

LAND AT NEW INN, HANFORD
OAK-NGATE LIMITED

SOTCC ref 62889/HYB (NuIBC ref 348/256)

The Borough Council has been consulted by the City Council on an application that they have received for planning permission with respect to Land at New Inn, Hanford. It is a hybrid application (part full / part outline). Full permission is sought for the erection of 29 dwellings including landscaping, open space and access (including alterations) from New Inn Lane. Outline permission is sought for residential development of up to 471 dwellings, primary school, vehicular access from New Inn Lane and Kings Road, associated landscaping, open space and biodiversity enhancements (including woodland, parkland and wetland), associated infrastructure works including off-site highway improvements at New Inn Lane, Kings Road, and the junctions of Mayne Street, Stone Road and the A500 Hanford Roundabout.

RECOMMENDATION

That the City Council be informed that the Borough Council neither objects to nor does it support the planning application

Reason for Recommendation

It is not considered that the Borough Council could not sustain an objection to the application based upon the argument that the development diverts growth from the Borough.

Key Issues

The application on which the Borough Council is being consulted is described above.

The Planning Committee has the authority to respond to such consultations on behalf of the Borough Council. The approach generally taken by the Planning Committee to such consultations is to identify whether the proposal has any adverse impacts upon the interests of the Borough.

It is not the role of the Planning Committee to seek to fulfil the role of the Local Planning Authority with respect to such an application – that is for the City Council.

This is an application for a significant amount of housing development in comparison with other developments within both the Borough and the City – some 500 dwellings. The proposal seeks expressly to provide higher value dwellings, and in support of this refers to the Joint Strategic Housing Market Assessment (SHMA) which notes that there is a long standing and evidence based shortage in the City and to a previous RENEW NSRP Executive Housing Market Report from September 2010. The submission refers to the development providing higher value houses to meet a specialist housing need that in turn would “offer wider benefits in retaining and attracting higher income earners to the local area” and quotes from the SHMA as follows

“There is a longstanding and evidence relative shortage of higher value housing in Stoke-on-Trent and Newcastle-under-Lyme, which limits the ability of households to move up the housing ladder and often leads to people moving elsewhere. Retaining these households through delivery of a targeted housing offer can potentially grow the skilled workforce and support economic growth”

In terms of the policies contained with the Joint Core Strategy, it is relevant to note that this is a predominantly undeveloped site that lies within the Stoke Outer Urban Area so the relevant area specific policy within the Joint Core Spatial Strategy is ASP3.

Policy SP1 of the JCSS indicates that new housing will be primarily directed towards sites within

- The Inner Urban Core, including the City Centre
- Newcastle Town Centre
- Neighbourhoods within General Renewal Areas and Areas of Major Intervention and other Areas of Housing Intervention identified by RENEW North Staffordshire
- Within the identified significant urban centres

It is indicated in SP1 that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling

Policy ASP3 of the JCSS (referring to the Stoke Outer Urban Area) indicates in

- ASP3.1 that a minimum of 5,100 dwellings will be built in this area, that such development will be located where this best supports the renewal of the local housing market, communities and town centres, and will seek to address the imbalances caused by a predominance of social housing, and generally improve the quality of the housing stock
- ASP3.2 that the Outer Urban Areas must be allowed to grow in a manner which meets local needs but which does not prejudice the sustainable regeneration of the Inner Urban Core and that during the plan period (2006-2026) development within the Outer Urban Area should complement the growth planned for the Inner Urban Core
- ASP3.3 that housing development in the outer parts of the City will play a part in meeting local needs and delivering the national housing growth agenda having regard to local circumstances

In providing any comments on this application it is recommended that the Borough Council should focus on any potential impact upon its interests, in the context of the Core Spatial Strategy, the NPPF and the emerging Joint Local Plan.

Whilst the site is some distance from the borough boundary the alleged benefits of the development - if the City Council consider them to be supported by evidence and to be of significant weight in the planning balance – would have impact upon the Borough as well as the City. For example residents of the new development, given its location, may well support the retail function of Newcastle Town Centre. Similarly if weight is to be given, by the City, to the arguments that retaining certain types of households within the City can potentially grow the skilled workforce and support economic growth, this impact will also apply to the North Staffordshire conurbation as a whole.

It is not considered that an argument could be made that the development here proposed has some specific detrimental impact upon the Borough relating to the diversion of growth which could be substantiated with evidence.

With respect to the issue of the impact of the development on the highway network given the importance of the A500 / A34 junction – the Hanford roundabout - in terms of access by some residents of the Borough to the Strategic Highway Network, members will wish to note that Highways England have not objected to the proposal in the light of the works that are proposed to that roundabout which form part of the proposal.

It is considered that the appropriate response for the Borough Council to make is that it neither objects to nor does it support the proposal.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation:

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (CSS)

Policy SP1 - Spatial Principles of Targeted Regeneration

Policy SP2 - Spatial Principles of Economic Development

Policy SP3 – Spatial Principles of Movement and Access

Policy ASP3 - Stoke-on-Trent Outer Urban Core Area Spatial Policy

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2018\)](#)

Applicants Submission

The application is supported by a number of documents including:-

- Environmental Statement
- Transport Statement
- Planning Statement

All these documents, and others, are available to view on Stoke City Council's website
<https://planning.stoke.gov.uk/online-applications/plan/62889/HYB>

Background Papers

Planning Policy documents referred to

Planning files referred to

Date Report Prepared

28th January 2019