 The City Council has prepared a new emerging Growth & Prosperity Strategy, which forms the primary economic strategy for the city over the next five years.

2.17 The strategy recognises and links in with the wider growth aspirations of the Local Enterprise Partnership and the Constellation Partnership. It identifies Stoke-on-Trent as the 'dominant economic force' between Birmingham and Manchester, with a footprint that extends across Newcastle Borough, Staffordshire Moorlands and parts of Stafford Borough and Cheshire East.

2.18 The emerging Growth and Prosperity Strategy has three broad objectives to be achieved by 2022; to increase overall wealth and productivity so that GVA per head exceeds the national average; to increase household incomes so that earnings by residence exceed the regional average; and to increase employment so that the employment rate exceeds the regional average. The Joint Local Plan will have a key role in enabling the type, location and amount of economic development to support the delivery of these three objectives over the next five years.

2.19 The strategy identifies four strategically important locations for economic growth in the city; Stoke-on-Trent City Centre (Hanley), the town centres, the A500 corridor and the Hanley-Bentilee Link Road corridor. All of these are considered within the strategic options set out on the Broad Locations for Employment Development section.

Ceramics Valley Enterprise Zone

2.20 The Ceramics Valley was designated by the Government as an Enterprise Zone in November 2015. It is focused on unlocking the development potential of seven key sites located close to the A500 corridor for ceramic technology industries. Alongside business rate relief, simplified planning rules are identified as an incentive to encourage the development of these sites. How specific planning requirements can be simplified in this designated area will be explored at the Draft Local Plan stage, however the capacity for economic development

within the Enterprise Zone is explored within the Broad Locations for Future Employment Development chapter of this Strategic Options Consultation document.

Newcastle-under-Lyme Economic Development Strategy 2012-2017

2.21 The current Newcastle-under-Lyme Economic Development Strategy shows how the council, by working with the business community and local partners, can improve the economic prospects of the area. The strategy has four themes:

- Business – strengthening the business base.
- Place and infrastructure – physical transformation.
- People – transforming ambition.
- Image and marketing – transforming perceptions.

2.22 This strategy is currently under review and an updated economic strategy is expected to be published in October 2017.

The Keele Deal (Supported by the Strategic Economic Partnership and Keele University)

2.23 The Keele Deal presents a plan for investment by the University, private and public sectors to realise the comparative advantage from research and innovation, to return significant, innovation-led, higher value local economic growth, improved local health and care and make a significant contribution to our transition to a lower carbon local economy.

2.24 The plan establishes the economic rationale and evidence base for investment in research and innovation, identifies eight key areas of comparative advantage delivered by the University which can be exploited to deliver this growth. Over the next 5 years, the 'Keele Deal' will focus on 8 priorities to deliver innovation-led, higher value employment growth as follows:

- A single point of access to access innovation support.
- Leadership development for enterprise and social innovation.
- Smart Energy Network Demonstration.
- A new University-NHS-Industry collaborative innovation centre.
- Harnessing global reach and visibility for local economic impact.
- A strategic site of the Constellation.
- Higher level educational provision.
- A spatial masterplan for the University campus and local area.

Housing Strategies

Stoke-on-Trent Housing Strategy (2017 - 2021)

2.25 The Stoke-on-Trent City Council Housing Strategy was approved by full council in January 2017. The Strategy aims to enhance the Housing offer across the city to ensure that people at all stages of life can find and live in a high quality

home they what at a price they can afford. In order to deliver the overall aim of the strategy, a number of objectives and outcomes have been developed which aim to make new housing development viable so that a range of new homes are built that are attractive and affordable to people whatever stage of life they are at, improving the condition and liveability of existing homes and rental management practices, enabling people to live well in their homes and make good housing choices throughout their lives and respond well to government requirements and make the most of government initiatives that relate to housing. The delivery outcomes therefore aim to offer a better balance in the range of homes available across the city so that there are attractive options for people who already live in Stoke-on-Trent and for those who would like to live in the city in the future, improve the quality of the homes and residential environments across the city, make it possible for people to access and enjoy living independently in their home and to make the city a more attractive place to live.

Newcastle-under-Lyme Housing Strategy (2016 – 2021)

2.26 The Strategy has five key priorities, which allows the council to focus on what matters to the council's communities and support's the council's corporate priorities. These include:

- To support the delivery of affordable housing and development.
- To provide help and advice for finding a home.
- To reduce the number of empty homes:
- To give support to the Private Sector
- To promote independence and inclusion to our most vulnerable residents

2.27 A delivery plan has been put in place for measuring progress and the council will use this to evaluate our outcomes and share this information with residents and partners.

2.28 The council's housing strategy also forms an important part of the Newcastle-under-Lyme Sustainable Community Strategy's two priorities of supporting vulnerability and economic development.

Health Strategies

Sustainability and Transformation Plan

2.29 The Sustainability and Transformation Plan (STP) is a document produced based on local leaders and local people working together to join up and improve health, care and related services. Staffordshire and Stoke-on-Trent's STP is one of 44 STP's within the country and has been named "Together We're Better". The STP area is made up of 2 local authorities and 6 Clinical Commissioning Groups who are responsible for buying healthcare for the area and five NHS trusts providing services.

2.30 The STP considers that everyone deserves good quality, safe, health and social care services that make the best possible use of budgets available. In

order to overcome this, it is proposed that care should be transformed and made affordable (over the next 10 years) in the following 5 key areas:

- Focused prevention
- Enhanced primary and community care
- Effective and efficient planned care
- Simplified urgent and emergency care system
- Reduced costs of services

2.31   The STP recognises the need for high quality alternatives and to ensure people know about them. This will enable hospitals to improve the quality of care they deliver, to those who really need it and manage demand more effectively.   A new community "model of care" is being put together to determine what services might be required in the future and therefore the STP are currently engaging with a number of key stakeholders and communities.

Stoke-on-Trent Health and Wellbeing Strategy (2016 – 2020)

2.32   The Stoke-on-Trent Health and Wellbeing Strategy sets out the vision and priorities for the Health and Wellbeing board between 2016 and 2020. The strategy sets a clear vision for the area including being a vibrant, healthy and caring city which supports its citizens to live more fulfilling, independent and healthy lives.

- A vibrant city where everyone will live, work and play in a successful, attractive environment which supports them to live healthy and fulfilling lives;
- A healthy and successful city where children enjoy the best start in life and everyone will live longer and healthier lives with equal access to health and care services should they need them; and,
- A caring city where everyone is supported to live independent lives with fair access to high quality, integrated health and social care services when needed.

2.33   In order to achieve the above vision a number of priorities are identified including:
- Increasing breast feeding
- Making healthy weight the norm
- Reduce under 18 conceptions
- Control tobacco and reduce smoking
- Reduce alcohol related self-harms
- Improve emotional wellbeing and mental health
- Keep older people safe and well

2.34   The vision and priorities of the Health and Wellbeing board support and complement the corporate priorities and direction of the City, Stronger Together vision and strategic priorities. Therefore the strategy aims to move the focus towards prevention. The Health and Wellbeing Board is a key to delivering this across health, social care and other partners across the city.

Newcastle-under-Lyme Stronger and Safer Communities Strategy 2012 – 2017

2.35 This strategy aims to create a community centred on the Council's vision – a community that:-

- Is strong, resilient, supportive and encourages people to take responsibility for their own lives whilst supporting them through the difficult times.
- Is free from crime, disorder and danger.
- Lives, works and studies in areas which are organised, planned effectively and allow equal access to all services and facilities.

Newcastle-under-Lyme Health and Wellbeing Strategy 2013 -2018

2.36 The vision of this strategy is to contribute to the improved health and wellbeing of our residents by supporting them to adopt and maintain a healthy lifestyle. To deliver this vision we will:

- Look at ways to reduce health inequalities,
- Promote healthy lifestyles and healthy communities,
- Collate local information on health and wellbeing issues and address them,
- Work with partners to develop and implement an action plan to meet the vision.

Joint Local Plan Strategic Aims and Objectives

2.37 The overriding objective of the Joint Local Plan is to ensure that all relevant strategies are reflected in the new plan for decision making. In order to achieve this, six key aims and accompanying objectives have been developed which clearly set out the suggested objectives for the new Joint Local Plan.

Summary of Key Aims:

- Aim 1 - UK Central Hub for Innovation and Investment.
- Aim 2 - Healthy and Active Communities.
- Aim 3 - Dynamic and Diverse Neighbourhoods.
- Aim 4 - Utilising our Natural Assets and Resources.
- Aim 5 - Strong City Centre and Market Town with a Diverse Network of distinct Towns and Villages.
- Aim 6 - Making our Historic Past work for the future.

Aim 1: UK Central Hub for Innovation and Investment

- To support and boost existing and new opportunities for business growth, encouraging new investment and entrepreneurship.
- To diversify the employment base of all parts of the plan area both urban and rural.
- To support and prioritise job growth across the plan area.

- To encourage the growth of the further and higher education sector and training facilities.
- To develop a robust transport network that reduces congestion and supports growth.

Aim 2: Healthy and Active Communities

- To ensure that new development makes adequate provision for all necessary community facilities including health care, education, sports and recreation and leisure and that the quality and accessibility of existing facilities are enhanced and retained where they provide for the justified community needs.
- To support and promote healthy and active communities and improve physical and mental health and wellbeing through the design and appropriate siting of development.
- To reduce the need to travel, improve accessibility and increase the opportunities for sustainable and innovative modes of active travel.
- To promote and protect a high quality multifunctional network of greenspaces and parks for future generations.
- To improve air quality across the plan area, mitigating health risks along with the impacts on climate change.

Aim 3: Dynamic & Diverse Neighbourhoods

- To decrease net outward migration from Stoke-on-Trent and Newcastle-under-Lyme by improving economic competitiveness as well as supplying a balanced variety of needs across the housing market area to retain and attract population in the rural and urban areas.
- To ensure a balance of housing choices from either new builds or addressing existing housing stock meet local and aspirational needs, strengthening local communities and creating a great place to live.
- Increasing the number of homes delivered across the Housing Market Area.
- To secure high quality sustainable design that enhances and reinforces local distinctiveness encapsulating both the urban and rural environment.

Aim 4: Utilising our Natural Assets and Resources

- To balance and minimise the adverse impacts of climate change through the promotion of renewable energy sources.
- To promote safe and resilient buildings and efficient management of land and resources.
- To protect and improve the countryside and the diversity or wildlife and habitats across the plan area.
- To prioritise the development of sustainable Brownfield land taking into account constraints, the need for development and the potential environmental and ecological impacts.
- To protect utilise and improve the plan area's network of canals and watercourses.
- To promote the prudent use of natural resources.

Aim 5: Strong City Centre and Market Town with a Diverse Network of Distinct Towns and Villages

- To grow and strengthen the strategic roles of Stoke-on-Trent City Centre and Newcastle Town Centre in the region.
- To promote appropriate growth and investment in a distinct network of larger towns, sustainable villages and local centres across the Plan Area.

Aim 6: Making our Historic Past Work for the Future

- To increase the attraction of the area as a tourist destination and increase the number of day and overnight visitors.
- To protect and enhance the historic heritage and the unique character of both rural and urban areas by ensuring new developments are appropriate in terms of scale, location and their context.
- Encourage the re-use of historic assets.

2.38   In order to clearly set out the six aims and accompanying objectives for the Joint Local Plan, the diagram below provides further clarity regarding the relationship with the themes discussed through the Issues Consultation and how they have developed into strategic objectives under each theme.

Vision 2033

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

What we want to achieve.....

UK Central Hub for Innovation and Investment

- To support and boost existing and new opportunities for **business growth**, encouraging new investment and entrepreneurship.
- To **diversify the employment base** of all parts of the plan area both urban and rural.
- To support and **prioritise job growth** across the plan area.
- To **encourage the growth of the further and higher education sector** and training facilities.
- To develop a **robust transport network** that reduces congestion and supports growth.

Healthy & Active Communities

- To ensure that new development makes adequate provision for all necessary **community facilities** including health care, education, sports and recreation and leisure and that the quality and accessibility **of existing facilities are enhanced and retained** where they provide for the justified community needs.
- To support and promote **healthy and active communities** and improve physical and mental health and wellbeing through the design and appropriate siting of development.
- To **reduce the need to travel,** improve accessibility and increase the opportunities for sustainable and innovative modes of active travel.
- To promote and protect **high a quality multifunctional network of greenspaces** and parks for future generations.
- To **improve air quality** across the plan area, mitigating health risks along with the impacts on climate change.

Dynamic & Diverse Neighbourhoods

- To **decrease net outward migration** from Stoke-on-Trent and Newcastle-under-Lyme by improving economic competitiveness as well as supplying a balanced variety of housing to meet needs across the housing market area to retain and attract population in the rural and urban areas.
- To ensure a **balance of housing** choices from either new builds or addressing existing housing stock meet local and **aspirational need, strengthening local communities** and creating a great place to live.
- **Increasing the number of homes delivered** across the Housing Market Area.
- To secure **high quality sustainable design** that enhances and reinforces **local distinctiveness** encapsulating both the urban and rural environment.

Utilising our Natural Assets and Resources

- To balance and minimise the **adverse impacts of climate change** through the promotion of renewable energy sources.
- To promote **safe and resilient** buildings and efficient management of land and resources.
- To protect and improve the countryside and the **diversity of wildlife and habitats** across the plan area.
- To **prioritise the development of sustainable Brownfield Land** taking into consideration the need for development and the potential environmental and ecological impacts.
- To protect utilise and improve the plan area's **network of canals and watercourses.**
- To promote the **prudent use of natural resources.**

Strong City Centre and Market Town with a Diverse Network of Towns and Villages

- To **grow and strengthen** the strategic roles of Stoke-on-Trent City Centre and Newcastle Town Centre in the region.
- To promote appropriate growth and investment in a **distinct network** of larger towns, sustainable villages and local urban and rural centres across the Plan Area.

Making our Historic Past Work for the Future

- To increase the **attraction of the area as a tourist destination** and increase the number of day and overnight visitors.
- To **protect and enhance the historic heritage** and the unique character of both rural and urban areas by ensuring new developments are appropriate in terms of scale, location and their context.
- Encourage the **re-use of historic assets.**

Transport

City, Town and Other Centres

Economy

Housing

Energy & Climate Change

Natural & Rural Environment

Heritage

Health & Communities

Question:

Will these aims and objectives help to deliver the vision for both Stoke-on-Trent and Newcastle-under-Lyme?

3.0 Future Housing and Employment Growth

3.1   There have been a number of changes to the planning system since the introduction of the Localism Act 2011. One of the main changes has been the move away from a regional planning approach which traditionally set out where new development needed to take place for each part of the country and also set a number of targets at a regional level for both housing and employment. As these targets were set at a national level there was very little opportunity for local communities to engage with the process and therefore the move away from a regional planning approach means that each local planning authority must establish a locally derived housing and employment target taking into account past trends and land availability in order to produce a robust planning framework capable of delivering growth.

4.0 Housing Growth

4.1   Identifying clear housing targets for the Housing Market Area (HMA) is a key aspect of the Joint Local Plan process. National policy is clear that local planning authorities should plan positively to "ensure that Local Plans meet the full, objectively assessed needs (OAN) for both market and affordable housing across the housing market area, as far as is consistent with policies set out in the National Planning Policy Framework".

4.2   The Strategic Housing Market Assessment (SHMA) (June 2017) identifies housing need and the related document is the Strategic Housing Land Availability Assessment which seeks to identify notional housing capacity to meet such need. The other key document is the Employment Land Review (ELR) (2015) which provides the basis for employment requirements which has been modelled to identify land requirements to support job creation. Information from the SHMA and ELR then provides the Objectively Assessed Need (OAN) for housing and has been used to identify the employment land requirement.

4.3   The recommended OAN allows for anticipated changes in:
   - Population (births, deaths, age sex etc.);
   - Household formation (includes a vacancy rate),
   - Housing market trends
   - Labour force
   - Economic Activity/job creation; and
   - Migration levels.

4.4   There are two notable factors that have influenced the OAN a) as a whole the area is characterised by an ageing population and b) young people have not been available to form households during the recession resulting in a latent demand for housing. The consequence of the ageing population is that we don't have a population that is sufficient to support the size of labour force, which is required to support the creation of 17,000 jobs forecast to be created by 2033. To clarify, this is as a result of jobs being generated from existing employers rather than the council and others actively intervening to maximise

job creation, as is proposed by Housing Growth scenario D. The creation of over 17,000 jobs by 2033 requires the population across the plan area to increase to 44,000 or between 13% and 14%. This may seem a significant increase, but compared to the national average of 17% the increase is moderate.

4.5 Without a working age population that has access to a choice of housing at an affordable price there will not be enough local people to fill all of the available jobs and the job creation that is forecast is unlikely to be achieved. In order to ensure that likely job growth can be supported by an economically active labour force, in accordance with Planning Practice Guidance, we therefore need to attract new working age residents into the area and retain existing working age residents, who would otherwise move elsewhere. Consequently the OAN includes provision for a net inflow of 958 persons per annum. This level of migration is generally above historic trends, but it is not unprecedented. An OAN to support local employment creation would require just over 1,200 dwellings, but an adjustment is made to allow for the return of higher levels of household formation amongst younger people and this increases the annual requirement to 1,390 dwellings per annum. Such an adjustment is considered appropriate given that an above trend growth in the working age population is required, which will include a proportion of younger households who are assumed to be attracted to the area for employment purposes. Therefore the OAN makes an adjustment to enable more houses to be built to support the formation of households by younger persons, which will in turn encourage people of working age to move into the area to fill the jobs and purchase a home. The number of new homes built and available in the market should enable prices to kept at an affordable price.

> **The headline figures over the plan period are the need for 27,800 houses and 199 hectares of employment land to support more than 17,000 new jobs**.

4.6 The Strategic Options Consultation document seeks to interpret the evidence set out in the Strategic Housing Market Assessment and as a result a number of housing growth scenarios have been put forward setting out different levels of housing provision between 2013 and 2033. The primary aim of the Joint Local Plan is to address locating new homes in sustainable locations to meet the identified needs and aspirations of the Housing Market Area which Newcastle and Stoke share. There are a number of constraints that need to be considered. The decision on how many homes should be built will continue to be assessed through a step by step process and comments received through this consultation will inform the next stage in the Joint Local Plan process.

4.7 The housing growth scenarios to accommodate growth have therefore been developed taking into account the previous Issues Consultation Report, Issues responses and the most up to date evidence presented in the Strategic

Housing Market Assessment (SHMA). A refined summary of key messages and challenges have been set out in Appendix 1 of this document and therefore have been considered through the development of subsequent broad locations for housing and economic growth.

4.8 Four housing growth scenarios are proposed, and a summary is set out below. The spatial implications of these options are considered in section 6.

Scenario		New Houses Required Each Year:	New Houses Required 2013-33
Housing Growth Scenario A	Carry forward the existing levels of housing growth	855 net	17,100 (net)
Housing Growth Scenario B	Supporting our natural population growth	1,084	21,680
Housing Growth Scenario C	Supporting economic growth (OAN)	1,390	27,800
Housing Growth Scenario D	Maximising our economic potential	1,814	36,280

Housing Growth Scenario A – Carry forward the Existing Levels of Housing Growth

4.9 This scenario is based on the existing housing targets in the Core Spatial Strategy drawing on the information in the West Midlands Regional Spatial Strategy. The target was based on the estimated build rates required to meet the housing needs of the plan area and therefore the RSS requirement set out a requirement for 5,700 additional dwellings (285 dwellings per annum) in Newcastle-under-Lyme and 11,400 additional dwellings (570 dwellings per annum) in Stoke-on-Trent.

4.10 The research informing the housing numbers highlighted that substantial areas across the region, including Stoke-on-Trent and Newcastle-under-Lyme failed to provide an attractive choice of homes and communtiy environments and needed to encourage economically active and independent households to stay in the area. This in turn created low demand for housing and lead to the collapse of the housing market and therefore the Regional Spatial Strategy aimed to develop a co-ordinated approach accompanied with significant action and investment.

4.11 The levels of housing growth identified aimed to commit to large scale housing renewal and redevelopment, including the redevelopment and replacement for cleared housing stock whilst also supporting a significant increase in overall densities. This was, at the time, supported by the Governments Housing Market Renewal Pathfinder Initiative however this programme has since been abandoned by subsequent governments.

4.12 Since the adoption of the Core Spatial Strategy in 2009, there have been a number of changes at a national level and therefore the West Midlands Regional Spatial Strategy has been revoked and no longer forms part of the development plan for the area. Despite this, the continuation of this housing growth scenario is being explored through Strategic Options as it represents a continuation of the existing housing requirements.

Opportunities	Challenges
• Provides a consistent approach based on existing current requirements.	• The targets in the Core Spatial Strategy were set prior to the publication of the National Planning Policy Framework and Planning Practice Guidance. This Option is therefore unlikely to be compliant with the National Planning Policy Framework. • The Core Spatial Strategy requirements were based on the West Midland Regional Spatial Strategy which has been revoked and no longer forms part of the development plan. • Evidence in the Strategic Housing Market Assessment suggests that the level of housing need across both authorities (HMA) is above the requirement previously set out in the Core Spatial Strategy. • Limited opportunities to support and boost existing and new opportunities for business growth. • The housing figure is not a robust way of calculating a five year housing land supply and therefore as a consequence this is contributing to unplanned development and challenges.

Summary of findings from the Sustainability appraisal

4.13 Most of the scores for this scenario are dependent on implementation. In particular how the levels of development will be delivered through planning policies and site selection. Some negative scores are attributed, particularly to SA objectives 1, 2 and 3 on the assumption that they would exist irrespective of implementation and/or mitigation policies. Furthermore a negative score is also attributed to meeting housing needs as this scenario is not based on the up to date evidence provided in the SHMA. Recommended mitigation measures include having policies to ensure that development increases efficiency of energy and water usage and waste treatment, protection and enhancement of historic and natural environments and ensuring that infrastructure and services are provided to support the levels of development proposed.

Housing Growth Scenario B –Supporting our Existing Population Growth

4.14 This scenario considers the potential housing growth required to support our population growth and ensure young people within the area can access local housing. This option has drawn on key evidence in the updated Strategic Housing Market Assessment (June 2017) and has taken into account local market characteristics and household formation amongst younger people between 2001 and 2015. This period represents healthier development rates which can be balanced against the impact of recession in which the rate of development slowed and therefore had a direct impact in terms of impeding household formation across the plan area.

4.15 This option therefore identifies the need for 1,084 dwellings per annum across the HMA (418 dwellings per annum in Newcastle-under-Lyme and 666 dwellings per annum in Stoke-on-Trent). Over the plan period this amounts to 21,680 additional dwellings across the HMA (13,320 (Stoke-on-Trent) and 8,360 (Newcastle under Lyme).

Opportunities	Challenges
• This option would support natural population change across both authorities. • Increase the number of dwellings delivered across the plan area. • Recognise the increase of an ageing population in the housing market area.	• Population led growth would result in a significant increase in the older age population and therefore there would be limited growth in the working age population. • Job growth would be as a result of changing behaviours amongst the existing population, particularly in economic participation and employment rates and therefore would not support new economic opportunities across the area.

Opportunities	Challenges
	• There would be limited job growth opportunities for the existing working age population which is in decline.
	• Unlikely to be compliant with the National Planning Policy Framework and would not meet the housing needs of the plan area.
	• Would not decrease net outward migration and therefore would not contribute towards improving economic competiveness and growth aspirations of the area.
	• Infrastructure requirement to support an ageing population.

Summary of findings from the Sustainability appraisal

4.16   Most of the scores for this scenario are dependent on implementation. In particular how the levels of development will be delivered through planning policies and site selection. Negative scores are attributed to SA objectives 1, 2 and 3 on the assumption that they would exist irrespective of implementation and / or mitigation policies.   Recommended mitigation measures include having policies to ensure that development increases efficiency of energy and water usage and waste treatment, protection and enhancement of historic and natural environments and ensuring that infrastructure and services are provided to support the levels of development proposed. Less negative scores were attributed compared with Scenario A as it will help to meet the housing needs arising from natural population growth but it won't help to drive economic growth and therefore does not return any positive effects associated with doing so.

Housing Growth Scenario C – Supporting Economic Growth (OAN)

4.17   This scenario considers future housing requirements drawing on the implications of employment growth on housing needs and supporting a return to a higher level of household formation for younger people.   This option therefore sets out our objectively assessed needs for the plan area and considers the potential housing requirements needed to support economic growth in line with current trends and projections.   This scenario draws on updated evidence regarding future economic growth across the area, which could result in the creation of 17,372 additional jobs over the plan period requiring a population growth of 44,527 over the plan period.   This will require

us to attract new working age residents and retain those who would otherwise move elsewhere.

4.18   In order to meet our economic potential, the area will therefore need a net inflow of 958 persons per annum in order to grow at the rate required to support job growth and therefore will require a change in the housing market to address historic levels of net migration into the area.

4.19   The increased migration flows required to support the growing labour force will result in the need to accommodate a larger population than suggested through demographic projections and therefore 1,390 dwellings per annum will be required to support forecast job creation (804 dwellings (Stoke-on-Trent) and 586 dwellings (Newcastle-under-Lyme).

Opportunities	Challenges
• To support the economic potential of the plan area, including new opportunities for business growth. • To support job growth across the area. • Encourage new investment • To improve the areas economic competiveness by attracting and retaining working age residents. • Increase the number of homes delivered across the plan area. • To meet the affordable housing needs across both Stoke and Newcastle. • To improve affordability levels to enable young people to access local housing.	• To meet the higher levels of future development needs without harming the sustainability of the area. • Increasing the number of new homes built in Newcastle-under-Lyme and Stoke-on-Trent. • To improve the areas economic competiveness by attracting and retaining residents within Stoke and Newcastle each year to sufficiently grow the labour force to meet the higher levels of growth required to support likely job growth. • Whilst the housing market has shown signs of recovery over the past couple of years, there are still a number of challenges to be addressed to improve delivery. • To ensure sufficient community facilities/ infrastructure available to support existing and future communities. • Creating a place that attracts and retains an economically active population and successful business community.

Summary of findings from the Sustainability appraisal

4.20   There is a greater mixture of scores for this scenario than scenarios A and B. There are major negative scores attributed to SA objectives 1, 2 and 3 and negative effects for several other environmental objectives due to increased development pressure, however more positive scores are now also being introduced against social and economic objectives, particularly a major positive effect regarding to providing housing choice and meeting the housing needs of the whole community. As in the earlier scenarios, the negative impacts are recommended to be mitigated against through appropriate planning policies and the selection of appropriate sites for development.

Housing Growth Scenario D – Maximising our Economic Potential

4.21   The scenario builds on the importance of considering our economic potential and future housing requirements, and considers the number of homes required to maximise our economic potential.   The Stoke-on-Trent and Staffordshire LEP identifies in its Strategic Economic Plan (SEP) several growth sectors that have the potential to be supported and promoted. This is supported through the emerging Growth & Prosperity Strategy for Stoke-on-Trent (2017-2022) and as such has provided updated net additional employment for regeneration projects which in turn have been considered in the context of the of housing growth that would be required to support the above policy ambitions.

4.22   This additional forecasting significantly uplifts the number of jobs which could be created over the plan period to 32,180 and a population change of 71,302 across the HMA. When the level of housing growth is considered to take into account our economic potential and ambitions across the HMA there is a requirement for 1,814 additional dwellings per annum (1,109 (Stoke) and 705 in (Newcastle).

Opportunities	Challenges
• The opportunity to maximise and significantly uplift the economic potential of the plan area, including new opportunities for business growth. • Increase the number of jobs created over the plan period. • To increase the number of new homes built in Newcastle-under-Lyme and Stoke-on-Trent. • To help improve affordability levels to enable young people to access local housing. • To provide and enhance	• Increasing the number of new homes built in Newcastle under-Lyme and Stoke-on-Trent. • To ensure there is sufficient infrastructure across both authorities to support future growth i.e. schools. • Whilst the housing market has shown signs of recovery over the past couple of years, there are still a number of challenges to be addressed to improve delivery. • To address the existing skills profile across the HMA in order to maximise and significantly uplift

infrastructure provision required to support future growth.	the plan areas economic potential.
• To encourage new investment.	• To improve the areas economic competiveness by attracting and retaining residents within Stoke and Newcastle each year to sufficiently grow the labour force to meet the higher levels of growth required to support job growth.
• To encourage the growth and provision of educational facilities to support the skills profile of the area.	
• To provide a balance of new housing stock to meet the needs and aspirations of local people.	• To meet the higher levels of future development needs without harming the sustainability of the area.
• Decrease net out migration.	• To attract significant business investment.

Summary of findings from the Sustainability appraisal

4.23 Many of the scores for the environmental objectives were identified as negative, along with some major negative effects, due to the effect that higher levels of development are likely to have on the environment of the plan area. Under this scenario the ability to create and enact effective planning policies is critical, along with the selection of sites, to ensure that there are no adverse impacts on the environment or that any such impacts are at least minimised and compensated against and where opportunities exist for improvement they are realised. There are also positive scores under this scenario relating to improved housing choice, shopping and commercial services and having a range of employment land and premises. There are also objectives relating to community and transport infrastructure in particular that are dependent on implementation through planning policy and site selection which will impact on sustainability.

Questions:

- **Which of the housing growth scenarios do you consider should be preferred?**
  Please explain your answer
- **Are there any points which have been missed and you feel should be added or developed through an alternative option?**
  Please provide additional evidence to support alternative options

5.0 Employment Growth

5.1 The economic role of the planning system is identified as contributing towards building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is made available in the right places and at the right time to support growth and innovation.

5.2 Significant weight is advocated by national planning policy on the need to support economic growth and the planning system is required to encourage and not impede sustainable growth.

5.3 In drawing up Local Plans, local planning authorities are required to set out a clear economic strategy for their area which positively and proactively encourages sustainable economic growth, set criteria or identify strategic sites to match the strategy and to meet anticipated needs over the plan period, support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area; plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

Employment Growth Scenario A – Carry forward the same strategy set out in the Core Spatial Strategy

5.4 The Core Spatial Strategy carried forward the employment land requirements that were set by the West Midlands Regional Spatial Strategy (WMRSS) Phase 2 Revision (2007). This required a portfolio of employment land to provide a range of different sized sites with different qualities, as follows;

First Tier Sites of Regional Significance – Chatterley Valley was included in this category as it was identified as Regional Investment Site within the WMRSS.

Second Tier, Locally Significant Employment Sites, comprising;
- Sub-Regional Employment Sites – high quality sites of between 10 and 20 hectares to meet cluster priorities and local needs, capable of attracting clients with an international, national or regional choice of location.
- Good Quality Employment Sites – of 0.4 hectares or more to meet locally based investment needs.
- Other Employment Sites – sites normally less than 0.4 hectares to meet the needs of local investors.

5.5 Targets for the provision of employment development comprised of two aspects – a rolling five year supply of available employment land and an indicative longer term requirement. In Newcastle-under-Lyme and Stoke-on-Trent these requirements were as follows.

	Newcastle-under-Lyme	Stoke-on-Trent
Rolling five year supply (hectares):	28	55
Indicative long term supply (hectares):	84	165
Total target 2006-2026 (hectares):	**112**	**220**

5.6   At the time that the Core Spatial Strategy was produced, Stoke-on-Trent could demonstrate a supply of 270 hectares of employment land and Newcastle-under-Lyme could demonstrate a supply of 83 hectares.

5.7   Time has moved on however since the Core Spatial Strategy was adopted in 2009 with these employment land requirements. The West Midlands Regional Spatial Strategy has been revoked and no longer forms part of the development plan for the area. The supply of employment land in both areas has also changed, with some sites having been built out, employment sites lost to alternative uses and new sites for employment development becoming available. Nevertheless, the continuation of this option is being explored as it represents a continuation of past employment land requirements and development trends.

Opportunities	Challenges
• Provides a consistent approach based on existing current requirements.	• The Core Spatial Strategy requirements were based on the West Midland Regional Spatial Strategy which has been revoked and no longer forms part of the development plan. • This option is unlikely to be compliant with the National Planning Policy Framework. • The Employment Land Review (2015) provides more up to date evidence on employment development needs, which these figures have no reference to. • The provision of sites of a sufficient quality to meet modern business requirements in appropriate locations.

Summary of findings from the Sustainability appraisal

5.8 Most of the scores for this scenario are dependent on implementation. In particular how the levels of development will be delivered through planning policies and site selection. Recommended mitigation measures include having policies to ensure that development increases efficiency of energy and water usage and waste treatment, protection and enhancement of historic and natural environments and ensuring that infrastructure and services are provided to support the levels of development proposed. Some negative scores were attributed, particularly in regard to meeting housing needs as this scenario is not based on the up to date evidence provided in the SHMA.

Employment Growth Scenario B – Supporting our Existing Population Growth

5.9 The Strategic Housing Market Assessment update (June 2017) provides updated demographic information to take into account the 2014 population and household projections released in May and July 2016 respectively. The SHMA considers a number of alternative demographic scenarios in order to integrate the latest population estimates and considers that a higher level of population growth could occur over the plan period if demographic trends are sustained. The SHMA considers that the most appropriate demographic scenario is the Past Growth scenario, which draws on demographic trends seen between 2001 and 2015. This period is considered to represent a period with healthier development rates which can be offset and balanced against the impact of recession in which the rate of development slowed and an additional adjustment has been applied to the demographic scenarios to align household formation rates in younger age groups.

5.10 The Housing Growth chapter has established that this scenario indicates a need for 1,084 dwellings per annum across the plan area. This is based on a population growth of 29,338 between 2013 and 2033 (1,467 new resident population per year). The modelling within the SHMA update (June 2017) indicates that this population growth will result in an increase of 11,951 jobs to be delivered across the plan area over the same period, or 598 new jobs per year.

5.11 In order to convert this job growth in to land requirements, an approach that is consistent with the Employment Land Review (2015) has been applied by the councils. This updated evidence is available alongside this consultation for consideration alongside the updated SHMA (June 2017) and Employment Land Review (December 2015). This splits the overall job growth numbers down to 'B' class employment growth (i.e. offices, manufacturing and warehousing) and applies a 'jobs per square metre' density factor to identify the corresponding employment floorspace required to meet the projected job growth. Employment floorspace in existing vacant buildings that is available to be taken up and floorspace that may be lost to other uses is also taken in to account. Finally, an allowance is made to provide some flexibility on site supply to take account of

factors such as delays in employment sites coming forward for development. In order to translate the projected employment floorspace in to employment land requirements, a plot ratio of 40% has been applied in accordance with national guidance. This suggests that 4,000 square meters could be accommodated on 1 hectare of employment land.

5.12 Following this methodology, 11,951 jobs are projected to be created under this option, 4,499 of which are projected to be in B class employment industries. This results in a requirement of 139,461 square metres and 180 hectares of employment development to be delivered across the plan area between 2013 and 2033.

Opportunities	Challenges
• This option is based on long term past trends, meaning that these levels of development should also be achievable in the future. • This option would help to support existing and new opportunities for business growth. • Job growth would be supported. • Net inward migration would be required.	• This option would result in a lower employment land target than that previously required by the Core Spatial Strategy. • It would not conform to the NPPF principle of proactively driving and supporting sustainable economic development and the significant weight that it places on supporting economic growth. • There would not be sufficient development to boost existing and new opportunities for business growth. • Job growth would not be prioritised.

Summary of findings from the Sustainability appraisal

5.13 Most of the scores for this scenario are dependent on implementation. In particular how the levels of development will be delivered through planning policies and site selection. Recommended mitigation measures include having policies to ensure that development increases efficiency of energy and water usage and waste treatment, protection and enhancement of historic and natural environments and ensuring that infrastructure and services are provided to support the levels of development proposed. Less negative scores were attributed compared with Scenario A as it will help to meet the housing needs arising from natural population growth but it won't help to drive economic growth.

Employment Growth Scenario C – Meeting our Economic Projections (OAN)

5.14 It is important when considering future housing requirements that employment trends are considered to understand the future implications of future

employment growth on housing needs. The 2015 SHMA considered two economic forecasts for the area including Cambridge Econometrics and Experian. These forecasts have since been evaluated through the Employment Land Review which concluded that the most robust basis to plan future economic growth should draw on the modelling produced by Cambridge Econometrics, which would result in the creation of 17,372 additional jobs across the plan area between 2013 and 2033.

5.15 The existing labour force modelling suggests that the level of job growth could not be supported by a continuation of recent or longer term demographic trends, given the limited growth in working age population and strong ageing trend projected under the demographic scenario.

5.16 In order to meet our economic potential, modelling suggests that a net inflow of 958 persons per annum will be required over the plan period in order for the labour force to grow at the rate required to support job growth and therefore will require an uplift to the historic level of net migration to the area. Whilst this uplift is considered to be a significant shift from the historic profile of the Housing Market Area, the scale is not unprecedented as net migration figures were seen above or close to this level three times in the past fifteen years (including once since the recession); in 2004, 2006 and 2015.

5.17 Following the same methodology applied within the Employment Land Review, as explained under scenario B above, this option results in a total increase of 17,372 new jobs projected to be created between 2013 and 2033, 8,651 of which are projected to be in B class employment industries. This results in a requirement of 281,467 square metres and 199 hectares of employment development to be delivered across the plan area between 2013 and 2033.

Opportunities	Challenges
• This scenario is in alignment with the Objectively Assessed Housing Need identified in the SHMA. • It would conform to the NPPF principle of proactively driving and supporting sustainable economic development and the significant weight that it places on supporting economic growth. • This option would help to support and boost existing and new opportunities for business growth. • Job growth would be supported and prioritised. • Net inward migration would be required.	• This option would result in a lower employment land target than that previously required by the Core Spatial Strategy. • Job creation would be required at a much higher rate than delivered in previous years and would be reliant on higher net migration into the plan area. • Providing sufficient employment land of appropriate quality and in the right locations to attract investment and support job creation.

Summary of findings from the Sustainability appraisal

5.18 There is a greater mixture of scores for this scenario than scenarios A and B. There are more negative scores against some of the environmental objectives due to increased development pressure, however more positive scores are now also being introduced against social and economic objectives, particularly in regard to providing housing choice and meeting the housing needs of the whole community. As in the earlier scenarios, the negative impacts are recommended to be mitigated against through appropriate planning policies and the selection of appropriate sites for development.

Employment Growth Scenario D - Maximising our Economic Potential

5.19 This option builds on Scenario C by factoring in ambitions for job creation identified in strategies such as the Stoke-on-Trent and Staffordshire Strategic Economic Plan (SEP), the emerging Growth & Prosperity Strategy for Stoke-on-Trent (2017-2022) and the Newcastle-under-Lyme Economic Development Strategy (2012-2017). In factoring in these job growth ambitions, this scenario seeks to maximise the economic potential of Joint Local Plan area over and above trends and projections.

5.20 This option significantly uplifts the number of new jobs which could be created between 2013 and 2033 to 32,180, 18,250 of which will be in B class industries. This results in a requirement of 448,751 square metres and 258 hectares of employment development to be delivered across the plan area between 2013 and 2033.

Opportunities	Challenges
• This option will help to deliver wider ambitions for economic growth in the plan area and beyond.	• This option would result in a lower employment land target than that previously required by the Core Spatial Strategy.
• It would conform to the NPPF principle of proactively driving and supporting sustainable economic development and the significant weight that it places on supporting economic growth.	• Job creation would be required at a much higher rate than delivered in previous years and would be reliant on much higher net migration into the plan area.
• This option would help to support and boost existing and new opportunities for business growth.	• Providing sufficient employment land of appropriate quality and in the right locations to significantly increase the amount of investment and support greater job creation.
• Job growth would be supported and prioritised.	
• Net inward migration would be required.	• Meeting the equivalent uplift in housing need to match the significant jobs growth potential.

Summary of findings from the Sustainability Appraisal

5.21 Many of the scores for the environmental objectives were identified as negative and this is due to the effect that higher levels of development are likely to have on the environment of the plan area. Under this scenario it becomes critically important for planning policies and the selection of sites to ensure that there are no impacts on the environment or that any impacts are at least minimised and compensated against. There are also positive scores under this scenario relating to improved housing choice, shopping and commercial services and having a range of employment land and premises. There are also objectives relating to community and transport infrastructure in particular that are dependent on implementation through planning policy and site selection which will impact on sustainability.

Questions:

- **Which of the employment growth options do you prefer?**

  Please explain your answer

- **Are there any points which have been missed and you feel should be added or developed through an alternative option?**

  Please provide additional evidence to support alternative options

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6.0   Broad Locations for Future Housing & Economic Development

6.1   The aim of the Joint Local Plan will be to direct and proactively support sustainable development which delivers homes and employment opportunities for local communities, whilst responding to opportunities to support growth. The Joint Local Plan will therefore direct and manage the type, amount and the location of future growth to ensure that enough sustainable housing and employment sites can be identified to deliver and meet local housing and employment needs in a balanced and successful way.

6.2   This section of the document aims to set out and describe the potential options for accommodating both housing and employment The options have been considered utilising information contained in the   Strategic Housing Market Assessment (SHMA) (June 2017) which identifies housing need and the related document is the Strategic Housing Land Availability Assessment which seeks to identify notional housing capacity to meet such need. The other key document is the Employment Land Review (ELR) (2015) which provides the basis for employment requirements which has been modelled to identify land requirements to support job creation. Information from the SHMA and ELR then provides the Objectively Assessed Need (OAN) for housing and has been used to identify the employment land requirement

6.3   Each option identifies opportunities and challenges, which take into account the responses to the challenges identified in the Issues Consultation document 2016 (now updated in Appendix 1).

6.4   Each option will have different outcomes but the councils do not have a preferred option at this stage. This will be later in the process once we have taken into account your views and a fresh Sustainability Appraisal of each option has been undertaken. It should be noted that the preferred option could be a combination of one or more options.

Option 1: Existing Strategy

Newcastle-under-Lyme and Stoke-on-Trent
Joint Local Plan - Option 1
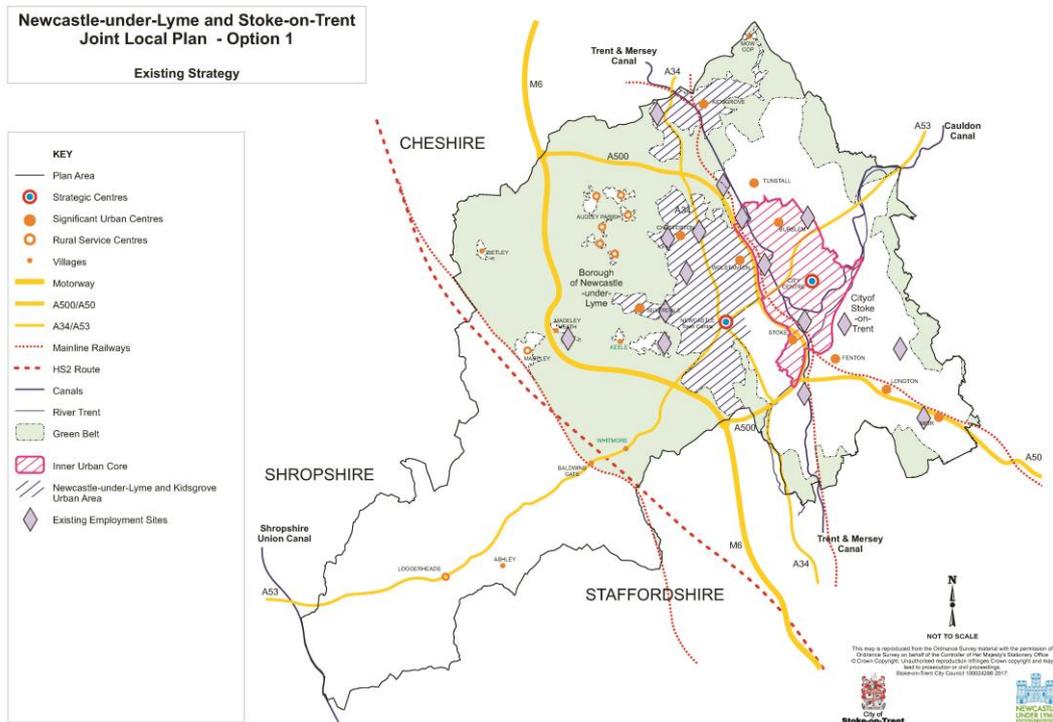
Existing Strategy

6.5   This option is based on the existing spatial principles of targeted regeneration
       in the adopted Core Spatial Strategy. Targeted regeneration aimed to help
       facilitate conurbation wide regeneration programmes, including the Housing
       Market Renewal programme and to deliver prevailing national and regional
       objectives, such as the strategy of rural renaissance. At the time of production,
       it was recognised that the housing market and local economy did not respect
       the administrative boundaries however there was no evidence to formally
       define the extent of the housing market area.

6.6   Housing delivery was therefore primarily directed towards the Inner Urban
       Core, including Stoke-on-Trent City Centre (Hanley) and Newcastle Town
       Centre; Newcastle Urban Central, Newcastle South and East. Housing delivery
       was also targeted towards neighbourhoods within the General Renewal Areas,
       areas of major intervention and other areas identified by RENEW North
       Staffordshire, including the identified significant urban centres and rural service
       centres (more detailed information on centres are referenced in the Adopted
       Core Spatial Strategy 2009).

6.7   Similar to the targeted housing provision set out above, the employment
       provision focused on sites that were accessible to and within the North
       Staffordshire Regeneration Zone and included the designation of Chatterley
       Valley as a Regional Investment Site. The importance of Keele University and
       Science Park was emphasised and identified as a site which would continue to
       be the focus for high value business growth in a range of knowledge, research
       and development based industries. Office development was focused towards

the Stoke-on-Trent City Centre (Hanley) and Newcastle Town Centre with other office development identified in other centres that represented development of an appropriate nature and scale appropriate to their respective position in the hierarchy of centres.

6.8 Since the adoption of the Core Spatial Strategy in 2009, there have been a number of changes at a national level and therefore the West Midlands Regional Spatial Strategy has been revoked and no longer forms part of the development plan for the area. In addition the delivery/investment programmes that supported the delivery of targeted regeneration are no longer in place and therefore restraining development to the Inner Urban Core will only have limited impact in terms of meeting our potential future housing requirements across the plan area.

6.9 Despite this, carrying forward this spatial housing and employment option is being explored through Strategic Options as it represents the existing spatial principles in the adopted development plan.

6.10 This option has therefore been considered in terms of potential future housing and employment land supply below.

Potential future housing supply based on the existing strategy

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 1 –Carry forward the Existing Levels of Housing Growth *17,100 dwellings over the plan period (855 per annum)*	**Total *9,100 dwellings** SOT 5,900 dwellings NUL 3,200 dwellings *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Housing Growth Scenario 2 –Supporting our Existing Population Growth *21,680 dwellings over the plan period (1084 per annum)*	
Housing Growth Scenario 3 – Supporting Economic Growth (OAN) *27,800 dwellings over the plan period (1,390 per annum)*	
Housing Growth Scenario 4 –Maximising our economic potential *36,280 dwellings over the plan period (1814 per annum)*	

Potential future employment land supply based on the existing strategy

Potential Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 1 –Carry on with the same strategy set out in the CSS *249 hectares of B class employment land*	**Total *357** SOT 286 hectares NUL 71 hectares *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Employment Growth Scenario 2 – Supporting our existing population growth *180 hectares of B class employment land*	
Employment Growth Scenario 3 – Meeting our economic projections (OAN) *199 hectares of B class employment Land*	
Employment Growth Scenario 4 - Maximising our economic potential *258 hectares of B class employment Land*	

Opportunities	Challenges
• To direct investment towards more deprived areas. • The role of key centres would be supported however this would be predominately aimed at Stoke-on-Trent City Centre (Hanley) and Newcastle Town Centre.	• The focus on targeted regeneration would not support the future housing needs of the plan area. • The past delivery based on a strategy of targeted regeneration. • Following the principles of the Core Spatial Strategy has not maintained a 5 year housing land supply in recent years leading to unplanned development. • The high costs of bringing sites forward. • The economic potential of the area is unlikely to be realised. • The net out-flow of population from Stoke-on-Trent to other areas of the UK. In Newcastle this is more balanced however there is still a significant proportion of residents moving out of the area aged 20 – 24.

Opportunities	Challenges
	This continued trend could have a negative impact on higher earning job growth because of the difficulty in retaining a skilled work force.
	• The connectivity and congestion across the plan area.
	• The Core Spatial Strategy spatial principles were based on an investment programme that has subsequently been withdrawn since the adoption of the Core Spatial Strategy.
	• Diminishing supply of viable brownfield land.
	• An undersupply of land in areas identified for targeted regeneration.
	• The challenges of locating offices in town centres.
	• The portfolio and quality of employment sites.

Summary of findings from the Sustainability appraisal

6.11   As a continuation of the existing development strategy set out in the Core Spatial Strategy, this option is highly dependent on an associated policy framework for it to be considered sustainable. A significant major negative score has been given to the objective to provide housing choice and meet the housing needs of the whole community. This is because this option does not meet the objectively assessed need for housing identified in the SHMA (Growth Option C). It does however appear to have potential to meet the objectively assessed need for employment land.

Option 2: Urban Focus
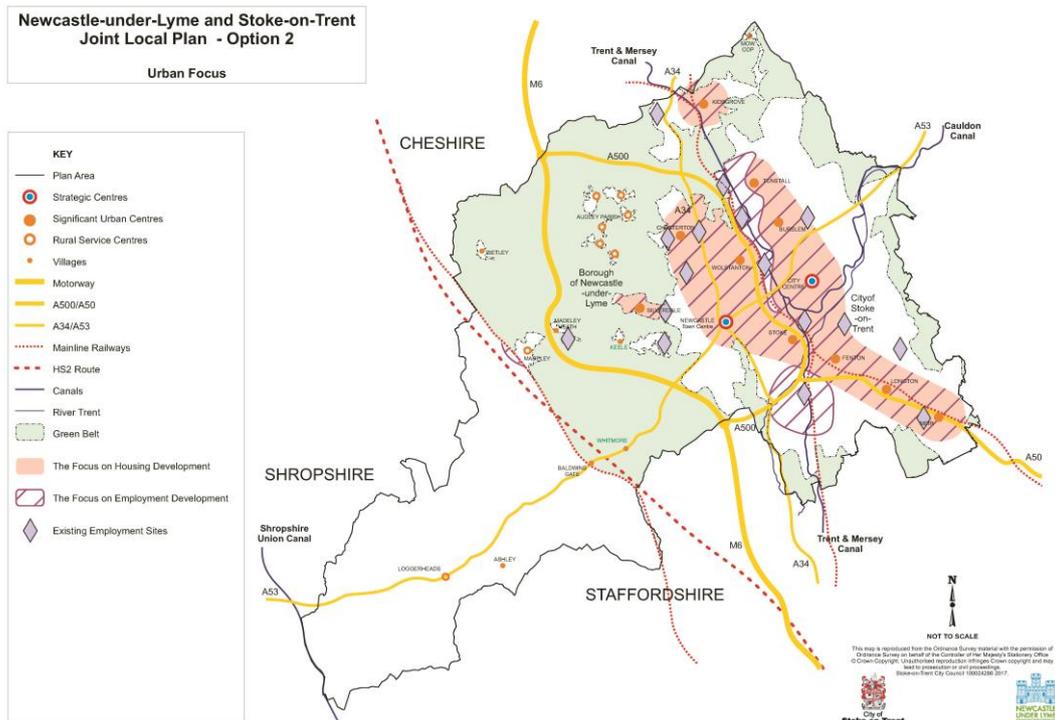
Areas where development would be focused:
To focus development on the city and town centres and accessible locations in urban areas, excluding the Green Belt.

Housing
    • Focused development in existing centres considering a higher density approach
    • Areas well connected to centres/ connectivity routes
    • Stoke-on-Trent City Centre (Hanley), Newcastle Town Centre
    • Longton, Tunstall, Stoke, Burslem, Fenton, Meir, Kidsgrove, Wolstanton, Chesterton, Silverdale
    • Key Transport hubs – Stoke Railway station, Longton railway station, Hanley Bus station, Newcastle Bus Station.

Employment
    • Areas well connected to centres/ connectivity routes
    • Existing strategic and significant urban centres
    • Stoke-on-Trent City Centre (Hanley), Newcastle Town Centre
    • Longton, Tunstall, Stoke, Burslem, Fenton, Meir, Kidsgrove, Wolstanton, Chesterton, Silverdale
    • Key transport corridors/ nodes (A500, A50, A34)

6.12 This option is predominately a centres based approach which concentrates higher density development in the city and town centres and those locations within easy access to centres in highly sustainable locations. The key centres included in this option include, Stoke-on-Trent City Centre (Hanley), Newcastle

Town Centre, Longton, Tunstall, Stoke, Burslem, Fenton, Meir, Kidsgrove Wolstanton Chesterton and Silverdale. The sites and locations are considered to be well connected to the centres and connectivity routes including key transport hubs and corridors, including the A500, A50 and A34.

6.13 Based on the table below the potential supply of both housing and employment land available, this option could potentially support the delivery of 12,203 homes and 430 hectares of employment land across the plan area. This option therefore would not meet any of the potential housing growth options identified and therefore would limit the delivery of housing across the plan area.

Potential future housing supply based on an urban focus

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 1 – Carry on with the existing Levels of Housing Growth *17,100 dwellings over the plan period (855 per annum)*	**Total *11,600 dwellings** SOT 9,300 dwellings NUL 2,300 dwellings *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Housing Growth Scenario 2–Supporting our existing Population Growth *21,680 dwellings over the plan period (1084 per annum)*	
Housing Growth Scenario 3 – Supporting economic growth (OAN) *27,800 dwellings over the plan period (1,390 per annum)*	
Housing Growth Scenario 4 - Maximising our economic potential *36,280 dwellings over the plan period (1814 per annum)*	

Potential future employment land supply based on an urban focus

Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 1–Carry on with the same strategy set out in the CSS *249 hectares of B class employment land*	**Total *358 hectares** SOT 286 hectares NUL 72 hectares *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Employment Growth Scenario 2 – Supporting our existing population Growth *180 hectares of B class employment land*	
Employment Growth Scenario 3 – Meeting our economic projections (OAN) *199 hectares of B class employment Land*	

Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 4 - Maximising our economic potential *258 hectares of B class employment Land*	

*Opportunities and Challenges – Urban Focus*

Opportunities	Challenges
- To strengthen the existing role of key centres across the plan area. - To prioritise the development of brownfield sites. - To meet potential employment growth options.	- To deliver enough homes to meet the identified housing needs and support the delivery of employment opportunities across the plan area ensuring enough quality land is retained for employment uses. - This option is unlikely to be compliant with the National Planning Policy Framework and would not meet the housing needs of the plan area. - Potential future demands that will be made on Stoke-on-Trent city centre (Hanley) and town centres for additional town centre development. - To ensure sufficient community facilities/ infrastructure available to support existing and future communities. - The connectivity and congestion across the plan area. - The high costs of bringing sites forward.

Summary of findings from the Sustainability appraisal

6.14 This option has positive scores against the social and economic SA objectives. This is due to the more centralised nature of this option which helps to support existing centres, services, facilities and infrastructure. It also reduces the need to travel. A significant major negative score has been given to the objective to provide housing choice and meet the housing needs of the whole community, because this option does not meet the objectively assessed need for housing identified in the SHMA (Growth Scenario C). Many of the environmental

objectives are dependent on implementation through planning policy before an effect can be determined. A balanced choice of employment land would not be available across the plan area.

Option 3 – Suburban Focus
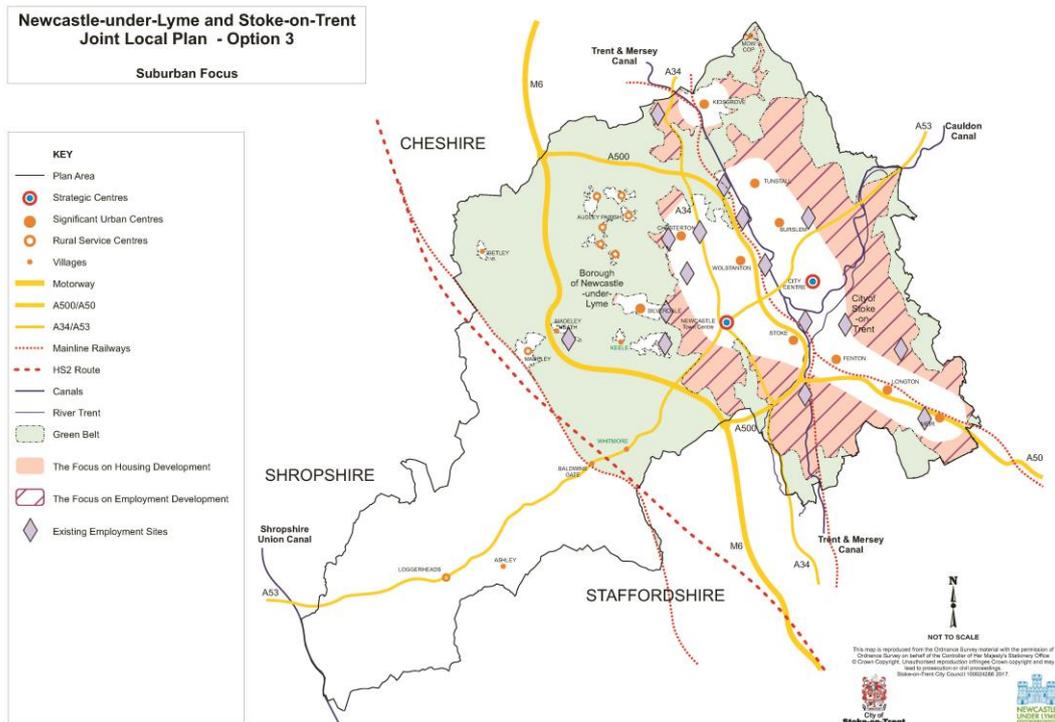
Areas where development would be focused:
Focus development in suburban locations outside the city and town centres.
Housing/ Employment   • The delivery of housing in the wider suburban area   • Less emphasis on supporting existing centres and transport hubs and corridors

6.15 This option focuses the delivery of housing and employment in the wider suburban area with little or no focus on existing centres and transport hubs.

Potential future housing supply based on a suburban focus

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 1 –Carry on with the existing levels of housing growth *17,100 dwellings over the plan period (855 per annum)*	**Total *12,050 dwellings** SOT 11,100 dwellings NUL 950 dwellings
Housing Growth Scenario 2 – Supporting our existing population growth *21,680 dwellings over the plan period (1084 per annum)*	

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 3 – Supporting economic growth (OAN) *27,800 dwellings over the plan period (1,390 per annum)*	*These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Housing Growth Scenario 4 – Maximising our economic potential *36,280 dwellings over the plan period (1814 per annum)*	

Potential future employment supply based on a suburban focus

Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 1 –Carry on with the same strategy set out in the CSS *249 hectares of B class employment land*	**Total – *67 hectares** SOT 1 hectare NUL 66 hectares *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Employment Growth Scenario 2 – Supporting our existing Population Growth *180 hectares of B class employment land*	
Employment Growth Scenario 3 – Meeting our economic projections (OAN) *199 hectares of B class employment Land*	
Employment Growth Scenario 4 – Maximising our economic potential *258 hectares of B class employment Land*	

Opportunities and Challenges – Suburban Focus

Opportunities	Challenges
• Take development pressure off the centres and spread it to areas on the periphery that have not been subject to significant development pressure.	• The delivery of housing in the wider suburban area would create a hollowing out of the conurbation and would not support those communities living in many of the more deprived areas of the plan area. • This option would not support the strategic roles of Stoke-on-Trent City Centre (Hanley) and Newcastle Town Centre and support the distinct network of larger towns and rural villages. • This option is unlikely to be compliant with the National Planning Policy Framework and

	would not meet the housing needs of the plan area.
	• The economic potential of the area will fail to be realised.
	• The connectivity and congestion across the plan area.

Summary of findings from the Sustainability appraisal

6.16 This option scores negatively against many objectives, especially the social and economic objectives. The effect on the environmental objectives is largely either unknown or dependent on implementation. This option would require a lot of investment in supporting services and infrastructure for any improvement regarding its overall sustainability. Even then, the option does not have the potential to meet the identified housing and employment land development needs.

Option 4 – Combined Urban, Suburban and Rural Village
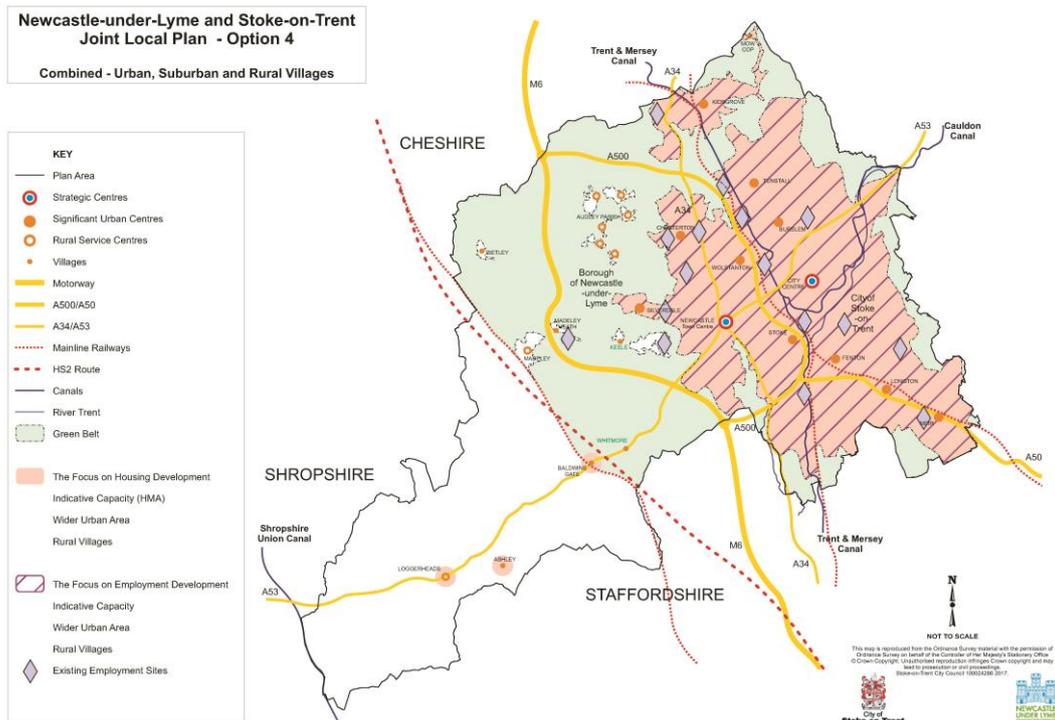
Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan - Option 4
Combined - Urban, Suburban and Rural Villages

Areas where development would be focused:	

Focus development across all of the urban areas and in rural villages.

Housing
- Focus on key urban centres and transport hubs
- *(Stoke-on-Trent City Centre (Hanley), Stoke, Fenton, Longton, Meir, Burslem and Tunstall, Newcastle Town Centre , Kidsgrove, Wolstanton, Chesterton, Trentham Local Centre and Norton Local Centre)*
- Sites in the wider urban area
- Sites within the existing countryside settlements (existing village envelopes)   - All villages
- Excludes any sites in the Green Belt

Employment
- Focus on centres and transport corridors
- Release of sites in the wider urban area
- Excludes any sites in the Green Belt

6.17 Option 4 aims to focus development across all of the key urban centres and transport hubs and the wider urban area, excluding the Green Belt.

Potential future housing supply based on combined, suburban and rural villages

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 1 –Carry on with the existing levels of housing growth *17,100 dwellings over the plan period (855 per annum)*	**Total *23,900 dwellings** SOT 20,500 dwellings NUL – 3,400 dwellings *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Housing Growth Scenario 2– Supporting our existing population growth *21,680 dwellings over the plan period (1084 per annum)*	
Housing Growth Scenario 3 – Supporting economic growth (OAN) *27,800 dwellings over the plan period (1,390 per annum)*	
Housing Growth Scenario 4 – Maximising our economic potential *36,280 dwellings over the plan period (1814 per annum)*	

Potential future housing supply based on combined, suburban and rural villages.

| Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 1 – Carry on with the same strategy set out in the CSS *249 hectares of B class employment land*	**Total *358 Hectares** SOT 286 hectares NUL 72 hectares *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Employment Growth Scenario 2– Supporting our existing population growth *180 hectares of B class employment land*	
Employment Growth Scenario 3 – Meeting our economic projections (OAN) *199 hectares of B class employment Land*	
Employment Growth Scenario 4 – Maximising our economic potential *258 hectares of B class employment Land*	

Opportunities and Challenges – Combined, Suburban and Rural Villages

Opportunities	Challenges
• To increase the number of homes delivered across the plan area. • To strengthen the existing role of key centres across the plan area. • To meet potential employment growth options.	• The connectivity and congestion across the plan area. • To ensure sufficient community facilities/ infrastructure available to support existing and future communities. • Potential future demands that will be made on Stoke-on-Trent City Centre (Hanley) and town centres for additional town centre development. • The high costs of bringing sites forward in the urban area • Achieving a balance between meeting housing need and achieving employment requirements.

Summary of findings from the Sustainability appraisal

6.18 The overall effects resulting from this option are largely dependent on its implementation. This particularly relates to concentrating most development close to existing services, facilities and centres and providing new services and infrastructure where development is to be focused in other locations. Larger scale development sites are more likely to be able to support additional service and infrastructure provision under this option. This option is closer to meeting the housing needs identified but further residential development opportunities are likely to be necessary. A balanced supply of employment land across the plan area is less likely.

Option 5 – Combined (Option 4) + Scattered Development in the Open Countryside and Green Belt.
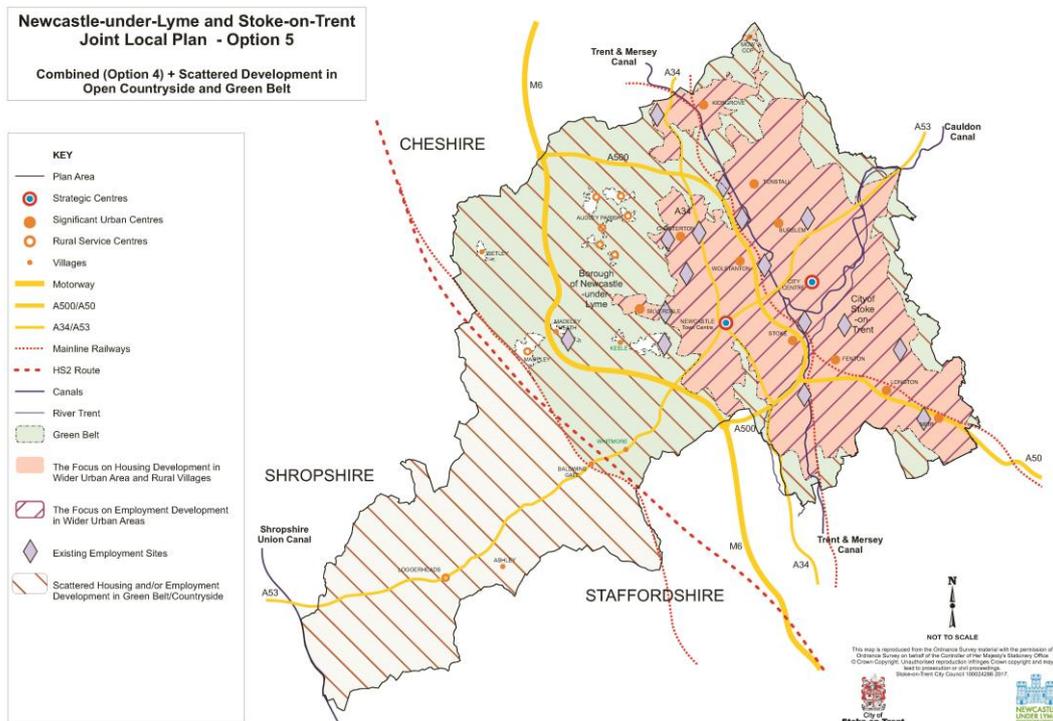
Areas where development would be focused:
Focus development across all of the urban areas and in scattered locations throughout the wider open countryside and Green Belt

Housing
- Focus on key urban centres and transport hubs   *(Stoke-on-Trent City Centre (Hanley), Stoke, Fenton, Longton, Meir, Burslem and Tunstall, Newcastle Town Centre , Kidsgrove, Wolstanton, Chesterton, Trentham Local Centre and Norton Local Centre)*   - Sites in the wider urban area   - Scattered development in the open countryside   - Scattered development in the Green Belt.

Employment
- Focus on key urban centres and transport corridors   - Sites within the wider urban area   - Scattered development in the open countryside   - Scattered development in the Green Belt.

6.19 This option is predominately a market based approach which involves dispersed, scattered growth across the entire plan area, including the open countryside and the Green Belt.

Potential future housing supply based on Combined (Option 4) + scattered development in the open countryside and Green Belt.

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 1 –Carry on with the existing levels of housing growth *17,100 dwellings over the plan period (855 per annum)*	**Total *49,400 dwellings** SOT 28,000 dwellings NUL 21,400 dwellings *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Housing Growth Scenario 2 – Supporting our existing population growth *21,680 dwellings over the plan period (1084 per annum)*	
Housing Growth Scenario 3 – Supporting economic growth (OAN) *27,800 dwellings over the plan period (1,390 per annum)*	
Housing Growth Scenario 4 – Maximising our economic potential *36,280 dwellings over the plan period (1814 per annum)*	

Potential future employment supply based on Combined (Option 4) + scattered development in the open countryside and Green Belt.

| Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 1–Carry on with the same strategy set out in the CSS *249 hectares of B class employment land*	**Total *632 hectares** SOT 298 hectares NUL 334 hectares *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Employment Growth Scenario 2 – Supporting our existing population growth *180 hectares of B class employment land*	
Employment Growth Scenario 3 – Meeting our economic projections (OAN) *199 hectares of B class employment Land*	
Employment Growth Scenario 4 – Maximising our economic potential *258 hectares of B class employment Land*	

Opportunities and Challenges – Combined (Option 4) + scattered development in the open countryside and Green Belt.

Opportunities	Challenges
• Maximise the delivery of housing based on a market led approach. • Provide sufficient land to maximise our economic potential.	• Directing growth throughout the wider open countryside and Green Belt may reduce the ability to support the regeneration of the urban area and support our more deprived communities. • The level of infrastructure required to support scattered development across the plan area. • To sustain existing infrastructure services across the plan area if future development is dispersed. • National Planning policy is clear that the Green Belt is protected from inappropriate development therefore local authorities should only amend Green Belt boundaries in exceptional circumstances. • The high costs of bringing sites forward in the urban area. • Minimising the impacts on the environment and to meet the challenges of climate change. • Maintain a distinct pattern of settlements and a well-connected network of high quality places, each with its own distinct character. • Minimise impact on heritage and landscape character. • Limiting the loss of agricultural land and the impact on the traditional way of life of rural communities • To maintain an acceptable balance between housing and economic development and safeguarding important minerals. • Controlling the effects of light pollution.

Summary of findings from the Sustainability appraisal

6.20 This is an option of extremes; there are very positive scores relating to the provision of a choice of housing and a range of employment land and premises, whilst there are also very negative scores relating to carbon use, climate change, air quality, landscape, townscape and transport infrastructure. Other objectives indicate that the scale of potential development under this option will help to support the provision of new services and facilities across the plan area, but this is likely to be to the detriment of existing services and facilities and existing urban and rural centres. Overall this option has the greatest potential for conflict between the sustainability objectives and it is the option where overcoming the negative effects is the least likely.

Option 6: Combined (Option 4) + Major Urban & Rural Extensions in the Countryside and Green Belt
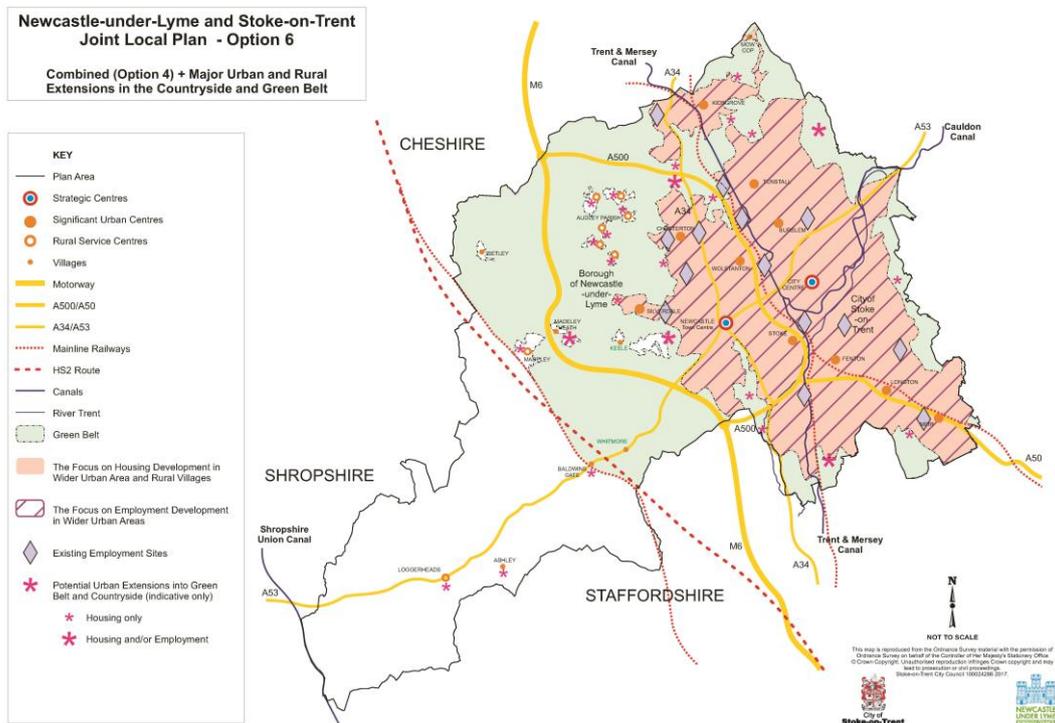
Areas where development would be focused:

Focus development across all of the urban areas, with sustainable urban & rural extensions in countryside and the Green Belt.

Housing
- Sites within key urban centres and surrounding well connected sites
- Sites well connected to key transport hubs (Stoke station, Longton Station, Kidsgrove station, Newcastle Town Centre bus station & Hanley bus station)
- Release/ delivery of sites in the wider urban area
- Sustainable, urban & rural extensions into the Green Belt

Employment
- Focus on key urban centres and transport corridors
- Release/ delivery of sites in the wider urban area
- Sustainable, urban & rural extensions into the Green Belt

Potential future housing supply based on Combined (Option 4) + Major urban & rural extensions in the countryside and Green Belt

Potential Housing Growth Scenarios	Total Potential Housing Supply
Housing Growth Scenario 1 – Carry on with the existing levels of housing growth *17,100 dwellings over the plan period (855 per annum)*	
Housing Growth Scenario 2 – Supporting our existing population growth *21,680 dwellings over the plan period (1084 per annum)*	**Total *41,900 dwellings** SOT - 22,000 dwellings NUL – 19,900 dwellings *These figures show the notional capacity that each Council could contribute towards each growth scenario.*
Housing Growth Scenario 3 – Supporting economic growth (OAN) *27,800 dwellings over the plan period (1,390 per annum)*	
Housing Growth Scenario 4 – Maximising our economic potential *36,280 dwellings over the plan period (1814 per annum)*	

Potential future employment supply based on Combined (Option 4) + Major urban & rural extensions in the countryside and Green Belt

Employment Growth Scenarios	Total Potential Employment Supply
Employment Growth Scenario 1 -Carry on with the same strategy set out in the CSS *249 hectares of B class employment land*	
Employment Growth Scenario 2 – Supporting our existing population growth *180 hectares of B class employment land*	**Total *632 Hectares** SOT 298 hectares NUL 334 hectares *These figures show the notional capacity that each Council could contribute towards each growth scenario* .
Employment Growth Scenario 3 – Meeting our economic projections (OAN) *199 hectares of B class employment Land*	
Employment Growth Scenario 4 – Maximising our economic potential *258 hectares of B class employment Land*	

Opportunities and Challenges – Combined (Option 4) + Major urban & rural extensions in the countryside and Green Belt

Opportunities	Challenges
• Maximise the delivery of housing based on a market led approach. • Provide sufficient land to maximise our economic potential. • Releasing some land in the Green Belt as a sustainable extension to the urban area and/ or rural village would make it easier to protect the wholesale and uncontrollable loss of the Green Belt. • Development through this option could support the delivery of key regeneration initiatives and aspirations.	• Directing growth throughout the wider open countryside and Green Belt may reduce the ability to support the regeneration of the urban area and support our more deprived communities. • The level of infrastructure required to support development across the plan area. • National Planning policy is clear that the Green Belt is protected from inappropriate development therefore local authorities should only amend Green Belt boundaries in exceptional circumstances. • The high costs of bringing sites forward in the urban area. • Minimising the impacts on the environment and to meet the challenges of climate change. • Maintain a distinct pattern of settlements and a well-connected network of high quality places, each with its own distinct character. • Minimise impact on heritage and landscape character. • Limiting the loss of agricultural land and the impact on the traditional way of life of rural communities. • To maintain an acceptable balance between housing and economic development and safeguarding important minerals. • Controlling the effects of light pollution.

Summary of findings from the Sustainability appraisal

6.21 Under this option most of the sustainability objectives have been assessed as dependent on implementation. This is because there is potential for development under this option to support the achievement of most of the objectives but policies, site selection and other interventions would be required. In particular, investment in the transport network would be required along with policies to protect existing centres, services and facilities. This option may allow for larger scale development in more viable locations to make financial contributions to support the sustainability of development on less viable locations elsewhere in the plan area. This option would be able to exceed the need for housing and employment development and these are the most notable positive scores that have been attributed.

Questions:

Are there any other options which have been missed and you feel should be added or developed through an alternative option?

Please provide additional evidence to support alternative options

Which option would be your **preferred approach?**

Please expand your answer

7.0 Conclusions and Next Steps

Conclusions

7.1   The vision, objectives and strategic options set out in this document aim to explore how we might tackle some of the key issues and challenges across the plan area over the next 20 years.

7.2   We need to make sure that we are moving in the right direction to ensure that we allow the right amount of development in the right place at the right time.

7.3   Your comments therefore on the vision, objectives and options set out in this document will help to guide us through the next stages in the process.

Please let us know:

- If you think we have identified the **right vision and objectives** for both Stoke-on-Trent and Newcastle-under-Lyme over the next 20 years.
- If you think that any of the objectives should be amended or reworded.
- If we have **identified all the potential growth options and broad approaches** to deliver growth across the plan area.
- If you have a **preferred option** for any of the growth and broad location approaches.

Next Steps

7.4   Following this consultation, we will consider comments received and produce a report including the Councils response.

7.5   We will continue to develop and assess the identified strategic options in more detail and continue to collect evidence to inform the statutory appraisal which will take the form of a Sustainability Appraisal.

7.6   The preferred strategic option and more detailed preferred options to support the strategic options will then be identified and published towards the end of 2017 for consultation, setting out why these options were chosen in preference for other options considered. Following the preferred options consultation, policies will then be drafted to support the chosen preferred options and linked to the strategic objectives. The draft policies will then be presented as part of a draft Local Plan for further consultation October/ November 2018.

8.0 Glossary

Affordable housing: Comprises of social rented, affordable rented and intermediate housing for households whose needs are not met by the market. Social rented housing is owned and rented out to households by local authorities, private registered providers or other approved landlords. Affordable rented housing is let under similar arrangements but at no more than 80% of the local market rent. Intermediate housing comprises of homes for sale and rent and can include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent.

Air Quality Management Areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives within certain specified deadlines.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

Brownfield land: see 'previously developed land'

Constellation Partnership (formerly known as the Northern Gateway Development Zone): a partnership between two Local Enterprise Partnerships (LEPs) and seven local authorities focused on delivering plan-led economic development. The partners are Cheshire and Warrington LEP, Stoke-on-Trent and Staffordshire LEP, Cheshire East Council, Cheshire West and Chester Council, Newcastle-under-Lyme Borough Council, Stafford Borough Council, Staffordshire County Council, Staffordshire Moorlands District Council and Stoke-on-Trent City Council. The agreed vision of the partnership is for a single economic footprint creating a coherent investment market boosted by the international investment magnet of High Speed Rail connectivity. This is promoted as an unbeatable growth opportunity for investors. The partnership's ambition is to deliver 100,000 new homes and 120,000 new jobs by 2040.

Core Spatial Strategy: The existing, overarching development plan document for Newcastle-under-Lyme and Stoke-on-Trent. It sets out the long-term spatial vision for areas, the spatial objectives and strategic policies and proposals to deliver that vision. The Core Spatial Strategy was adopted by both councils in 2009 and will be replaced by the Joint Local Plan.

Development Management (decision-taking): A function of the respective councils which considers and decides submitted planning applications against relevant planning policy and any other material considerations.

Development Plan/Development Plan Documents (DPDs): planning strategies and policies to direct the future development of an area. They include Local Plans and neighbourhood plans (as defined in section 38 of the Planning and Compulsory Purchase Act 2004) and are prepared by the local planning authority or qualifying neighbourhood plan body in consultation with the community.

Draft Local Plan: this stage of the plan production process follows on from this Issues consultation and the forthcoming Strategic Options stage. It is at this stage that both councils will present their preferred strategy and planning policy approaches to address the planning issues raised in this paper and any other issues that arise through the plan production process.

Duty to Cooperate: This is a legal requirement in introduced by the Localism Act 2011. It requires that public bodies should engage constructively, actively and on an ongoing basis on strategic planning issues that cross administrative boundaries.

Ecological networks: sites and corridors of biodiversity importance that are linked together.

Economic development: Development that generates jobs and economic growth. This can include industrial uses, warehousing, offices, retail and leisure.

Employment Land Review: This is an evidential study that identifies different levels of economic and employment growth over the plan period and the amount, type and location of land that is best suited to meeting the projected levels of growth.

Enterprise Zone: areas designated by the government which have the backing of the local authority and Local Enterprise Partnership. Within these areas planning processes are streamlined, lower rates of tax are applied and there is greater investment in infrastructure (including superfast broadband) to better enable economic development to take place.

Evidence base: Up-to-date and relevant studies, data, information and analysis on the economic, social and environmental characteristics and prospects of the area to inform and support the preparation of the Local Plan.

Examination in Public: Before it can be adopted, a Local Plan must be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with legal and procedural requirements, and whether it is considered 'sound'. To be 'sound' a document must be positively prepared, justified, effective and consistent with national policy.

Green Belt: Designated areas of countryside surrounding large urban areas. These are designated to prevent urban sprawl, safeguard the countryside from encroachment, prevent towns from merging together, preserve the setting and character of historic towns and to assist regeneration within the urban areas. Green Belt boundaries can only be amended when the local plan for the area is reviewed.

Green infrastructure: A network of multi-functional green space which is capable of delivering a wide range of environmental benefits and quality of life benefits for local communities. Green infrastructure can encompass both urban and rural areas.

Greenfield Land: Land that has not previously been developed (see entry for 'previously developed land'). This includes land currently or last used for agriculture and forestry and private garden land.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets such as Scheduled Ancient Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields or Conservation Areas as well as assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Market Area: this is the area within which the local housing market operates. The extent of the Housing Market Area is defined within the Strategic Housing Market Assessment (see separate entry below).

Intermediate Housing: A type of affordable housing (see 'affordable housing')

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The body that covers Newcastle-under-Lyme and Stoke-on-Trent is the Stoke-on-Trent and Staffordshire Local Enterprise Partnership.

Local Nature Partnership (LNP): A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Plan: The Joint Local Plan is being prepared by the city council and borough council to guide future development across the two local authority areas. The final, adopted version of this development plan document will detail the strategy for development across the two areas up to 2033 and will contain detailed policies which Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council will use to manage future development.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area, such as creating planning policies or deciding planning applications. Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are the local planning authorities for their respective areas.

Main town centre use: Retail development, leisure, entertainment facilities, offices, arts, culture and tourism development. Examples include shops, cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, bingo halls, theatres, museums, galleries, hotels and conference facilities.

Mineral Safeguarding Area: An area covering known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. In the Joint Local Plan area Stoke-on-Trent City Council and

Staffordshire County Council are responsible for designating Mineral Safeguarding areas.

Monitoring: Involves the collection and analysis of data and statistics to understand how patterns of development are changing. An example of this is the collection of housebuilding statistics. Monitoring data can show how effective planning policies are in influencing development. Such information is reported by local planning authorities in their Authority Monitoring Report (AMR).

National Planning Policy Framework (NPPF): The Government's planning policies for England, which provide a policy framework that sets the parameters under which Local Plans and Neighbourhood Plans should be prepared, and decisions on planning applications should be made.

National Planning Practice Guidance (NPPG/PPG): The Government's more detailed online guidance on national planning policies, which adds further detail to the NPPF.

Neighbourhood Plans: Development plan documents which can be prepared by local communities, such as neighbourhood forums, business forums or parish and town councils. Neighbourhood Plans must conform to the strategic development priorities of the Local Plan but can shape and direct local development within their neighbourhood area.

Objectively Assessed Housing Need (OAN): also called a 'full, objective assessment of housing needs' (FOAN), this is an assessment undertaken within the Strategic Housing Market Assessment (see separate entry below) which identifies the extent of the need for new housing, without being influenced by planning matters such as the ability of the land supply to accommodate the levels of development – these matters are considered within the Local Plan preparation process.

Open space: Space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of centre: A location which is neither within nor on the edge of a town centre.

Parish and town councils: Elected local authority bodies responsible for civil parishes. Parish and town councils have the ability to be designated as bodies to produce Neighbourhood Plans for their local areas.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities.

Planning policy (plan-making): A function of local planning authorities that prepares planning policies and development plan documents to direct decisions on development proposals within the authority's area.

Pollution: Anything that affects the quality of land, air, water or soils and which might lead to an adverse impact on human health, the natural environment or general

amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land: Land which is or was occupied by a permanent structure. This excludes land occupied by agricultural or forestry buildings, restored land previously used for minerals extraction or landfill and private residential gardens.

Primary shopping area: Area in a town or city centre that is defined within planning policy documents where retail development is concentrated as the dominant use in that location.

RAMSAR Site: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Regional Spatial Strategy (RSS): Previously a development plan document prepared at the regional level to direct the development strategy that local authority development plans were to conform with. Regional Spatial Strategies were revoked by the Localism Act 2011 and no longer apply.

RENEW North Staffordshire: This was an organisation that was set up to coordinate the renewal of the housing market in North Staffordshire as part of the previous government's Housing Market Renewal Pathfinder programme. This programme ended in.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. 'Renewable' covers sources of energy that occur naturally and repeatedly, for example wind, water, sun and also biomass and geothermal heat from below the ground. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Saved policies: Older local plan policies that can remain in place following a direction given by the Secretary of State under the Planning and Compulsory Purchase Act 2004. A list of currently saved policies in Newcastle-under-Lyme or Stoke-on-Trent is available on the websites of either authority.

Site allocation: a site designated within a development plan document for a specific type of use. For example, housing, employment or retail development.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Social housing, or social rented housing: A type of affordable housing (see 'affordable housing')

Statement of Community Involvement (SCI): A document adopted by a local planning authority which describes how the public, business and interest groups within a local authority area can get involved in plan-making and the decision-taking.

Strategic Economic Plan (SEP): this is a document produced by the Local Enterprise Partnership (LEP – see separate entry above) which sets out the vision, aims and objectives for economic growth within the LEP area.

Strategic Housing Land Availability Assessment (SHLAA): this is an assessment of sites across a local planning authority area that may be capable of accommodating housing development. It is an assessment of all known sites in the area but it does not constitute a council's view on which sites should or should not be developed for housing. The assessment is intended to identify whether or not sites are suitable, available and achievable for housing development.

Strategic Housing Market Assessment (SHMA): this is an evidential study that examines the extent and the operation of the local housing market. It also identifies the extent of the housing needs that exist or are likely to arise within the defined housing market area.

Strategic Options: this is the next stage in preparing the Joint Local Plan. At this stage the different ways that the issues identified within this paper can be addressed will be explored. For example this could include identifying how much development could be accommodated in different areas within both authorities. No particular solution will fixed at this stage as this will be done within the draft local plan. Further issues to consider may however be identified at the Strategic Options stage.

Submission: this is when the final version of the Joint Local Plan will be sent to the Secretary of State to be subject to an independent Examination in Public. There will be a final round of public consultation prior to submission and any resulting comments received will be considered by the appointed Planning Inspector who will oversee the Examination.

Supplementary Planning Documents (SPDs): documents which add further detail to policies contained within Development Plan Documents. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Sustainability Appraisal: An assessment of the impacts of policies and proposals on economic, social and environmental objectives, i.e. 'sustainable development'.

Sustainable development: Development which contributes to meeting the long term economic and social needs of the community, whilst balancing this against the need to avoid creating an unacceptable long term impact on the environment.

Sustainable transport: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Viability: Refers to the financial implications of development. If the costs of development do not allow for a sufficient financial return to the developer then the development will not be viable. Viability can be affected by the costs of developing the land, the costs of providing wider benefits such as open space or affordable housing, and the sale value of the completed development.

9.0 Appendices

Appendix 1- Summary of Strategic Issues for the Joint Local Plan

Housing

Issue 1: Housing Need
- **The Strategic Housing Market Assessment Update has identified an objectively assessed need (OAN) of 1,390 dwellings per annum across both authorities between 2013 and 2039.**
- To meet higher levels of future development needs without harming the sustainability of the area.
- Increasing the number of new homes that are built in Newcastle-under-Lyme and Stoke-on-Trent.
- Providing sufficient local facilities such as schools to meet higher housing need.

Issue 2: Outmigration and natural population decline
- To improve the areas economic competiveness by attracting and retaining residents within Stoke-on-Trent and Newcastle-under-Lyme.
- Accommodating higher levels of population as a result of reducing out-migration **and increasing migration in to the area**.

Issue 3: Delivering new homes and strengthening the local housing market
- The creation of a stronger and more balanced housing market promoting the area as a place to live.
- The creation of a housing market which supports the areas' potential for economic growth and job creation.
- Strengthening the housing market without undermining the long term sustainability of the area, the regeneration of the most deprived communities and without significantly harming the quality of life or environment.
- The creation of a stronger housing market while ensuring homes remain affordable, particularly for young people**.**
- Overcoming the viability of sites as a constraint to delivering housing development.

Issue 4: Vacant Housing Stock
- Addressing the vacant housing stock and bringing properties back into use.

Issue 5: Affordable Housing
- Meeting the evidence of need for affordable housing across both local authorities.
- The role of the private rented sector in meeting needs for affordable housing.
- Increasing choice of tenures that people can access.

Issue 6: Specialist Housing Need
- Providing enough specialist accommodation for the growing elderly population.
- Creating market demand for high value housing in Newcastle-under-Lyme and Stoke-on-Trent.
- Providing enough student accommodation to support the success of the local universities without impacting on the general supply of housing.

- Meeting the needs for all types of housing in a balanced way.

Issue 7: Gypsies and Travellers Accommodation
- Providing sufficient accommodation to meet the needs of the Gypsy and Traveller community.

Economy

Issue 1: Future Employment Land Requirements
- **199 hectares of employment land between 2013 and 2033 has been identified as the Objectively Assessed Need (OAN) for employment land across both areas in the Employment Land Review (2015) and the Strategic Housing Market Update.**
- To provide a large enough workforce and sufficient land to support economic growth across the plan area.
- To meet future development needs without harming the sustainability of the area.

Issue 2: The Availability of Sites
- To deliver an appropriate good quality supply of employment land that can respond to local economic needs and deliver a sustainable pattern of development.
- Ensuring that the future supply of employment land does not come under pressure to be developed for other land uses.
- Making better use of existing vacant or underused employment sites.
- Ensure that the future supply of employment land is located where it can benefit both the needs of business and the needs of the labour force.

Issue 3: Economic Sectors
- Supporting future economic growth by remodelling the local economy in order to support the growth of new and emerging industries.

Issue 4: Clustering/Networks of Industry
- Addressing transport connectivity problems across the plan area in order to realise the maximum potential of the local economy.

Issue 5: Inward Investment
- New initiatives and areas for inward investment will need to be identified.

Issue 6: Workforce Skills and the Needs of Business
- Ensuring that the skills of the local workforce match the needs of businesses in the area in order to capture local job opportunities, maximise economic growth and minimise unemployment.

City, Town, Local and Other Centres

Issue 1: Retail Hierarchy
- Working towards a new distinctive and sustainable settlement hierarchy, whilst still respecting the areas special historic character.

Issue 2: Vitality, Viability and Vibrancy of Centres

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

Issue 3: Potential for Future Development

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

Issue 4: Rural Service Centres (Newcastle)

- The existing designation of Rural Service Centres and village envelopes in Newcastle-under-Lyme will need to be reviewed.
- **The service and infrastructure needs of both new and existing rural communities needs to be considered.**

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

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

Transport

Issue 1: Walking and Cycling

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

Issue 2: Public Transport

- Improving accessibility and increasing usage of bus and rail services.
- **Improving connections between public transport services both within the plan area and to areas beyond**.
- Working with partners to recognise and improve rural services.

Issue 3: Connectivity and Tackling Traffic Congestion.

- Improving access and internal connectivity to enable better access to services, employment opportunities and housing.

- Providing better access to development sites to facilitate brownfield regeneration.
- Improving access and connectivity will in turn help to alleviate traffic congestion on the strategic road network.

Health and Communities

Issue 1: Quality Environments
- To ensure that developments positively influence health by being well designed, attractive, safe, well connected, permeable and prioritise walking and cycling over car use.

Issue 2: Location of Development
- To ensure that new developments positively influence health by considering surrounding facilities, infrastructure and access points to prevent severance, promote interaction and encourage health behaviours.

Issue 3: Infrastructure
- Ensuring investment in cycling infrastructure, green space, public transport and signage.
- Increasing awareness and use of surrounding infrastructure through proportion of public transport, green corridors, allotments, canals, green space and playing pitches.

Issue 4: Cohesive, inclusive and active communities
- Ensuring that the surrounding environment positively influences health, promotes social interaction and cohesive communities.
- Ensuring that housing developments consider flexible lifetime homes standards, permeable and inclusive neighbourhoods which promote walking and social interaction.

Heritage

Issue 1: Importance of Heritage Assets
- Heritage is often seen as a barrier to development.
- Ensuring that heritage assets have a positive impact on the environment of the area.
- **Making better use of vacant and underused heritage assets.**
- Ensuring that the setting of historic assets is taken into account.

Issue 2: Conserving Heritage Value
- To try to increase the attraction of the area as a tourist destination based on its industrial heritage.
- Securing funding opportunities.
- Understanding the size and scale of heritage assets as they are often large in scale due to the industrial history of the area.
- To give the right protection to historic farmsteads.

Issue 3: Integrating new developments into the existing historic setting

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

Issue 4: Rural Village Settings

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

Natural and Rural Environment

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

- Balancing the need to plan for new development with the protection and improvement of local natural assets.
- **Ensuring that land of the lowest environmental value is prioritised for development**
- Plan positively to create, protect, enhance and manage a multifunctional network of green infrastructure.

Issue 2: Sustainable use of minerals

- **Safeguarding areas required for potential future mineral extraction**
- Balancing the needs of development and mineral extraction to avoid sterilisation of mineral resources.

Issue 3: The role of brownfield land in promoting biodiversity

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

Issue 4: Protecting and enhancing landscape character

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

Issue 5: Green Belt

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

Issue 6: National and internationally designated wildlife and geological sites

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

- **Linking together designated sites in to an ecological network**

Issue 7: Future Maintenance of Green Infrastructure
- Balancing quality and quantity in the future management of green infrastructure.
- **Considering the role of landowners and voluntary/community groups in managing green infrastructure**

Energy and Climate Change

Issue 1: Renewable energy and energy efficiency measures in new development
- Promoting renewable and low carbon energy sources in light of changing national policy and viability concerns, for all new development, including commercial development and particularly on smaller housing schemes.
- **Ensuring that renewable energy production does not lead to other adverse impacts on the environment**
- Recognising how the design of new development can improve energy efficiency such as south facing roofs to increase the use of solar gain and increase daylight into properties.

Issue 2: Poor energy efficiency in existing housing
- Providing low-cost renewable and low carbon energy to help address energy efficiency issues in existing housing in both Stoke-on-Trent and Newcastle-under-Lyme.
- Working in partnership with other organisations and accessing funding opportunities to improve energy efficiency in older housing stock.

Issue 3: Air quality and sustainable transport solutions
- Reducing emissions by increasing the use of sustainable methods of transport.
- Mitigating the impacts of new development upon air quality within Stoke-on-Trent and Newcastle-under-Lyme.

Issue 4: Flood Risk
- Ensuring new development is sustainable, taking full account of all sources of flood risk.

Issue 5: Contaminated Land
- Remediating contaminated land and potential sources of contamination through new development.

Appendix 2 - Existing Core Spatial Strategy Objectives

People

- **Strategic Aim 1** – To halt net outward migration from Stoke-on-Trent and retain and attract population to the conurbation.
- **Strategic Aim 2** – To facilitate delivery of the best healthy urban living in the development of the conurbation and to ensure that new development makes adequate provision of all necessary community facilities including health care, education, sport and recreation and leisure and that the quality and accessibility of existing facilities are enhances and retained where they provide for the justified community needs.
- **Strategic Aim 3** – To reduce the need to travel, improve accessibility and increase the opportunities for development of sustainable and innovative modes of travel to support the regeneration of the plan area by securing improvements to public transport infrastructure; and the progressive provision of park and ride facilities to promote walking and cycling.
- **Strategic Aim 4** – To balance the supply and demand for quality housing; removing surplus and unfit/ obsolescent accommodation; providing a better choice of homes in sustainable locations and to ensure that a sufficient number of new homes are affordable.

Prosperity

- **Strategic Aim 5** – To foster and diversify the employment base of all part of the plan area, both urban and rural, including development of new types of work and working lifestyles, and supporting the office development sector, new technologies and business capitalising on the inherent advantages of North Staffordshire.
- **Strategic Aim 6** – To encourage the growth of the further and higher education sector and training facilities to meet the needs of indigenous and incoming employers and North Staffordshire residents.
- **Strategic Aim 7** – To enhance the City Centre of Stoke-on-Trent's role as sub regional commercial centre; to help Newcastle Town Centre to continue to thrive as a strategic centre, both within a network of accessible and complementary. Vital, vibrant and distinctive North Staffordshire town centres.
- **Strategic Aim 8** – To increase the attraction of the area as a tourist destination based on its industrial heritage, existing and future magnets of tourism and leisure interest and the high quality environment in the surrounding rural area.
- **Strategic Aim 9** – To safeguard values economic resources including minerals in the City Centre of Stoke-on-Trent.

Place and Image

- **Strategic Aim 10** – To facilitate development within identified priority regeneration areas of the North Staffordshire conurbation.
- **Strategic Aim 11** – To focus development within the communities of Loggerheads, Madeley and Audley Parish to support their function as rural service centres which meet the requirements of local people.

- **Strategic Aim 12** – To renew the fabric of urban and rural areas to promote the best of safe and sustainable urban and rural living.
- **Strategic Aim 13** – To protect and improve the plan area's network of canals and watercourses. Green spaces/ infrastructure and parks to provide the landscape setting for high quality development of homes, employment and leisure opportunities; opportunities for physical activity and to foster a more sustainable way of life.
- **Strategic Aim 14** – To protect and enhance the historic heritage and the unique character of the plan area by ensuring new developments are appropriate in terms of scale, location and their context.
- **Strategic Aim 15** – To protect and improve the countryside and the diversification of wildlife and habitats throughout the plan area.
- **Strategic Aim 16** – To eliminate poor quality development and establish a culture of excellence in built design by developing design skills and understanding, by requiring good, safe design as a universal baseline and distinctive design excellence in all development proposals, and by promoting procurement methods which facilitate the delivery of good design.
- **Strategic Aim 17** – To minimise the adverse impacts of climate change in the move towards zero carbon growth through energy efficiency, promoting the use of renewable energy sources and green construction methods in accordance with best practice.
- **Strategic Aim 18** – To promote mixed use and residential development where it can support city, town and local centres.