

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

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

**Site Allocations and Policies Local Plan**

**Issues and Options Paper**

**Introduction**

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

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

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

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

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

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

**Policy Context**

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

**National Planning Policy Framework**

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

### Duty to cooperate

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

### Sustainable Development

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

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

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

### Planning Policy for Traveller Sites

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

### The Core Spatial Strategy 2006-2026

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

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

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

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

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

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

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

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

### Evidence Base

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

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

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

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

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

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

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

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

- It will help achieve sustainable development

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

### Locally Distinctive Places

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

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

### Sustainability Appraisal

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

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

### The Consultation Process

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

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

### ISSUES AND OPTIONS

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

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



### DRAFT OPTIONS

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

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



### PRE-SUBMISSION PUBLICATION

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

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

### How You can Get Involved

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

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

### Comments and Contacts

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

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

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

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

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

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

### Glossary

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

## Housing and Open Space

### Introduction - New Homes for the Borough

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

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

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

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

Table 1

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

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

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

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

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

### Land Supply

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

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

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

### ISSUE 1: Strategic Housing Sites

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

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

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

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

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



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

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

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

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

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

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

### ISSUE 2: Non-Strategic Sites

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

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

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

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

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

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

### ISSUE 3: Development of Greenfield sites

#### What are 'Greenfield' sites?

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

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

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

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

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

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

#### OPTIONS:

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

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

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

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

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

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

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

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

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

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

### **OPTIONS:**

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

### ISSUE 6: Rural Exception Sites

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

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

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

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

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

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

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

#### OPTIONS:

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

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

### ISSUE 8: Open Space Allocations

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

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

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

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

### OPTIONS:

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

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### Glossary

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

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

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

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



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

<b>Key Rural Service Centres</b>	The term used in the Core Spatial Strategy to refer to the villages of Loggerheads, Madeley and Audley Parish.
<b>The Rural Area</b>	<ul style="list-style-type: none"><li>• Areas covered by the Green Belt.</li><li>• Villages surrounded by, though excluded from, the Green Belt: Madeley Heath, Audley, Bignall End, Wood Lane, Miles Green, Alsagers Bank, Halmerend, Betley and Mow Cop, but not the large area excluded from the Green Belt containing Talke, Butt Lane, Kidsgrove and Newchapel.</li><li>• Areas beyond the Green Belt - i.e. west of the Crewe-London railway line.</li></ul>
<b>Newcastle Urban Central</b>	The term used in the Core Spatial Strategy to refer to the communities of Silverdale, Thistleberry, Knutton, Cross Heath, Chesterton and the Town Centre.
<b>Kidsgrove</b>	The term used in the Core Spatial Strategy to refer to the communities of Kidsgrove, Butt Lane, Talke, Newchapel, Ravenscliffe
<b>Newcastle Urban South and East</b>	The term used in the Core Spatial Strategy to refer to the communities of Clayton, Westlands, Seabridge, May Bank, Wolstanton, Porthill and Bradwell.
<b>Policies Map</b>	<p>Illustrates, on an Ordnance Survey based map, all the policies contained in <i>Development Plan Documents</i> together with any <i>saved policies</i>.</p> <p>Prior to the Local Planning Regulations 2012 this was known as the Local Development Framework Proposals Map.</p>



## Employment and Economic Development

### Introduction

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

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

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

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

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

### ISSUE 9: General Employment Land

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

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

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

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### Predominantly offices

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

### Light Industrial

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

### General Industrial

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

### Storage and Distribution

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

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

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

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

### ISSUE 10: Town Centre Office Development

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

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

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

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

### Retail and Town Centres

#### Introduction - General Retail Development

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

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

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

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

#### ISSUE 11: Newcastle Town Centre

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

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

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

Within the Primary Shopping Area (within the ring road)

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

Edge of centre sites (just outside the ring road)

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

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

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

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

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

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

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

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

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

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

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

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

#### OPTIONS

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

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

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

### ISSUE 14: Primary shopping frontage

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

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

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

#### OPTIONS

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

### ISSUE 15: Live-Work Office Quarter

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

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

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

#### OPTIONS

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

### ISSUE 16: Kidsgrove Town Centre Boundary

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

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

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

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

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

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

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

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

### Glossary

#### **Employment Generating Uses**

These are land uses which provide employment opportunities including retailing in addition to the traditionally defined employment uses of offices, research and development, light industry, general industry, and storage and distribution.

#### **Town Centre**

Area defined on the local authority's proposal map, including the primary shopping area and areas predominately occupied by main town centre uses within or adjacent to the primary shopping area.

#### **Main town centre uses**

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

#### **Primary Shopping Area**

Defined area where retail development is concentrated (generally comprising the primary and

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

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

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

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

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

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

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

### **Convenience**

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

### **Comparison**

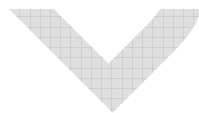
Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

### **Development Management**

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

### **Policies Map**

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





### Infrastructure

#### What is infrastructure?

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

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

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

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

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

#### **ISSUE 18. Infrastructure requirements**

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

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

**ISSUE 19: Prioritising infrastructure requirements**

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

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

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### Annex 1 Draft List of Non-strategic Sites

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

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

\*Sites with expired planning permissions for housing development

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

\*Sites with expired planning permissions for housing development

## APPENDIX A

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

\*Sites with expired planning permissions for housing development

## APPENDIX A

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